SYRACUSE CITY

Syracuse City Council Work Session Agenda
October 27, 2020 - 6:00 p.m.
Electronic via Zoom Meeting
Streamed on Syracuse City Utah YouTube Channel

Public meeting will be held electronically in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of COVID-19 virus, public meetings will be held electronically for the next thirty (30) days. The YouTube live stream of the meeting can be found at the following link.

Connect to the meeting using:
https://us02web.zoom.us/j/82111468564
Meeting ID: 821 1146 8564
Connect via telephone: +1-301-715-8592 US
Meeting ID: 821 1146 8564

a. Meeting called to order
Pledge of Allegiance and Prayer

b. Public comment. *(Individuals wishing to provide public comment are encouraged to do so by submitting an email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on October 27, 2020. Comments submitted by the deadline will be read for the record of the meeting.)*

c. Review contract with Weber Basin Water Conservancy for District Three secondary water. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***

d. Planning items:
   1. Final Plat Approval, Shoreline Subdivision Phases 4, 5a, and 5b, located at approximately 1975 S. 3000 W. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
   2. Final Plat Approval, Village at the Bluff Subdivision, Phases 1 and 2, located at approximately 2750 S. Bluff Road. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
   3. Final Plat Approval, Grayson Ridge West Phase 1, located at approximately 2050 S. Doral Drive. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***
   4. Proposed amendment to Criddle Farms Development Agreement. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Teague.***
   5. Continued discussion of proposed amendment to Zoning Map from residential R-1 to residential R-3, 2.448 acres located at approximately 2889 S. 3000 W. (tabled from October 13, 2020) (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***
   6. Proposed amendment to Zoning Map from agricultural A-1 to residential R-3, 60 acres located at approximately 2400 West 3700 South. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
   7. Discussion regarding potential text amendment to Section 10.20.140 of the Syracuse City Code relating to plat amendments. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
   8. Discussion regarding potential text amendment to Section 10.85 of the Syracuse City Code relating to the Professional Office Zone and concerning daycares and dwellings. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***
   9. Discussion regarding potential text amendment to Section 10.30.020 of the Syracuse City Code relating to building materials. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Teague.***
   10. Continued discussion - review draft Economic Development Strategic Plan. (20 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***

e. Discussion of possible publication of Request for Qualifications (RFQ)/Request for Proposals (RFP) for Performing Arts Center Feasibility Study. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***

f. Discussion of policy regarding football season and equipment use. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***

g. Discuss outline for annual Strategic Goals Retreat. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***

h. Discussion of future agenda items/Council announcements.

i. Adjourn.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 22nd day of October, 2020 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on October 22, 2020.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA
October 27, 2020

Agenda Item **"c"** District 3 Secondary Water Contract

Factual Summation

- City Code 8.10.090(H) provides an option for a developer to provide a fee in lieu of dedicating water shares for secondary water. The fee is equal to 12 years of assessments for the water acquired by the city from Weber Basin Water. This amount is approximately equal to the current market rate of each water share.
- The city has received payment for District 3 water prices to serve Stillwater 7 and 8. This is for 33.1-acre feet of secondary water.
- A contract with Weber Basin is required before a purchase of that water can be made. Contracts must be approved in the December Board meeting before it can be used for the following irrigation season.
- Any questions regarding this agenda item may be directed at Robert Whiteley.

Discussion Goals

Consider adding secondary water to our system to accommodate growth. In doing so, a contract with Weber Basin for District 3 water is necessary to receive the water. If the council chooses to approve a contract, then it must go to the Weber Basin Water Board on December 3rd for consideration before the water can be made available during the 2021 irrigation season.

Weber Basin has provided a draft contract for the city to review. We will bring a final version of the contract to a business meeting for approval before a contract is executed.

Account No. 92043 Untreated Municipal Contract/D3

CONTRACT BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT
AND SYRACUSE CITY
FOR THE SALE OF THE USE OF UNTREATED WATER

THIS CONTRACT, made this _____ day of _____, 2020, between the Weber Basin Water Conservancy District, organized under the laws of the State of Utah, with its principal place of business at Davis County, Utah (herein "District"), and Syracuse City, a municipal corporation organized under the laws of the State of Utah with its principal place of business in Davis County, Utah (herein "Purchaser") (herein "Contract"). The District and the Purchaser are herein sometimes referred to individually as a "Party" and collectively as the "Parties".

WITNESSETH

WHEREAS, District operates a water storage and distribution system, by means of which the right to use water is made available by purchase; and

WHEREAS, Purchaser has need of untreated water for use in its service area in Davis County, Utah;

NOW, THEREFORE, in consideration of the mutual and dependent stipulations and covenants herein contained, it is hereby agreed by and between the parties hereto as follows:

1. SALE OF WATER. The District will sell to the Purchaser and the Purchaser agrees to purchase from the District the perpetual right to use in each calendar year as hereinafter specified, untreated water for municipal purposes the amount of 33.1 acre-feet.

2. OBLIGATION TO PAY. In consideration of the use of the annual quantity of water which the District holds and will hold for Purchaser as hereinabove provided and upon condition that this Contract is approved by the District, the Purchaser agrees:

(a) To pay for the right to use the allotted water an amount annually, which amount initially shall be $474.21 per acre-foot of water. A portion of the above payment amount is to be applied to the extent required on the District's obligations under bonds or other government-District contracts or capital expenditures, and is to be fixed from time to time by the District's Board of Trustees. The remainder of the above payment amount is to apply to the District's general operation, maintenance, and repair and replacement expenses, and other special expenses

and costs incurred in operating, maintaining, repairing and replacing the separate facilities of the District used or required in servicing this Contract, hereinafter referred to as "OM&R". Such fair OM&R amounts shall be estimated each year by the Board of Trustees of the District, and any such determination shall be final and conclusive and binding on all parties. If such estimate is more than the actual cost thereof, an appropriate adjustment will be made in the annual OM&R amount for the year following the year for which the estimate was made.

(b) The amount so fixed shall be paid whether or not all or any part of the water, the right to use which Purchaser has hereinabove contracted for, is called for or used hereunder by Purchaser.

(c) The first payment of the amount so fixed shall be paid by the Purchaser to the District on or before January 1, 2021, and shall be in payment for water available for use by Purchaser in the 2021 calendar year. Succeeding payment shall be made annually by the Purchaser to the District on or before January 1 of each year thereafter. The Purchaser shall be bound by the rules and regulations of the District's Board of Trustees. Nothing contained herein shall be construed to exempt the Petitioner from paying the charges assessed by the District.

3. PENALTY FOR DELINQUENCY. Every installment or charge required to be paid to the District under this Contract which shall remain unpaid after its due date shall bear interest from date of delinquency at a rate of 18% APR.

4. REMEDIES OF DISTRICT IN CASE OF DEFAULT. No water shall be delivered through District works to or for the Purchaser if it is in arrears in the payment of any amounts due under this Contract or relating to operation and maintenance charges or other charges due the District or in the event that the Purchaser shall violate any of the terms of this Contract. The provisions of this article are not exclusive and shall not in any manner prevent the District from exercising any other remedy given by this contract or by law to enforce the collection of any payments due under the terms of this contract.

5. SECURITY. The District may, as a condition of this Contract, require security to be pledged and committed by the Purchaser in order to insure and secure payments required in this Contract. The sufficiency and form of security shall be determined by the District. In order to secure the annual payments called for by this Contract, the Purchaser agrees to impose and collect such fees or charges, including penalties and interest for delinquencies for any water, services, or facilities provided by it as shall always be sufficient to meet its annual operating and maintenance expenses and its obligations to the District in accordance with this Contract. In the event of a shortage of revenue for such obligations, Purchaser agrees to pay the District first out of revenues received. The District shall be paid out of these revenues prior to the Purchaser using or transferring those revenues for any other reason. If the proceeds of water sales are not adequate to pay the annual amounts due the District under this contract, the Purchaser shall annually levy such taxes and assessments as are provided by law upon the property within the boundaries of the Purchaser as may be required to meet such deficit.

6. DELIVERY OF WATER. The water furnished by the District to Purchaser under this Contract shall be delivered and measured to the Purchaser at a point or points already existing and which have been previously agreed to by both parties as points of delivery. If the

Purchaser decides to install a new point of delivery, then the Purchaser shall install, at their own cost and at no cost to the District, a water meter, a customer valve, and all other equipment necessary to meet current District standards. In the event an additional point or points of delivery are hereafter mutually agreed upon, the Purchaser shall construct, at its own expense, any new facilities, including additional metering devices, necessary to effect such new point(s) of delivery, including without limitation any costs to connect to existing facilities and to deliver and measure the water. The additional point or points of delivery shall be subject to the same terms and conditions as set out above with respect to the initial point of delivery herein provided for, unless different terms or conditions are otherwise agreed upon. The District may use any water available to the District to the extent that it can be delivered at points where it can be used.

7. FACILITIES. The Purchaser shall construct, operate and maintain, without cost to the District, all works and facilities necessary to distribute, deliver, take and utilize the water beyond the point of delivery to Purchaser and they shall be the sole responsibility of Purchaser. The District does not guarantee pressures and is not responsible for fluctuations in pressure, whether or not caused by the failure of devices regulating pressure. The Purchaser shall provide sufficient storage, at its own expense, to maintain a near constant rate of flow from the District.

8. OVERUSE. The amount of water to which the Purchaser is entitled annually shall not exceed the allotted amount as described above. In the event that Purchaser receives water in excess of the allotted amount in any given year, whether intentionally or unintentionally, the Purchaser will be billed for the excess water at a rate or rates fixed from time to time by the Board of Trustees of the District. Payment for use of water in excess of the allotted amount shall be paid within 30 days from notification by the District. Failure to make payment in full by the due date will result, at the District's sole discretion, in the discontinuation of service until payment in full is received by the District.

9. WATER SHORTAGE In the event there is a shortage of District water caused by drought, inaccuracy in distribution not resulting from negligence, hostile diversion, prior or superior claims, or other causes not within the control of the District, no liability shall accrue against the District or the United States or any of their officers, agents or employees or either of them for any damage, direct or indirect, arising therefrom and the payments to the District provided for herein shall not be abated or reduced because of any such shortage or damage. During periods of water shortage allocation of drinking water for municipal and domestic use and treated and untreated water for industrial use shall have first priority. If there should ever be any shortage of municipal water, deliveries to Purchaser shall be reduced in the proportion that the number of acre-feet of such shortage as determined by the District bears to the total number of acre-feet allocated for municipal use.

10. WATER CONSERVATION. The Purchaser shall, at a minimum, take the following actions to conserve and protect water: (i) prepare and maintain a current water conservation plan which shall meet the requirements of, and any standards set forth by, the Utah Division of Water Resources; (ii) enact a water conservation rate structure for water use throughout its retail system; (iii) enact a water use ordinance for landscape watering; (iv) enact appropriate water conservation landscape ordinances; and (v) evaluate and promote the use of metered secondary irrigation systems and water conservation measures within its jurisdiction.

11. BENEFICIAL USE OF WATER. The basis, the measure, and limit of the right of the Purchaser to the use of District water shall rest perpetually in the Purchaser's efforts in the beneficial application thereof. The Purchaser accordingly agrees to put such water to beneficial use in accordance with law and acknowledges this as solely the obligation of the Purchaser.

12. SALE OF DISTRICT WATER LIMITED. The Purchaser agrees not to sell the use of District water purchased under this contract to any person outside the boundaries of the Purchaser, as now or hereafter fixed, either on a permanent or temporary basis, without the advance consent in writing of the District.

13. ACCOUNTING AND WATER SUPPLY RECORDS. The Purchaser shall maintain a standard set of books (a) to account for money received and expended as provided by law and (b) to keep and furnish suitable records of water supply and the disposition thereof. The Purchaser shall make these records available to the District upon request.

14. COMPLIANCE WITH LAW. The Purchaser agrees that it will comply fully with all applicable Federal laws, orders and regulations, and the laws of the State of Utah, all as administered by appropriate authorities, concerning the pollution of streams, reservoirs, ground water, or water courses with respect to thermal pollution or the discharge of refuse, garbage, sewage effluent, industrial waste, oil, mine tailings, mineral salts, or other pollutants.

15. INDEMNIFICATION. Purchaser agrees to indemnify, protect, and save and hold the District harmless against and in respect of any and all claims, losses, liabilities, damages, costs, deficiencies or expenses (including attorney's fees) resulting from any claim for any rights under the Contract by any prior purchaser under the Contract or from the non-fulfillment of any covenant or agreement on the part of Purchaser under or relating to this instrument, and any and all actions, suits, proceedings, demands, assessments, judgments, costs, legal and accounting fees and other expenses incident to any of the foregoing.

16. NUMBER AND JOINT LIABILITY. In this instrument, the singular number includes the plural and the plural number includes the singular. If this instrument is executed by more than one person, firm, partnership or corporation, the obligations of each such person, firm, partnership or corporation hereunder shall be joint and several.

17. NO THIRD-PARTY BENEFICIARIES. Nothing herein shall be interpreted or construed to confer any right or remedy upon, or any duty, standard of care, liability or inference of liability to or with reference to, any person other than the District and the Purchaser and their respective successors and permitted assigns.

18. GOVERNING LAW; JURISDICTION. This instrument shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah. Purchaser submits to the jurisdiction of the Second Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this instrument and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Purchaser waives any defense of inconvenient forum to the maintenance of any action or

proceeding so brought and waives any bond, surety, or other security that might be required of the District with respect thereto.

19. INTERPRETATION. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this instrument. The paragraph headings contained herein are for purposes of reference only and shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neuter gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this instrument and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable law.

20. WAIVER. No failure or delay in exercising any right, power or privilege under this instrument, whether intentional or not, shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of a right, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder.

21. SUCCESSION AND ASSIGNMENT. This contract shall be binding upon and inure to the benefit of the parties named herein and their respective successors and permitted assigns. The Purchaser may not assign the Contract or any of its rights, interests, or obligations thereunder without the prior written approval of the District.

22. FURTHER ACTS. The parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any act which may be necessary or proper to carry out the purposes of the Contract.

23. INCORPORATION OF RECITALS. The recitals set forth in this instrument are incorporated herein by reference and made a part hereof.

24. INTEGRATION. This instrument sets forth the entire understanding of the parties with respect to the subject matter hereof, and all prior negotiations, correspondence, proposals, discussions, understandings, representations, inducements and agreements, whether oral or written and whether made by a party hereto or by any one acting on behalf of a party, shall be deemed to be merged in and superseded by this instrument and shall be of no further force or effect. There are no representations, warranties, or agreements, whether express or implied, or oral or written, with respect to the subject matter hereof, except as set forth herein, and no party has relied upon any representation, promise, assurance, covenant, omission or agreement not included in the terms hereof in making the decision to enter into this instrument. This instrument may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements among or between the parties.

25. AMENDMENTS. This instrument may not be modified, amended or changed by any oral agreement, either express or implied. No amendment, modification or change in this instrument shall be valid or binding unless reduced to writing and signed by both the District and the Purchaser. The provisions of this and the immediately preceding sentence themselves may not be amended or modified, either orally or by conduct, either express or implied, and it is the declared intention of the parties that no provisions of this instrument, including said two sentences, shall be modifiable in any way or manner whatsoever other than through a written document signed by both the District and the Purchaser.

26. EXPENSES OF ENFORCEMENT. In any proceeding to enforce, interpret, rescind or terminate this instrument or in pursuing any remedy provided hereunder or by applicable law, the prevailing party shall be entitled to recover from the other party all costs and expenses, including a reasonable attorney's fee, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding. For purposes of hereof, the term "prevailing party" shall include, without limitation, a party who agrees to dismiss an action or proceeding upon the other's payment of the sums allegedly due or performance of the covenants allegedly breached, or who obtains substantially the relief sought. The provisions set forth in this paragraph shall survive the merger of these provisions into any judgment.

27. EFFECTIVE DATE. This contract shall become effective upon approval hereof by the District, as indicated by its endorsement herein below.

28. REUSE. The reuse of water delivered pursuant to this contract shall not be allowed without permission of the District. The waste, seepage, or return flow from water delivered pursuant to this contract shall belong to the United States or the District for the use and benefit of the District.

29. NOTICE. Any notice herein required to be given to the Purchaser shall be sufficiently given if sent by mail addressed to the Purchaser at the address listed below, or if sent by electronic mail addressed to the Purchaser at the email address listed below or through public notice, and to the District office if delivered to 2837 East Highway 193, Layton, Utah 84040.

30. AUTHORIZED EXECUTION. The individuals signing below each represent and warrant (i) that they are authorized to execute this instrument for and on behalf of the party for whom they are signing; (ii) that such party shall be bound in all respects hereby; and (iii) that such execution presents no conflict with any other agreement of such party.

31. PREVIOUS CONTRACTS. This contract is separate and distinct from contracts between the District and the Purchaser for allotments of water for municipal use as follows:

Acre-feet	Contract Date	District Approved	Former Entity
1000	17 March 1983	17 March 1983	
45.5	22 May 2007	12 June 2007	
62.5	4 June 2007	4 June 2007	
14	25 September 2007	25 September 2007	
4.5	12 May 2008	31 October 2008	
1,126.50	**Total**		

and is for an allotment of water in excess of and in addition to contracts and orders of the District referred to above.

IN WITNESS WHEREOF, the parties have caused this contract to be executed and signed the day and year first above written.

SYRACUSE CITY

By: _____

Its: _____

ATTEST:

_____

By:_____

Its:_____

(SEAL)

WEBER BASIN WATER CONSERVANCY DISTRICT

_____

Dee Alan Waldron, President

ATTEST:

_____

Tage I. Flint, Secretary

(SEAL)

COUNCIL AGENDA

October 27, 2020

ADMINISTRATIVE ITEM

Agenda Item #**d1** **Shoreline Final Plats 4, 5a and 5b**

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location:	1975 South 3000 West
Current General Plan:	Medium-Density Residential
Current Zoning:	RPC (Residential Planned Community)

Summary

The applicant is requesting approval of three final plats that as part of the Shoreline development. The phasing is out of order because the development is owned by two property owners and the owner of this side of the development needs to entitle the property for a builder before the eastern half will be ready for approvals.

There are still some remaining staff comments on both plats but these should be able to be rectified before they are recorded with Davis County. The largest outstanding items are a provision to the City of the covenants and restrictions for the subdivision. Both of these are required by the Development Agreement.

Other than the minor remaining staff comments, the plats meet all the requirements of the City Code.

Planning Commission reviewed the item on October 6, and is forwarding a unanimous recommendation for approval.

Recommendation

Staff recommends the Planning Commission **approve** the plats with the following **condition:**

1. All staff comments must be addressed prior to recording either final plat with Davis County.


Shoreline 4, 5a, and 5b
1975 South 3000 West
Legend
Property Outline
2435 S
2495 S
3230 W
W 2700 S
S 2675 W
W 2850 S
S 2400 W
S 3000 W
Google Earth
© 2020 Google
N
2000 ft

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

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

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 27, 2020

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

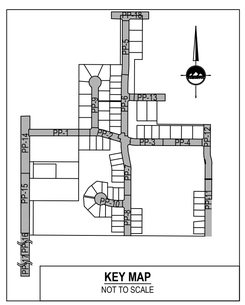
INDEX OF DRAWINGS

1 OF 4	PHASE 4 SUBDIVISION PLAT	C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-5	SHORELINE DRIVE PLAN AND PROFILE
2 OF 4	PHASE 4 SUBDIVISION PLAT	C-201	GRADING AND DRAINAGE PLAN	PP-6	SHORELINE DRIVE PLAN AND PROFILE
3 OF 4	PHASE 4 SUBDIVISION PLAT	C-202	GRADING AND DRAINAGE PLAN	PP-7	SHORELINE DRIVE PLAN AND PROFILE
4 OF 4	PHASE 4 SUBDIVISION PLAT	C-203	GRADING AND DRAINAGE PLAN	PP-8	SHORELINE DRIVE PLAN AND PROFILE
1 OF 5	PHASE 5A SUBDIVISION PLAT	C-204	GRADING AND DRAINAGE PLAN	PP-9	2900 WEST STREET PLAN AND PROFILE
2 OF 5	PHASE 5A SUBDIVISION PLAT	C-205	GRADING AND DRAINAGE PLAN	PP-10	SEASIDE DRIVE PLAN AND PROFILE
3 OF 5	PHASE 5A SUBDIVISION PLAT	C-300	OVERALL UTILITY PLAN	PP-11	2725 WEST STREET PLAN AND PROFILE
4 OF 5	PHASE 5A SUBDIVISION PLAT	C-301	UTILITY PLAN	PP-12	2725 WEST STREET PLAN AND PROFILE
5 OF 5	PHASE 5A SUBDIVISION PLAT	C-302	UTILITY PLAN	PP-13	2850 SOUTH STREET PLAN AND PROFILE
1 OF 1	PHASE 5B SUBDIVISION PLAT	C-303	UTILITY PLAN	PP-14	3000 WEST STREET PLAN AND PROFILE
C-001	GENERAL NOTES	C-304	UTILITY PLAN	PP-15	3000 WEST STREET PLAN AND PROFILE
C-100	OVERALL SITE PLAN	C-305	UTILITY PLAN	PP-16	3000 WEST STREET PLAN AND PROFILE
C-101	SITE PLAN	C-400	EROSION CONTROL PLAN	PP-17	3000 WEST STREET PLAN AND PROFILE
C-102	SITE PLAN	PP-0	PLAN AND PROFILE KEY MAP	PP-18	2700 SOUTH STREET PLAN AND PROFILE
C-103	SITE PLAN	PP-1	COASTLINE DRIVE PLAN AND PROFILE	C-500	DETAILS
C-104	SITE PLAN	PP-2	COASTLINE DRIVE PLAN AND PROFILE		
C-105	SITE PLAN	PP-3	COASTLINE DRIVE PLAN AND PROFILE		
		PP-4	COASTLINE DRIVE PLAN AND PROFILE		

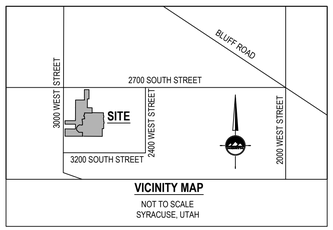
NOTICE TO CONTRACTOR

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.



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN ELEV. = 4235.664.

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.

ENSIGN
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:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES PRESTON
STATE OF UTAH

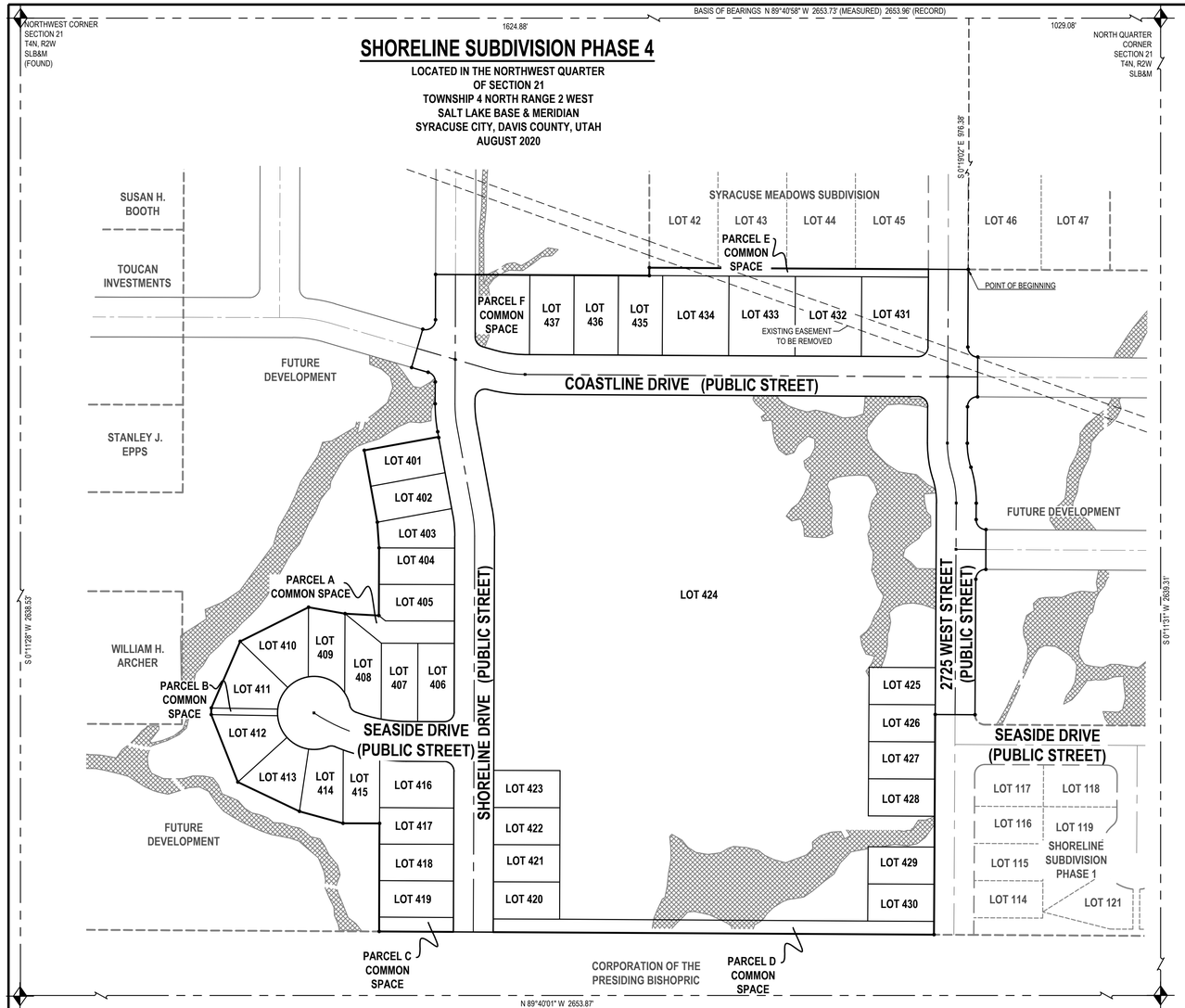
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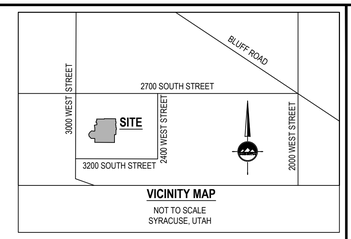
COVER

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH AUGUST 2020





VICINITY MAP

NOT TO SCALE
SYRACUSE, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- WETLAND - NOT IMPACTED

ENSIGN ENG. LAND SURV.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **SHORELINE SUBDIVISION PHASE 4**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

BOUNDARY

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

SHORELINE SUBDIVISION PHASE 4

Convey to Syracuse City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Notice to purchasers: The city operates a public works facility to the east of this subdivision, which operates all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

_____ .

By: _____ By: _____

_____ .

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-6532

APPROVED THIS _____ DAY OF _____, 20____ .

BY: _____.

TITLE: _____ .

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SURVEY RECORDING DATA

DATE:

-

DRAWING No.

-

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ATTORNEY

_____
SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ENGINEER

_____
SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 4

PROJECT NUMBER : 8508E

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DATE : 9/28/20

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020

SITE REFERENCE MAP
NOT TO SCALE

SYRACUSE MEADOWS SUBDIVISION

N 89°40'58" W 1029.08'
NORTH QUARTER CORNER SECTION 21 T4N, R2W SLB&M
S 0°19'02" E 976.38'
POINT OF BEGINNING

PL1 S 89°40'58" E 322.03' S 89°40'58" E 480.72' S 89°40'58" E 420.65'

LOT 42 | LOT 43 | LOT 44 PARCEL E COMMON SPACE 5,047 sq.ft. 0.116 acres | LOT 45 | LOT 46

PARCEL F COMMON SPACE
9,417 sq.ft.
0.216 acres

LOT 437 8,000 sq.ft. 0.184 acres — 2820 WEST
LOT 436 8,000 sq.ft. 0.184 acres — 2818 WEST
LOT 435 8,000 sq.ft. 0.184 acres — 2808 WEST
LOT 434 12,000 sq.ft. 0.275 acres — 2794 WEST
LOT 433 12,000 sq.ft. 0.275 acres — 2774 WEST
LOT 432 12,000 sq.ft. 0.296 acres — 2754 WEST
LOT 431 12,012 sq.ft. 0.276 acres — 2734 WEST

N 0°11'28" E 68.28'
N 16°12'34" E 60.00'
S 0°19'02" W 117.00'
S 0°19'02" W 60.00'
S 0°19'02" W 55.00'

COASTLINE DRIVE
(PUBLIC STREET)
S 89°40'58" E 637.06' PC TO MON
592.06'
2781 WEST

PC1 PC2 PC3 PC4 PC5 PC6 PC7 PC8 PC9 PL2 PL5 PL6 PL7

N 79°40'09" E 113.90'

LOT 401 6,265 sq.ft. 0.144 acres — 2858 SOUTH
LOT 402 6,269 sq.ft. 0.144 acres — 2846 SOUTH
LOT 403 5,655 sq.ft. 0.130 acres — 2838 SOUTH
LOT 404 6,264 sq.ft. 0.144 acres — 2826 SOUTH
S 89°48'32" E 113.90'

N 0°11'28" E 101.94'
N 0°15'01" W 101.00'
S 3°55'57" E 38.78'

SHORELINE DRIVE (PUBLIC STREET)
S 10°19'51" E 128.17'

LOT 424
471,936 sq.ft.
10.834 acres

2725 WEST STREET (PUBLIC STREET)
N 0°19'02" E 248.20'

FUTURE DEVELOPMENT

SEE SHEET 3 OF 4
SEE SHEET 4 OF 4
SEE SHEET 3 OF 4
SEE SHEET 4 OF 4

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
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SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 of 4

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/20

DAVIS COUNTY RECORDER

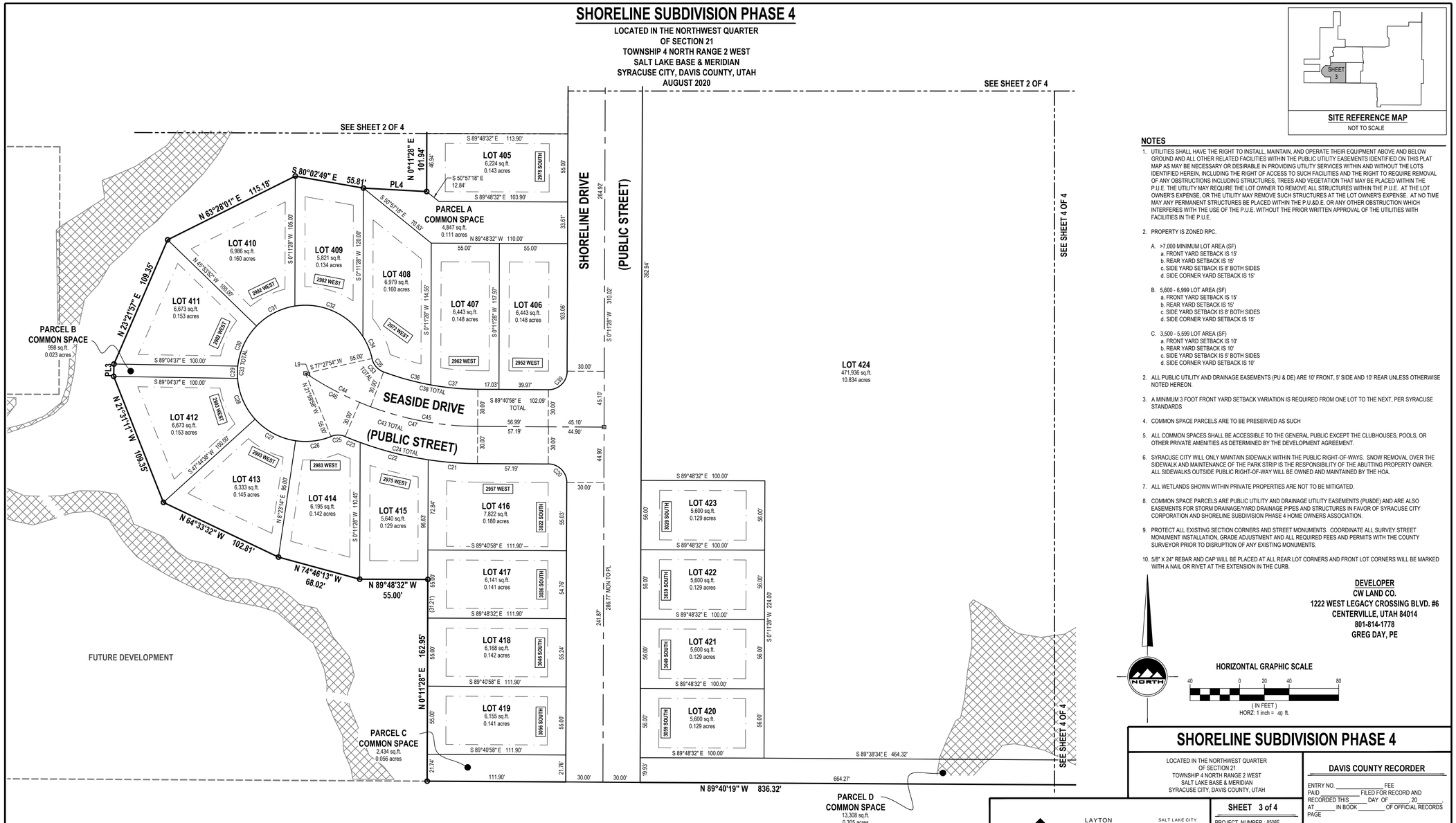
ENTRY NO. _____ FEE
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PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020



SITE REFERENCE MAP
NOT TO SCALE

NOTES

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.&D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
2. PROPERTY IS ZONED RPC.
   - A. >7,000 MINIMUM LOT AREA (SF)
     - a. FRONT YARD SETBACK IS 15'
     - b. REAR YARD SETBACK IS 15'
     - c. SIDE YARD SETBACK IS 8' BOTH SIDES
     - d. SIDE CORNER YARD SETBACK IS 15'
   - B. 5,600 - 6,999 LOT AREA (SF)
     - a. FRONT YARD SETBACK IS 15'
     - b. REAR YARD SETBACK IS 15'
     - c. SIDE YARD SETBACK IS 8' BOTH SIDES
     - d. SIDE CORNER YARD SETBACK IS 15'
   - C. 3,500 - 5,599 LOT AREA (SF)
     - a. FRONT YARD SETBACK IS 10'
     - b. REAR YARD SETBACK IS 10'
     - c. SIDE YARD SETBACK IS 5' BOTH SIDES
     - d. SIDE CORNER YARD SETBACK IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
4. COMMON SPACE PARCELS ARE TO BE PRESERVED AS SUCH
5. ALL COMMON SPACES SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC EXCEPT THE CLUBHOUSES, POOLS, OR OTHER PRIVATE AMENITIES AS DETERMINED BY THE DEVELOPMENT AGREEMENT.
6. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAYS. SNOW REMOVAL OVER THE SIDEWALK AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
7. ALL WETLANDS SHOWN WITHIN PRIVATE PROPERTIES ARE NOT TO BE MITIGATED.
8. COMMON SPACE PARCELS ARE PUBLIC UTILITY AND DRAINAGE UTILITY EASEMENTS (PU&DE) AND ARE ALSO EASEMENTS FOR STORM DRAINAGE/YARD DRAINAGE PIPES AND STRUCTURES IN FAVOR OF SYRACUSE CITY CORPORATION AND SHORELINE SUBDIVISION PHASE 4 HOME OWNERS ASSOCIATION.
9. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
10. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

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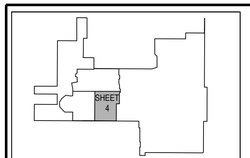
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SHEET 3 of 4

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/20

SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER
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SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020



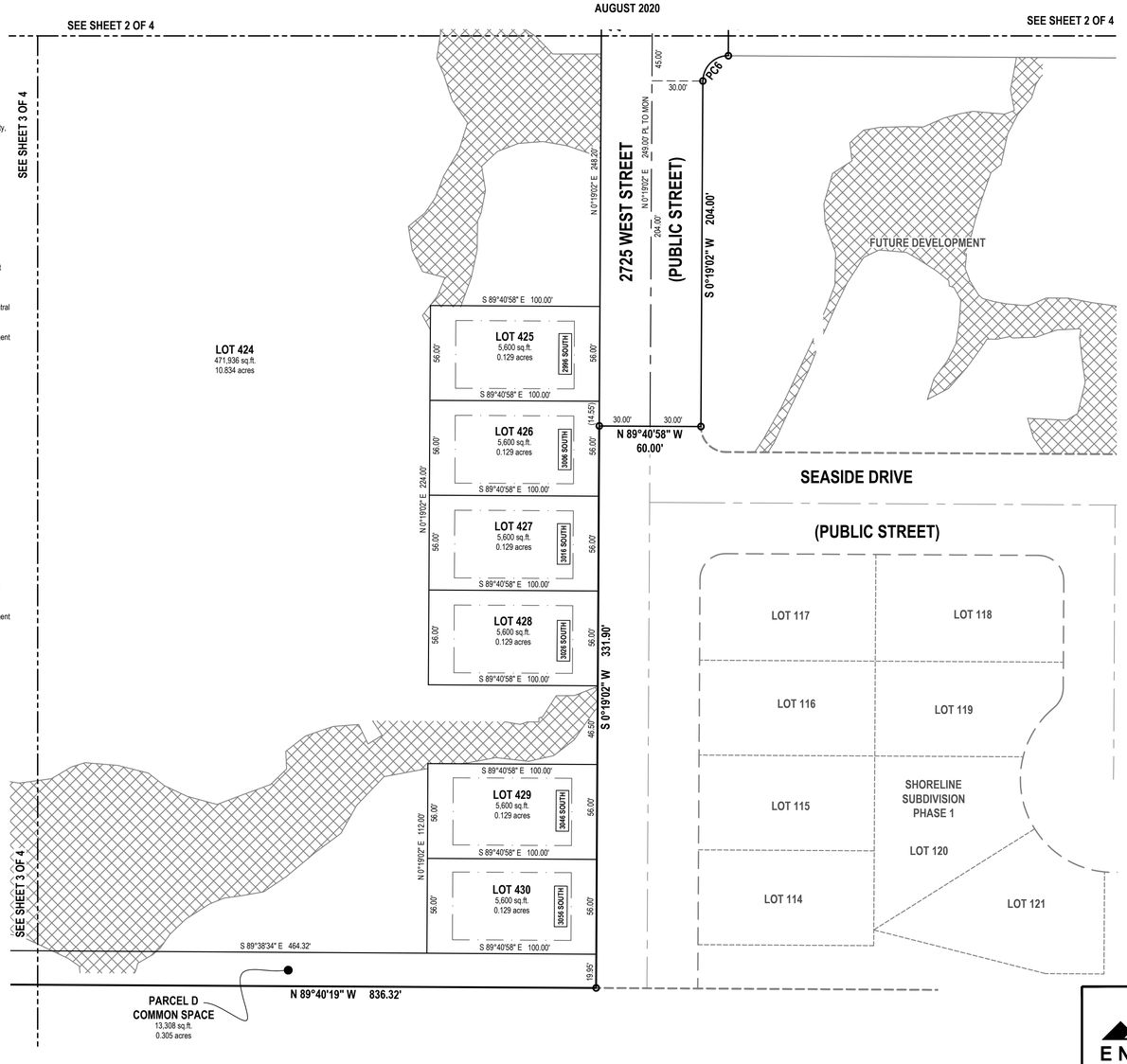
SITE REFERENCE MAP
NOT TO SCALE

A parcel of land, situate in the North Half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:
Beginning at Southwest Corner of Lot 46, Syracuse Meadows Subdivision, said point being North 89°40'58" West 1029.08 feet along the section line and South 00°19'02" West 976.38 feet from the North Quarter of said Section 21, and running thence:
South 00°19'02" West 117.00 feet
thence Southeasterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the left (center bears South 89°40'59" East and the long chord bears South 44°40'58" East 21.21 feet with a central angle of 89°59'58");
thence South 00°19'02" West 60.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the left (center bears South 00°19'02" West and the long chord bears South 45°19'02" West 21.21 feet with a central angle of 90°00'00");
thence South 00°19'02" West 55.00 feet;
thence Southerly 36.67 feet along the arc of a 120.00 feet-foot radius tangent curve to the left (center bears South 89°40'58" East and the long chord bears South 08°26'12" East 36.53 feet with a central angle of 17°30'28");; thence Southerly 55.00 feet along the arc of a 180.00 feet radius curve to the right (center bears South 72°48'34" West and the long chord bears South 08°26'12" East 54.79 feet with a central angle of 17°30'28")
thence South 00°19'02" West 24.75 feet;
thence Southeasterly 23.56 feet along the arc of a 15.00 feet-foot radius tangent curve to the left (center bears South 89°40'58" East and the long chord bears South 44°40'58" East 21.21 feet with a central angle of 90°00'00");
thence South 00°19'02" West 60.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the left (center bears South 00°19'02" West and the long chord bears South 45°19'02" West 21.21 feet with a central angle of 90°00'00");
thence South 00°19'02" West 204.00 feet;
thence North 89°40'58" West 60.00 feet;
thence South 00°19'02" West 331.90 feet;
thence North 89°40'19" West 836.17 feet;
thence North 00°11'28" East 166.25 feet;
thence North 89°48'32" West 152.75 feet;
thence North 44°09'48" West 135.85 feet;
thence North 04°17'59" West 85.11 feet;
thence North 14°16'03" East 10.04 feet;
thence North 31°49'59" East 83.21 feet;
thence North 51°22'36" East 95.29 feet;
thence South 81°26'26" East 96.98 feet;
thence North 82°27'27" East 38.45 feet;
thence North 00°11'28" East 122.21 feet;
thence North 10°19'51" West 124.52 feet;
thence North 79°40'09" East 111.90 feet;
thence North 10°19'51" West 9.00 feet;
thence Northerly 42.24 feet along the arc of a 230.00 feet-foot radius tangent curve to the right (center bears North 79°40'09" East and the long chord bears North 05°04'12" West 42.18 feet with a central angle of 10°31'19");
thence North 00°11'28" East 33.13 feet;
thence Northwesterly 19.37 feet along the arc of a 15.00 feet-foot radius tangent curve to the left (center bears North 89°48'32" West and the long chord bears North 36°47'59" West 18.05 feet with a central angle of 73°58'54");
thence North 73°47'26" West 25.84 feet;
thence North 16°12'34" East 60.00 feet;
thence Northeasterly 27.76 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the left (center bears North 16°12'34" East and the long chord bears North 53°12'01" East 23.96 feet with a central angle of 106°01'06");
thence North 00°11'28" East 68.28 feet;
thence South 89°40'58" East 322.03 feet;
thence North 12.00 feet;
thence South 89°40'58" East 480.72 feet; to the point of beginning.

Contains: 923792 square feet or 21.207 acres.

Trent R. Williams, PLS
License No. 8034679

Date



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.56'	90°00'00"	S44°40'58"E	21.21'
PC2	15.00'	23.56'	90°00'00"	S45°19'02"W	21.21'
PC3	120.00'	36.67'	17°30'28"	S8°26'12"E	36.53'
PC4	180.00'	55.00'	17°30'28"	N8°26'12"W	54.79'
PC5	15.00'	23.56'	90°00'00"	S44°40'58"E	21.21'
PC6	15.00'	23.56'	90°00'00"	S45°19'02"W	21.21'
PC7	230.00'	42.24'	10°31'19"	S5°04'12"E	42.18'
PC8	15.00'	19.37'	73°58'54"	N36°47'59"W	18.05'
PC9	15.00'	27.76'	106°01'06"	N53°12'01"E	23.96'
C10	15.00'	19.37'	73°58'54"	S36°47'59"E	18.05'
C11	170.00'	47.15'	15°53'32"	S81°44'12"E	47.00'
C12	15.00'	23.56'	90°00'00"	N45°19'02"E	21.21'
C13	15.00'	23.56'	90°00'00"	N44°40'58"W	21.21'
C14	180.00'	55.00'	17°30'28"	S8°26'12"E	54.79'
C15	120.00'	36.67'	17°30'28"	N8°26'12"W	36.53'
C16	230.00'	42.24'	10°31'19"	N5°04'12"W	42.18'
C17	170.00'	31.22'	10°31'19"	S5°04'12"E	31.18'
C18	15.00'	27.32'	104°21'16"	S52°22'06"W	23.70'
C19	230.00'	57.12'	14°13'42"	S82°34'07"E	56.97'
C20	15.00'	23.53'	89°52'26"	N44°44'45"W	21.19'
C21	280.00'	39.88'	8°09'40"	S85°36'08"E	39.85'
C22	280.00'	56.81'	11°37'26"	S75°42'35"E	56.71'
C23	280.00'	13.00'	2°39'34"	S68°34'05"E	13.00'
C24	280.00'	109.68'	22°26'40"	S78°27'38"E	108.98'
C25	15.00'	11.72'	44°45'40"	N89°37'08"W	11.42'
C26	55.00'	29.17'	30°23'12"	N83°11'38"E	28.83'
C27	55.00'	37.78'	39°21'24"	S61°56'04"E	37.04'
C28	55.00'	36.44'	37°57'48"	S23°16'28"E	35.78'
C29	55.00'	10.01'	10°25'55"	S0°55'23"W	10.00'
C30	55.00'	36.44'	37°57'48"	S25°07'14"W	35.78'
C31	55.00'	35.41'	36°53'25"	S62°32'50"W	34.80'
C32	55.00'	63.70'	66°21'14"	N65°49'50"W	60.19'
C33	55.00'	268.27'	279°27'52"	S27°43'58"W	71.10'
C34	55.00'	19.31'	20°07'08"	N22°35'40"W	19.21'
C35	15.00'	14.90'	56°53'44"	S40°58'58"E	14.29'
C36	220.00'	39.59'	10°18'40"	S74°35'09"E	39.54'
C37	220.00'	38.17'	9°56'29"	S84°42'44"E	38.12'
C38	220.00'	77.76'	20°15'08"	S79°33'24"E	77.36'
C39	15.00'	23.59'	90°07'34"	N45°15'15"E	21.24'
C40	170.00'	31.22'	10°31'19"	N5°04'12"W	31.18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	200.00'	36.73'	10°31'19"	S5°04'12"E	36.68'
C42	200.00'	36.73'	10°31'19"	N5°04'12"W	36.68'
C43	250.00'	137.51'	31°30'57"	S73°55'30"E	135.79'
C44	250.00'	49.15'	11°15'48"	S63°47'55"E	49.07'
C45	250.00'	88.37'	20°15'08"	S79°33'24"E	87.91'
C46	250.00'	39.58'	9°04'17"	S62°42'10"E	39.54'
C47	250.00'	97.93'	22°26'40"	S78°27'38"E	97.31'
C48	200.00'	55.47'	15°53'32"	S81°44'12"E	55.30'
C49	200.00'	5.81'	1°39'50"	S74°37'21"E	5.81'
C50	200.00'	49.67'	14°13'42"	S82°34'07"E	49.54'
C51	150.00'	45.84'	17°30'28"	S8°26'12"E	45.66'
C52	150.00'	45.84'	17°30'28"	N8°26'12"W	45.66'
C53	15.00'	14.90'	56°53'44"	S40°58'58"E	14.29'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S0°00'00"E	12.00'
PL2	N0°19'02"E	24.75'
PL3	N0°55'23"E	10.00'
PL4	N86°51'00"W	51.17'
PL5	S10°19'51"E	7.82'
PL6	S0°11'28"W	33.13'
PL7	N73°47'26"W	25.84'
L8	S0°11'28"W	194.98'
L9	S58°10'01"E	10.00'
L10	S73°47'26"E	112.33'



HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

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SHORELINE SUBDIVISION PHASE 4

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 4 of 4

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/20

DAVIS COUNTY RECORDER

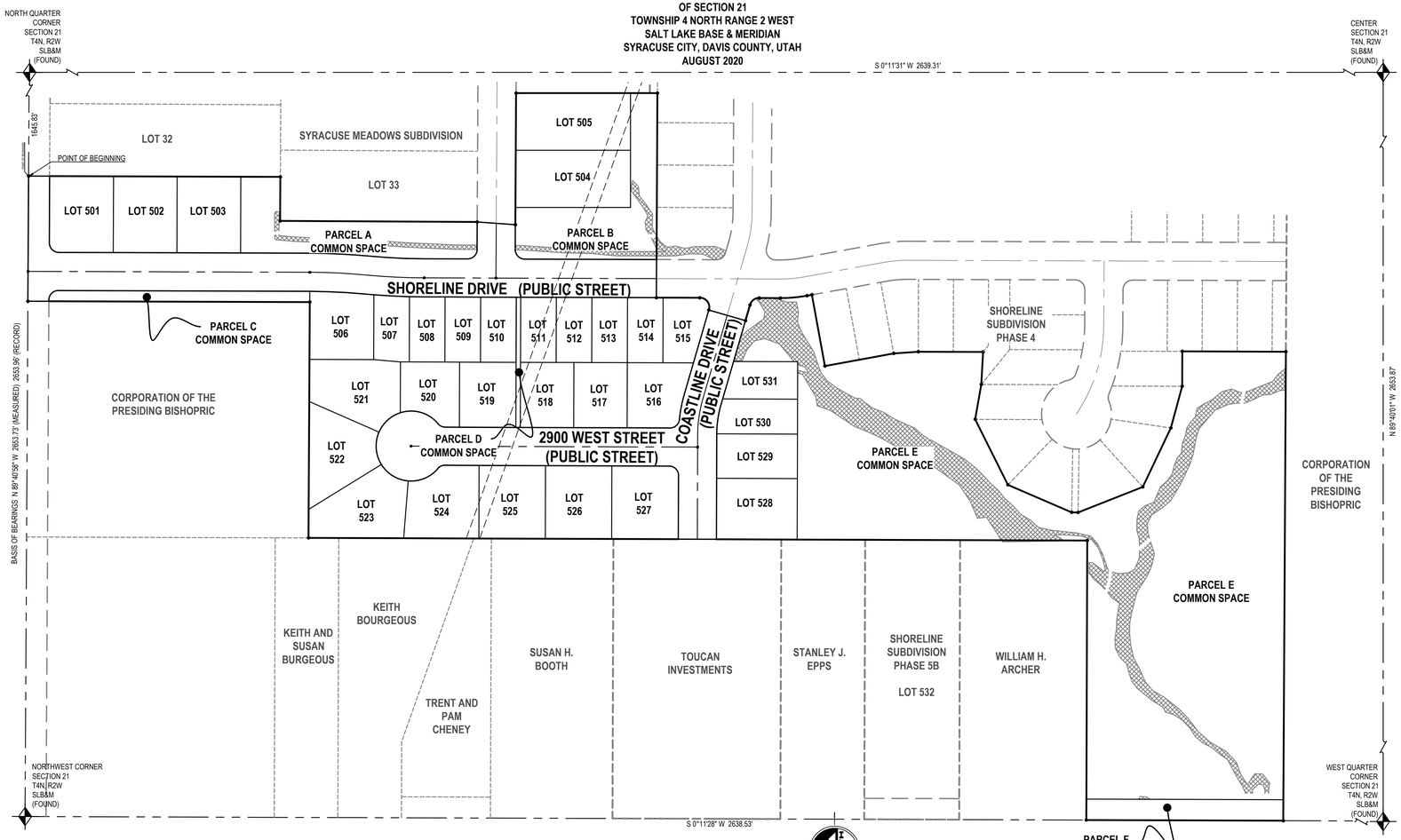
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20 _____
AT _____ IN BOOK _____, OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as, SHORELINE SUBDIVISION PHASE 5A, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

BOUNDARY

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

SHORELINE SUBDIVISION PHASE 5A

Convey to Syracuse City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Notice to purchasers: The city operates a public works facility to the east of this subdivision, which operates all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

_____.

By: By:

_____.

By: By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____,
of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

SURVEY RECORDING DATA

DATE:

DRAWING No.

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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RECORDED THIS _____ DAY OF _____ 20_____,
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PAGE

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 5

PROJECT NUMBER : 8508E

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DATE : 9/28/20

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS _____ DAY OF _____, 20____ .

BY: _____.

TITLE: _____.

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE SYRACUSE CITY ATTORNEY

_____
SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE SYRACUSE CITY ENGINEER

_____
SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE SYRACUSE CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020

NORTHWEST CORNER
SECTION 21
T4N, R2W
SLB&M
(FOUND)

2700 SOUTH STREET (PUBLIC STREET)

S 89°40'58" E 197.02'

POINT OF BEGINNING

1645.83'

NORTH QUARTER
CORNER
SECTION 21
T4N, R2W
SLB&M
(FOUND)

44.90' | 45.07' | 104.93'

2.12' | 33.00' | 33.00' | 47.90' | 33.23' | 33.00'

L6 | C3 | 30.00' | 30.00' | C4 | 105.00'

LOT 501
12,024 sq.ft.
0.276 acres

2715 SOUTH

85.60' | 100.60'

N 89°48'33" W 120.00'

LOT 502
12,012 sq.ft.
0.276 acres

2755 SOUTH

100.10' | 100.10'

N 89°48'33" W 120.00'

LOT 503
12,012 sq.ft.
0.276 acres

2755 SOUTH

100.10' | 100.10'

N 89°48'33" W 120.00'

PARCEL C
COMMON SPACE
6,927 sq.ft.
0.159 acres

N 0°41'41" E 443.37'

395.38'

S 0°11'28" W 443.26' TOTAL

395.38'

SHORELINE DRIVE
(PUBLIC STREET)

S 0°11'28" W 396.00'

LOT 32

CORPORATION OF THE
PRESIDING BISHOPRIC

PARCEL A
COMMON SPACE
24,422 sq.ft.
0.561 acres

62.27'

109.13'

N 89°40'58" W
69.25'

S 0°19'02" W 309.99'

LOT 33

SYRACUSE MEADOWS
SUBDIVISION PLAT 4

KEITH AND SUSAN
BOURGEOUS

KEITH BOURGEOUS

S 89°41'00" E 371.14'

C26
16.98'

30.00' | 30.00'

44.90' | 169.86' | 66.37'

LOT 522
12,170 sq.ft.
0.279 acres

N 31°43'27" W 134.37'

S 23°41'46" W 118.86'

LOT 521
12,999 sq.ft.
0.298 acres

LOT 523
13,046 sq.ft.
0.300 acres

2812 SOUTH

2815 SOUTH

2811 SOUTH

C20 | C23 TOTAL | C19

2900 WEST STREET

N 0°11'28" E 1224.99'

148.78'

N 85°27'09" W 90.43'

S 89°48'32" E 80.22'

L7

118.22'

LOT 524
12,192 sq.ft.
0.280 acres

2845 SOUTH

C22 | C24 | C21

N 40°11'41" E 55.00'

N 39°48'41" W 55.00'

53.82'

30.00' | 30.00'

C17 | C18

LOT 520
8,304 sq.ft.
0.191 acres

2835 SOUTH

107.00'

LOT 506
10,616 sq.ft.
0.244 acres

2805 SOUTH

100.97'

S 0°11'28" W

N 89°48'32" W 101.94'

C10 | C27 TOTAL | C29

30.00' | 30.00'

C11

LOT 507
5,742 sq.ft.
0.132 acres

2825 SOUTH

13.83'

N 89°48'32" W 102.76'

C12 | C14 TOTAL | C30

LOT 508
5,742 sq.ft.
0.132 acres

2825 SOUTH

56.00'

N 0°11'28" E 56.00'

N 89°48'32" W 102.50'

32.84'

C13

30.00' | 30.00'

67.87' | 67.87'

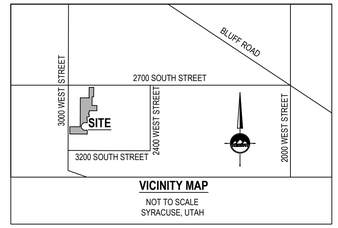
C5 | C6

SEE SHEET 3 OF 5

SEE SHEET 3 OF 5

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- WETLAND - NOT IMPACTED



VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH



SITE REFERENCE MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

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DAVIS COUNTY RECORDER

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DEPUTY RECORDER

ENSIGN

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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

SHEET 2 OF 5

PROJECT NUMBER : 8508E

MANAGER : C.PRESTON

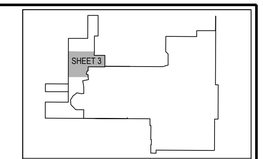
DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

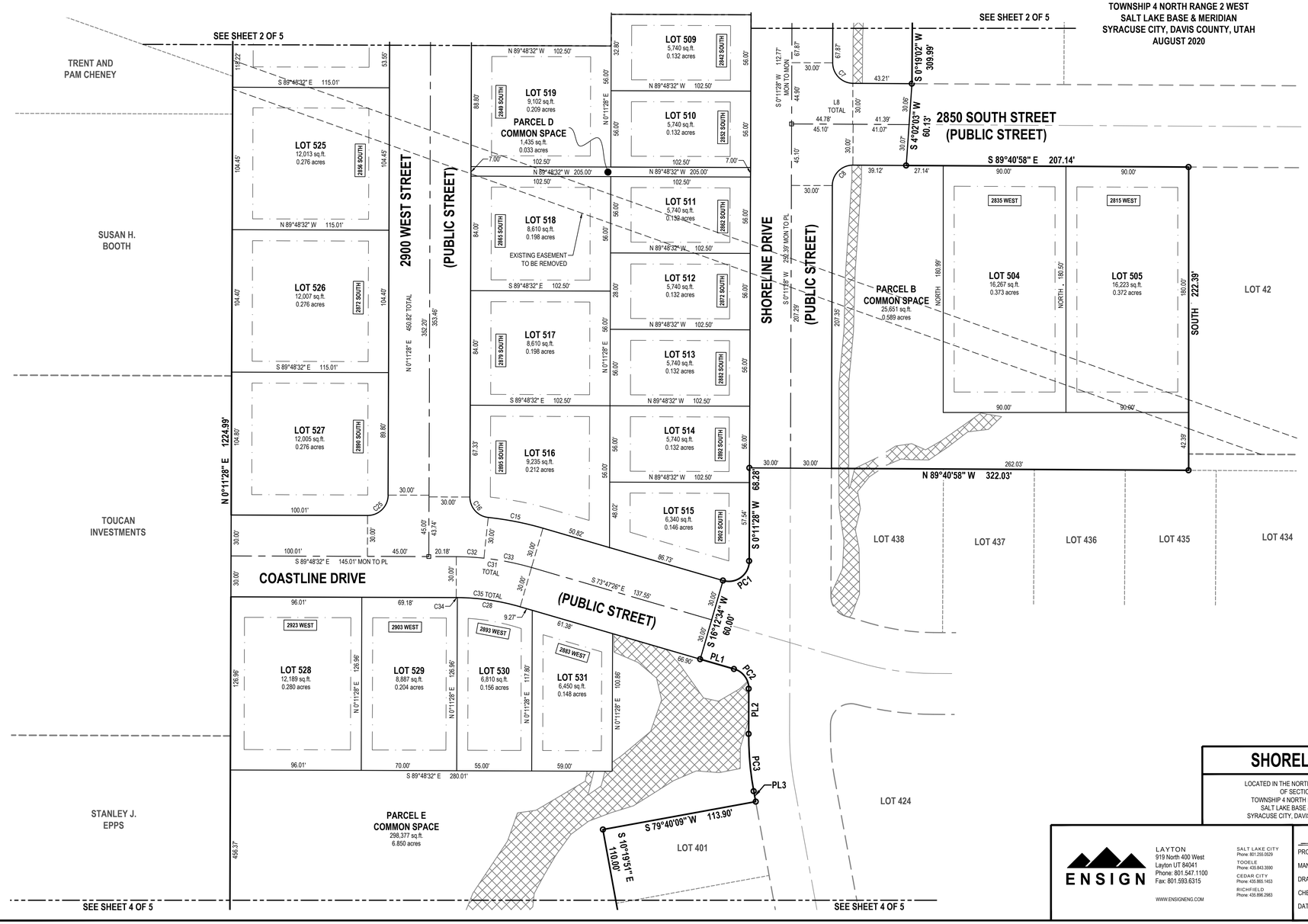
DATE : 9/28/20

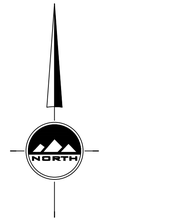
SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020



SITE REFERENCE MAP
NOT TO SCALE





HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
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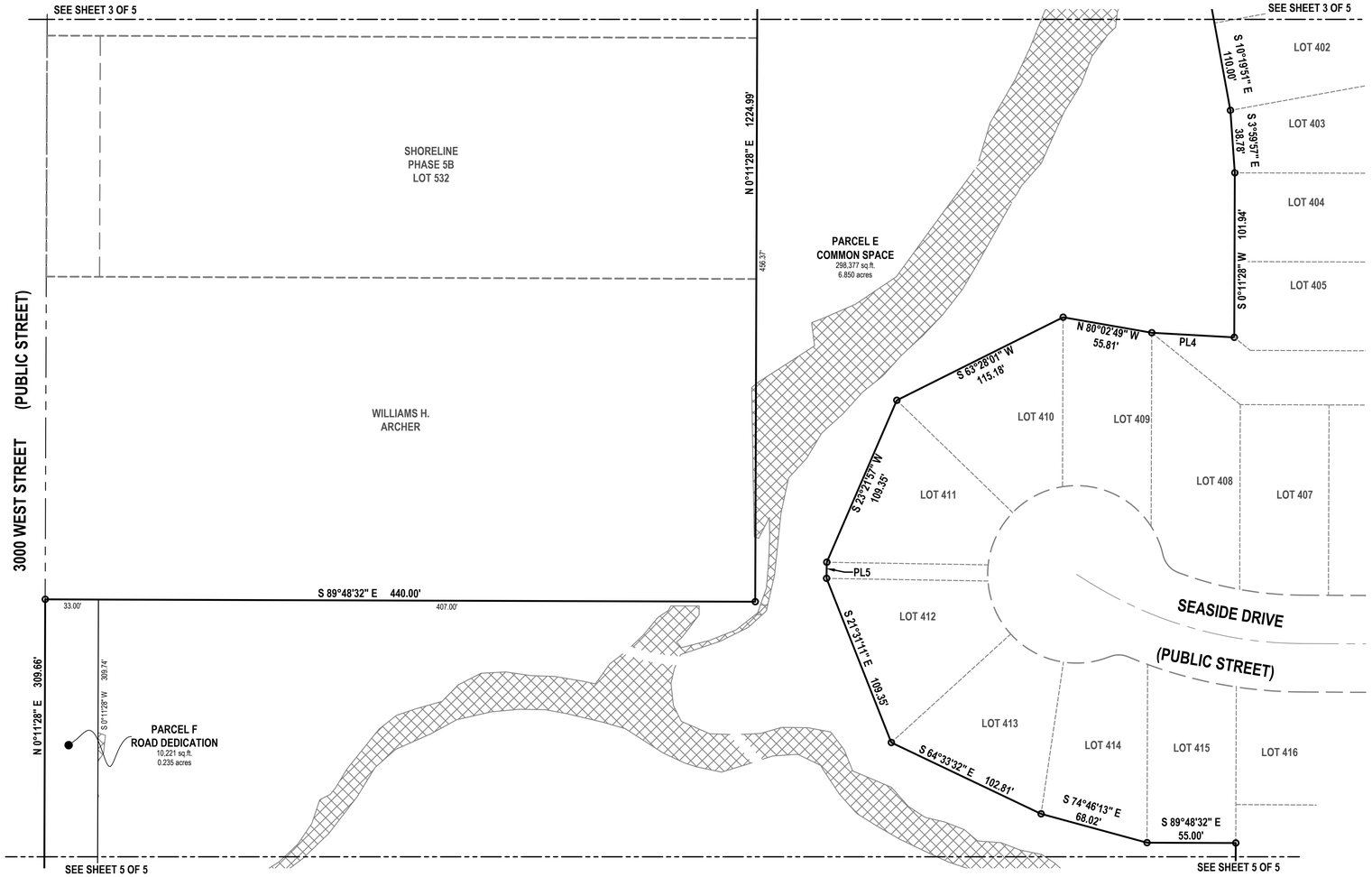
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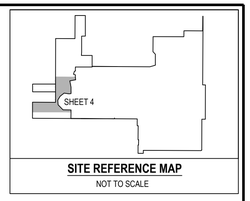
SHEET 3 OF 5

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/20

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020





SITE REFERENCE MAP
NOT TO SCALE

A parcel of land, situate in the North Half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:
Beginning at a point on the North line of said Section 21 said point being North 89°40'58" West 1645.83 feet along the section line from the North Quarter of said Section 21, and running thence:
South 00°11'28" West 396.00 feet;
thence North 89°40'58" West 69.25 feet;
thence South 00°19'02" West 309.99 feet;
thence South 04°02'02" West 60.13 feet;
thence South 89°40'58" East 207.14 feet;
thence South 222.39 feet;
thence North 89°40'58" West 322.03 feet;
thence South 00°11'28" West 68.28 feet;
thence Southwesterly 27.76 feet along the arc of a 15.00 feet-foot radius tangent curve to the right (center bears North 89°48'32" West and the long chord bears South 53°12'01" West 23.96 feet with a central angle of 106°01'06");
thence South 16°12'34" West 60.00 feet;
thence South 73°47'26" East 25.84 feet;
thence Southeasterly 13.86 feet along the arc of a 15.00 feet-foot radius tangent curve to the right (center bears South 16°12'34" West and the long chord bears South 47°19'25" East 13.37 feet with a central angle of 52°56'03");
thence South 01°17'50" East 38.53 feet;
thence Southerly 42.21 feet along the arc of a 320.52 feet-foot radius tangent curve to the left (center bears North 88°42'10" East and the long chord bears South 05°04'12" East 42.18 feet with a central angle of 07°32'43");
thence South 10°19'51" East 9.00 feet;
thence South 79°40'09" West 111.90 feet;
thence South 10°19'51" East 124.52 feet;
thence South 00°11'28" West 122.21 feet;
thence South 82°27'27" West 38.45 feet;
thence North 81°26'26" West 96.98 feet;
thence South 51°22'36" West 95.29 feet;
thence South 31°49'59" West 83.21 feet;
thence South 14°16'03" West 10.04 feet;
thence South 04°17'59" East 85.11 feet;
thence South 44°09'48" East 135.85 feet;
thence South 89°48'32" East 152.75 feet;
thence South 00°11'28" West 166.25 feet;
thence North 89°40'19" West 738.25 feet;
thence North 00°11'28" East 309.66 feet;
thence South 89°48'32" East 440.00 feet;
thence North 00°11'28" East 200.00 feet;
thence North 89°48'32" West 440.00 feet;
thence North 00°11'28" East 149.33 feet;
thence South 89°48'32" East 440.00 feet;
thence North 00°11'27" East 876.03 feet;
thence South 89°37'34" East 371.15 feet;
thence North 00°11'11" East 443.37 feet;
thence South 89°40'58" East 197.02 feet; to the point of beginning.

Contains: 847541 square feet or 19.457 acres.

Trent R. Williams, PLS
License No. 8034679

Date

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 4 OF 5

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/27/20

DAVIS COUNTY RECORDER

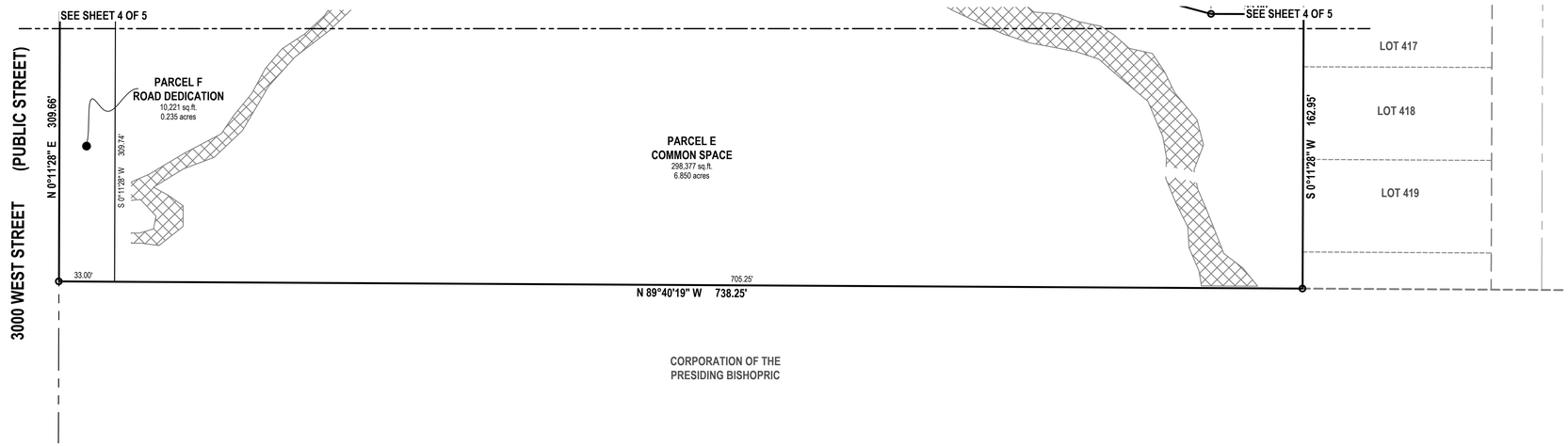
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PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20 _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

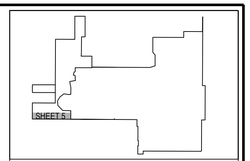
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020





SITE REFERENCE MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	27.76'	106°01'06"	N53°12'01"E	23.96'
PC2	15.00'	19.37'	73°58'54"	N36°47'59"W	18.05'
PC3	230.00'	42.24'	10°31'19"	S5°04'12"E	42.18'
C4	15.00'	23.56'	89°59'59"	S45°11'27"W	21.21'
C5	1030.00'	92.80'	5°09'43"	N2°46'20"E	92.76'
C6	970.00'	87.39'	5°09'43"	S2°46'20"W	87.36'
C7	15.00'	23.53'	89°52'26"	S44°44'45"E	21.19'
C8	15.00'	23.59'	90°07'34"	S45°15'15"W	21.24'
C9	15.00'	23.53'	89°52'26"	N44°44'45"W	21.19'
C10	970.00'	87.35'	5°09'34"	N2°46'24"E	87.32'
C11	1030.00'	13.56'	0°45'15"	S4°58'34"W	13.56'
C12	1030.00'	56.08'	3°07'10"	S3°02'21"W	56.07'
C13	1030.00'	23.16'	1°17'19"	S0°50'07"W	23.16'
C14	1030.00'	92.80'	5°09'43"	S2°46'20"W	92.76'
C15	230.00'	40.96'	10°12'17"	N78°53'35"W	40.91'
C16	15.00'	22.04'	84°11'11"	S41°54'07"E	20.11'
C17	15.00'	13.09'	49°59'41"	S25°11'19"W	12.68'
C18	55.00'	65.36'	68°05'09"	N16°08'35"E	61.58'
C19	55.00'	46.46'	48°24'14"	N42°06'07"W	45.09'
C20	55.00'	53.20'	55°25'09"	S85°59'12"W	51.15'
C21	55.00'	51.58'	53°43'46"	S31°24'44"W	49.71'
C22	55.00'	52.17'	54°21'04"	S22°37'41"E	50.24'
C23	55.00'	268.77'	279°59'23"	N89°48'32"W	70.71'
C24	15.00'	13.09'	49°59'41"	N24°48'23"W	12.68'
C25	15.00'	23.56'	90°00'00"	N45°11'28"E	21.21'
C26	969.95'	0.04'	0°00'09"	N0°11'32"E	0.04'
C27	970.00'	87.39'	5°09'43"	N2°46'20"E	87.36'
C28	170.00'	46.71'	15°44'35"	N81°39'44"W	46.56'
C29	1000.00'	90.09'	5°09'43"	N2°46'20"E	90.06'
C30	1000.00'	90.09'	5°09'43"	S2°46'20"W	90.06'
C31	200.00'	55.91'	16°01'06"	N81°47'59"W	55.73'
C32	200.00'	20.29'	5°48'50"	S86°54'08"E	20.29'
C33	200.00'	35.62'	10°12'17"	S78°53'35"E	35.57'
C34	170.00'	0.82'	0°16'31"	N89°40'17"W	0.82'
C35	170.00'	46.71'	15°44'35"	N81°39'44"W	46.56'

LINE TABLE

LINE	BEARING	LENGTH
PL1	N73°47'26"W	25.84'
PL2	S0°11'28"W	33.13'
PL3	S10°19'51"E	7.82'
PL4	N86°51'00"W	51.17'
PL5	S0°55'23"W	10.00'
L6	N89°40'58"W	2.05'
L7	N5°05'11"E	42.32'
L8	S89°40'58"E	86.17'

NOTES

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.&D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
2. PROPERTY IS ZONED RPC.
   A. >7,000 MINIMUM LOT AREA (SF)
      a. FRONT YARD SETBACK IS 15'
      b. REAR YARD SETBACK IS 15'
      c. SIDE YARD SETBACK IS 8' BOTH SIDES
      d. SIDE CORNER YARD SETBACK IS 15'
   B. 5,600 - 6,999 LOT AREA (SF)
      a. FRONT YARD SETBACK IS 15'
      b. REAR YARD SETBACK IS 15'
      c. SIDE YARD SETBACK IS 8' BOTH SIDES
      d. SIDE CORNER YARD SETBACK IS 15'
   C. 3,500 - 5,599 LOT AREA (SF)
      a. FRONT YARD SETBACK IS 10'
      b. REAR YARD SETBACK IS 10'
      c. SIDE YARD SETBACK IS 5' BOTH SIDES
      d. SIDE CORNER YARD SETBACK IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
4. COMMON SPACE PARCELS ARE TO BE PRESERVED AS SUCH
5. ALL COMMON SPACES SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC EXCEPT THE CLUBHOUSES, POOLS, OR OTHER PRIVATE AMENITIES AS DETERMINED BY THE DEVELOPMENT AGREEMENT.
6. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAYS. SNOW REMOVAL OVER THE SIDEWALK AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
7. ALL WETLANDS SHOWN WITHIN PRIVATE PROPERTIES ARE NOT TO BE MITIGATED.
8. COMMON SPACE PARCELS ARE PUBLIC UTILITY AND DRAINAGE UTILITY EASEMENTS (PU&DE) AND ARE ALSO EASEMENTS FOR STORM DRAINAGE/YARD DRAINAGE PIPES AND STRUCTURES IN FAVOR OF SYRACUSE CITY CORPORATION AND SHORELINE SUBDIVISION PHASE 5 HOME OWNERS ASSOCIATION.
9. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
10. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
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SHORELINE SUBDIVISION PHASE 5A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 5 OF 5

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/27/20

DAVIS COUNTY RECORDER

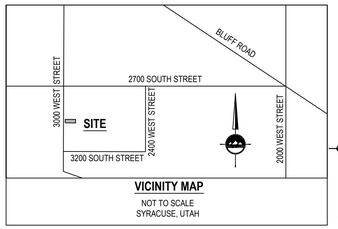
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHORELINE SUBDIVISION PHASE 5B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2020



VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

NORTHWEST CORNER
SECTION 21
T4N, R2W
SLB&M
(FOUND)

BASIS OF BEARINGS N 89°40'58" W 2653.73' (MEASURED) 2653.96' (RECORD)

NORTH QUARTER
CORNER
SECTION 21
T4N, R2W
SLB&M
(FOUND)

TOUCAN
INVESTMENTS

LOT 528 | LOT 529 | LOT 530 | LOT 531

STANLEY J.
EPPS

(PUBLIC STREET)

S 0°11'28" W 2638.53'

N 89°48'32" W 407.00'

PARCEL A
ROAD DEDICATION
4,928 sq.ft.
0.113 acres

S 0°11'28" W 149.33'

S 0°11'28" W 146.33'

2985 SOUTH

LOT 532
60,777 sq.ft.
1.395 acres

S 0°11'28" W 149.33'

3000 WEST STREET

S 89°48'32" E 407.00'

SHORELINE PHASE 5A
SUBDIVISION

COMMON SPACE

SHORELINE PHASE 4
SUBDIVISION

LOT 410

LOT 409

WILLIAM H.
ARCHER

WEST QUARTER CORNER
SECTION 21
T4N, R2W
SLB&M
(FOUND)

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

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Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS _____ DAY OF _____, 20____ .

BY: _____ .

TITLE: _____ .

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ATTORNEY

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ENGINEER

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY COUNCIL

CITY RECORDER CITY MAYOR

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **SHORELINE SUBDIVISION PHASE 5B**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

BOUNDARY

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

SHORELINE SUBDIVISION PHASE 5B

Convey to Syracuse City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

_____ .

By: By:

_____ .

By: By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____.
, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ .

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____,
,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____ .

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

SHORELINE SUBDIVISION PHASE 5B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 1

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/20

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
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PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

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 "POTHOLING" 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 BONDABLE 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 REPLACING 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 SO BRACED 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. BARRICADING 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 THOSE 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 CONTRACTORS' 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 OF 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	CURVE
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
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	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
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR 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
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	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	x	EXISTING FENCE
WM	EXISTING WATER METER	X	PROPOSED FENCE
WM	PROPOSED WATER METER		EXISTING FLOW LINE
W	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
W	PROPOSED WATER MANHOLE		GRADE BREAK
W	EXISTING WATER BOX	sd	EXISTING STORM DRAIN LINE
WV	EXISTING WATER VALVE	SD	PROPOSED STORM DRAIN LINE
WV	PROPOSED WATER VALVE	RD	ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT	HWL	HIGHWATER LINE
FR	PROPOSED FIRE DEPARTMENT CONNECTION	ss	EXISTING SANITARY SEWER
SWV	EXISTING SECONDARY WATER VALVE	SS	PROPOSED SANITARY SEWER LINE
SWV	PROPOSED SECONDARY WATER VALVE	ss	PROPOSED SAN. SWR. SERVICE LINE
IRR	EXISTING IRRIGATION BOX	ld	EXISTING LAND DRAIN LINE
IRR	EXISTING IRRIGATION VALVE	LD	PROPOSED LAND DRAIN LINE
IRR	PROPOSED IRRIGATION VALVE	LD	PROPOSED LAND DRAIN SERVICE LINE
S	EXISTING SANITARY SEWER MANHOLE	w	EXISTING CULINARY WATER LINE
S	PROPOSED SANITARY SEWER MANHOLE	W	PROPOSED CULINARY WATER LINE
CO	EXISTING SANITARY CLEAN OUT	w	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	sw	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	SW	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	sw	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	irr	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	IRR	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	ohp	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	e	EXISTING ELECTRICAL LINE
CO	EXISTING STORM DRAIN CLEAN OUT	g	EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT	t	EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT	AR	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
E	EXISTING ELECTRICAL MANHOLE	SF	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	LOD	LIMITS OF DISTURBANCE
TR	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
G	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
GV	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
T	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
CABLE	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
○	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
XXXX.XX TBC	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
TBC XXXX.XX	PROPOSED SPOT ELEVATION		EXISTING BUILDING
⟹	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

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

ENSIGN
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No. 10234838-2202
9-25-2020
TIMOTHY JAMES SHAFFER

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

GENERAL NOTES

PROJECT NUMBER
8508A

PRINT DATE
9/27/20

DRAWN BY
J.MOSS

CHECKED BY
C.WILLMORE

PROJECT MANAGER
C.PRESTON

C-001

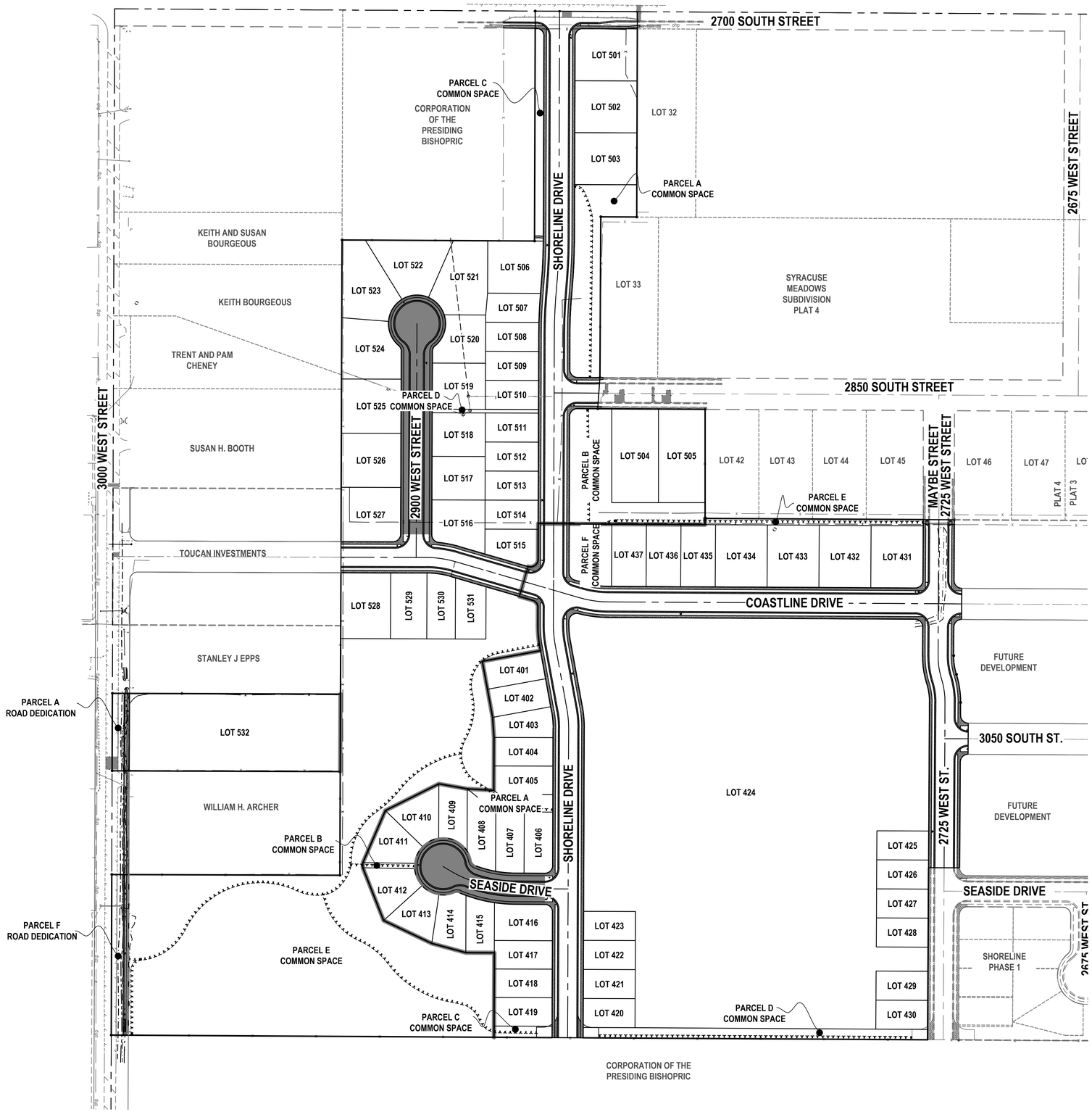
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL ABOVE GROUND UTILITY BOXES SHALL BE VISUALLY SCREENED.
9. NO ABOVE GROUND UTILITY BOXES MAY BE PLACED WITHIN TRAIL CROSS SECTIONS.
10. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY. SNOW REMOVAL AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
11. ALL 3,500 SQ.FT. LOTS WITH THE FRONT DOOR FACING THE STREET SHALL HAVE A DEDICATED WALKWAY FROM THE FRONT DOOR TO THE PUBLIC WALKWAY OR PUBLIC STREET, WHICHEVER IS CLOSER.
12. INSTALL "BICYCLES MAY USE FULL LANE" SIGN ON ALL LOCAL STREETS PER CITY STANDARD.

LEGEND

HOA TRAIL LOCATION

LOW VOLUME LOCAL

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ. 1 inch = 100 ft.

ENSIGN
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:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER — No. 10244838-2202 — 9-25-2020 — STATE OF UTAH — TIMOTHY JAMES PRESTON

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

OVERALL SITE PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-100

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

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

BENCHMARK

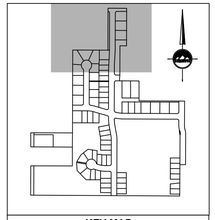
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

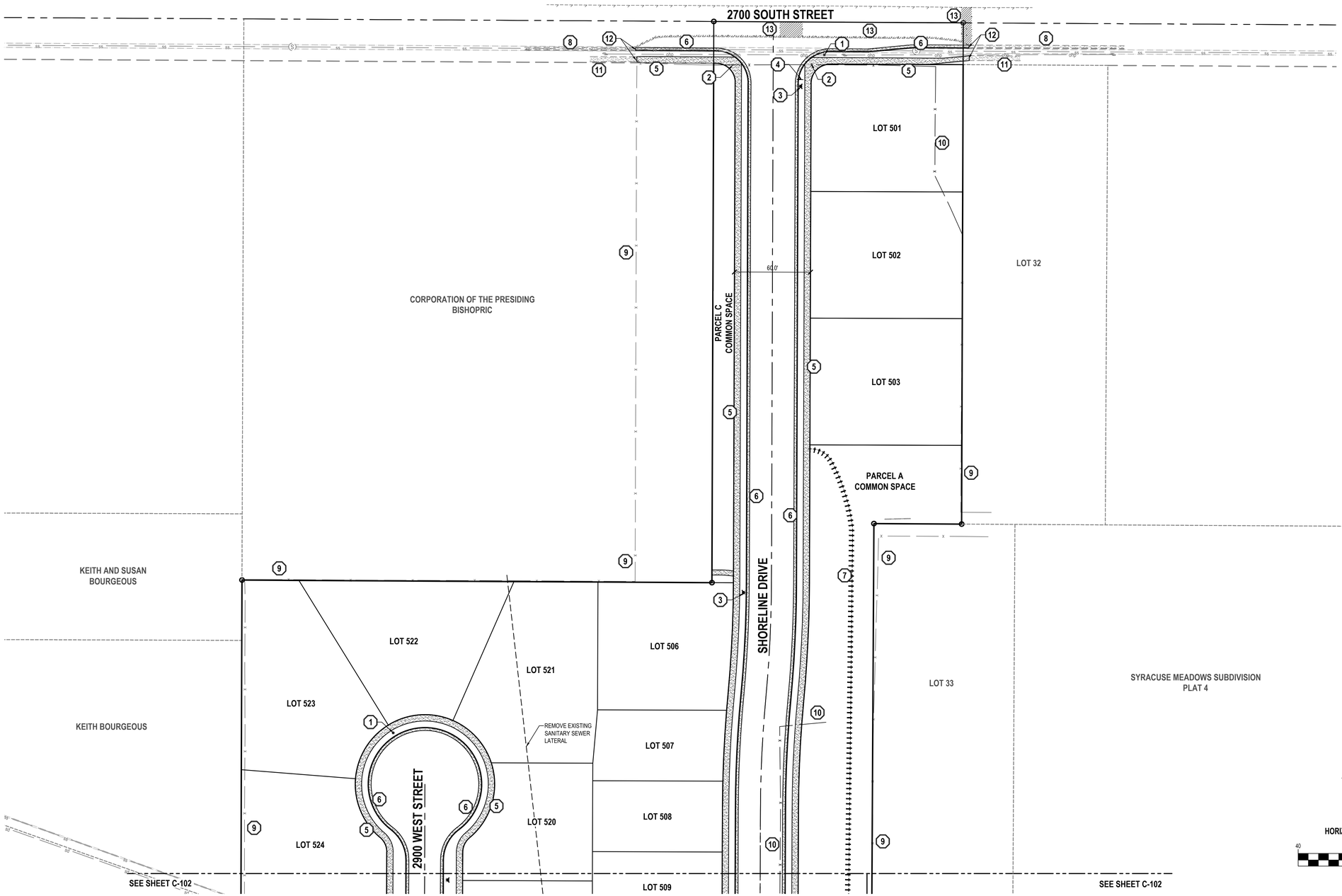
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6. 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
7. SITE PEDESTRIAN TRAIL PER DETAIL 5, SHEET C-500
8. EXISTING CURB AND GUTTER
9. EXISTING FENCE
10. REMOVE EXISTING FENCE
11. EXISTING SIDEWALK
12. MATCH EXISTING IMPROVEMENTS
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14. FILL IN EXISTING DITCH
15. REMOVE EXISTING STORM DRAIN LINE
16. FUTURE CURB AND GUTTER
17. FUTURE SIDEWALK



KEY MAP
NOT TO SCALE



NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

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PROFESSIONAL ENGINEER
No. 10214838-2202
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TIMOTHY JAMES PRESTON
STATE OF UTAH

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SITE PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-101

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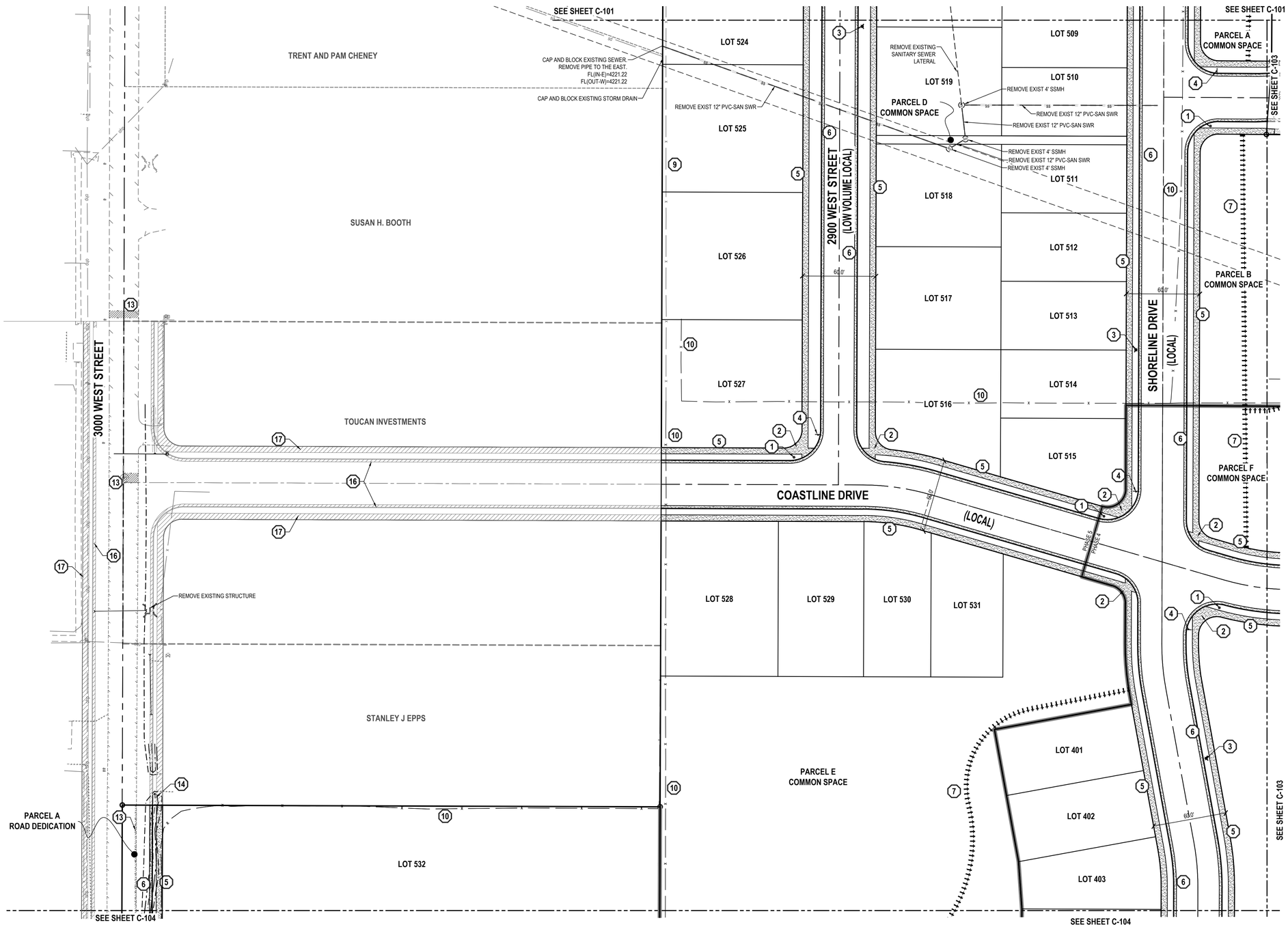
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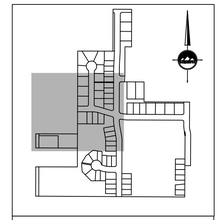
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(IN FEET)
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PROFESSIONAL ENGINEER
No. 10224838-2202
9-25-2020
TIMOTHY JAMES SHEFFIELD
STATE OF UTAH

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SITE PLAN

PROJECT NUMBER: 8508A	PRINT DATE: 9/27/20
DRAWN BY: J.MOSS	CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON	

C-102

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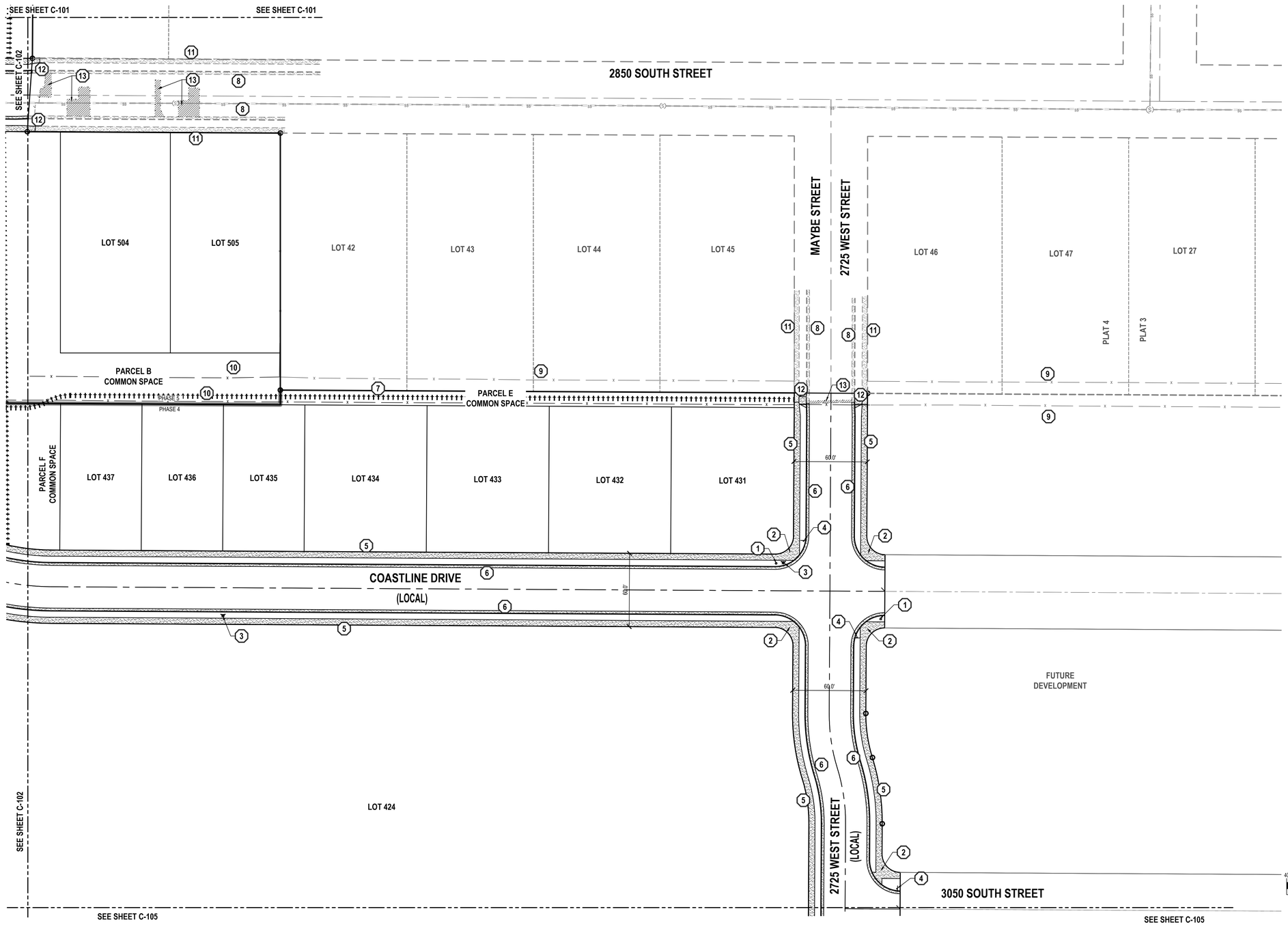
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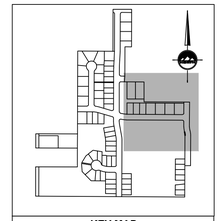
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No. 10244838-2202
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TIMOTHY JAMES SHEFFIELD
STATE OF UTAH

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SITE PLAN

PROJECT NUMBER	PRINT DATE
8508A	9/27/20
DRAWN BY	CHECKED BY
J.MOSS	C.WILLMORE
PROJECT MANAGER	
C.PRESTON	

C-103

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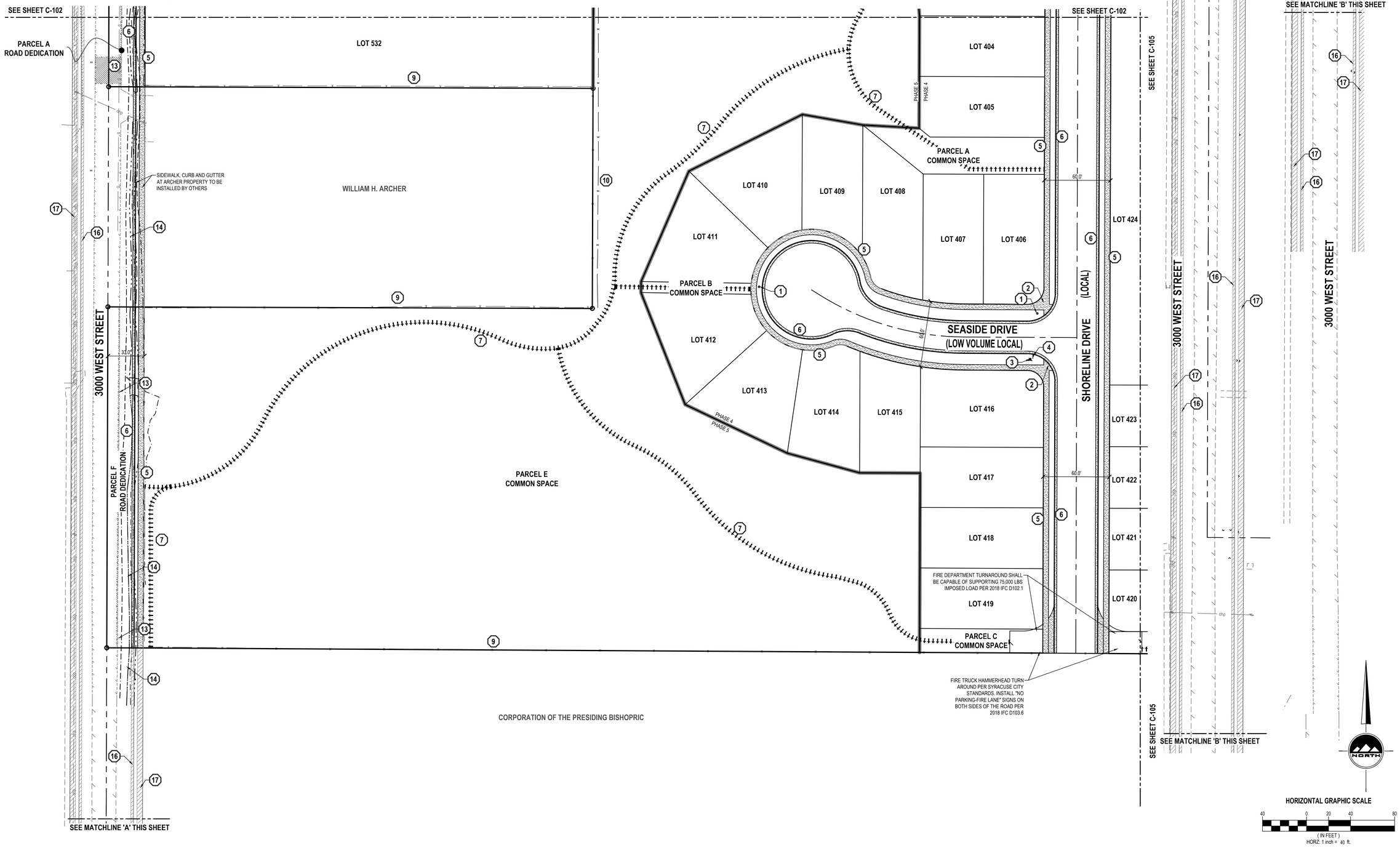
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FOR:
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CENTERVILLE, UTAH 84014
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SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHIPLEY
STATE OF UTAH

NO.	DATE	REVISION	BY
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SITE PLAN

PROJECT NUMBER: 8508A	PRINT DATE: 9/27/20
DRAWN BY: J.MOSS	CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON	

C-104

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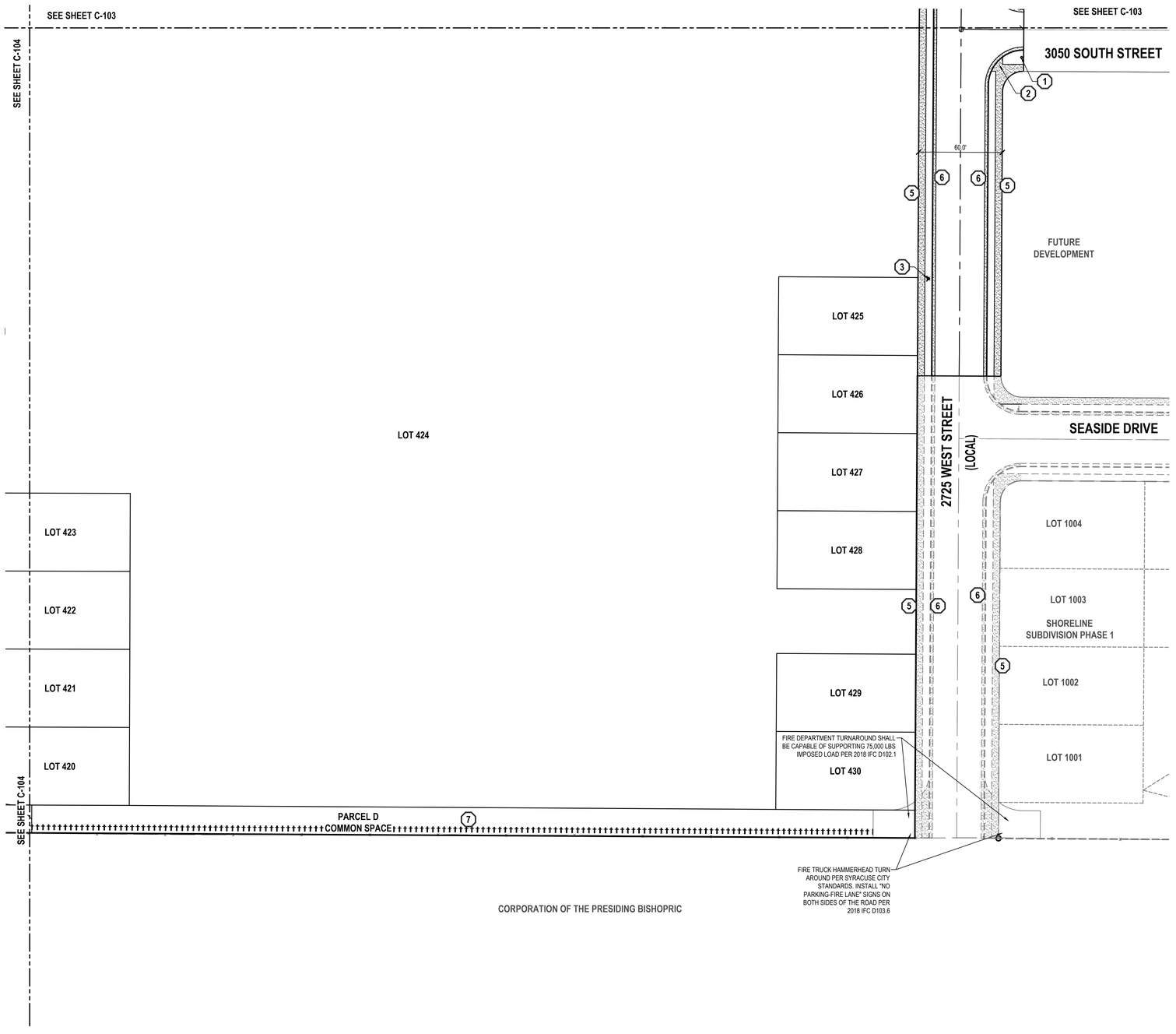
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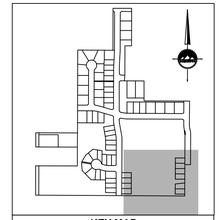
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SITE PLAN

PROJECT NUMBER: 8508A	PRINT DATE: 9/27/20
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PROJECT MANAGER: C.PRESTON	

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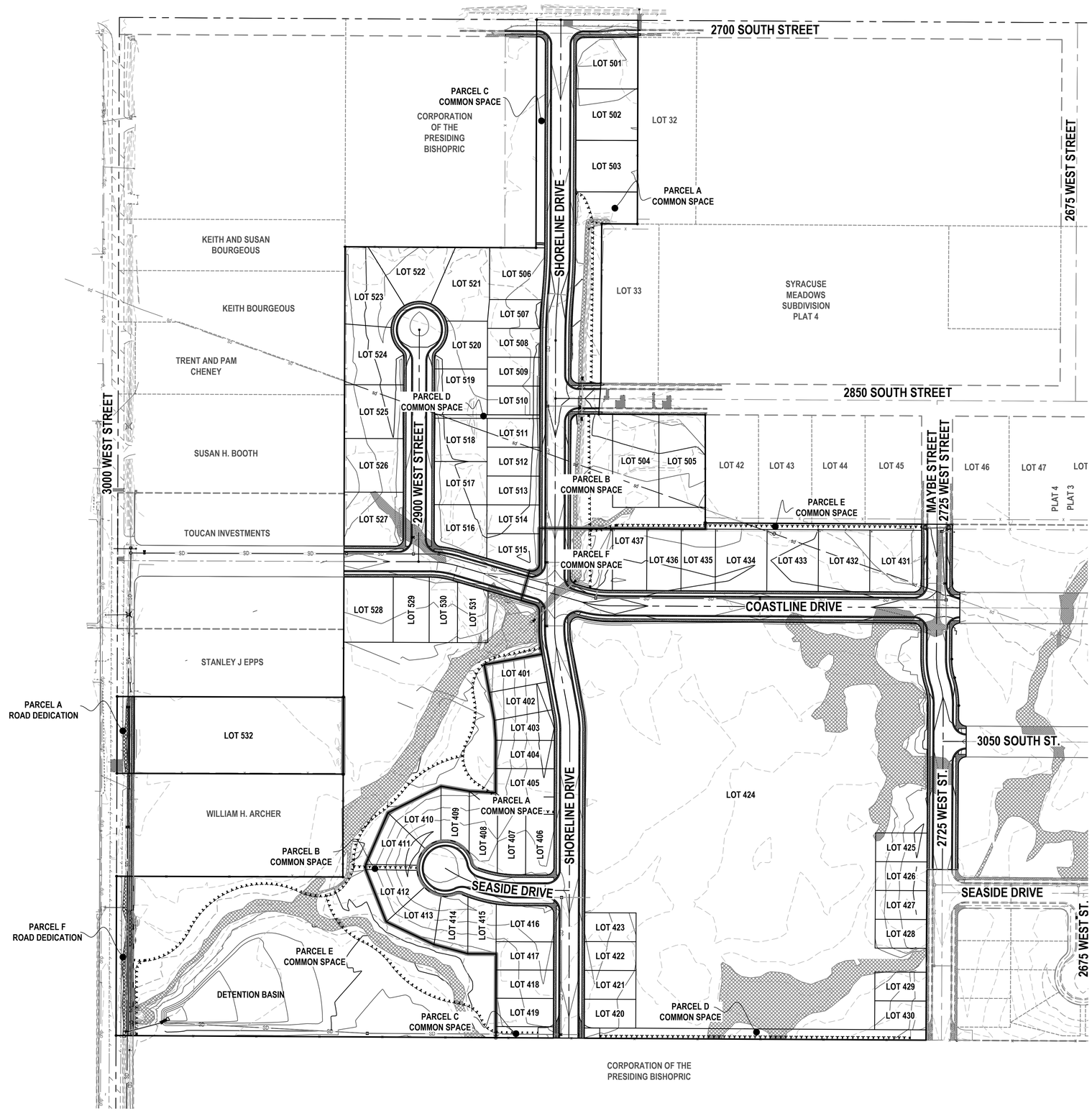
Detention Calculations (10-year storm)

Basin Tributary Area	2,548,171	SF
Runoff coefficient C:	0.350	
Release Rate	0.20	cfs/acre
Peak Release	11.700	cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.42	21,007	3,510	17,497
10	2.60	31,940	7,020	24,920
15	2.15	39,618	10,530	29,088
30	1.45	53,438	21,059	**32,379**
60	0.90	65,968	42,119	23,850
120	0.53	77,540	84,237	(6,697)
180	0.38	83,584	126,355	(42,771)
360	0.23	102,601	252,711	(150,110)
720	0.14	126,482	505,422	(378,940)
1440	0.09	150,363	1,010,845	(860,482)
2880	0.05	173,360	2,021,689	########
		Required Detention:		32,379
		Provided Detention:		33,046

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,223.50	FT
Box Invert	4,220.69	FT
Allowed Basin Discharge*	11.700	CFS
C_d	0.62	
Orifice Area	202.00	IN^2
Orifice Diameter	16.0	IN



GENERAL NOTES

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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. 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.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. 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 CONTRACTORS 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.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. 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.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

LEGEND

EXISTING WETLAND AREA

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
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TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION PHASE 4 AND 5

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 10214838-2202 — 9-25-2020 — TIMOTHY JAMES WILLMORE — STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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OVERALL GRADING/ DRAINAGE PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-200

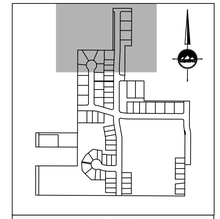
811 Know what's below. Call before you dig.

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

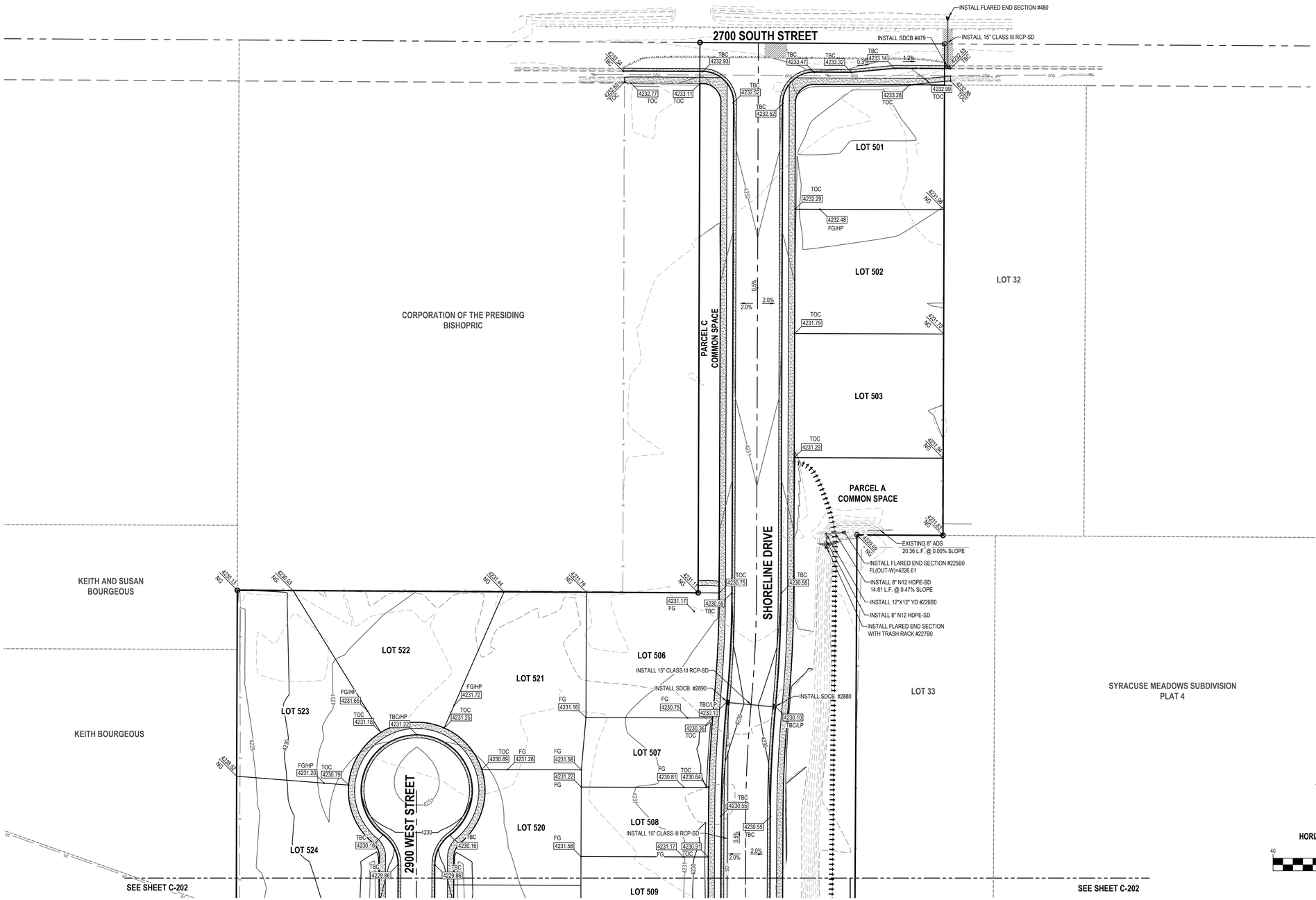
BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



KEY MAP
NOT TO SCALE



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
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CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION PHASE 4 AND 5

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10224838-2202
9-25-2020
STATE OF UTAH
TIMOTHY JAMES SHIPP

NO.	DATE	REVISION	BY
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GRADING/DRAINAGE PLAN

PROJECT NUMBER 8508A	PRINT DATE 9/27/20
DRAWN BY J.MOSS	CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON	

C-201

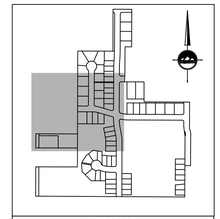
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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



KEY MAP
NOT TO SCALE

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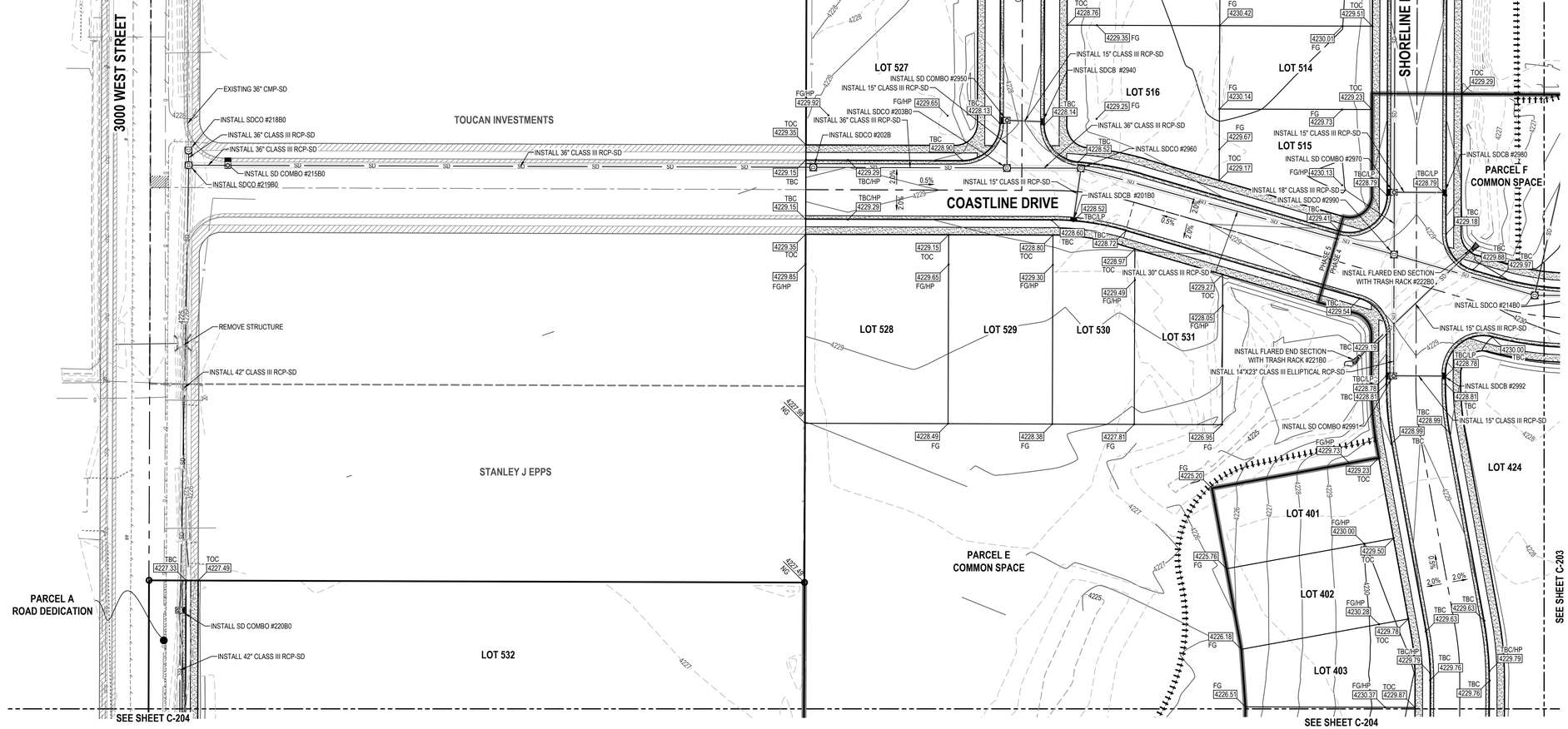
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Phone: 435.865.1453

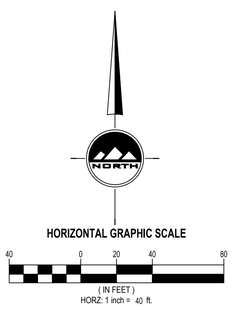
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Phone: 435.896.2983

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CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH





PROFESSIONAL ENGINEER
REGISTERED
No. 10224838-2202
9-25-2020
STATE OF UTAH
TIMOTHY JAMES PRESTON

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GRADING PLAN

PROJECT NUMBER	PRINT DATE
8508A	9/27/20
DRAWN BY	CHECKED BY
J.MOSS	C.WILLMORE
PROJECT MANAGER	
C.PRESTON	

C-202

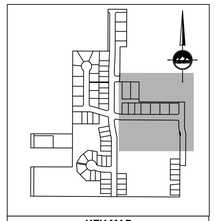
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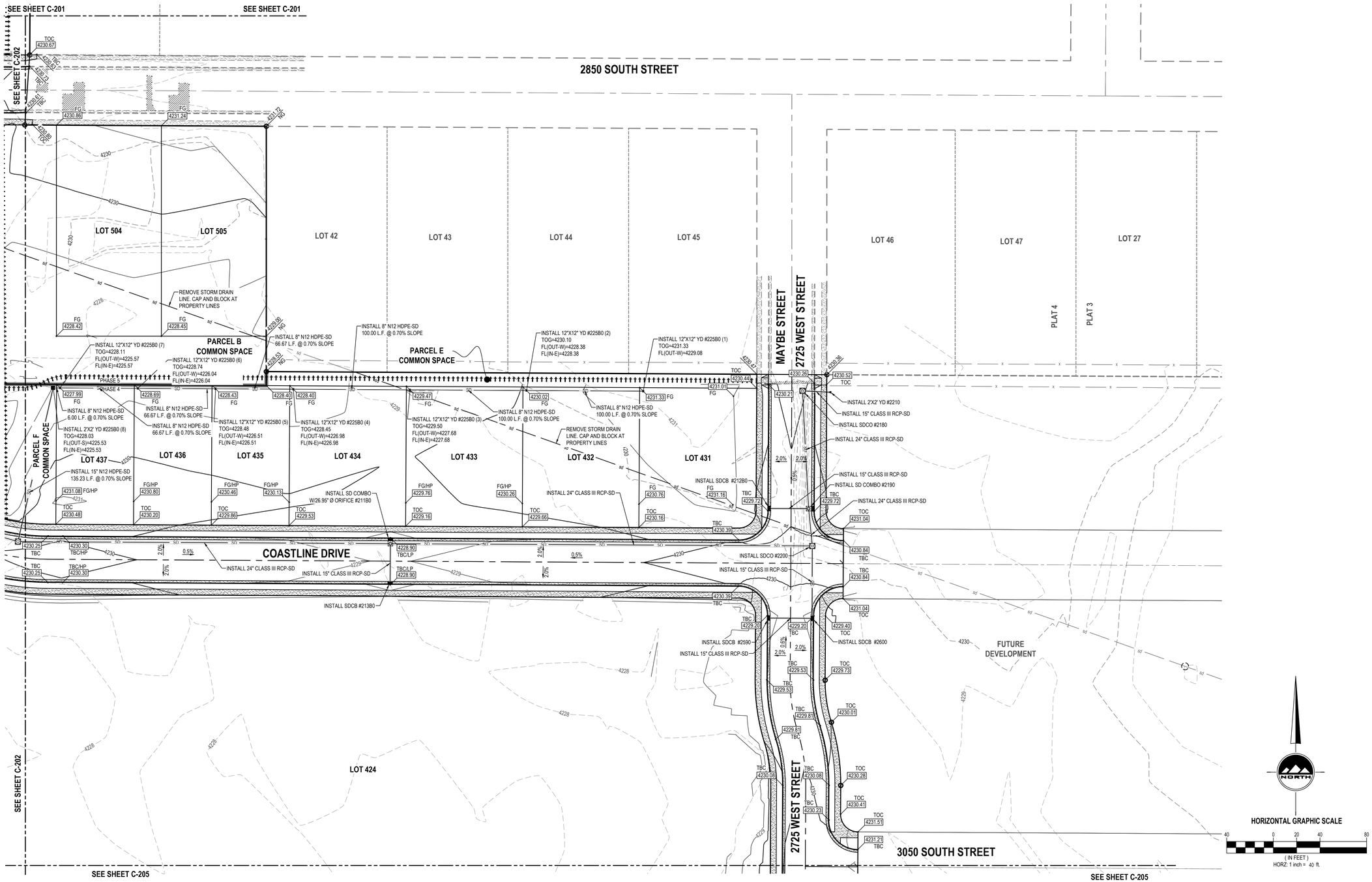
BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



KEY MAP
NOT TO SCALE



ENSIGN
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PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH



NO.	DATE	REVISION	BY
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GRADING/DRAINAGE PLAN

PROJECT NUMBER 8508A	PRINT DATE 9/27/20
DRAWN BY J.MOSS	CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON	

C-203

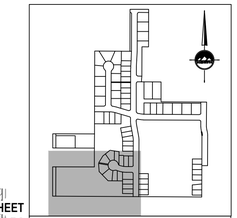
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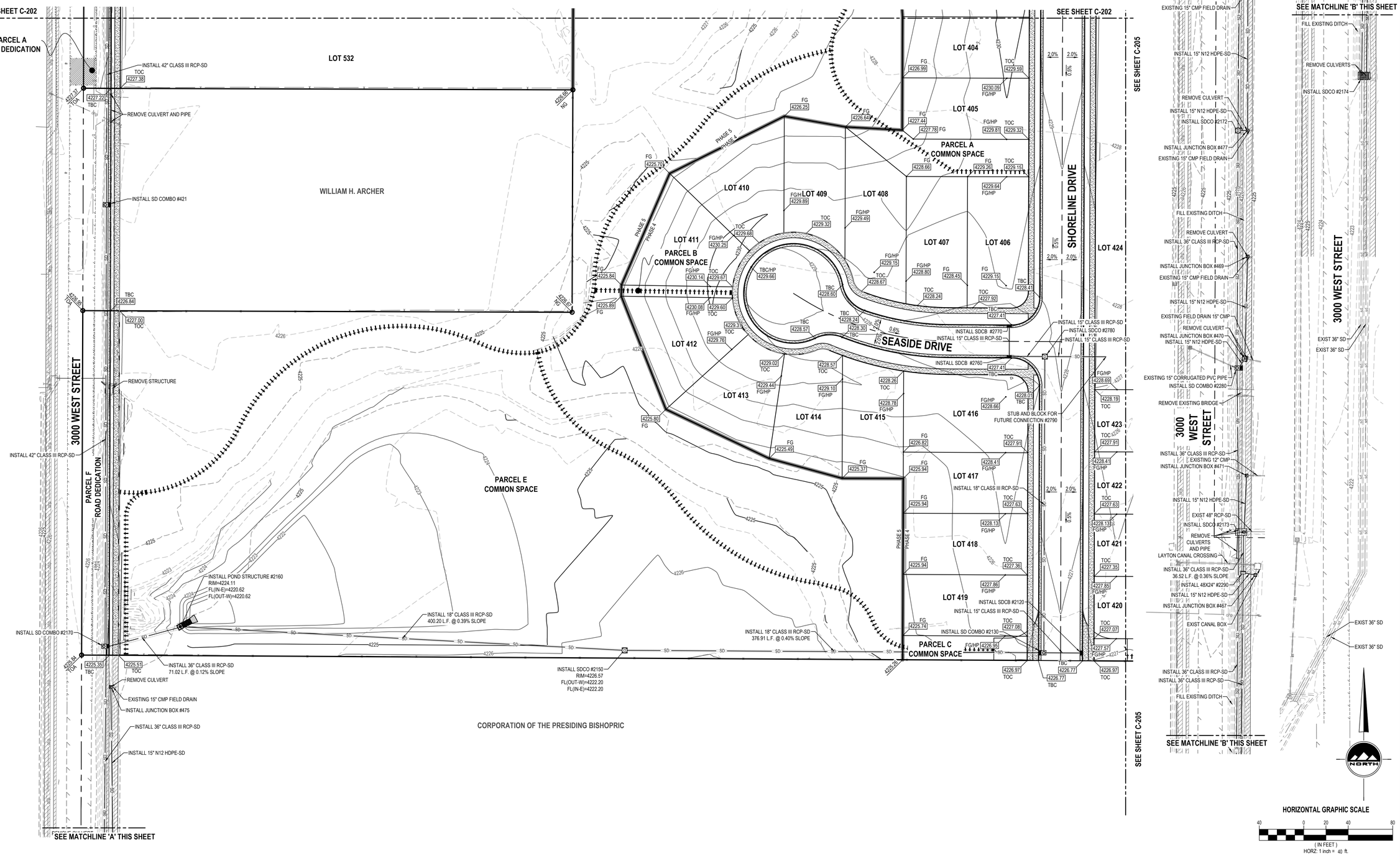
BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



KEY MAP
NOT TO SCALE



NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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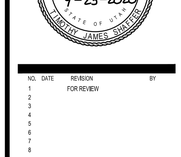
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
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CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH



NO.	DATE	REVISION	BY
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GRADING/DRAINAGE PLAN

PROJECT NUMBER: 8508A	PRINT DATE: 9/28/20
DRAWN BY: J.MOSS	CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON	

C-204

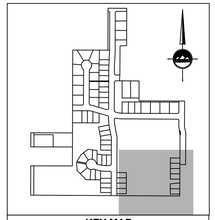
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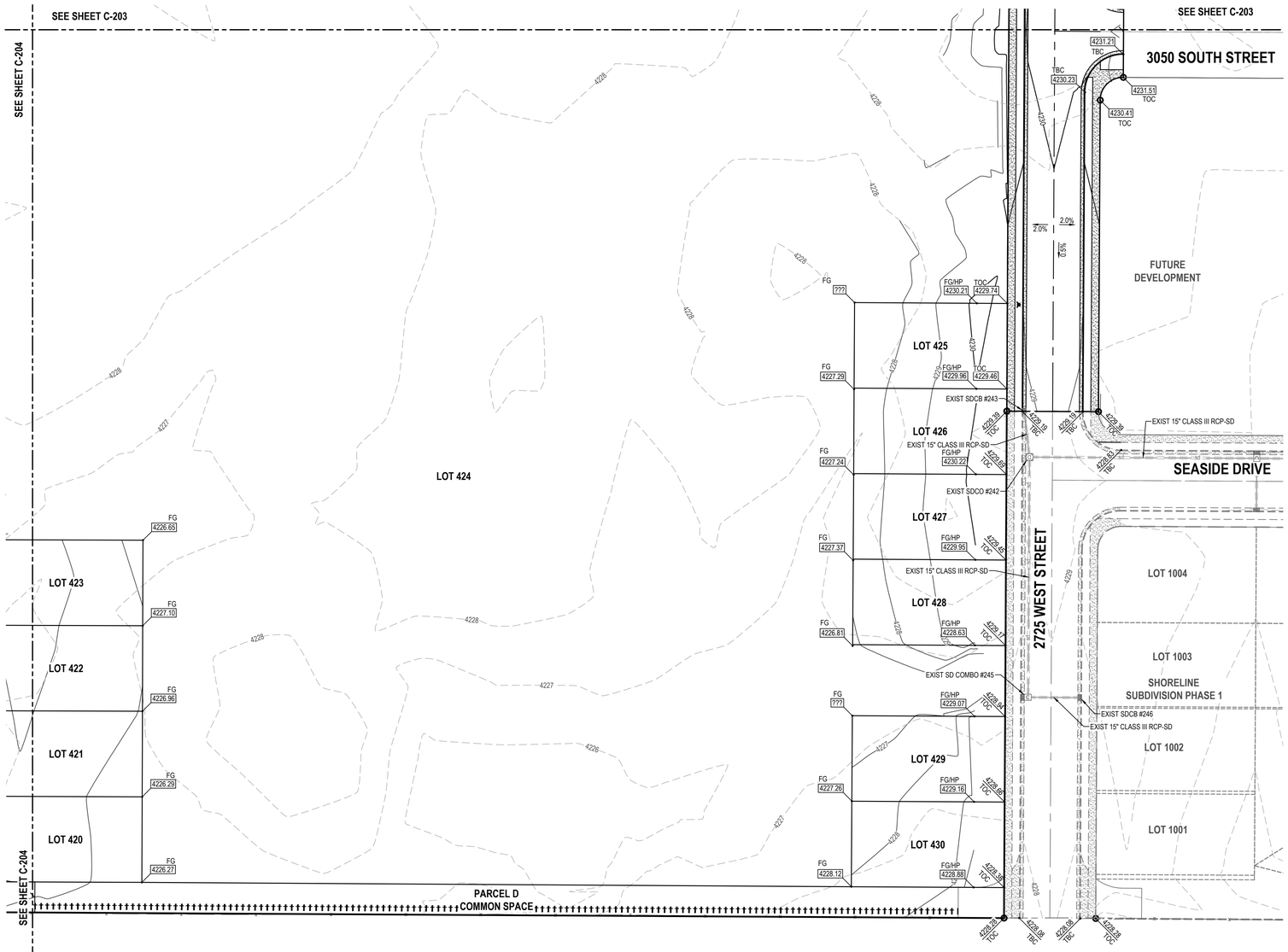
BENCHMARK

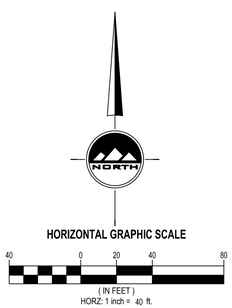
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



KEY MAP
NOT TO SCALE





ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

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CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 10224838-2202
9-25-2020
TIMOTHY JAMES SHEFFIELD
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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GRADING/DRAINAGE PLAN

PROJECT NUMBER: 8508A	PRINT DATE: 9/27/20
DRAWN BY: J.MOSS	CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON	

C-205

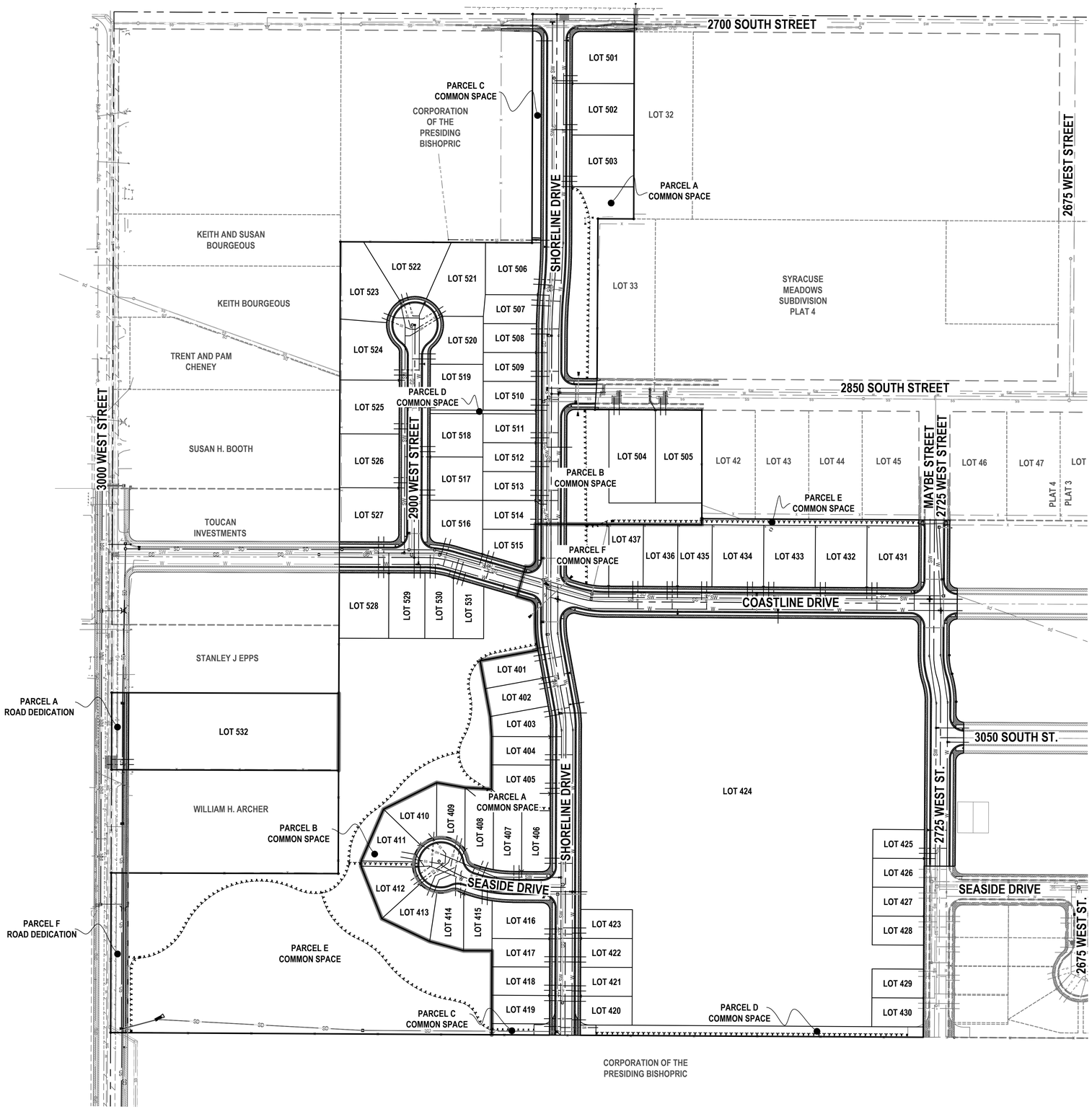
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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
2. 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.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
7. 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.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. ALL SECONDARY AND CULINARY WATER VALVES SHALL BE FLANGED TO THE TEE PER SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
12. AN INDIVIDUAL SECONDARY WATER LATERAL WILL BE PROVIDED FOR ALL OPEN SPACE PARCELS.
13. LANDSCAPE SCREENING WILL BE PROVIDED FOR ALL TRANSFORMERS.
14. NO UTILITY BOXES ARE PERMITTED TO BE PLACED WITHIN TRAIL CROSS SECTIONS WITH THE EXCEPTION BEING FOR MANHOLES WITH RIMS BEING FLUSH WITH THE FINISH GRADE.
15. ALL VALVES SHALL BE FLANGED TO FITTINGS.

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
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FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES WILLMORE
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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OVERALL UTILITY PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-300

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

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

BENCHMARK

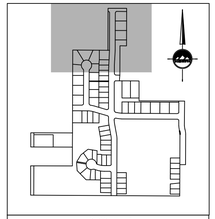
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

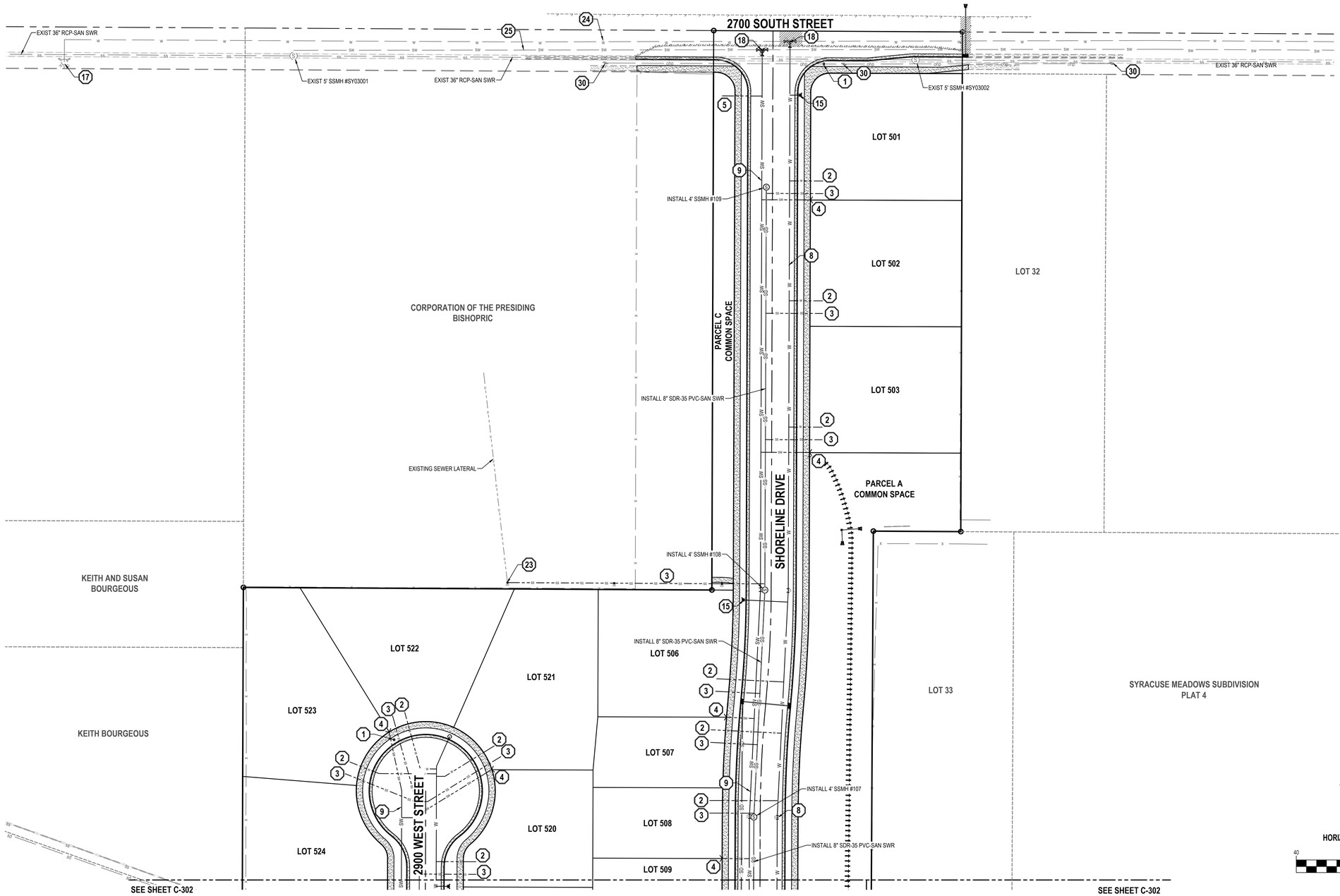
SCOPE OF WORK:

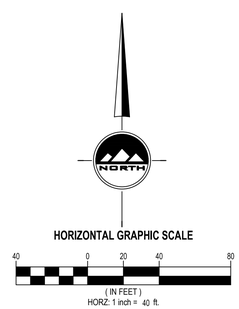
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.
2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8
3. 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17.
4. 1" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21.
5. 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
8. 8" DR14 C900 PVC CULINARY WATERLINE
9. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
10. EXISTING 3/4" CULINARY WATER SERVICE LATERAL WITH 3/4" METER
11. EXISTING 4" SANITARY SEWER SERVICE LATERAL
12. EXISTING 1" DOUBLE SECONDARY WATER SERVICE LATERAL WITH 1" METERS.
13. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
14. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
15. FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
16. 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
17. EXISTING FIRE HYDRANT
18. PROVIDE "TEE" CONNECTION OF PROPOSED LINE TO EXISTING WITH (3) VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
19. FUTURE 10" DR14 C900 PVC CULINARY WATERLINE BY OTHERS
20. FUTURE 8" DR14 C900 "PURPLE" SECONDARY WATERLINE BY OTHERS
21. FUTURE "TEE" CONNECTION TO EXISTING WITH (3) VALVES FLANGED TO THE TEE
22. EXIST TELEPHONE BOX
23. FIELD LOCATE AND CONNECT TO EXISTING SEWER LATERAL WITH 4" SANITARY SEWER CLEANOUT AT MAXIMUM 100-FOOT SPACING.
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28. CULINARY WATER SAMPLING STATION
29. 6" SECONDARY WATER DRAIN
30. EXIST POWER POLE



KEY MAP
NOT TO SCALE





ENSIGN
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:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014

CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10224838-2202
9-25-2020
TIMOTHY JAMES SHELTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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UTILITY PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/28/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-301

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

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

BENCHMARK

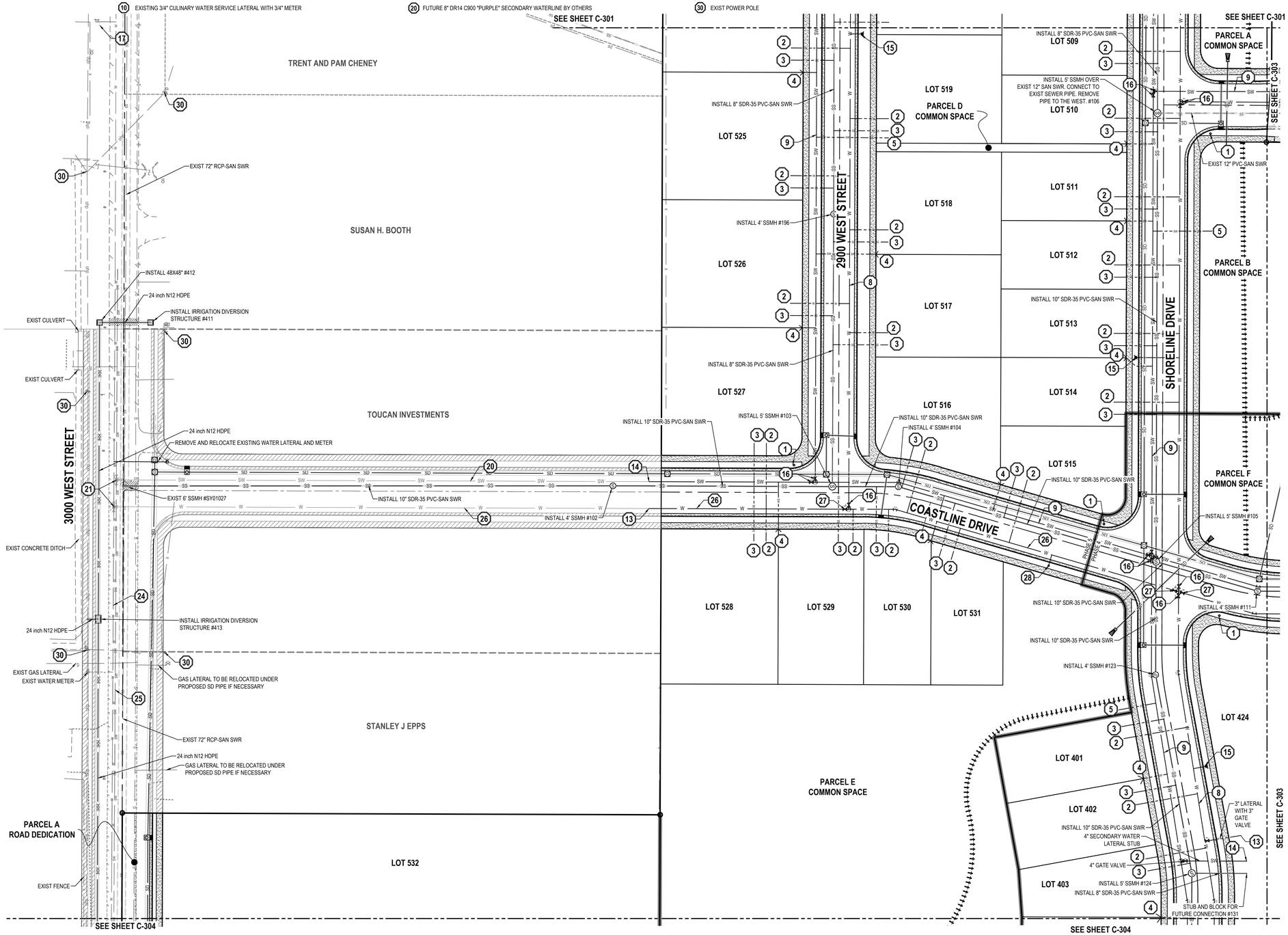
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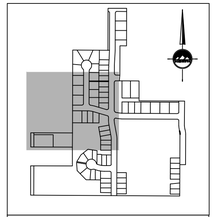
ELEVATION = 4235.664.

SCOPE OF WORK:

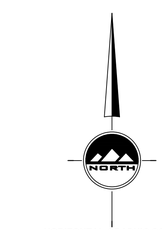
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UTILITY PLAN

PROJECT NUMBER: 8508A	PRINT DATE: 9/28/20
DRAWN BY: J.MOSS	CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON	

C-302

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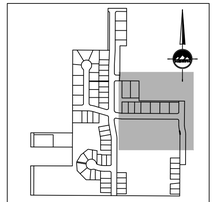
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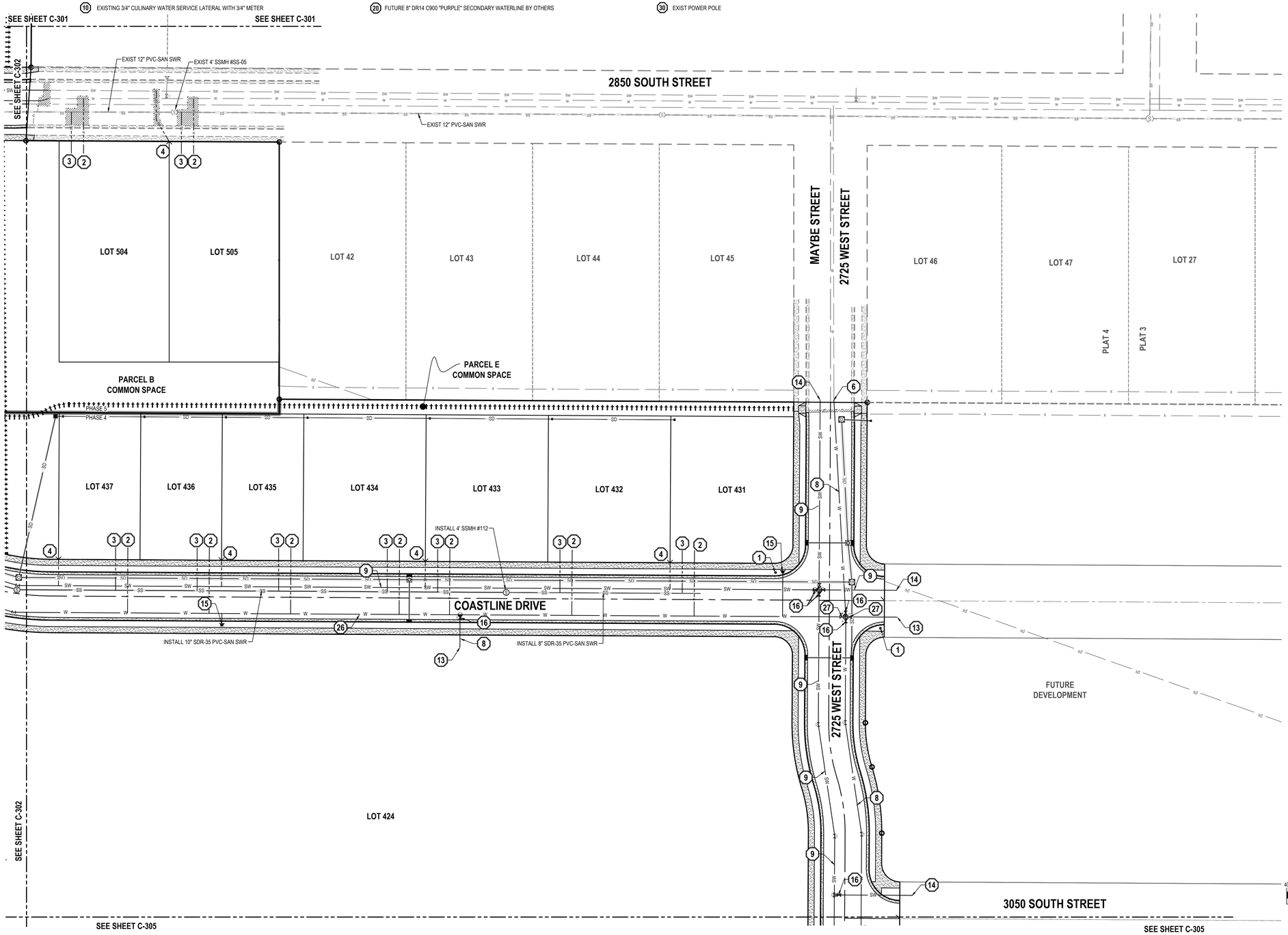
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PROFESSIONAL ENGINEER
No. 10214838-2202
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TIMOTHY JAMES SHELLEY
STATE OF UTAH

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UTILITY PLAN

PROJECT NUMBER: 8508A
PRINT DATE: 9/28/20
DRAWN BY: J.MOSS
CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON

C-303

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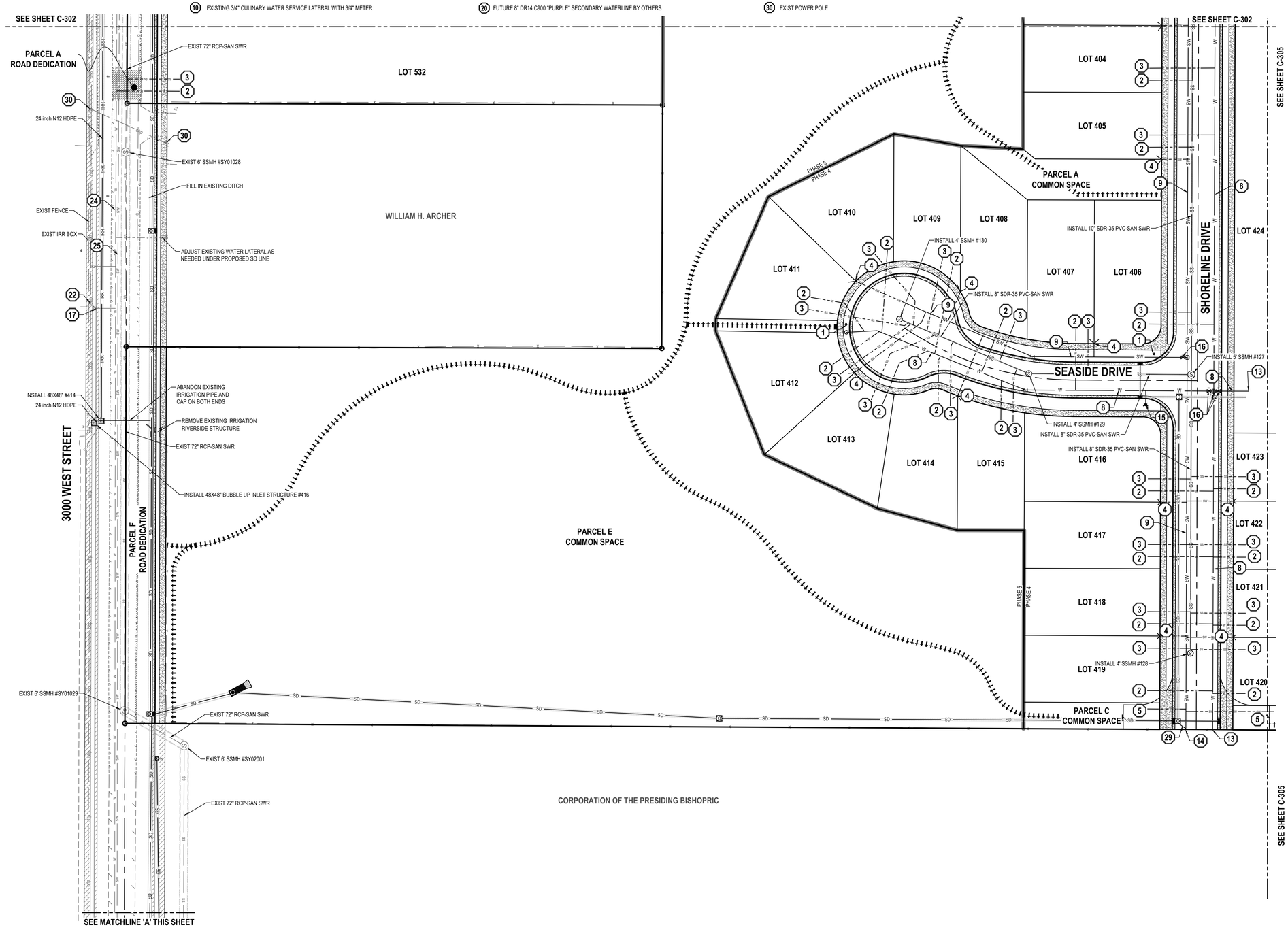
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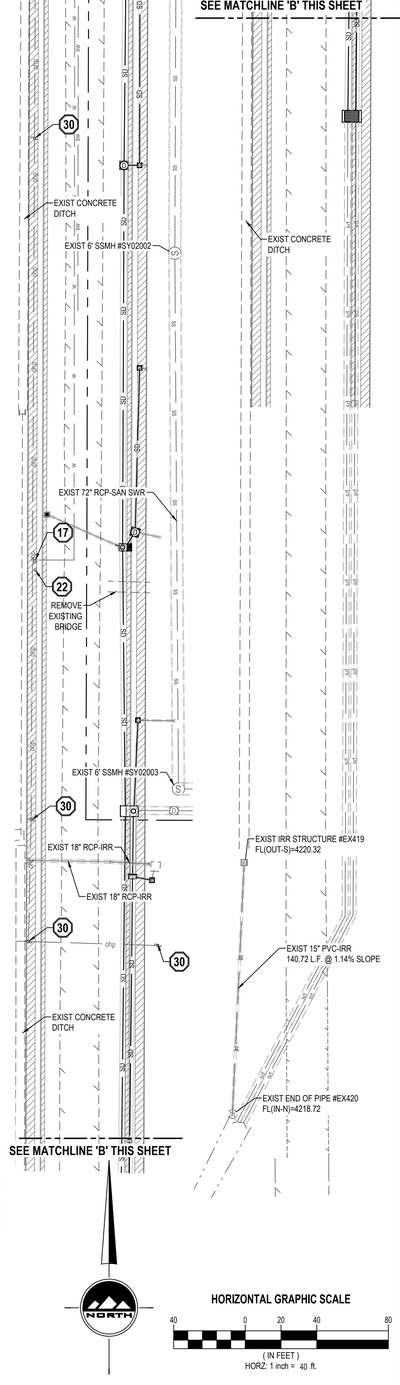
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SEE MATCHLINE 'B' THIS SHEET

NORTH

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SHORELINE WEST SUBDIVISION PHASE 4 AND 5

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10214838-2202
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STATE OF UTAH
TIMOTHY JAMES SHIPLEY

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UTILITY PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/28/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-304

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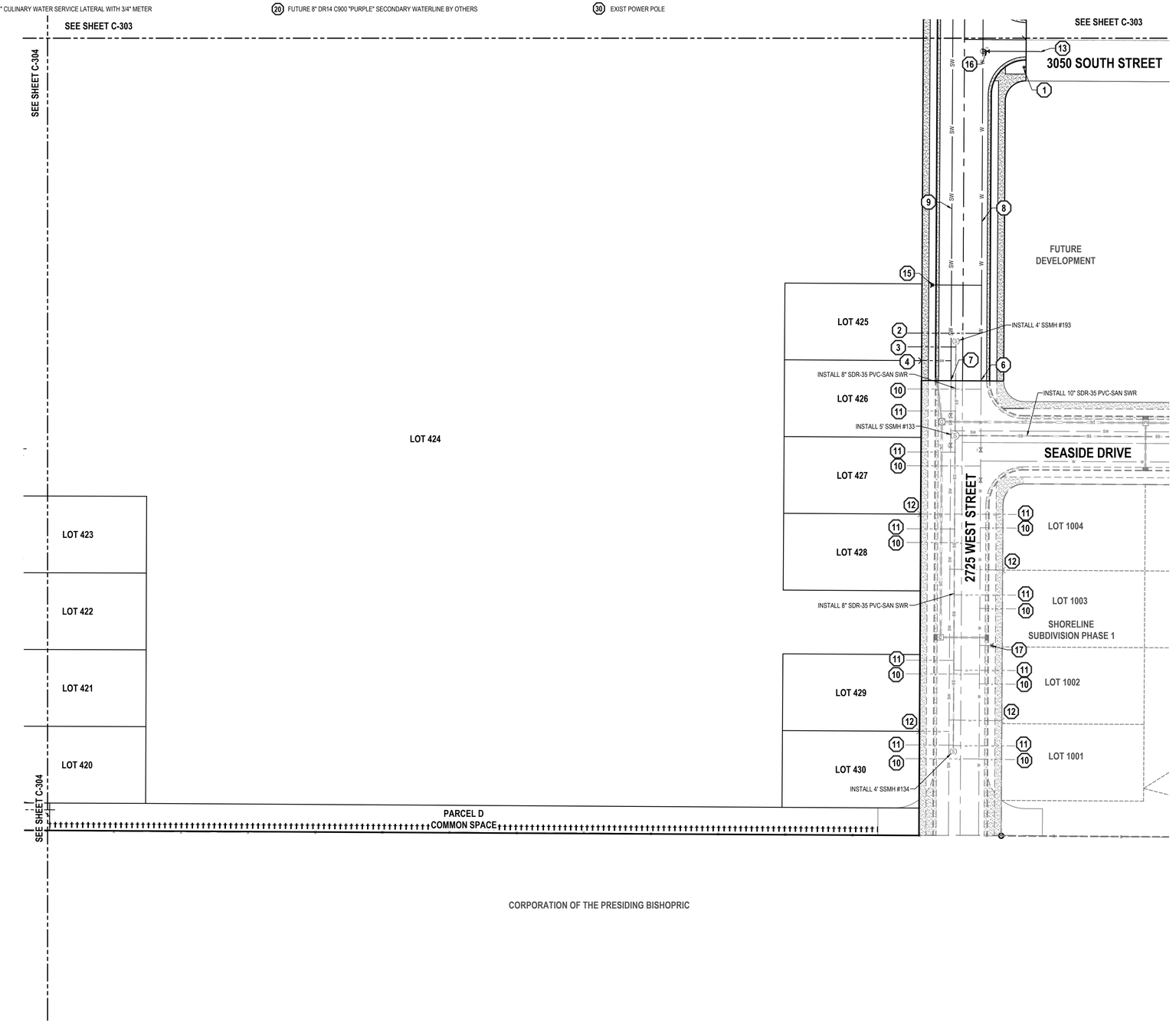
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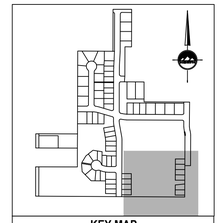
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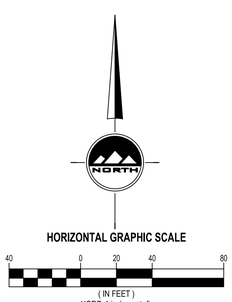
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UTILITY PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/28/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
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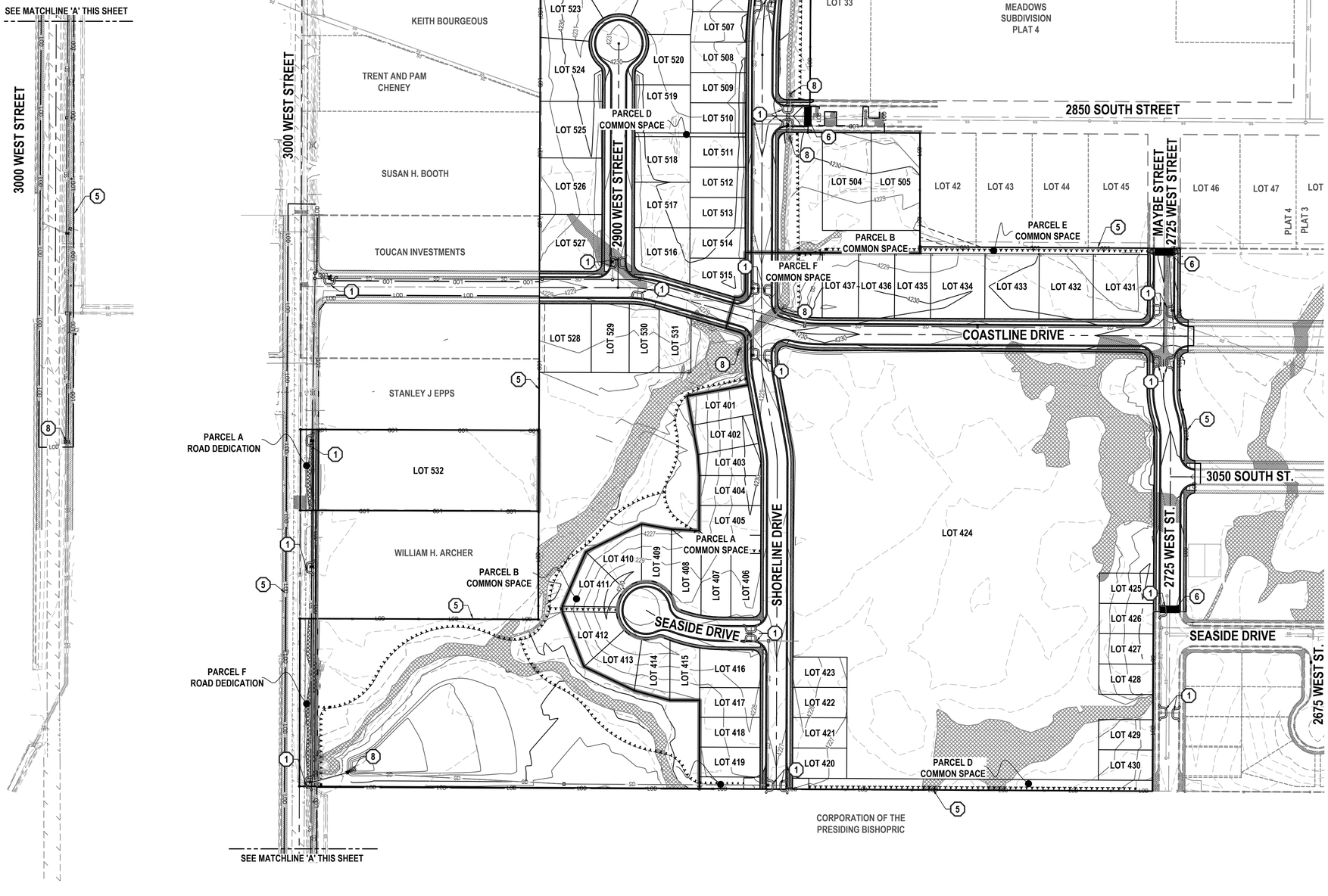
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ELEVATION = 4235.664.



GENERAL NOTES

1. 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 (BMP'S) 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.
2. 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.
3. 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.
4. 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.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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. INLET PROTECTION PER DETAIL 1/C-500.
2. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
3. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
4. CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
5. LIMITS OF DISTURBANCE
6. BLOCK ENTRANCE DURING CONSTRUCTION
7. INSTALL TEMPORARY SILT FENCE PER DETAIL 9/C-500
8. INSTALL OUTLET PROTECTION PER DETAIL 10/C-500

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
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:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER — No. 10214838-2202 — 9-25-2020 — TIMOTHY JAMES WILLMORE — STATE OF UTAH

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

OVERALL EROSION CONTROL PLAN

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-400

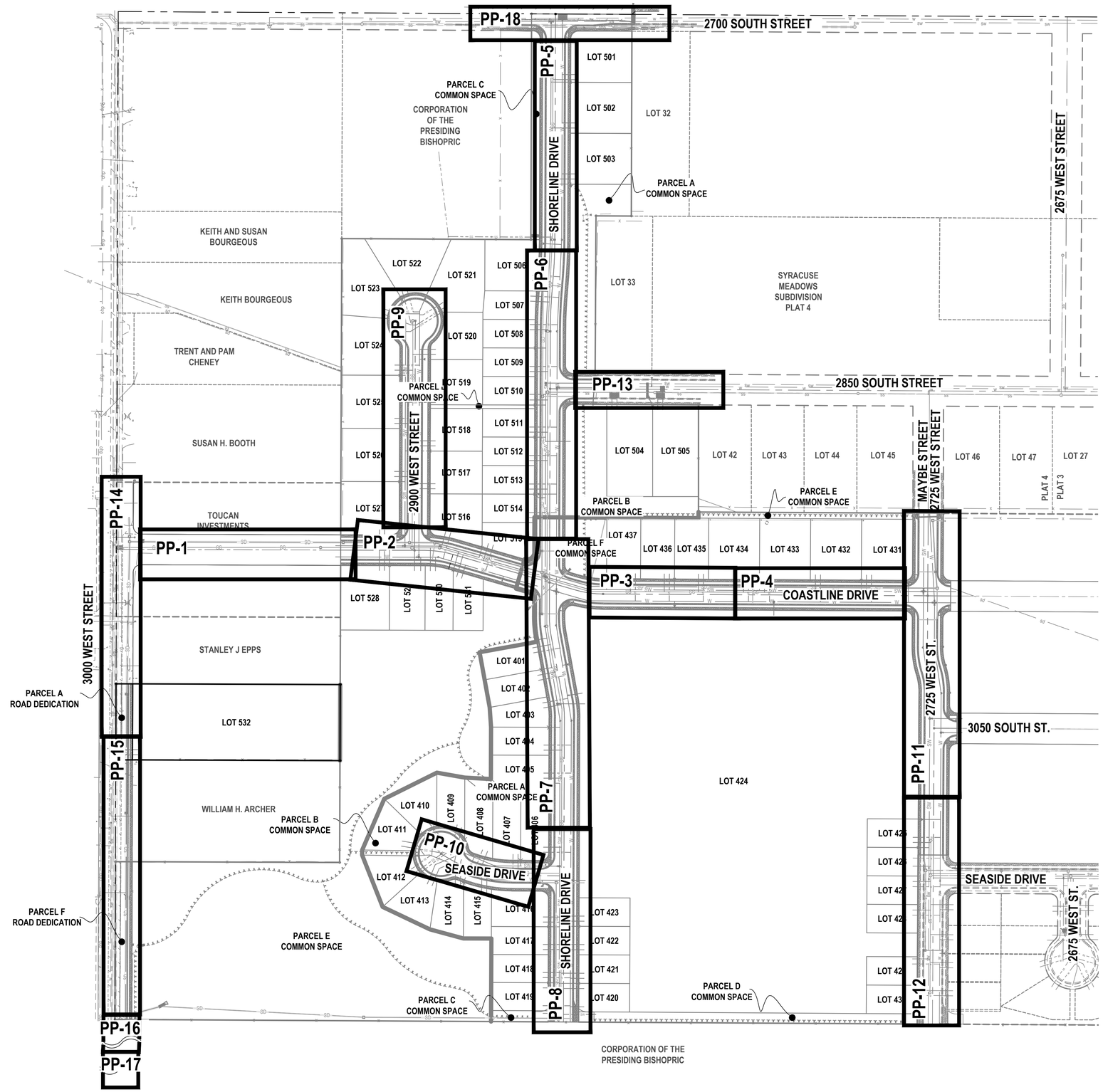
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



HORIZONTAL GRAPHIC SCALE

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PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
8508A	9/27/20
DRAWN BY	CHECKED BY
J.MOSS	C.WILLMORE
PROJECT MANAGER	
C.PRESTON	

PP-0

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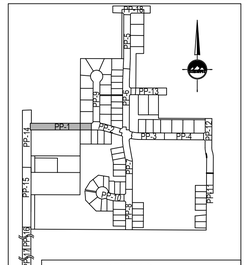
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

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SCOPE OF WORK:

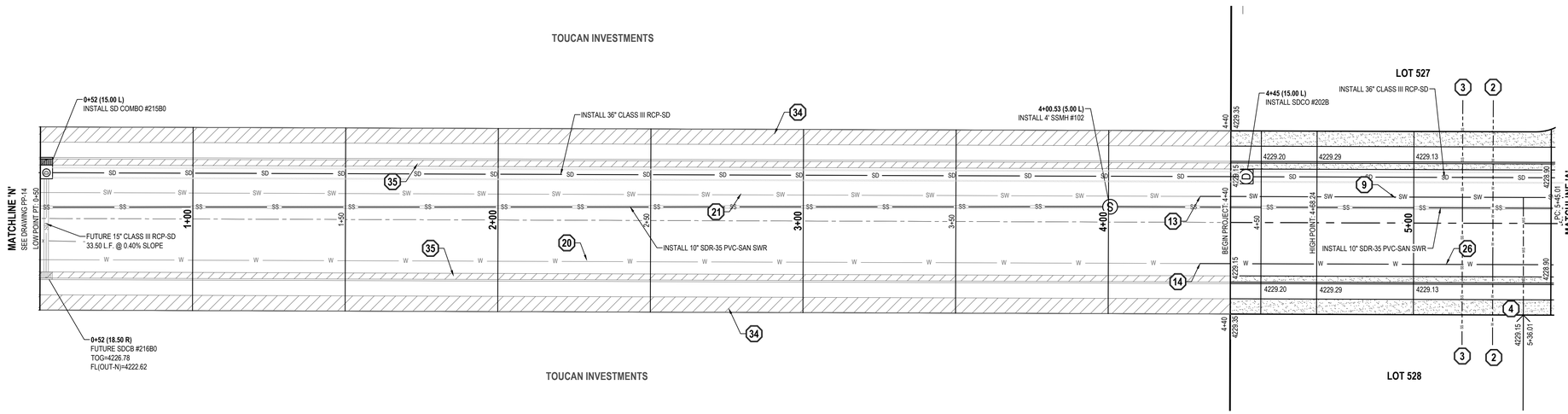
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2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8
3. 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17.
4. 1" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21.
5. 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
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13. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
14. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
15. FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
16. 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
17. EXISTING FIRE HYDRANT
18. PROVIDE "TEE" CONNECTION OF PROPOSED LINE TO EXISTING WITH (3) VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
19. INSTALL CULINARY WATERLINE SAMPLING STATION
20. FUTURE 10" DR14 C900 PVC CULINARY WATERLINE BY OTHERS
21. FUTURE 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE BY OTHERS
22. CONTRACTOR TO POTHOLE EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY CONFLICTS
23. FUTURE "TEE" CONNECTION TO EXISTING LINE WITH (3) VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
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26. 10" DR14 C900 PVC CULINARY WATERLINE
27. 10" GATE VALVE PER SYRACUSE STANDARD DETAIL 1, SHEET 9
28. 6" SECONDARY WATERLINE DRAIN
29. PROTECT EXISTING MAILBOX
30. EXISTING CONCRETE DITCH
31. EXISTING POWER POLE
32. EXISTING TELEPHONE BOX
33. SAWCUT ASPHALT FOR STRAIGHT, CLEAN EDGE
34. FUTURE SIDEWALK
35. FUTURE CURB AND GUTTER
36. EXISTING EDGE OF ASPHALT



KEY MAP
NOT TO SCALE

TOUCAN INVESTMENTS



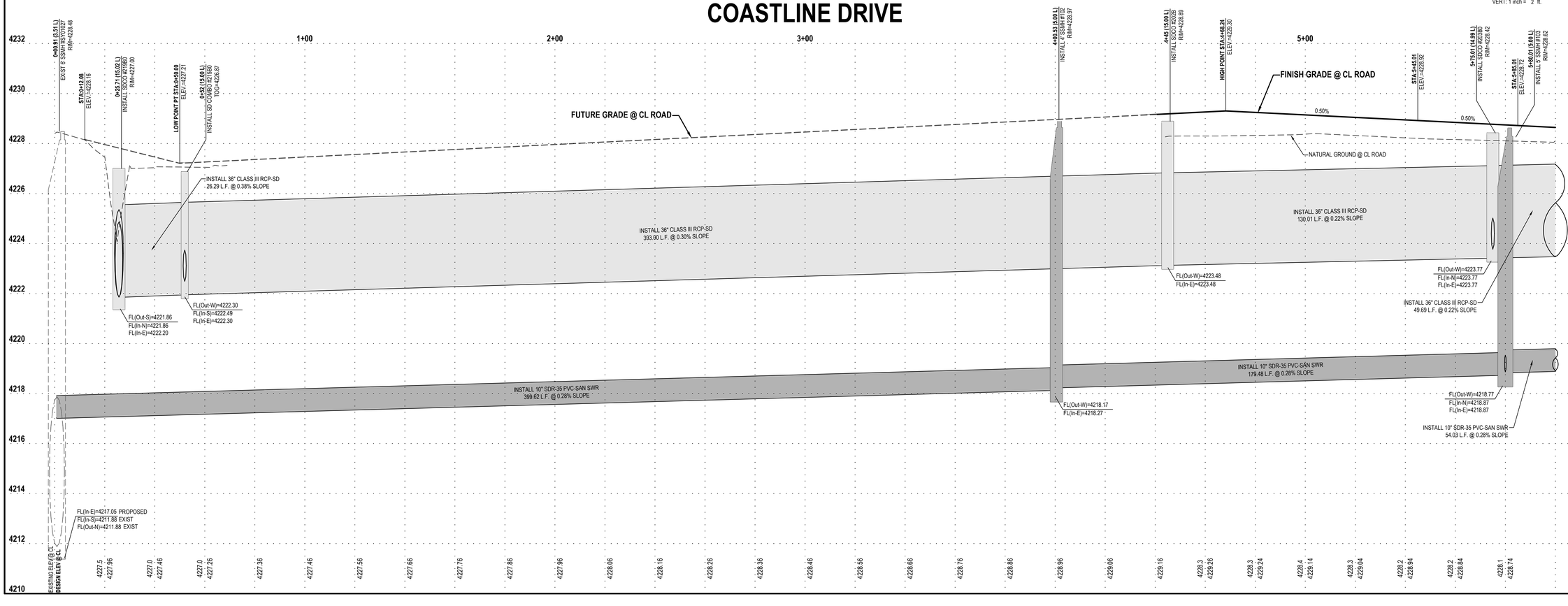
TOUCAN INVESTMENTS

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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VERT: 1 inch = 2 ft.

COASTLINE DRIVE



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PHASE 4 AND 5
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SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHELLEY
STATE OF UTAH

NO.	DATE	REVISION	BY
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COASTLINE DRIVE PLAN AND PROFILE

PROJECT NUMBER: 8508A
PRINT DATE: 9/27/20
DRAWN BY: J.MOSS
CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON

PP-1

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BENCHMARK

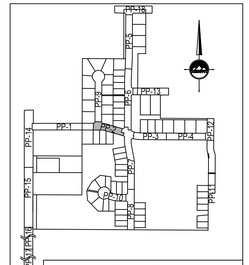
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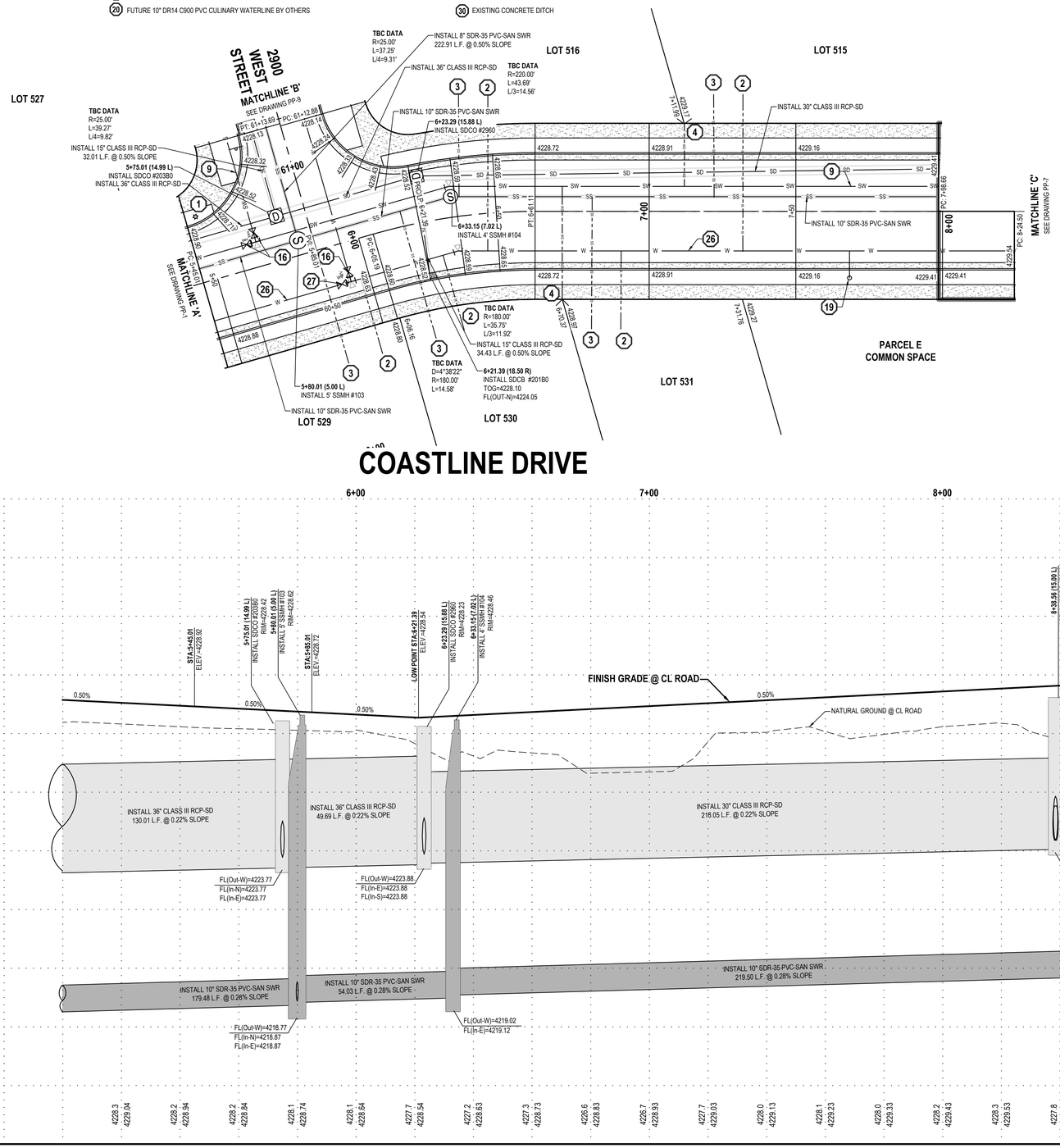
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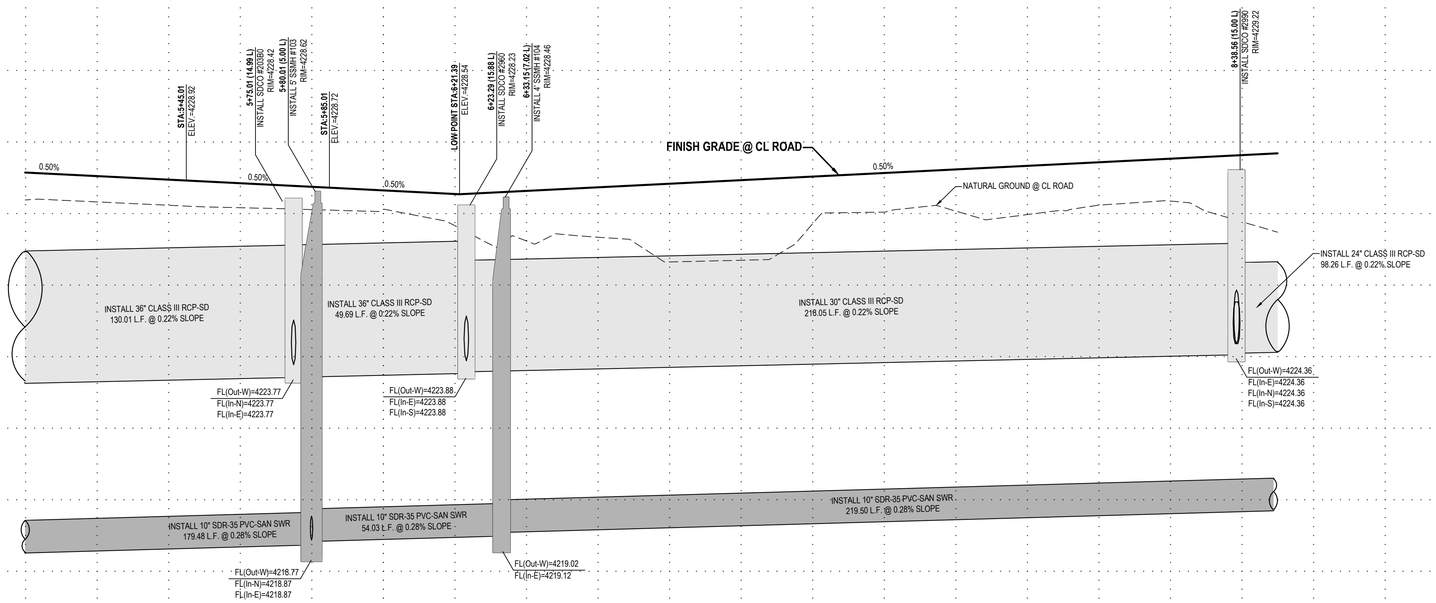
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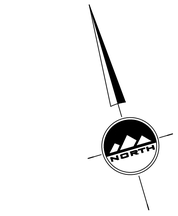


KEY MAP
NOT TO SCALE



COASTLINE DRIVE





HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
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COASTLINE DRIVE
PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-2

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

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BENCHMARK

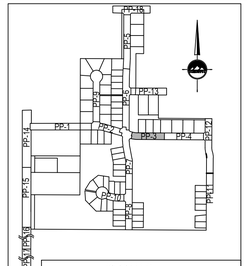
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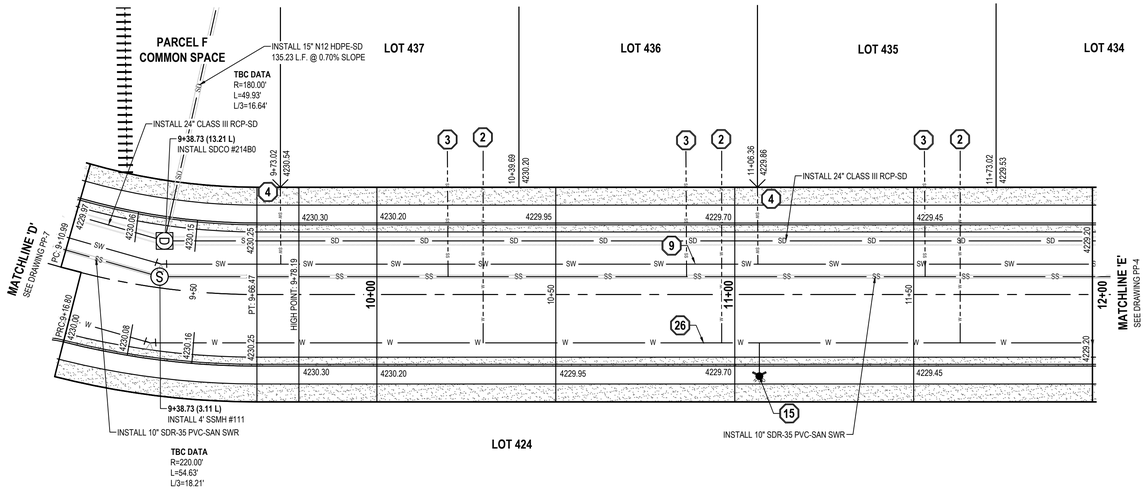
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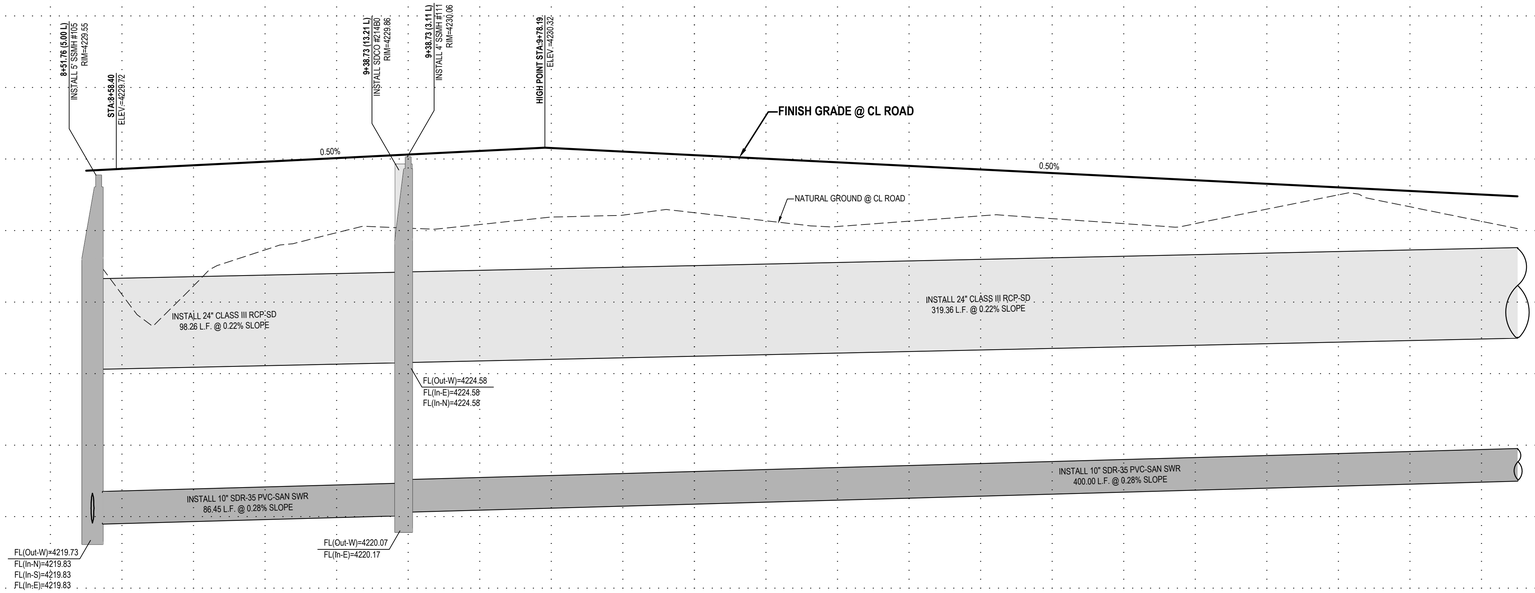
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KEY MAP
NOT TO SCALE



COASTLINE DRIVE



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
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PROFESSIONAL ENGINEER
No. 10246838-2202
9-25-2020
STATE OF UTAH
TIMOTHY JAMES WILLMORE

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COASTLINE DRIVE
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
8508A	9/27/20
DRAWN BY	CHECKED BY
J.MOSS	C.WILLMORE
PROJECT MANAGER	
C.PRESTON	

PP-3

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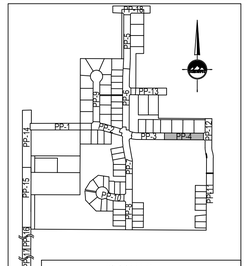
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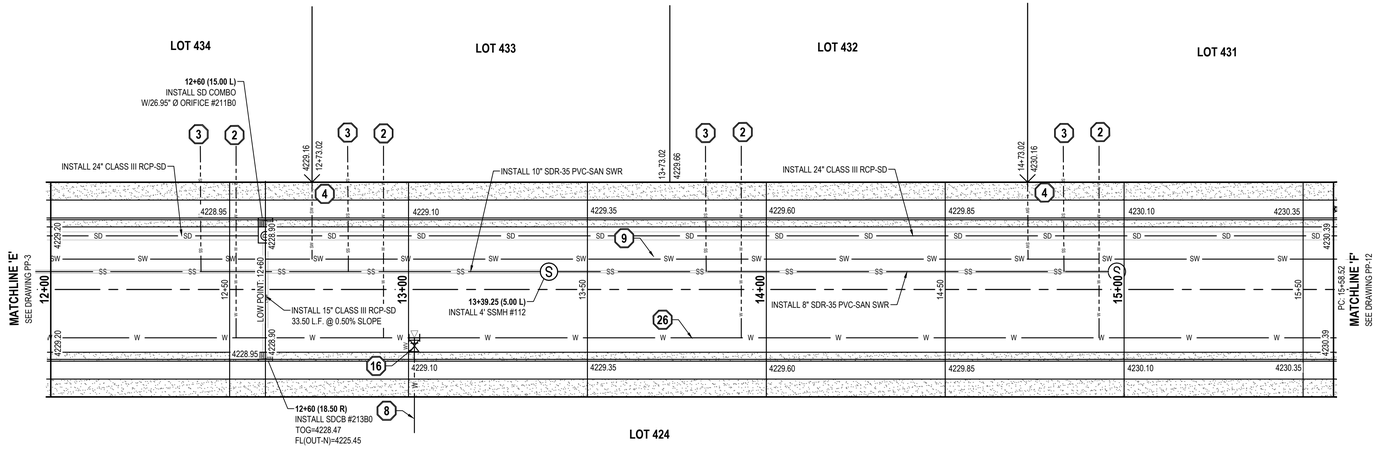
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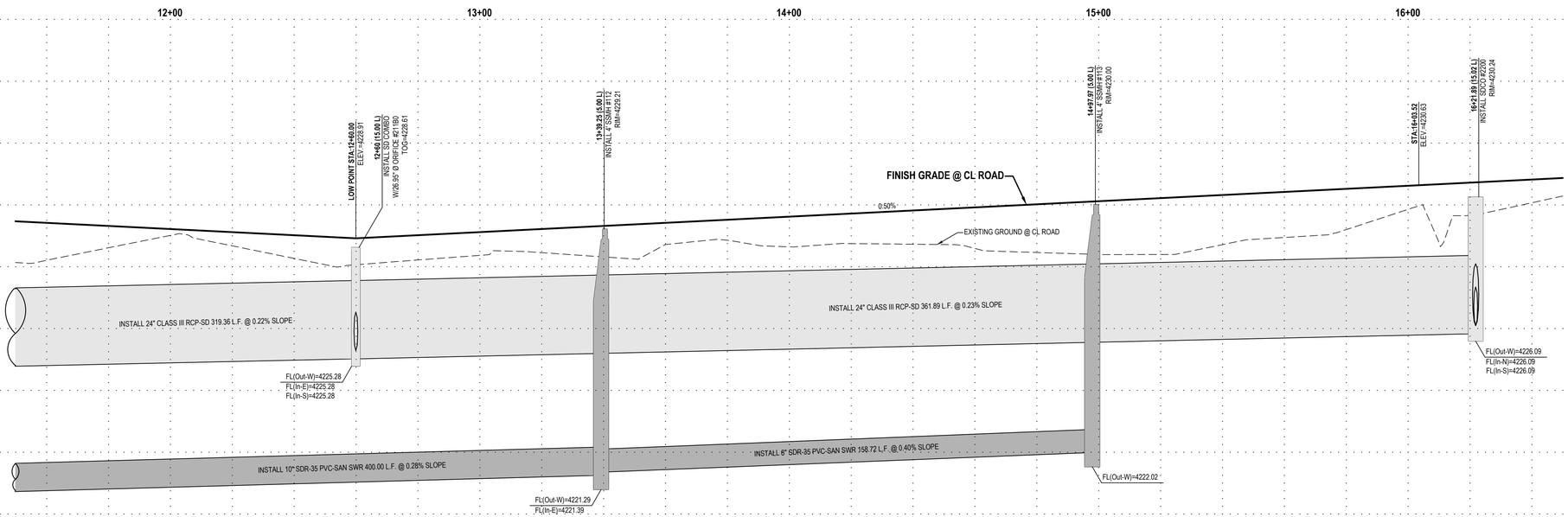
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27. 10" GATE VALVE PER SYRACUSE STANDARD DETAIL 1, SHEET 9
28. 6" SECONDARY WATERLINE DRAIN
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31. EXISTING POWER POLE
32. EXISTING TELEPHONE BOX
33. SAWCUT ASPHALT FOR STRAIGHT, CLEAN EDGE
34. FUTURE SIDEWALK
35. FUTURE CURB AND GUTTER
36. EXISTING EDGE OF ASPHALT



KEY MAP
NOT TO SCALE



COASTLINE DRIVE





HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

ENSIGN
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

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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
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5			
6			
7			
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COASTLINE DRIVE PLAN AND PROFILE

PROJECT NUMBER: 8508A
PRINT DATE: 9/27/20
DRAWN BY: J.MOSS
CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON

PP-4

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

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BENCHMARK

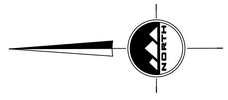
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

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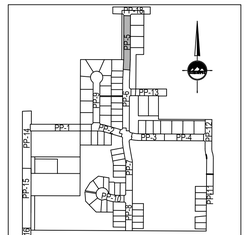
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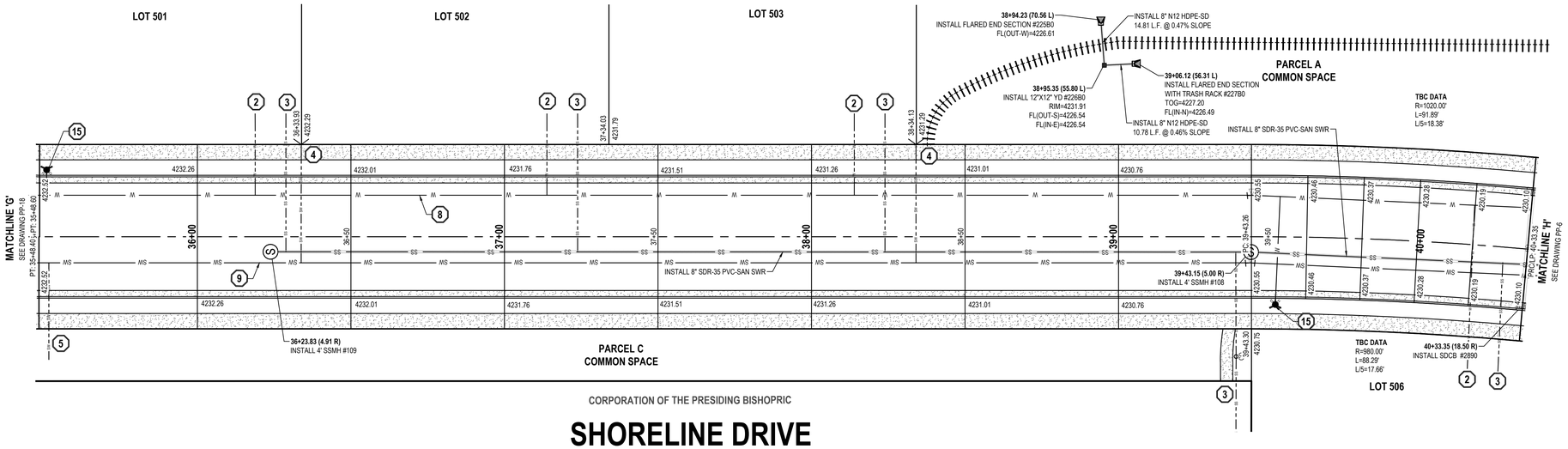
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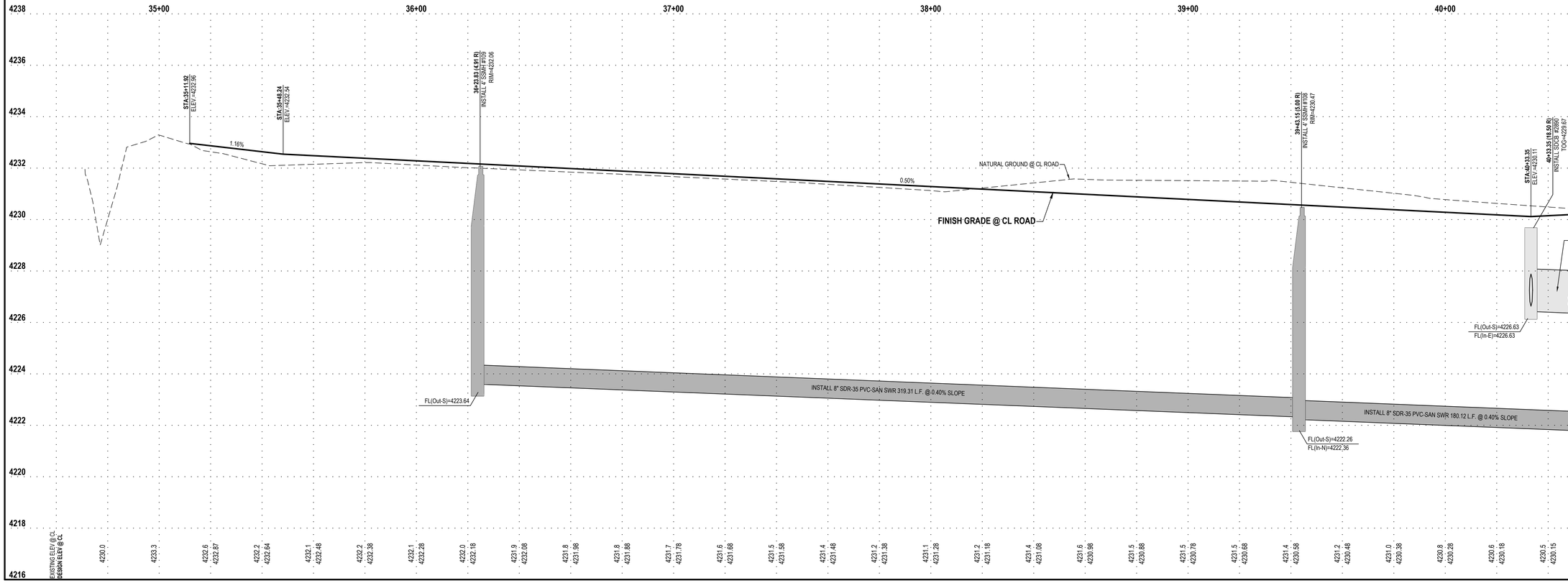


KEY MAP
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CORPORATION OF THE PRESIDING BISHOPRIC

SHORELINE DRIVE



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SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHEFFIELD
STATE OF UTAH

NO.	DATE	REVISION	BY
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SHORELINE DRIVE
PLAN AND PROFILE

PROJECT NUMBER: 8508A
PRINT DATE: 9/27/20
DRAWN BY: J.MOSS
CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON

PP-5

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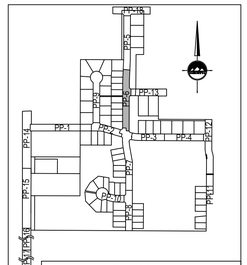
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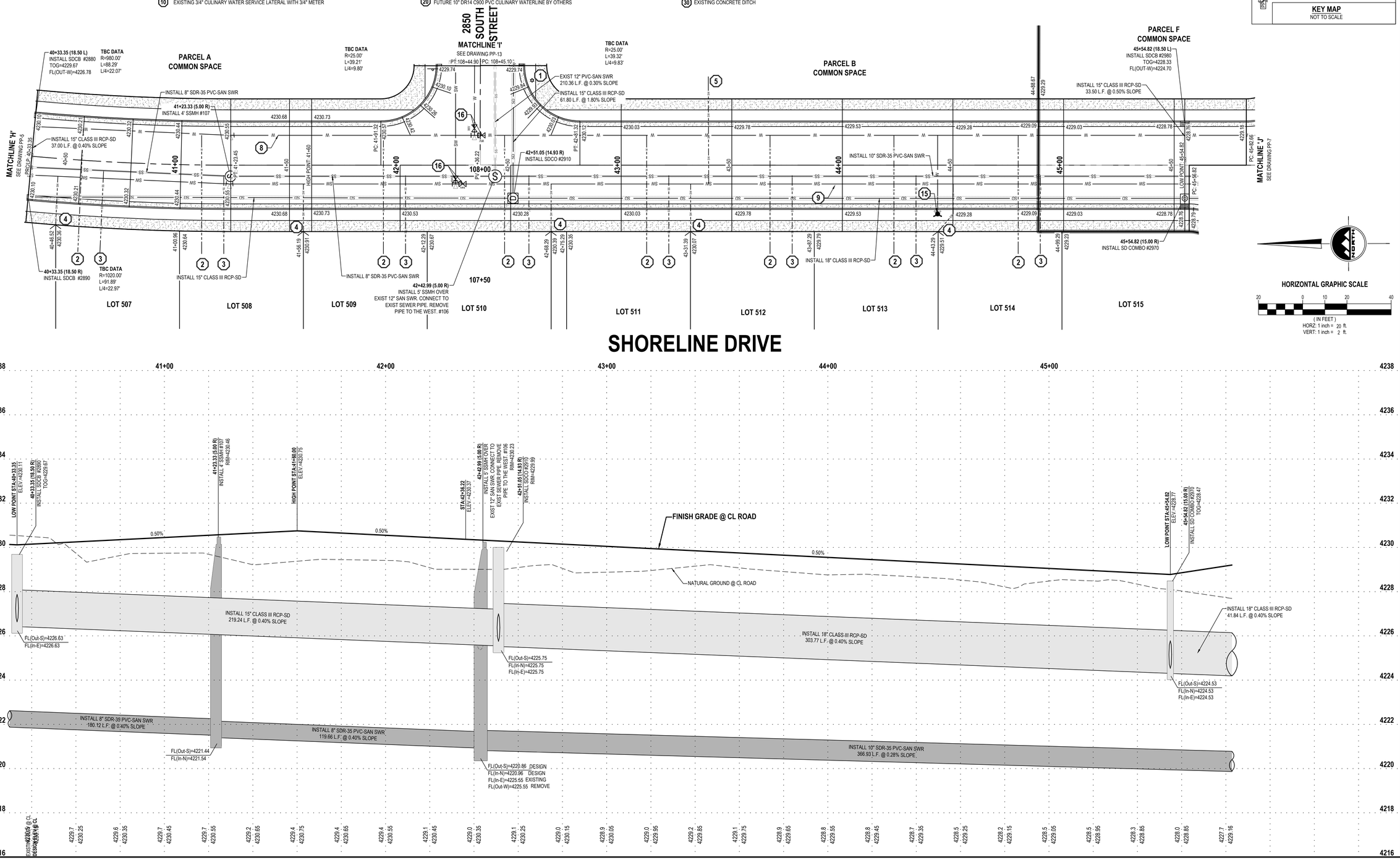
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KEY MAP
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FOR:
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1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
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SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES WILLMORE
STATE OF UTAH

NO.	DATE	REVISION	BY
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SHORELINE DRIVE
PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-6

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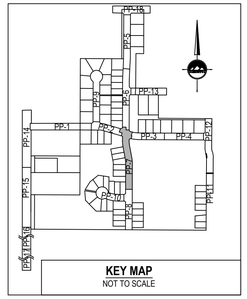
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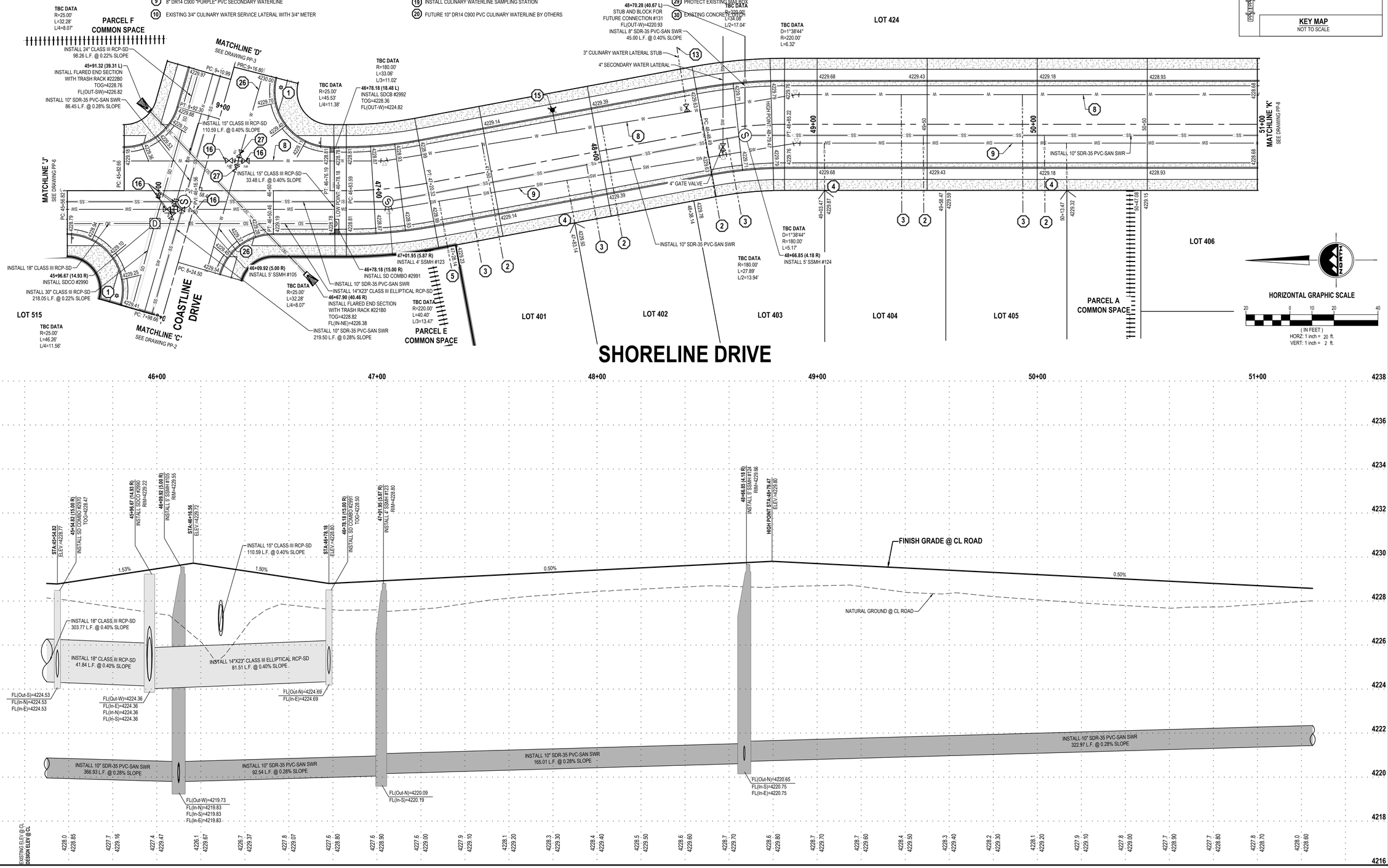
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KEY MAP
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SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
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PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHEFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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SHORELINE DRIVE
PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-7

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BENCHMARK

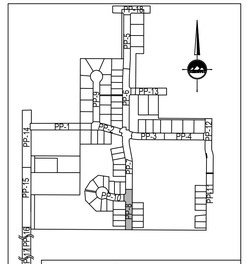
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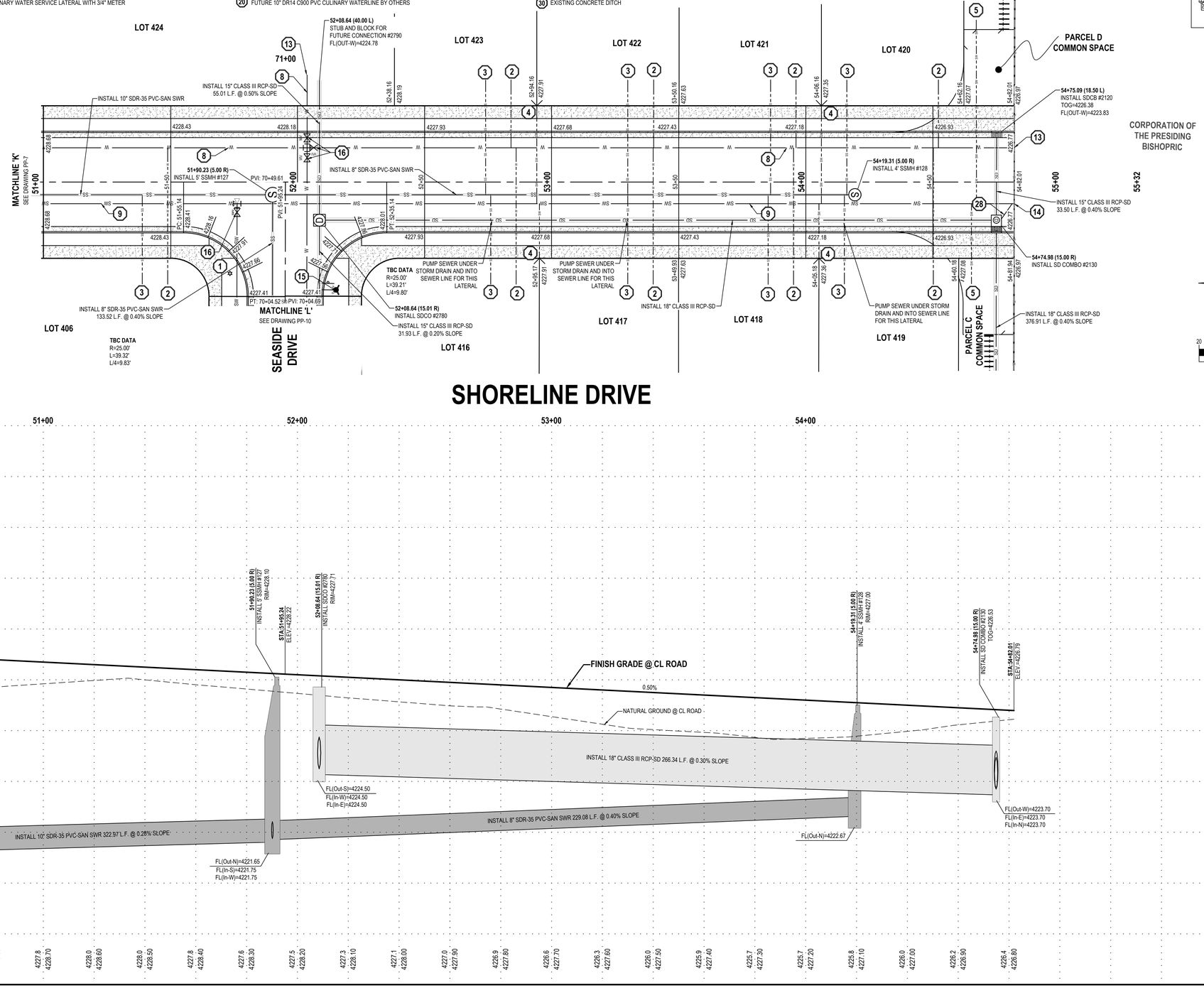
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SHORELINE DRIVE PLAN AND PROFILE

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DRAWN BY J.MOSS	CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON	

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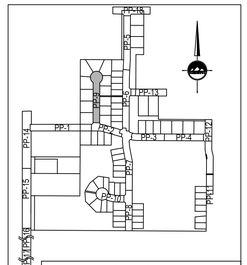
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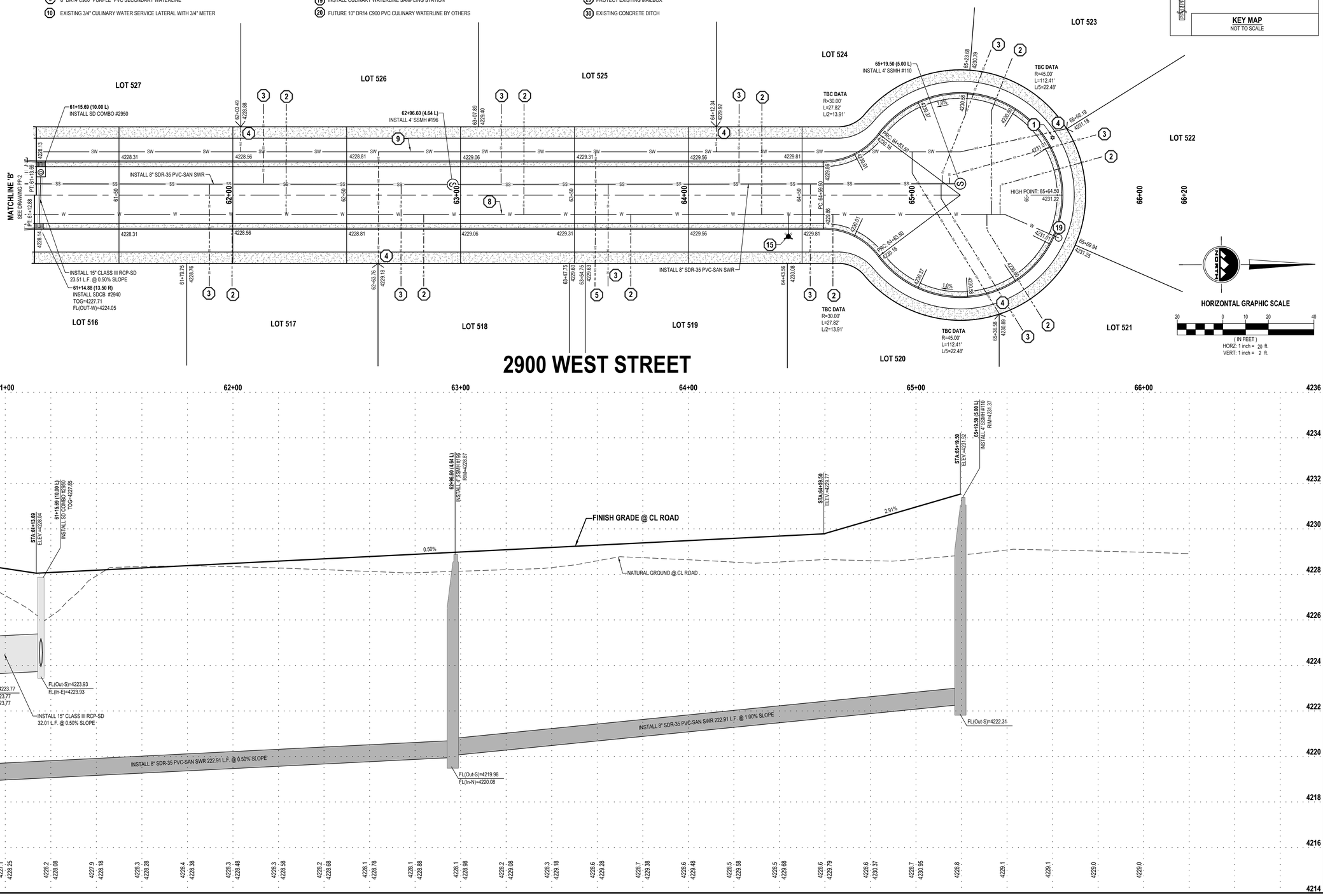
ELEVATION = 4235.664.

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:

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4. 1" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21.
5. 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
8. 8" DR14 C900 PVC CULINARY WATERLINE
9. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
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11. EXISTING 4" SANITARY SEWER SERVICE LATERAL
12. EXISTING 1" DOUBLE SECONDARY WATER SERVICE LATERAL WITH 1" METERS.
13. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
14. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
15. FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
16. 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
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29. PROTECT EXISTING MAILBOX
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31. EXISTING POWER POLE
32. EXISTING TELEPHONE BOX
33. SAWCUT ASPHALT FOR STRAIGHT, CLEAN EDGE
34. FUTURE SIDEWALK
35. FUTURE CURB AND GUTTER
36. EXISTING EDGE OF ASPHALT





2900 WEST STREET

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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SALT LAKE CITY
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TOOELE
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FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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6			
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8			

2900 WEST STREET PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-9

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

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

BENCHMARK

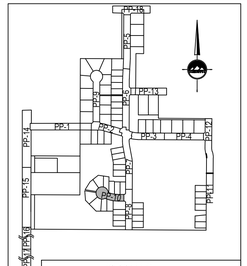
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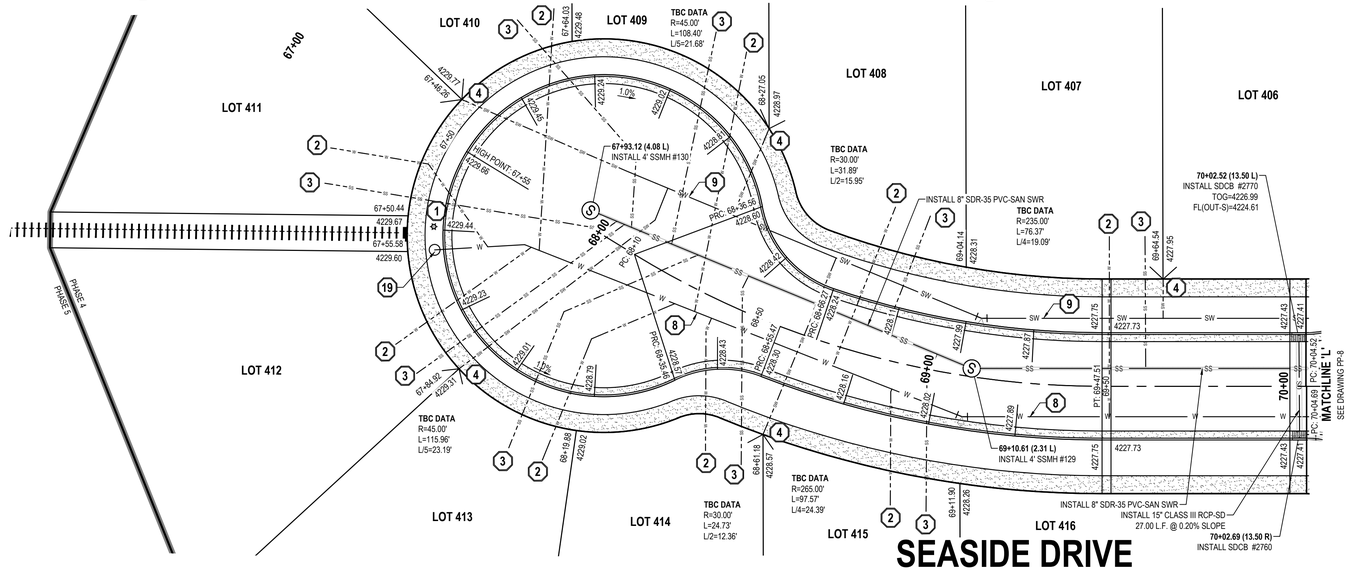
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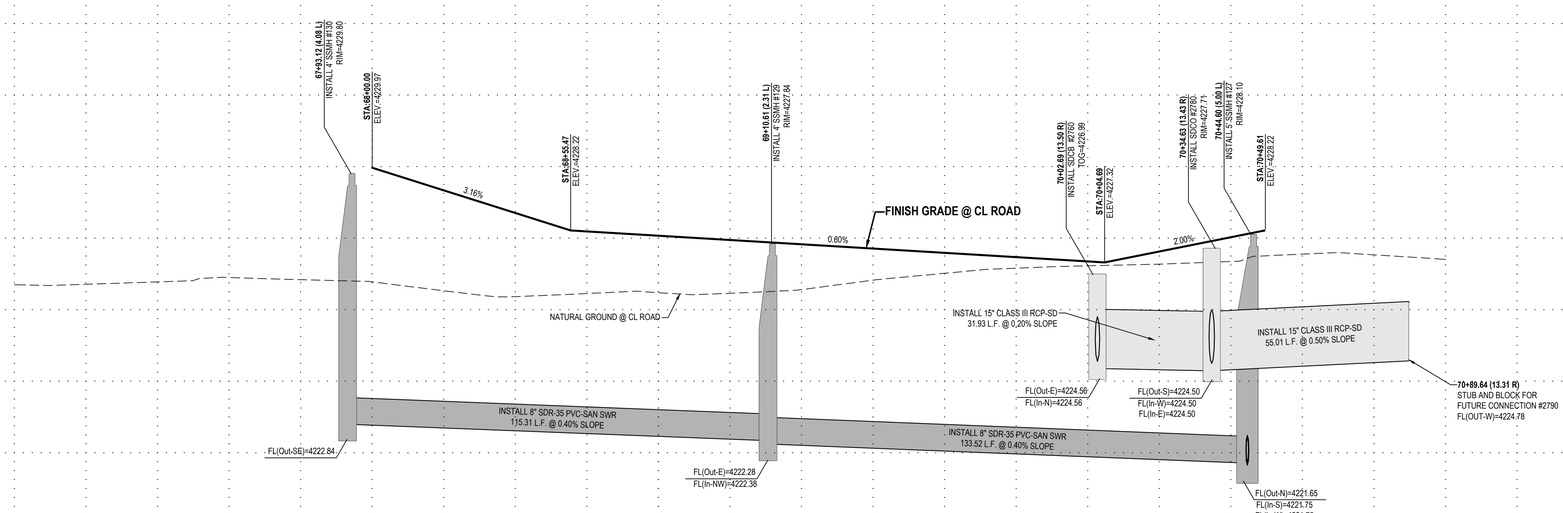
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KEY MAP
NOT TO SCALE





HORIZONTAL GRAPHIC SCALE

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PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10246838-2202
9-25-2020
STATE OF UTAH
TIMOTHY JAMES PRESTON

NO.	DATE	REVISION	BY
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SEASIDE DRIVE
PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-10

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BENCHMARK

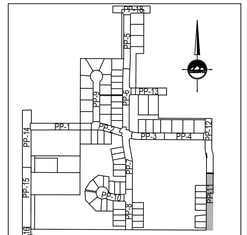
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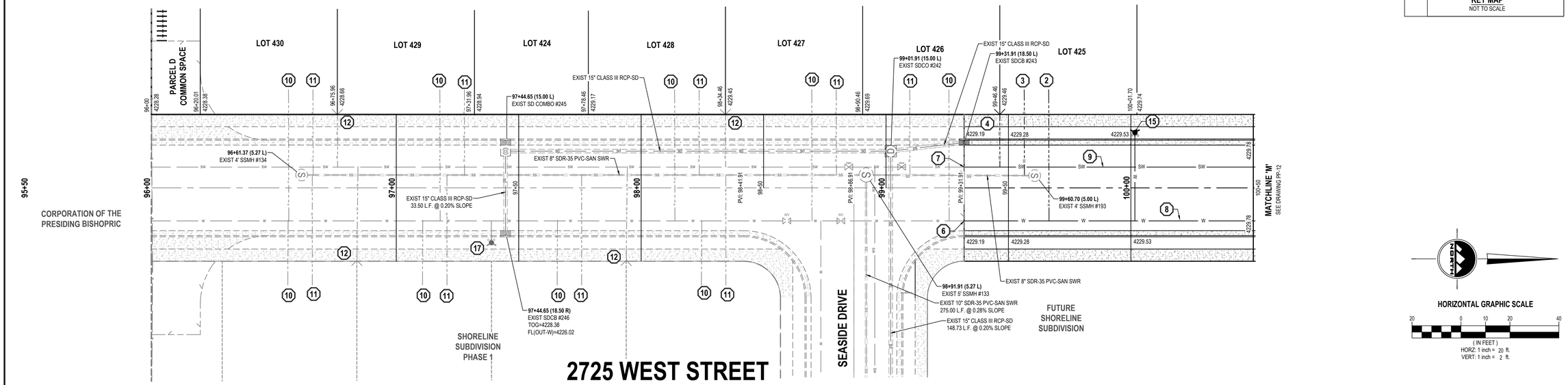
SCOPE OF WORK:

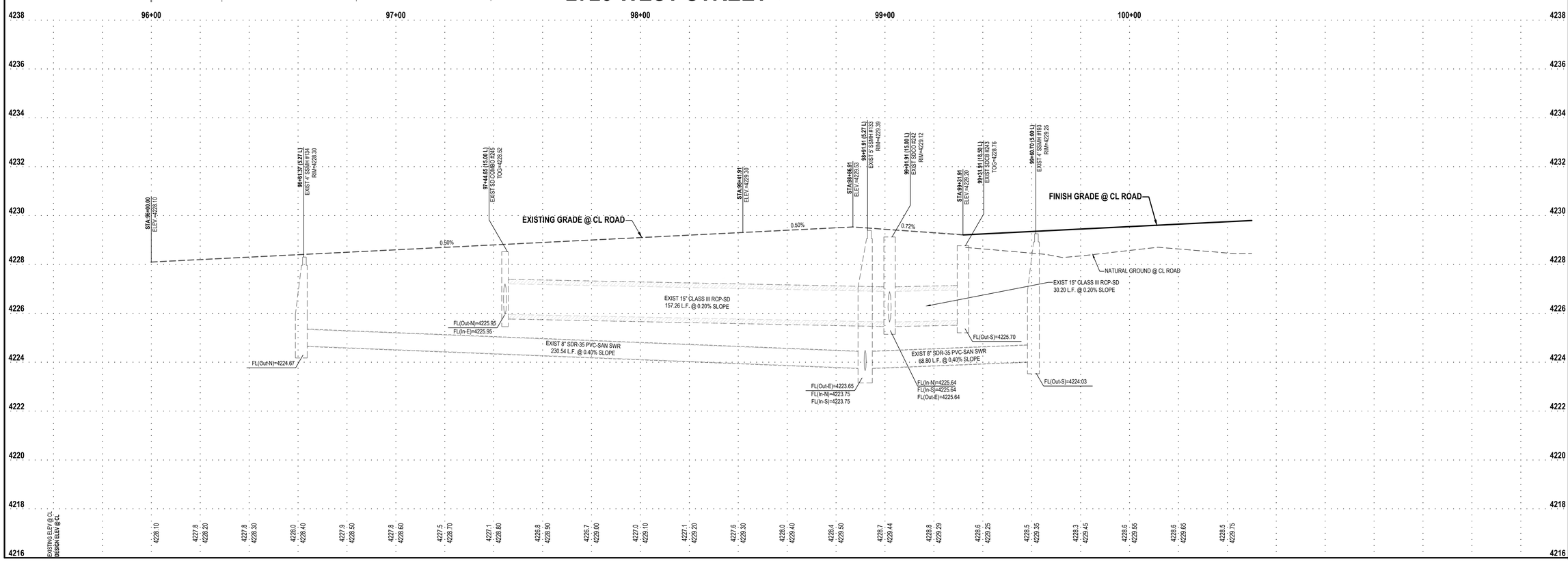
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KEY MAP
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HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES WILLMORE
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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2725 WEST STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
8508A	9/27/20
DRAWN BY	CHECKED BY
J.MOSS	C.WILLMORE
PROJECT MANAGER	
C.PRESTON	

PP-11

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@ 811 AT LEAST 48 HOURS
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BENCHMARK

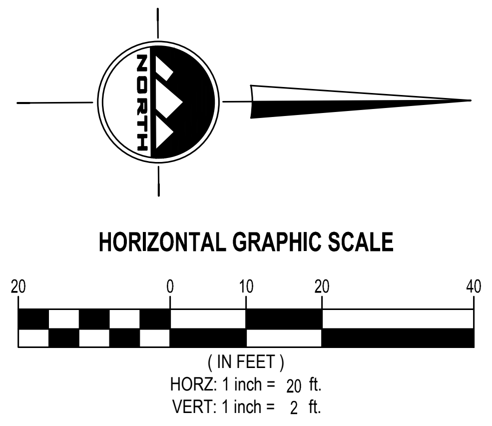
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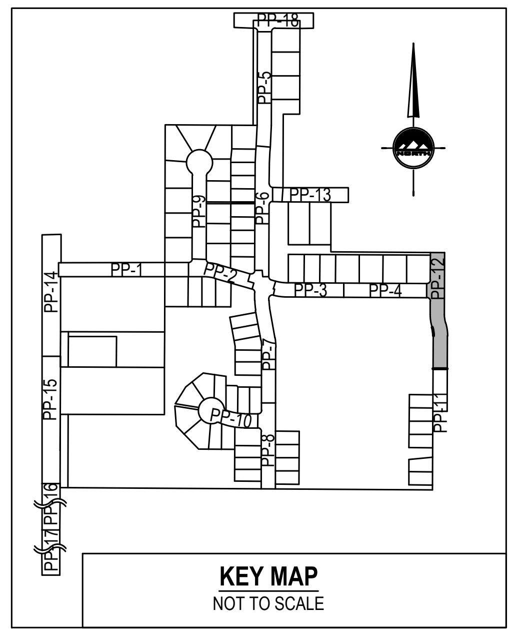
ELEVATION = 4235.664.

SCOPE OF WORK:

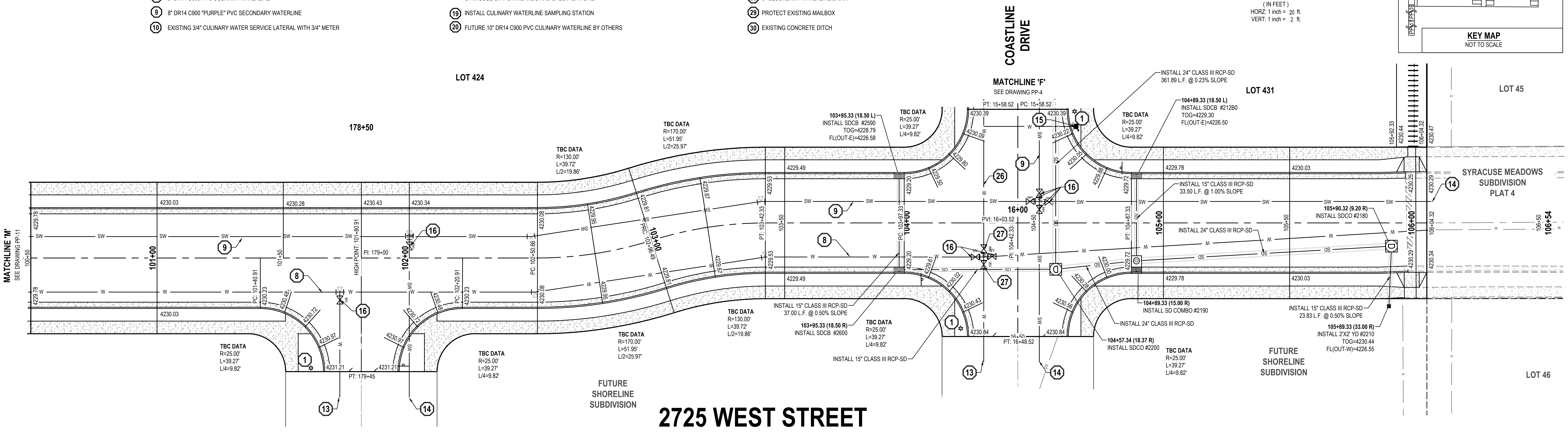
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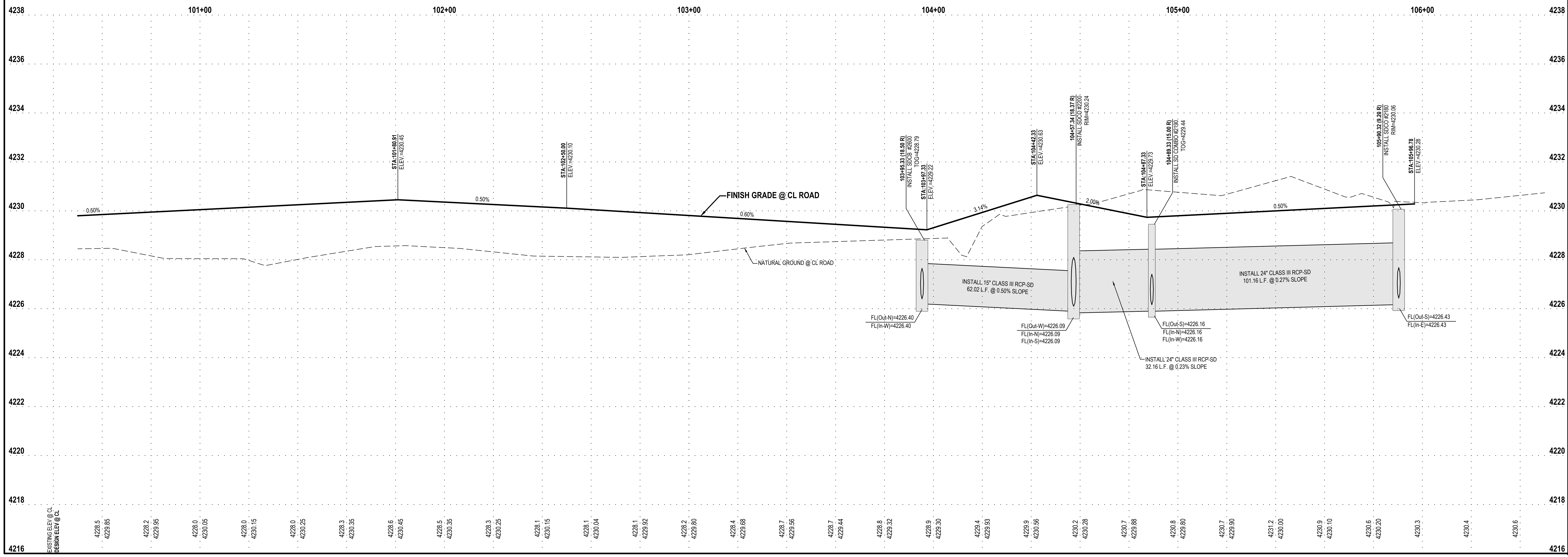




KEY MAP
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2725 WEST STREET



ENSIGN
THE STANDARD IN ENGINEERING

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No. 10234838-2202
9-25-2020
TIMOTHY JAMES SHAFFER

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2725 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER 8508A	PRINT DATE 9/27/20
DRAWN BY J.MOSS	CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON	

PP-12

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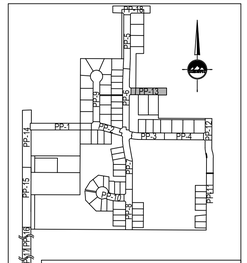
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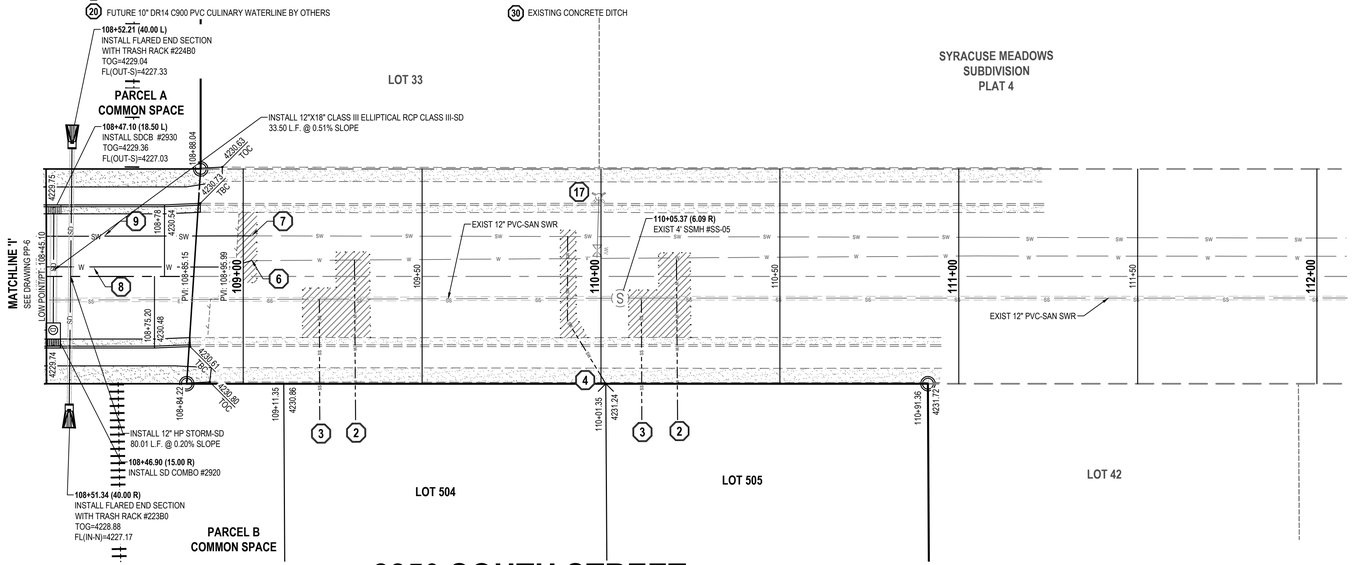
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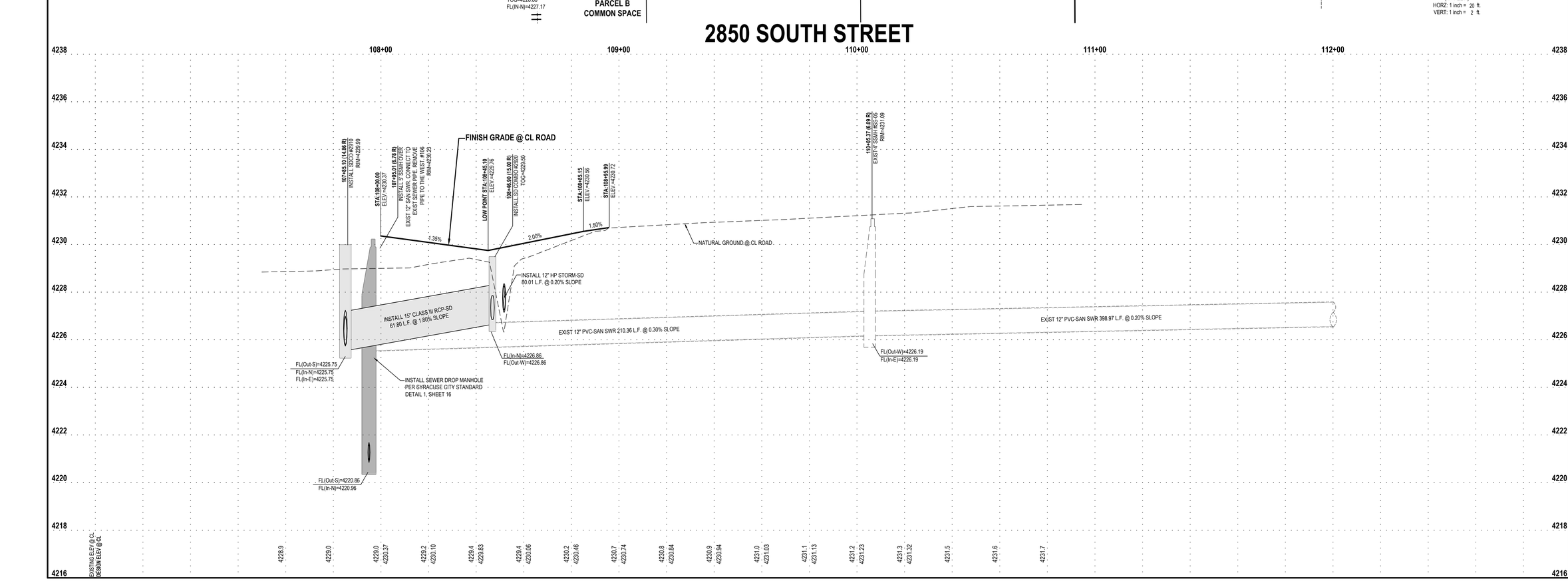
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32. EXISTING TELEPHONE BOX
33. SAWCUT ASPHALT FOR STRAIGHT, CLEAN EDGE
34. FUTURE SIDEWALK
35. FUTURE CURB AND GUTTER
36. EXISTING EDGE OF ASPHALT



KEY MAP
NOT TO SCALE



2850 SOUTH STREET



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10248838-2202
9-25-2020
STATE OF UTAH
TIMOTHY JAMES WHITE

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

2850 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/28/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-13

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

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

BENCHMARK

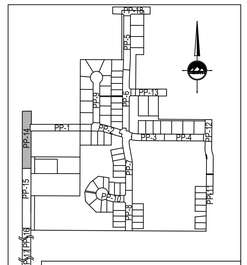
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

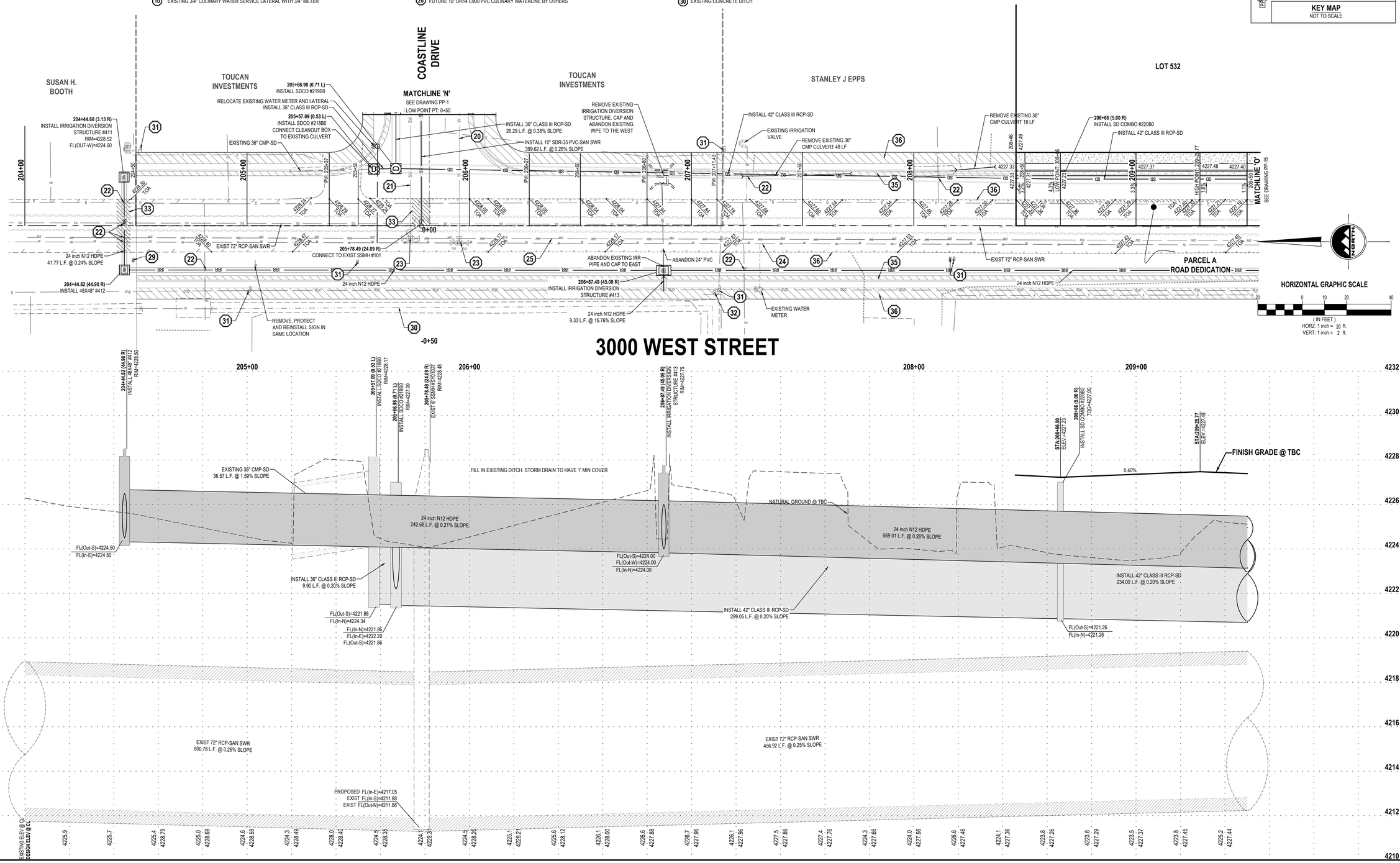
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PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHEFFIELD
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3000 WEST STREET PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-14

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BENCHMARK

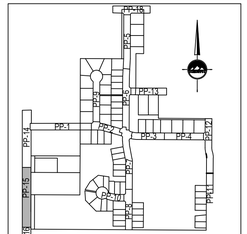
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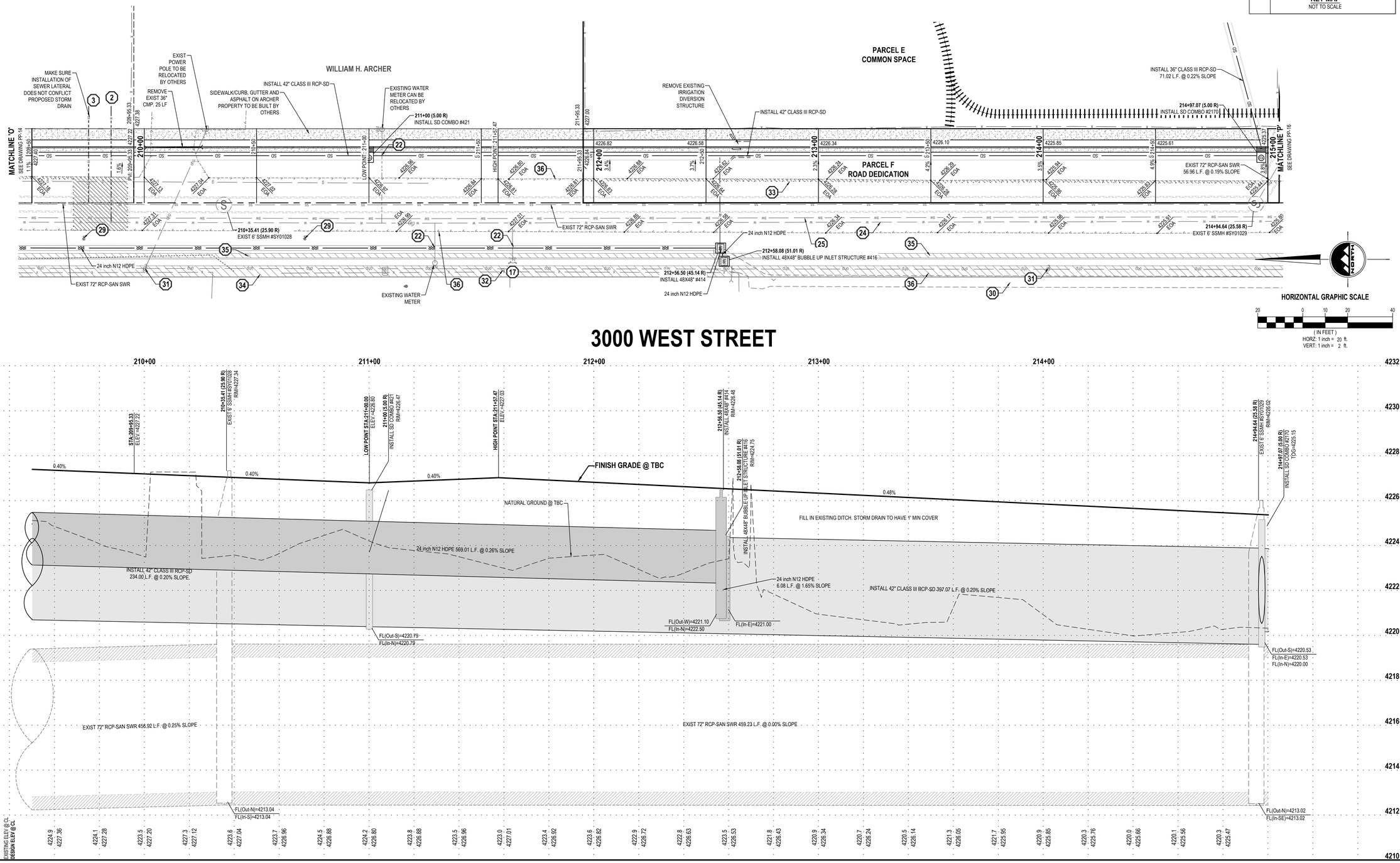
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PHASE 4 AND 5
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PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHELTON
STATE OF UTAH

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3000 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER 8508A
PRINT DATE 9/27/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

PP-15

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BENCHMARK

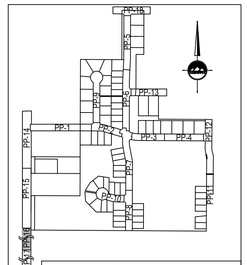
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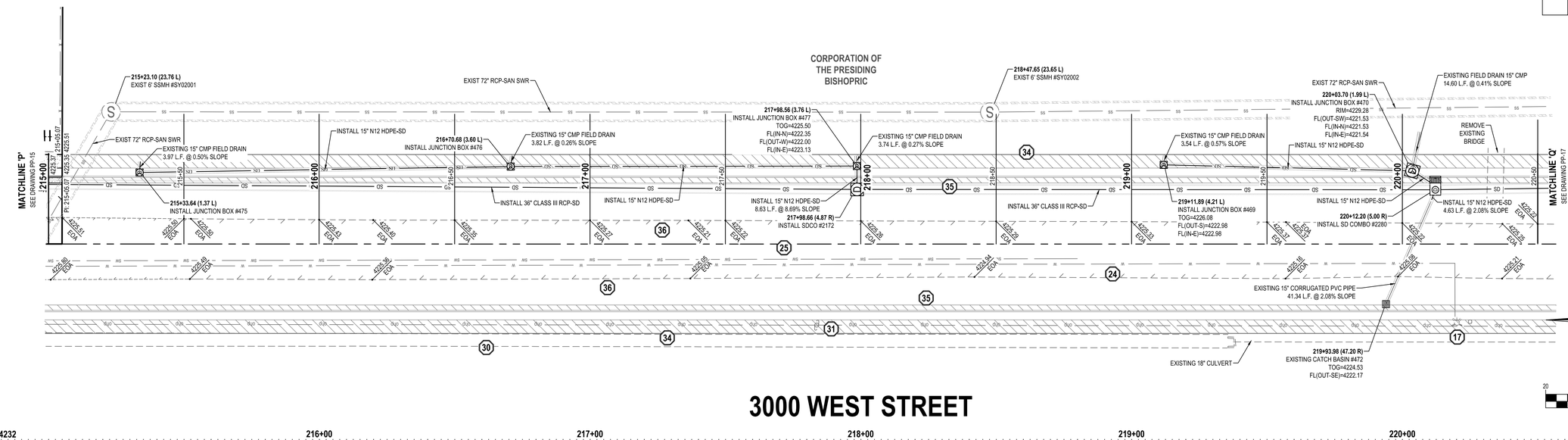
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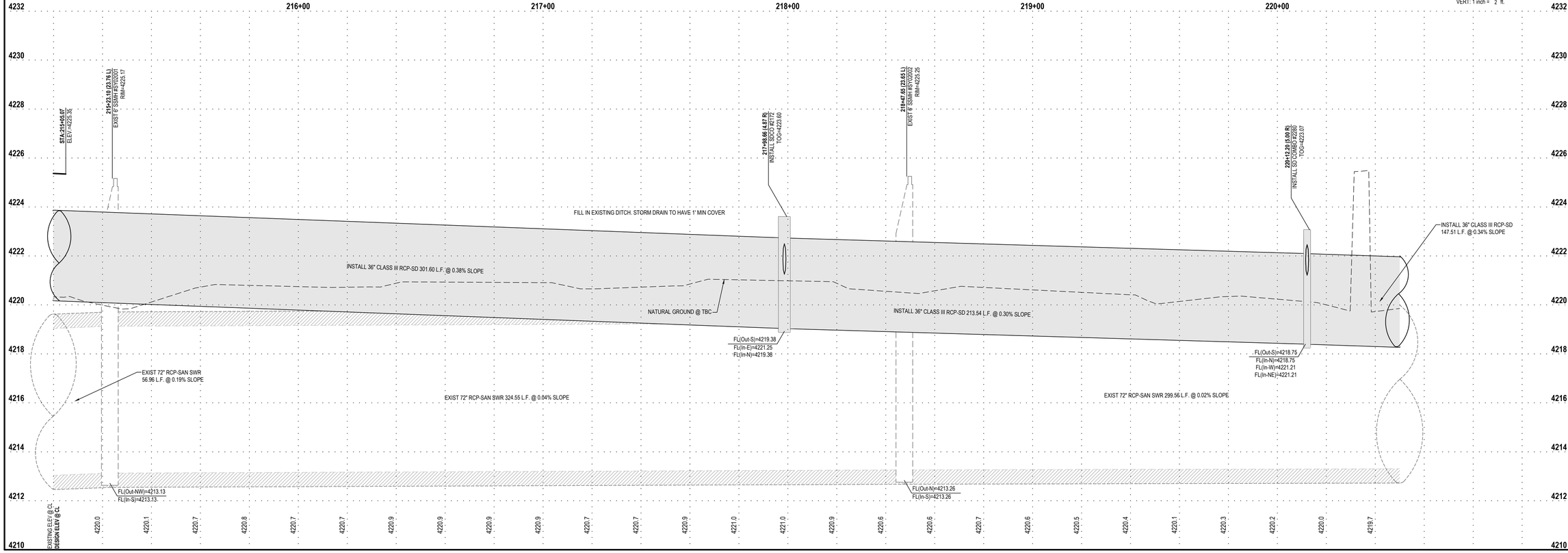
KEY MAP
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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
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3000 WEST STREET



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THE STANDARD IN ENGINEERING

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3000 WEST STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
8508A	9/28/20
DRAWN BY	CHECKED BY
J.MOSS	C.WILLMORE
PROJECT MANAGER	
C.PRESTON	

PP-16

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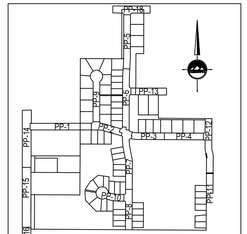
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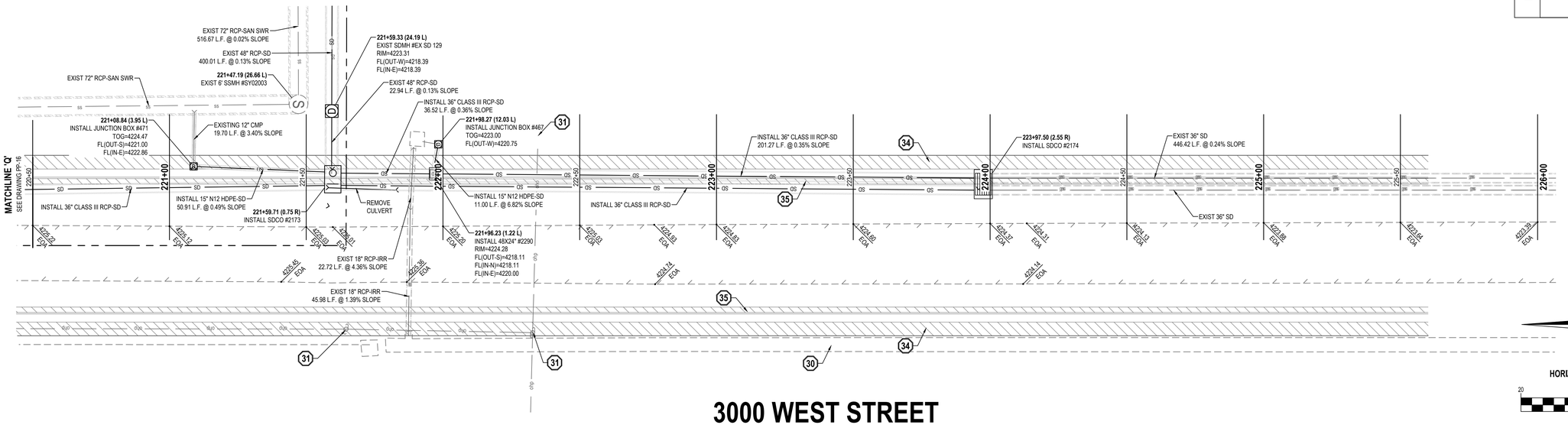
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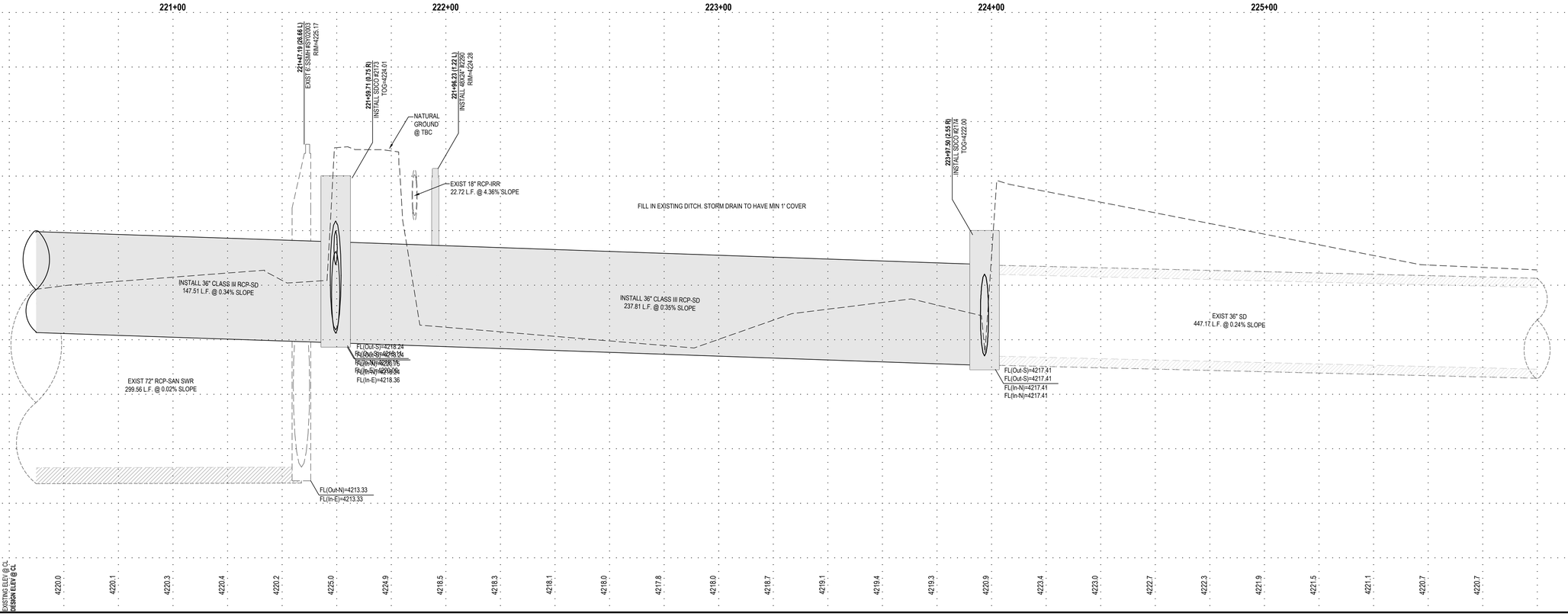
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3000 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER: 8508A
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CHECKED BY: C.WILLMORE
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

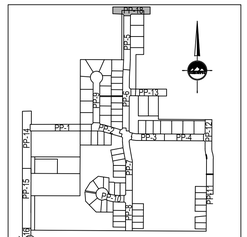
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

SCOPE OF WORK:

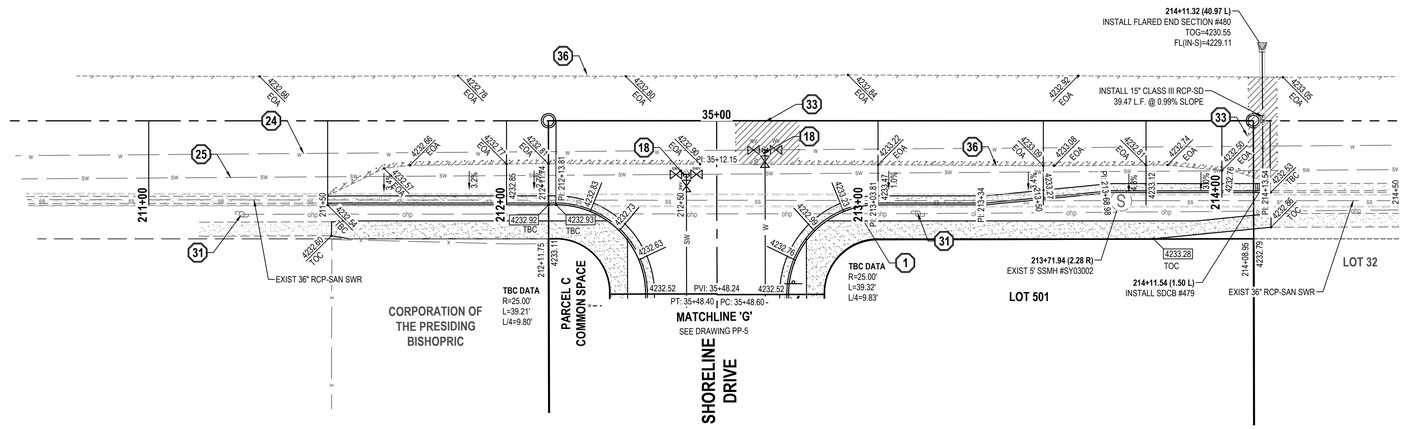
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

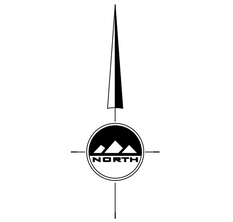
1. STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.
2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8
3. 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17.
4. 1" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21.
5. 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
8. 8" DR14 C900 PVC CULINARY WATERLINE
9. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
10. EXISTING 3/4" CULINARY WATER SERVICE LATERAL WITH 3/4" METER
11. EXISTING 4" SANITARY SEWER SERVICE LATERAL
12. EXISTING 1" DOUBLE SECONDARY WATER SERVICE LATERAL WITH 1" METERS.
13. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
14. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION
15. FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
16. 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
17. EXISTING FIRE HYDRANT
18. PROVIDE "TEE" CONNECTION OF PROPOSED LINE TO EXISTING WITH (3) VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
19. INSTALL CULINARY WATERLINE SAMPLING STATION
20. FUTURE 10" DR14 C900 PVC CULINARY WATERLINE BY OTHERS
21. FUTURE 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE BY OTHERS
22. CONTRACTOR TO POTHOLE EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY CONFLICTS
23. FUTURE "TEE" CONNECTION TO EXISTING LINE WITH (3) VALVES FLANGED TO THE TEE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
24. EXISTING CULINARY WATERLINE
25. EXISTING SECONDARY WATERLINE
26. 10" DR14 C900 PVC CULINARY WATERLINE
27. 10" GATE VALVE PER SYRACUSE STANDARD DETAIL 1, SHEET 9
28. 6" SECONDARY WATERLINE DRAIN
29. PROTECT EXISTING MAILBOX
30. EXISTING CONCRETE DITCH
31. EXISTING POWER POLE
32. EXISTING TELEPHONE BOX
33. SAWCUT ASPHALT FOR STRAIGHT, CLEAN EDGE
34. FUTURE SIDEWALK
35. FUTURE CURB AND GUTTER
36. EXISTING EDGE OF ASPHALT



KEY MAP
NOT TO SCALE

34+50



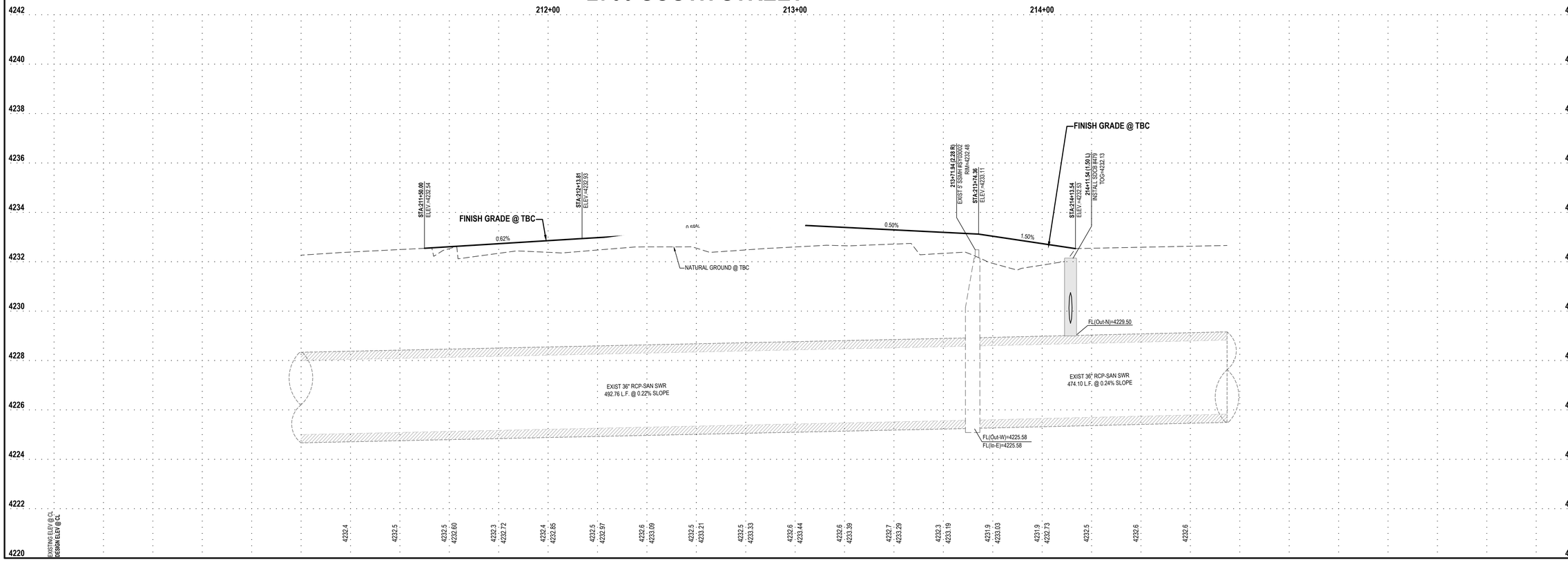


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

2700 SOUTH STREET



ENSIGN
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:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

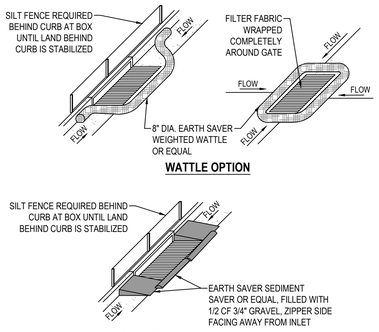
PROFESSIONAL ENGINEER
No. 10214838-2202
9-25-2020
TIMOTHY JAMES SHEFFIELD
STATE OF UTAH

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

2700 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER: 8508A
PRINT DATE: 9/27/20
DRAWN BY: J.MOSS
CHECKED BY: C.WILLMORE
PROJECT MANAGER: C.PRESTON

PP-18

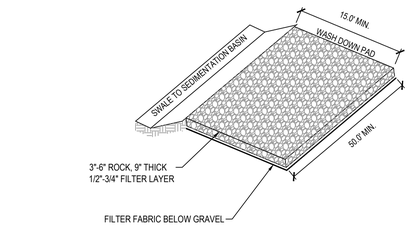


NOTES:

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" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

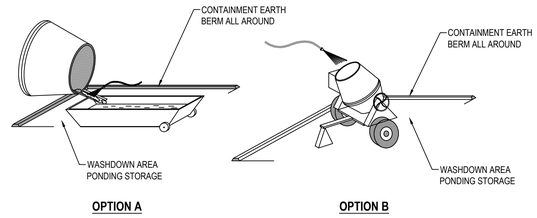


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

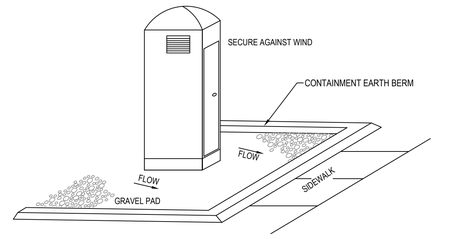
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



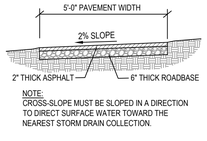
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



4 PORTABLE TOILET

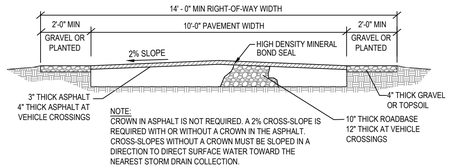
SCALE: NONE



NOTE:
CROSS-SLOPE MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

5 SITE PEDESTRIAN TRAIL SECTION

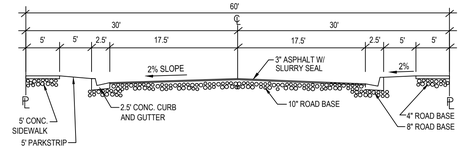
SCALE: NONE



NOTE:
CROWN IN ASPHALT IS NOT REQUIRED. A 2% CROSS-SLOPE IS REQUIRED WITH OR WITHOUT A CROWN IN THE ASPHALT. CROSS-SLOPES WITHOUT A CROWN MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

6 STANDARD TRAIL SECTION

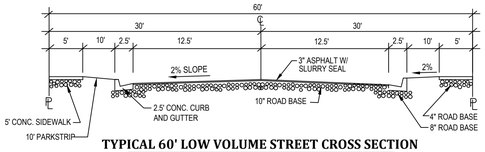
SCALE: NONE



7 TYPICAL 60' STREET CROSS SECTION

2725 WEST, COASTLINE DRIVE, SHORELINE DRIVE

SCALE: NONE



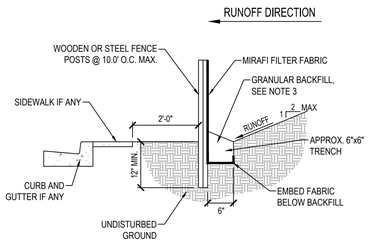
TYPICAL 60' LOW VOLUME STREET CROSS SECTION

NO SCALE

8 TYPICAL 60' LOW VOLUME STREET CROSS SECTION

SEASIDE DRIVE, 2900 WEST

SCALE: NONE

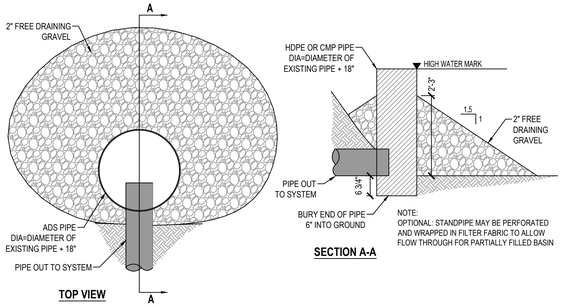


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

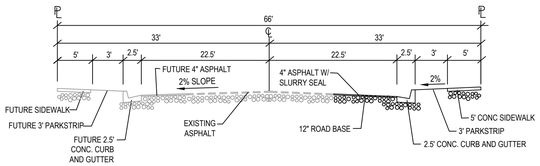
9 TEMPORARY SILT FENCE

SCALE: NONE



10 TEMPORARY BASIN OUTLET PROTECTION

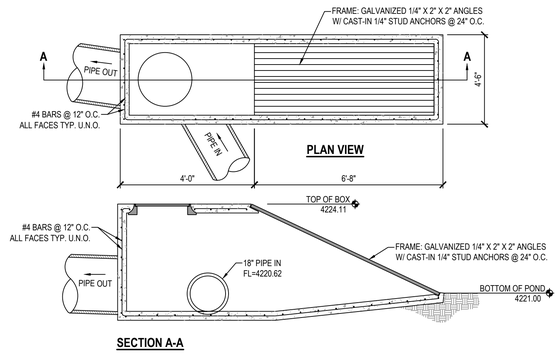
SCALE: NONE



11 TYPICAL 66' STREET CROSS SECTION

3000 WEST STREET

SCALE: NONE



SECTION A-A

9 BASIN CONTROL STRUCTURE #2160

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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919 North 400 West
Layton, UT 84041
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SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE WEST SUBDIVISION
PHASE 4 AND 5
2975 SOUTH 3000 WEST
SYRACUSE, UTAH



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

DETAILS

PROJECT NUMBER 8508A
PRINT DATE 9/28/20
DRAWN BY J.MOSS
CHECKED BY C.WILLMORE
PROJECT MANAGER C.PRESTON

C-500

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

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

SITE DATA TABLE

DESCRIPTION	AREA (sq.ft.)	PERCENTAGE
LOT AREA	2,628,509	55.8%
ONSITE PUBLIC R-O-W	1,050,214	22.4%
COMMON SPACE	994,017	21.3%
OPEN SPACE	23,814	0.5%
TOTAL	4,696,554	100%
COLLECTOR STREETS	206,295	
OVERALL AREA	4,902,849	

LOT AREA TABLE

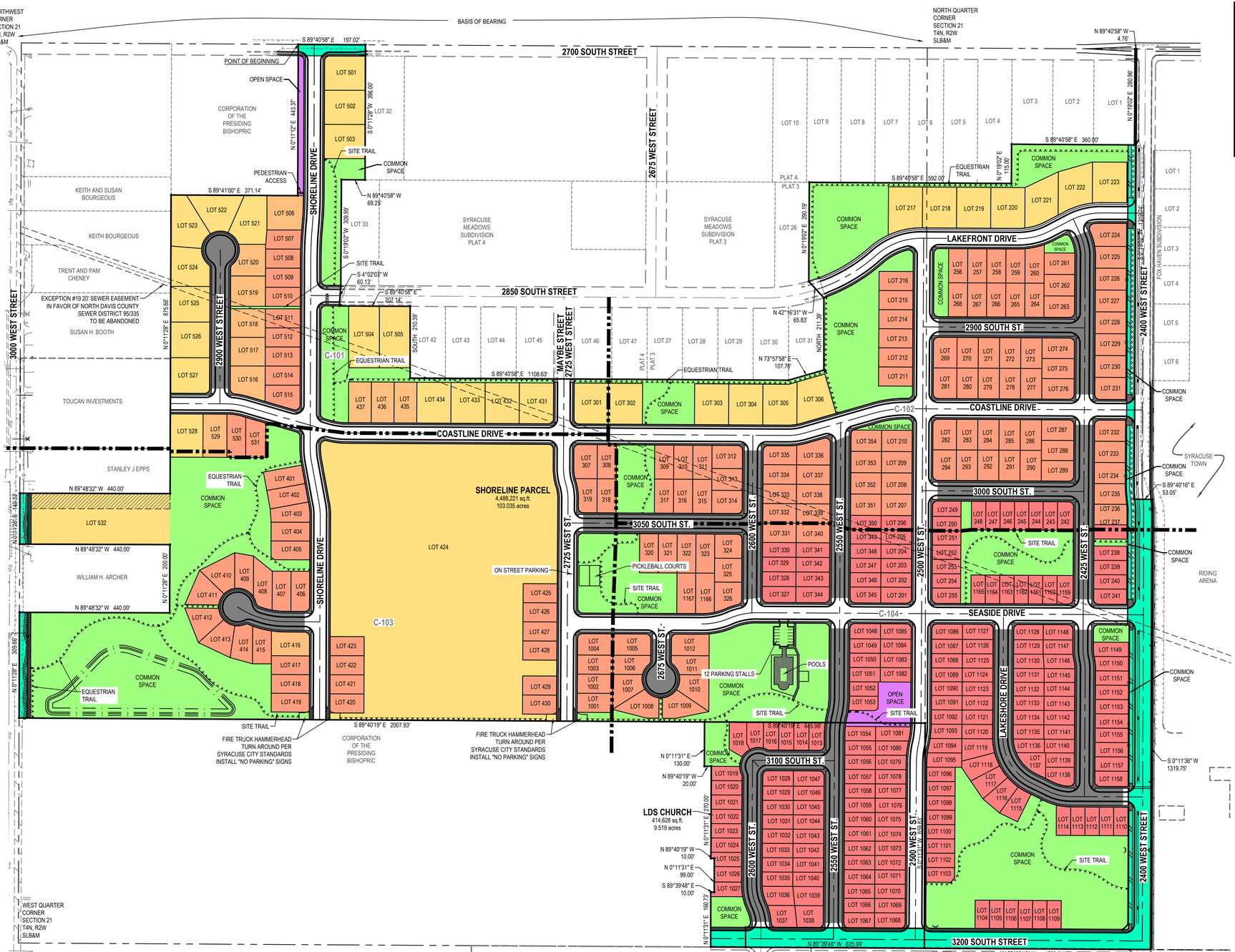
LOT SIZE	QUANTITY	PERCENTAGE
3,500 - 5,599 SQ.FT.	192	50.0%
5,600 - 6,999 SQ.FT.	149	38.8%
7,000 - 11,999 SQ.FT.	11	2.9%
> 12,000 SQ.FT.	32	8.3%
TOTAL	384	100%

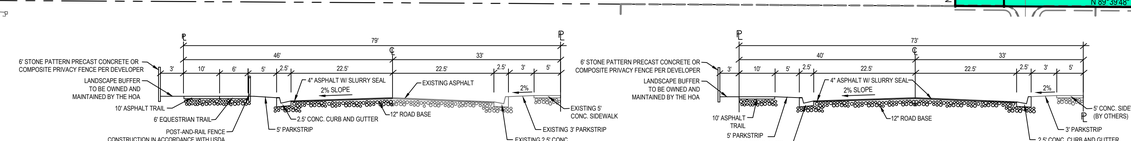
NOTES

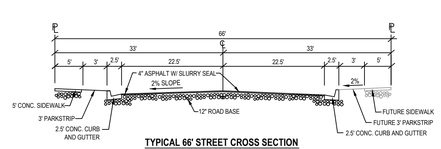
1. A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
2. COMMON SPACE PARCELS ARE TO BE PRESERVED AS SUCH
3. ALL ABOVE GROUND UTILITY BOXES SHALL BE VISUALLY SCREENED. SEE LANDSCAPE PLANS.
4. ALL COMMON SPACES SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC EXCEPT THE CLUBHOUSES, POOLS, OR OTHER PRIVATE AMENITIES AS DETERMINED BY THE DEVELOPMENT AGREEMENT.
5. NO ABOVE GROUND UTILITY BOXES MAY BE PLACED WITHIN TRAIL CROSS SECTIONS.
6. TRAILS ALONG 2400 WEST ARE TO BE PUBLICLY DEDICATED. ALL OTHER TRAILS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. THE LAYTON CANAL COMPANY SHALL BE CONTACTED FOR APPROVALS FOR PIPING THE EXISTING DITCH ALONG THE EAST SIDE OF 3000 WEST STREET.
8. NORTH DAVIS SEWER DISTRICT SHALL BE CONTACTED FOR APPROVALS AND CONNECTION STANDARDS FOR CONNECTIONS TO THEIR MAIN IN 3000 WEST STREET.
9. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY. SNOW REMOVAL AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
10. ALL WETLANDS SHOWN WITHIN PRIVATE PROPERTIES ARE NOT TO BE MITIGATED. A NOTE AND WETLAND EASEMENT WILL BE ADDED ON THE FINAL PLAT TO PRESERVE THESE AREAS.
11. WETLAND EASEMENTS SHALL BE REQUIRED ON ALL WETLANDS IN THE DEVELOPMENT THAT ARE NOT MITIGATED PER ARMY CORPS OF ENGINEERS INSTEAD OF THE CONSERVATION EASEMENT REQUIREMENT IN 10.82.070 (N).
12. ALL 3,500 SQ.FT. LOTS WITH THE FRONT DOOR FACING THE STREET SHALL HAVE A DEDICATED WALKWAY FROM THE FRONT DOOR TO THE PUBLIC WALKWAY OR PUBLIC STREET, WHICHEVER IS CLOSER.
13. INSTALL "BICYCLES MAY USE FULL LANE" SIGN ON ALL LOCAL STREETS.
14. STREET TREES TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED, OR IF, DUE TO SEASON, AN ESCROW ACCOUNT SHALL BE ESTABLISHED TO COVER THE COST OF PLANTING THE TREES.
15. LANDSCAPING IN COMMON AREAS WILL BE COMPLETED BEFORE END OF WARRANTY.

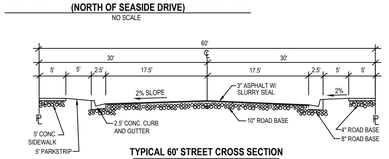
LEGEND

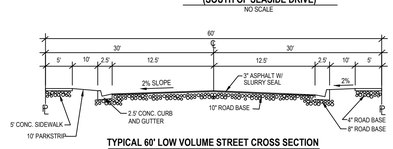
- HOA TRAIL LOCATION
- EXISTING WETLAND AREA
- LOW VOLUME LOCAL
- LOT AREA 3,500 - 5,599 SQ.FT.
- LOT AREA 5,600 - 6,999 SQ.FT.
- LOT AREA 7,000 - 11,999 SQ.FT.
- LOT AREA 12,000 AND LARGER
- COMMON SPACE
- OPEN SPACE
- COLLECTOR STREETS

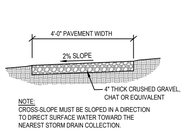


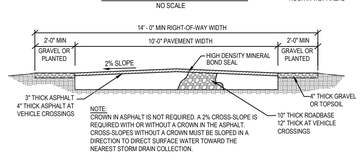


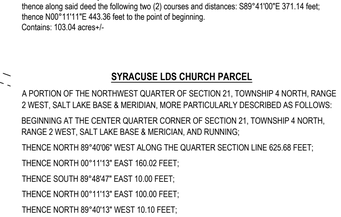












VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

Shoreline Overall Description

A portion of the NW1/4 and the NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located S89°40'58"E along the Section line 811.11 feet from the Northwest Corner of Section 21, T4N, R2W, SLB&M;
thence S89°40'58"E along the Section line 197.02 feet to the extension of the Westerly line of SYRACUSE MEADOWS Subdivision, Plat 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder;
thence along said SYRACUSE MEADOWS Subdivision, Plat 4, and the extension thereof the following six (6) courses and distances: S00°11'28"W 396.00 feet;
thence N89°40'58"W 69.25 feet;
thence S00°19'02"W 309.99 feet;
thence S04°02'03"W 60.13 feet;
thence S89°40'58"E 207.14 feet;
thence South 210.39 feet;
thence S89°40'58"E along said SYRACUSE MEADOWS Subdivision, Plat 4, and along the Southerly line of SYRACUSE MEADOWS Subdivision, Plat 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder, 1,108.63 feet;
thence along said SYRACUSE MEADOWS Subdivision, Plat 3, the following four (4) courses and distances: N73°57'58"E 107.76 feet;
thence North 211.39 feet;
thence N42°16'31"W 65.83 feet;
thence N00°19'02"E 290.19 feet to a point on the Southerly line of SYRACUSE MEADOWS Subdivision, Plat A, according to the Official Plat thereof on file in the Office of the Davis County Recorder;
thence along said SYRACUSE MEADOWS Subdivision, Plat A, the following four (4) courses and distances: S89°40'58"E 592.00 feet;
thence N00°19'02"E 115.00 feet;
thence S89°40'58"E 360.00 feet;
thence N00°19'02"E 280.96 feet to the Section line; thence S89°40'44"E along the Section line 4.76 feet;
thence S00°19'02"W 1,319.74 feet to the South line of the NW1/4 of the NE1/4of said Section;
thence S89°40'16"E along the 1/16 Section (40 acre) line 53.05 feet to the Northeast Corner of the NW1/4 of the SW1/4 of the NE1/4 of said Section;
thence S00°11'36"W along the 1/64 Section (10 acre) line 1,319.75 feet to the Southeast Corner of the SW1/4 of the SW1/4 of the NE1/4 of said Section;
thence N89°39'48"W along the 1/4 Section line 663.40 feet to the Center 1/4 Corner of said Section;
thence N00°11'31"E along the 1/4 Section line 659.83 feet to the Southeast Corner of the NE1/4 of the SE1/4 of the NW1/4 of said Section;
thence N89°40'19"W along the 1/64 Section (10 acre) line 2,653.93 feet to the Southwest Corner of the NW1/4 of the SW1/4 of the NW1/4 of said Section;
thence N00°11'28"E along the Section line 309.66 feet to the Southwest corner of that Real Property as described in Deed Book 2902 Page 207 of Official Records of Davis County;
thence along said deed the following three (3) courses and distances: S89°48'32"E 440.00 feet;
thence N00°11'28"E 200.00 feet;
thence N89°48'32"W 440.00 feet to the Section line;
thence N00°11'28"E along the Section line 149.33 feet to the Southwest corner of that Real Property as described in Deed Book 6068 Page 463 of Official Records of Davis County;
thence S89°48'32"E along said deed 440.00 feet;
thence N00°11'28"E along said deed and along the Easterly lines of that Real Property as described in Deed Book 4189 Page 88 of Official Records of Davis County and that Real Property as described in Deed Book 3618 Page 233 of Official Records of Davis County and that Real Property as described in Deed Book 4652 Page 420 of Official Records of Davis County and that Real Property as described in Deed Book 1740 Page 1683 of Official Records of Davis County and that Real Property as described in Deed Book 1105 Page 46 of Official Records of Davis County 875.66 feet to the Southwest corner of that Real Property as described in Deed Book 3888 Page 2453 of Official Records of Davis County;
thence along said deed the following two (2) courses and distances: S89°41'00"E 371.14 feet;
thence N00°11'11"E 443.36 feet to the point of beginning.
Contains: 103.04 acres+/-

SYRACUSE LDS CHURCH PARCEL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERICIAN, AND RUNNING;
THENCE NORTH 89°40'06" WEST ALONG THE QUARTER SECTION LINE 625.68 FEET;
THENCE NORTH 00°11'13" EAST 160.02 FEET;
THENCE SOUTH 89°48'47" EAST 10.00 FEET;
THENCE NORTH 00°11'13" EAST 100.00 FEET;
THENCE NORTH 89°40'13" WEST 10.10 FEET;
THENCE NORTH 00°19'47" EAST 39.75 FEET;
THENCE NORTH 00°11'13" EAST 230.05 FEET;
THENCE NORTH 89°48'47" WEST 18.24 FEET;
THENCE NORTH 00°13'13" EAST 130.00 FEET TO THE 1/64TH SECTION LINE;
THENCE SOUTH 89°40'19" EAST ALONG THE 1/64TH SECTION LINE 643.90 FEET TO THE QUARTER SECTION LINE;
THENCE SOUTH 00°11'31" WEST ALONG THE QUARTER SECTIOIN LINE 659.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.51 ACRES

ENSIGN
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:
.

CONTACT:

PHONE:

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

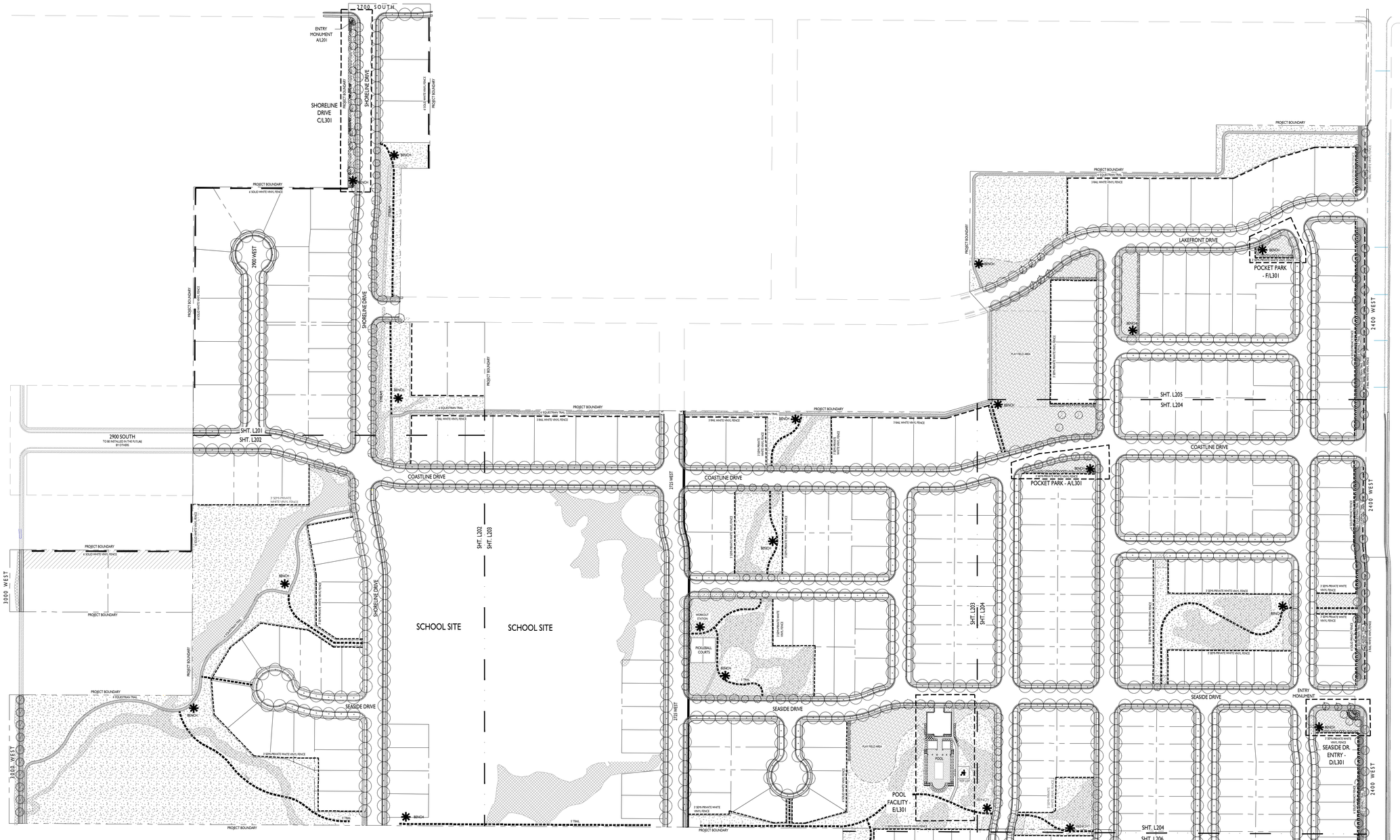
PROFESSIONAL ENGINEER
No. 5049039
1-24-2020
STATE OF UTAH
CAMERON HESS PRESTON

OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
8508A	9/27/20
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-100

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.



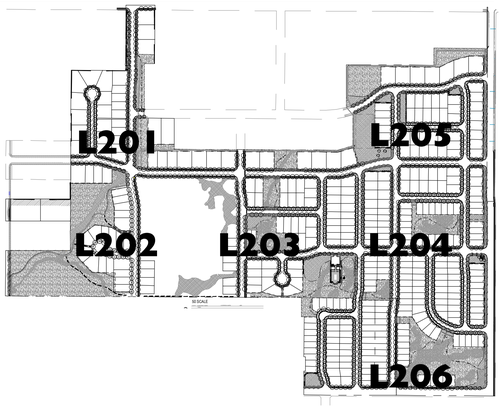
SHEET INDEX

L101	OVERALL SITE PLAN AMENITY PLAN FENCE PLAN
L201	LANDSCAPE PLAN
L202	LANDSCAPE PLAN
L203	LANDSCAPE PLAN
L204	LANDSCAPE PLAN
L205	LANDSCAPE PLAN
L206	LANDSCAPE PLAN
L301	POOL / SPA FACILITY POCKET PARK / TOT LOT SOUTH ENTRY PLAN

PROJECT NOTES

1. UTILITY BOXES SHALL BE VISUALLY SCREENED WITH PLANT MATERIALS TO THE EXTENT POSSIBLE.
2. ALL PARKS STRIPS AT STREET INTERSECTIONS SHALL BE LANDSCAPED AS APPROVED BY THE CITY COUNCIL. SEE D/301 FOR TYPICAL LANDSCAPE SCENARIOS.

SHEET LOCATION



PARKSTRIP STREET TREE SCHEDULE

INDIVIDUAL LOT STREET TREE
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Parkstrip trees are appropriated per street with two approved street trees per Street Tree Type

STREET TREE - TYPE A
STREETS: Coastline Drive, Seaside Drive, 3200 South, Seashore Drive
APPROVED TREES: Spring Snow Crabapple
Village Green Zelkova

STREET TREE - TYPE B
STREETS: Lakeside Drive, 3000 South, 2900 South, Lakefront Drive
APPROVED TREES: Columnar Pear
Frontier Elm

STREET TREE - TYPE C
STREETS: Shoreline Drive, Seashore Way, 2650 West, 2550 West, 2450 West
APPROVED TREES: Goldenrain Tree
October Glory Maple

STREET TREE - TYPE D
STREETS: 2725 West, Beach Lane, 2500 West
APPROVED TREES: Japanese Tree Lilac
Purple Robe Locust

LANDSCAPE LEGEND

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- TURF AREA
- NATIVE GRASSES / VEGETATION
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- 4' PEDESTRIAN - Crushed Gravel, Chat or Other Similar Material

A OVERALL SITE PLAN
SCALE: 1"= 100'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT THOMAS BLAKE — No. 11022 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	9.22.2020

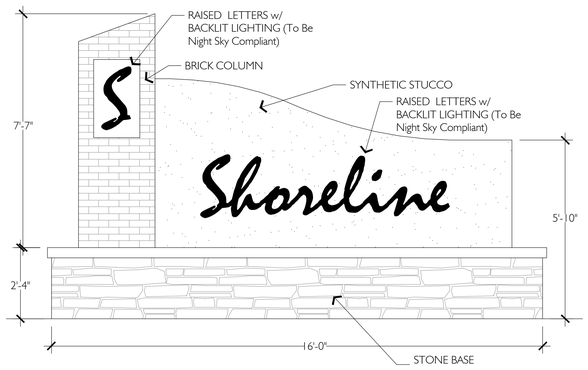
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SHORELINE
SYRACUSE, UTAH

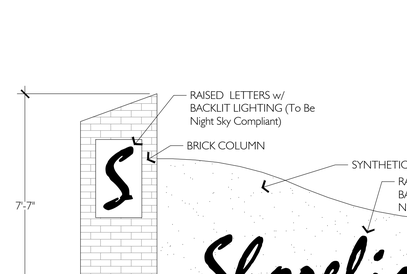
OVERALL SITE PLAN

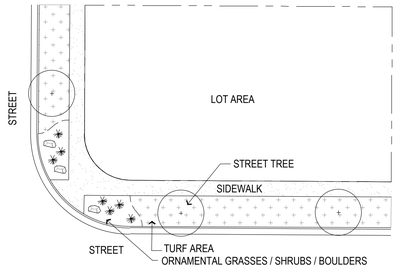
L101



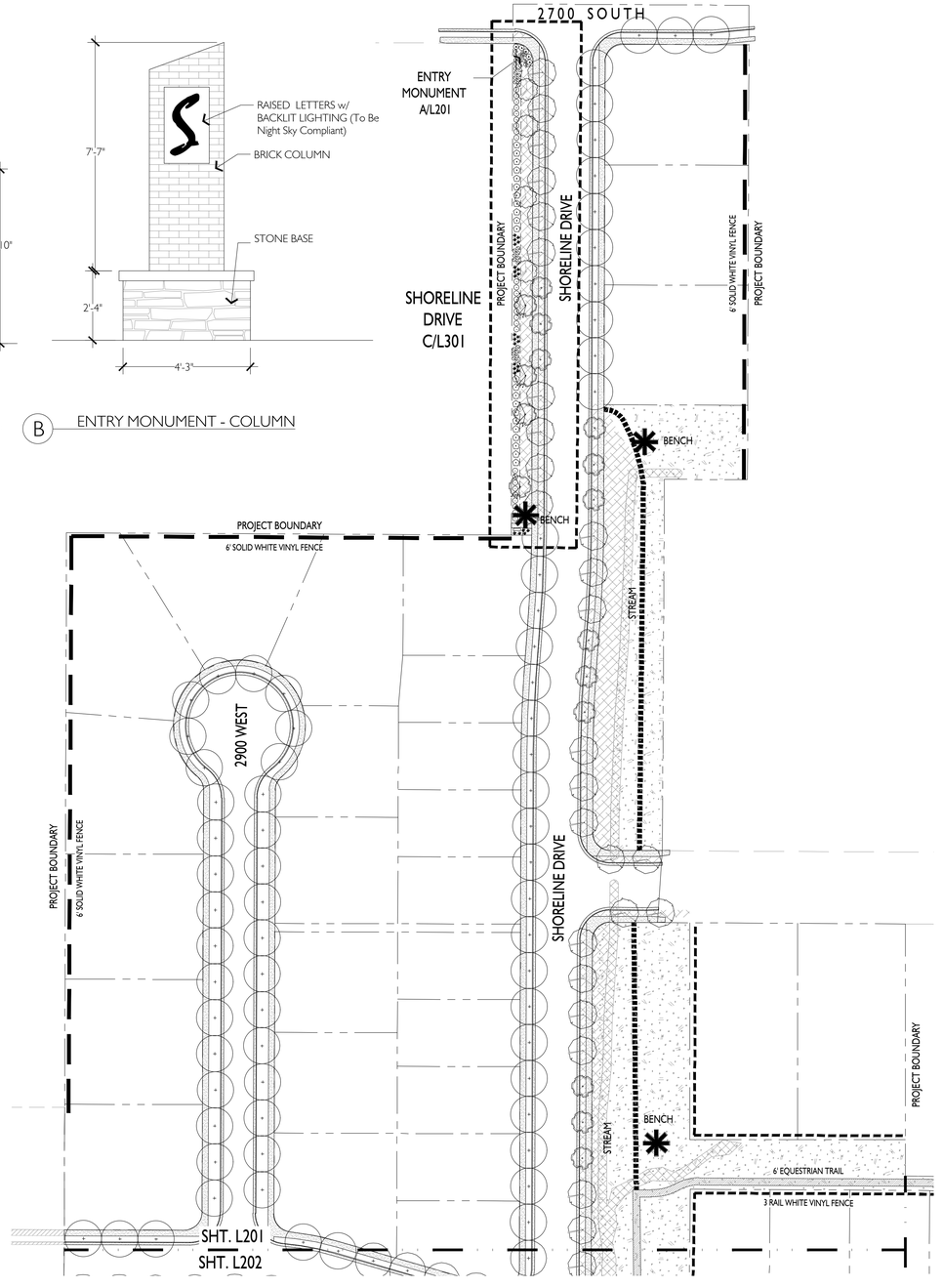
A ENTRY MONUMENT - WALL

B ENTRY MONUMENT - COLUMN



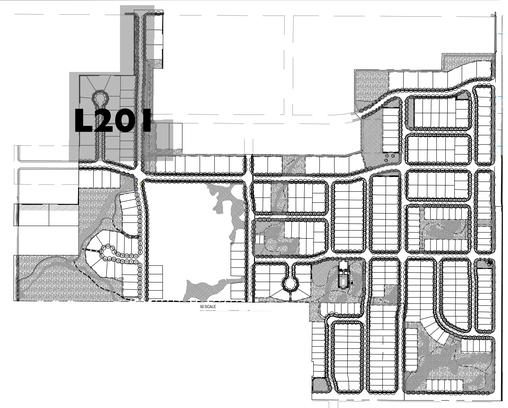


C TYPICAL STREET INTERSECTION
SCALE: 1"=20'-0" NORTH



D LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

SHEET LOCATION



PARKSTRIP STREET TREE SCHEDULE

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STREETS: Coastline Drive, Seaside Drive, 3200 South, Seashore Drive
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STREET TREE - TYPE B
STREETS: Lakeside Drive, 3000 South, 2900 South, Lakefront Drive
APPROVED TREES: Columnar Pear, Frontier Elm

STREET TREE - TYPE C
STREETS: Shoreline Drive, Seashore Way, 2650 West, 2550 West, 2450 West
APPROVED TREES: Goldenrain Tree, October Glory Maple

STREET TREE - TYPE D
STREETS: 2725 West, Beach Lane, 2500 West
APPROVED TREES: Japanese Tree Lilac, Purple Robe Locust

LANDSCAPE LEGEND

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- TURF AREA
- NATIVE GRASSES / VEGETATION
- WETLAND
- AMENITY - BENCH, WORK OUT STATION
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LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
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71	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
46	Koelruteria paniculata	Golden Rain Tree	2" Cal.
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43	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.
108	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
	SHRUBS / ORNAMENTAL GRASSES		
102	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	2 Gal.
104	Ribes alpinum	Alpine Currant	2 Gal.
45	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
19	Rosa meidiland 'White'	White Meidiland Rose	2 Gal.
255	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
121	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
24	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	1 Gal.
78	Perovskia atrplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT T. BLAKE · No. 10088 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	9.22.2020

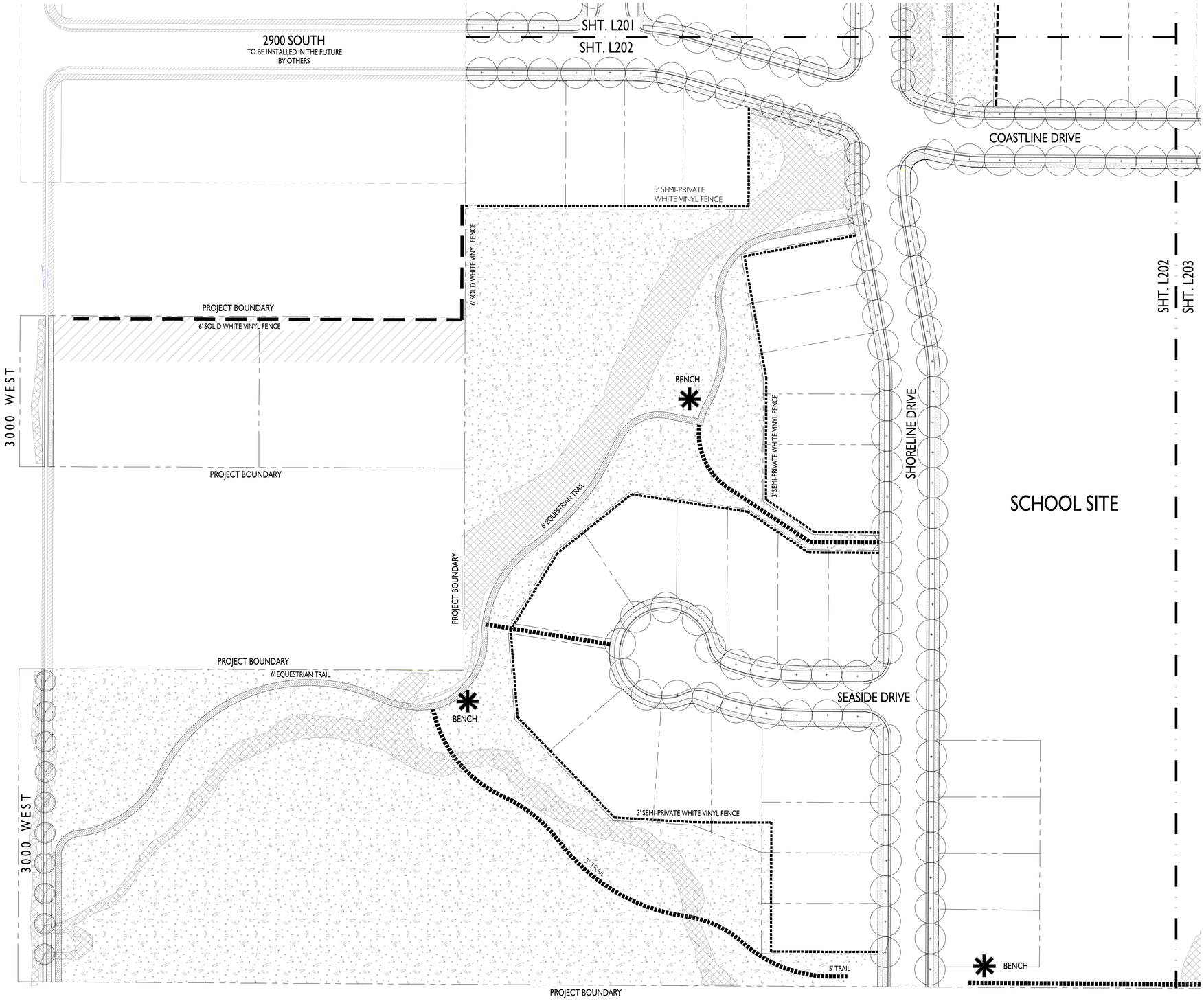
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

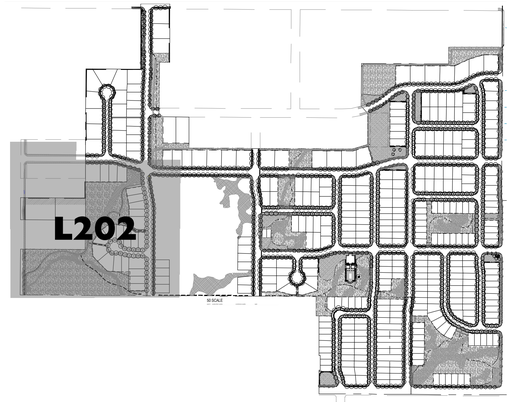
L201



A

LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

SHEET LOCATION



PARKSTRIP STREET TREE SCHEDULE

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STREETS: Shoreline Drive, Seashore Way, 2650 West, 2550 West, 2450 West
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October Glory Maple

STREET TREE - TYPE D
STREETS: 2725 West, Beach Lane, 2500 West
APPROVED TREES: Japanese Tree Lilac
Purple Robe Locust

LANDSCAPE LEGEND

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- TURF AREA
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SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 9108547 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	9.22.2020

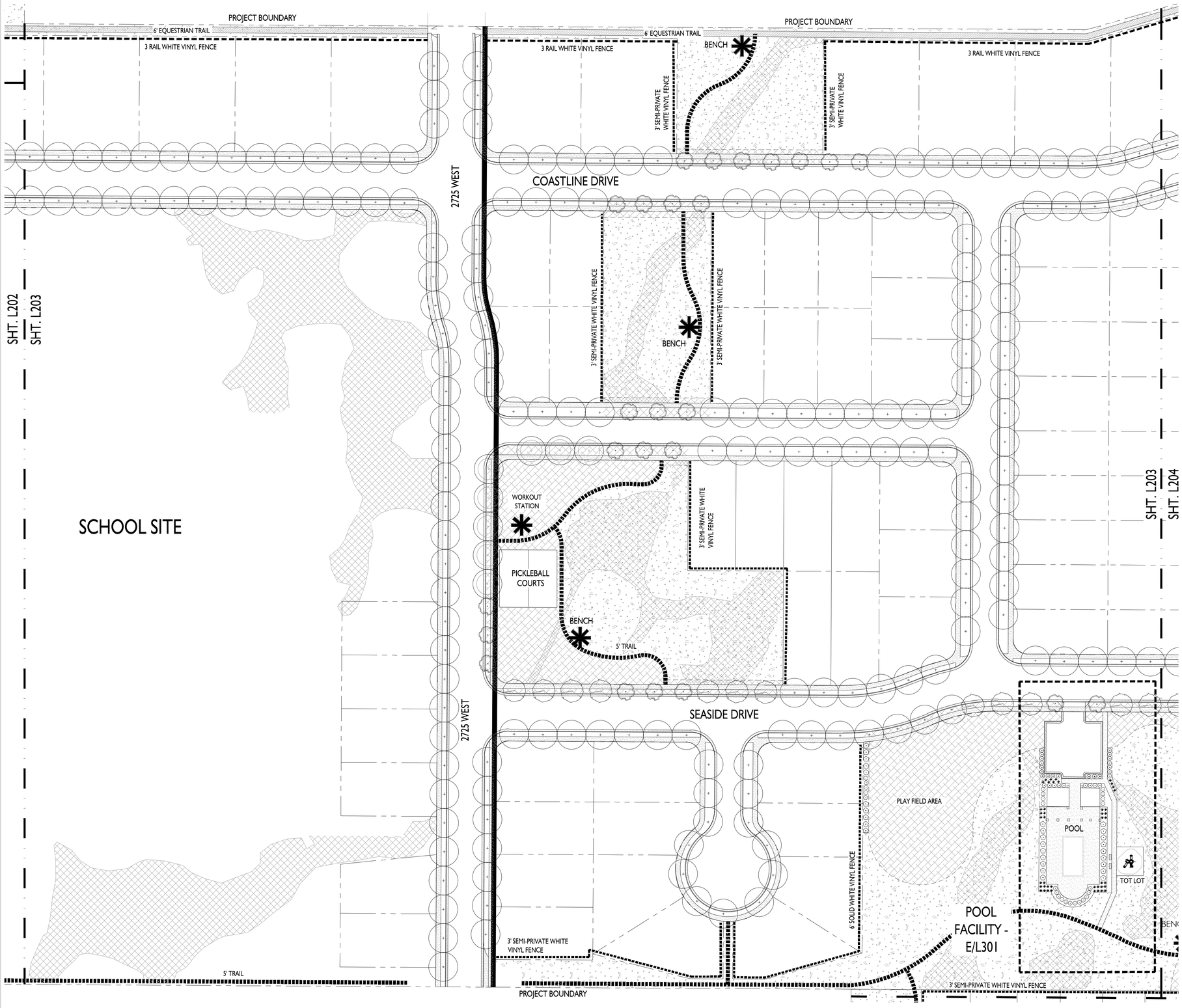
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

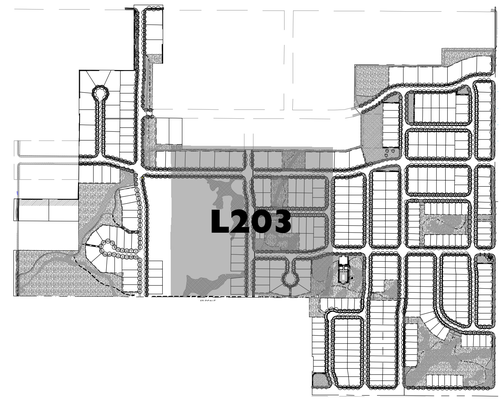
L202



A

LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

SHEET LOCATION



LANDSCAPE LEGEND

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- TURF AREA
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STATE OF UTAH SCOTT T. BLAKE No. 10088 REGISTERED LANDSCAPE ARCHITECT

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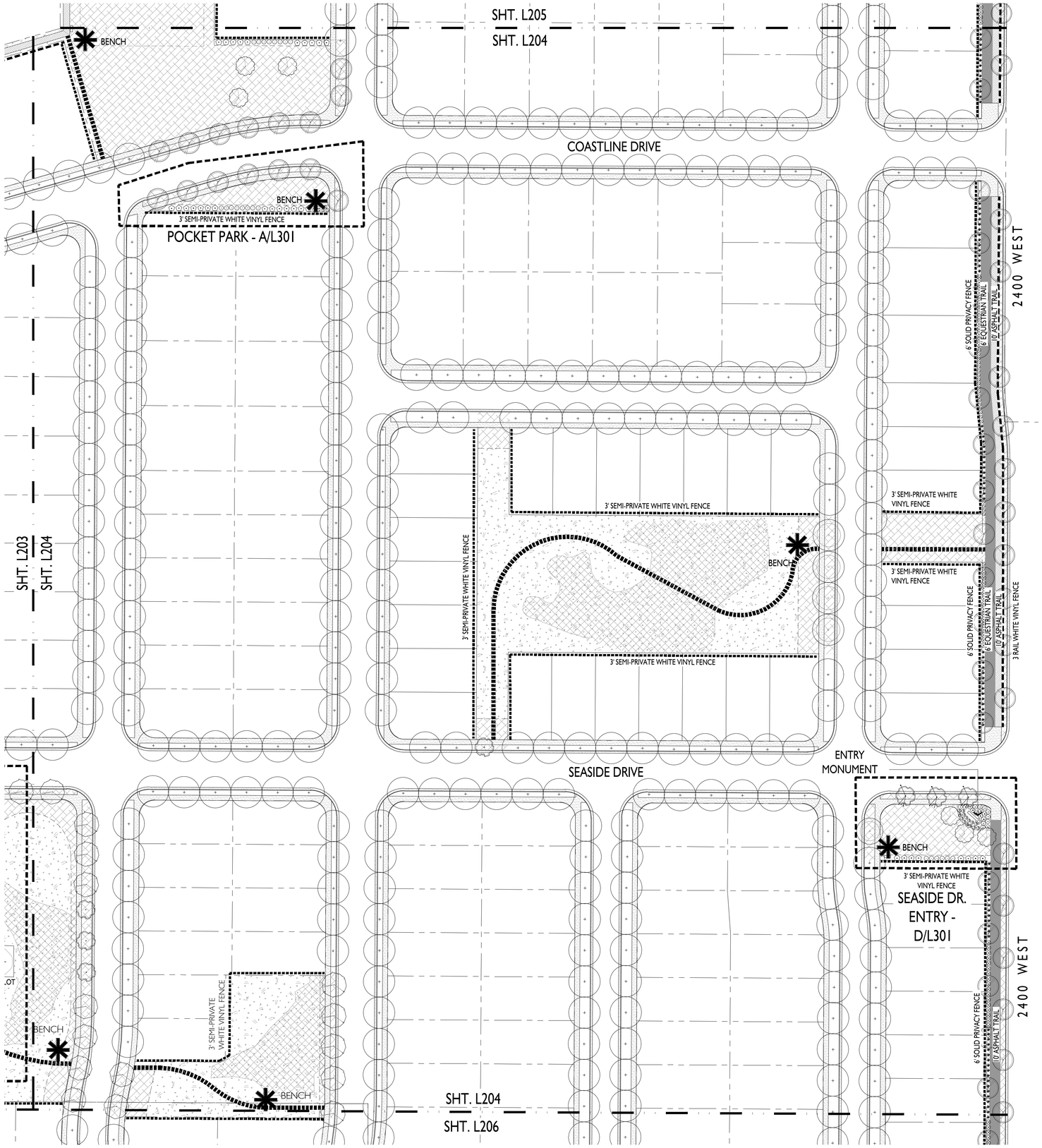
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

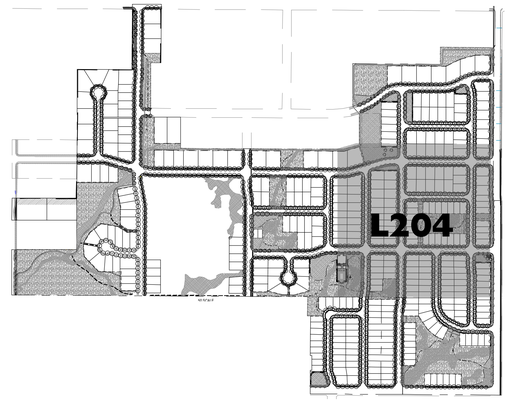
L203



A

LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

SHEET LOCATION



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APPROVED TREES: Spring Snow Crabapple
Village Green Zelkova

STREET TREE - TYPE B
STREETS: Lakeside Drive, 3000 South, 2900 South, Lakefront Drive
APPROVED TREES: Columnar Pear
Frontier Elm

STREET TREE - TYPE C
STREETS: Shoreline Drive, Seashore Way, 2650 West, 2550 West, 2450 West
APPROVED TREES: Goldenrain Tree
October Glory Maple

STREET TREE - TYPE D
STREETS: 2725 West, Beach Lane, 2500 West
APPROVED TREES: Japanese Tree Lilac
Purple Robe Locust

LANDSCAPE LEGEND

- PLANTER BED AREA
- TURF AREA
- NATIVE GRASSES / VEGETATION
- WETLAND
- AMENITY - BENCH, WORK OUT STATION
- 6' SOLID WHITE VINYL FENCE
- 3' WHITE SEMI-PRIVATE VINYL FENCE
  Developer reserves the right to replace all or sections of the existing split rail fence with the proposed fence. Developer reserves the right to change the 3' semi-private fence to a 4 foot wrought iron fence as long as the fencing is continuous and consistent. Fencing must maintain min. 50% open views.
- 3 RAIL WHITE VINYL FENCE
- 6' SOLID PRIVACY FENCE - Solid Stone Pattern, Precast Concrete, or Composite Fence
- 4' PEDESTRIAN - Asphalt or Other Hard Surface
- 10' PEDESTRIAN - Asphalt or Other Hard Surface
- 6' EQUESTRIAN - Crushed Gravel, Chat or Other Similar Material
- 4' PEDESTRIAN - Crushed Gravel, Chat or Other Similar Material

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES		
71	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
46	Koelruteria paniculata	Golden Rain Tree	2" Cal.
13	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
10	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
43	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.
108	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
	SHRUBS / ORNAMENTAL GRASSES		
102	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	2 Gal.
104	Ribes alpinum	Alpine Currant	2 Gal.
45	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
19	Rosa meidiland 'White'	White Meidiland Rose	2 Gal.
255	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
121	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
24	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	1 Gal.
78	Perovskia atrplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

SCOTT THOMAS BLAKE
No. 10569
REGISTERED LANDSCAPE ARCHITECT
STATE OF UTAH

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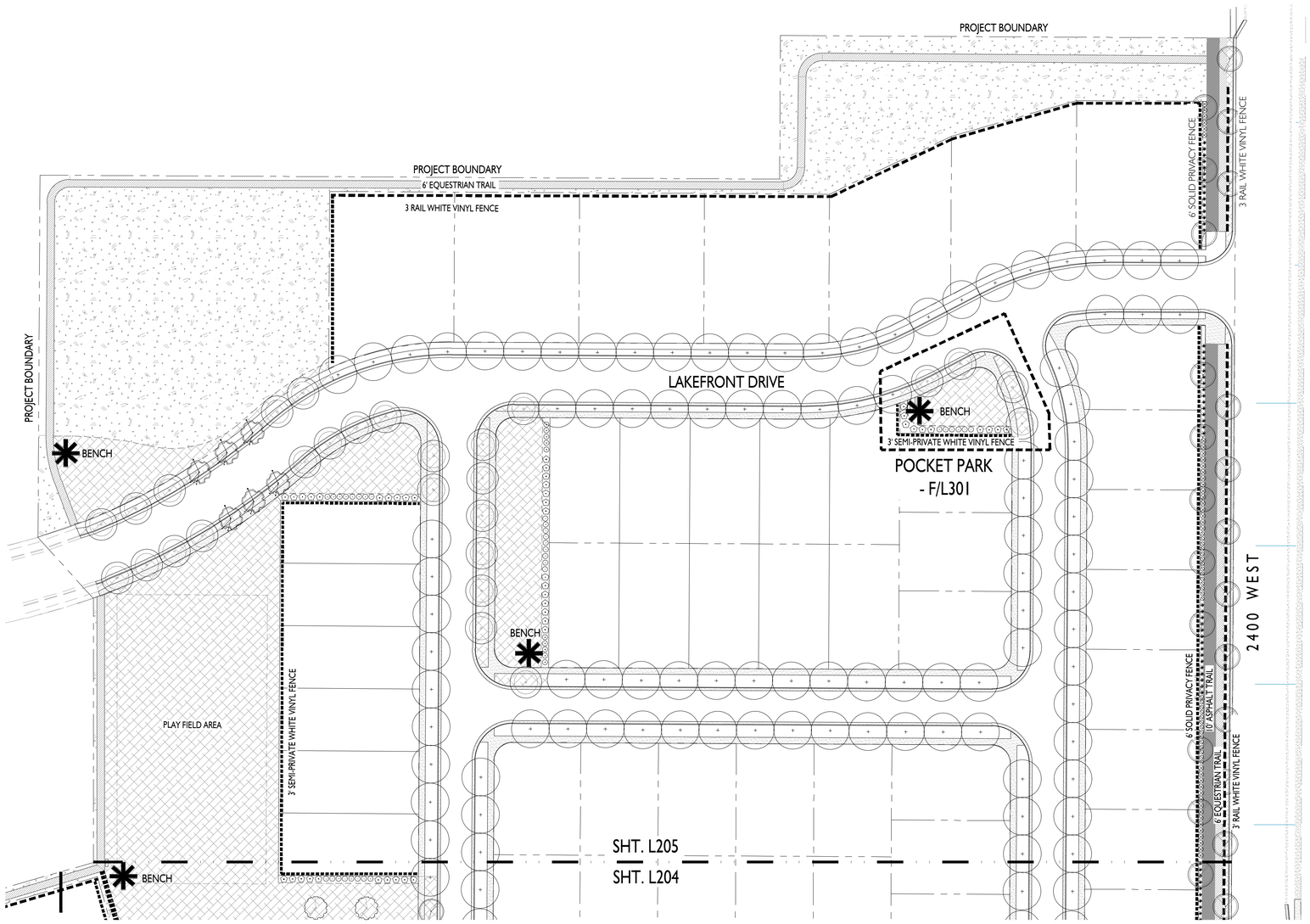
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

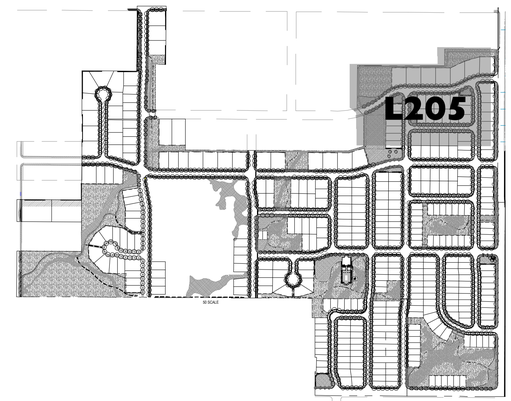
L204



A

LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

SHEET LOCATION



PARKSTRIP STREET TREE SCHEDULE

INDIVIDUAL LOT PARKSTRIP STREET TREE
Trees shown on plan and located in front of lots (vs. open space) are approximate locations and may be moved to accommodate utilities, driveways, walkways, etc. Trees shall generally be located 40' on center and will be installed by the homeowner. Please note proposed trees shown on plans to be installed in park strips in front of common and open space areas to be installed by the developer.

PARKSTRIP STREET TREE PLAN
Parkstrip trees are appropriated per street with two approved street trees per Street Tree Type

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STREETS: Coastline Drive, Seaside Drive, 3200 South, Seashore Drive
APPROVED TREES: Spring Snow Crabapple
Village Green Zelkova

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STREETS: Lakeside Drive, 3000 South, 2900 South, Lakefront Drive
APPROVED TREES: Columnar Pear
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APPROVED TREES: Goldenrain Tree
October Glory Maple

STREET TREE - TYPE D
STREETS: 2725 West, Beach Lane, 2500 West
APPROVED TREES: Japanese Tree Lilac
Purple Robe Locust

LANDSCAPE LEGEND

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- TURF AREA
- NATIVE GRASSES / VEGETATION
- WETLAND
- AMENITY - BENCH, WORK OUT STATION
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LANDSCAPE SCHEDULE

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	TREES		
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	SHRUBS / ORNAMENTAL GRASSES		
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45	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
19	Rosa meidiland 'White'	White Meidiland Rose	2 Gal.
255	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
121	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
24	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	1 Gal.
78	Perovskia atrplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
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SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 10868 · REGISTERED LANDSCAPE ARCHITECT

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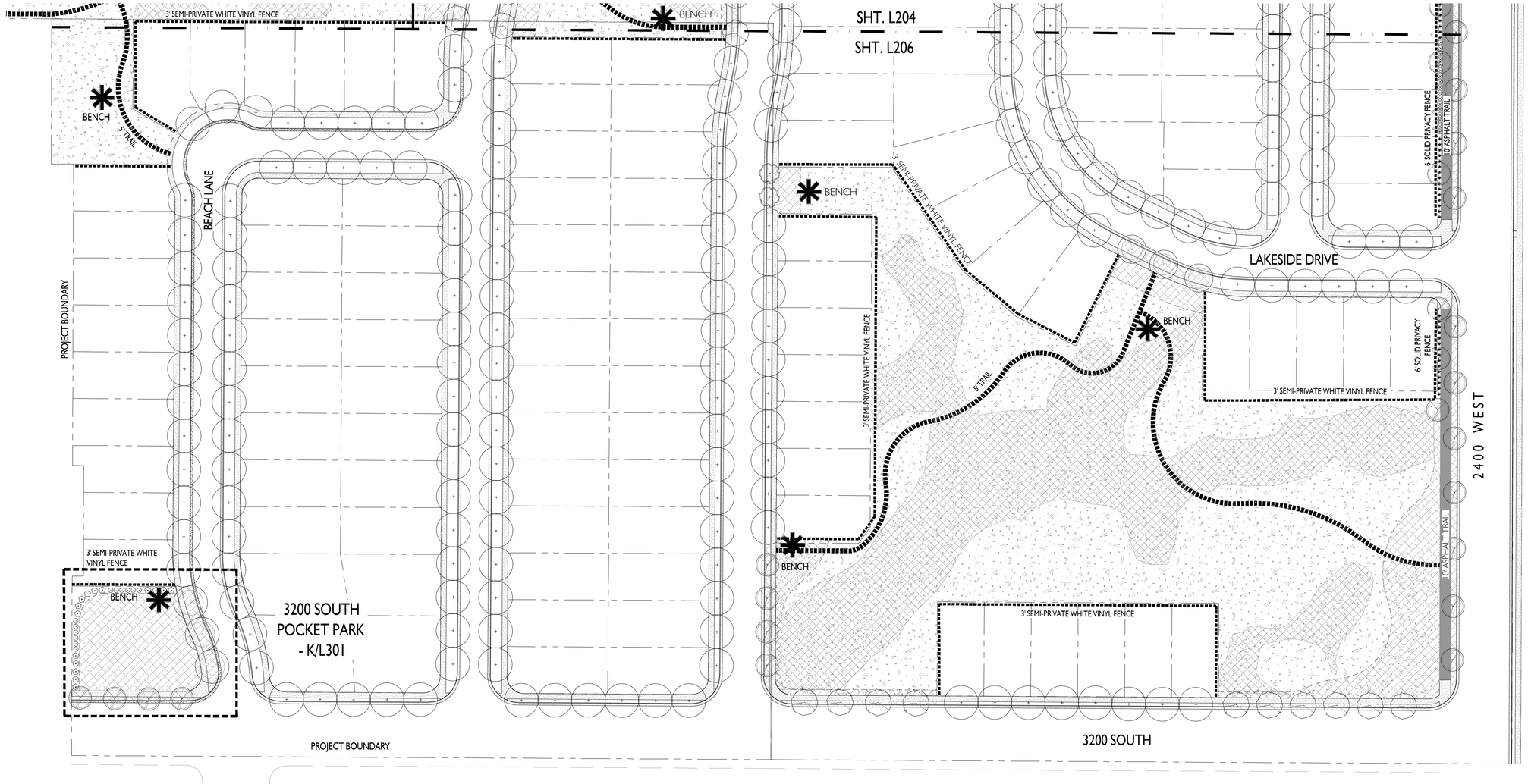
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

L205



A

LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES		
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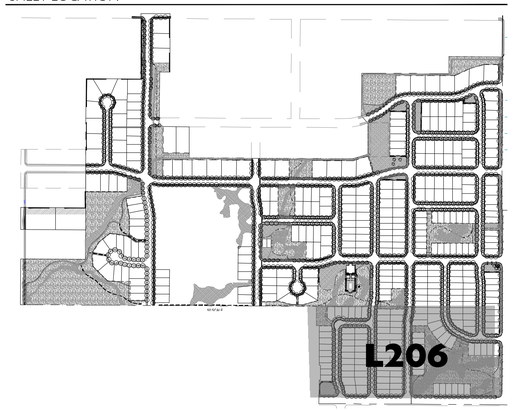
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October Glory Maple

STREET TREE - TYPE D
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SHEET LOCATION



STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT T. BLAKE — No. 10088 — REGISTERED LANDSCAPE ARCHITECT

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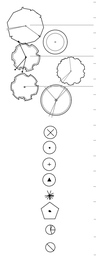
SHORELINE
SYRACUSE, UTAH

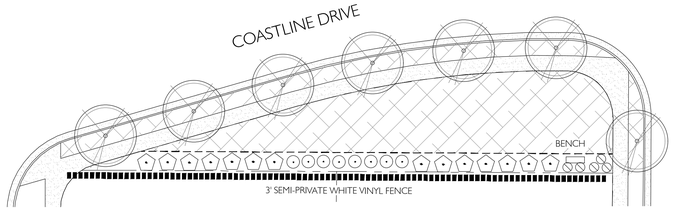
LANDSCAPE PLAN

L206

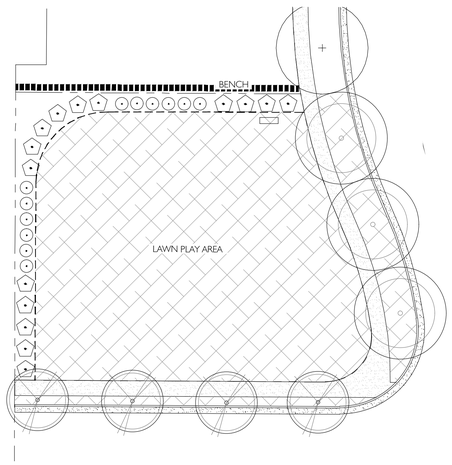
LANDSCAPE SCHEDULE

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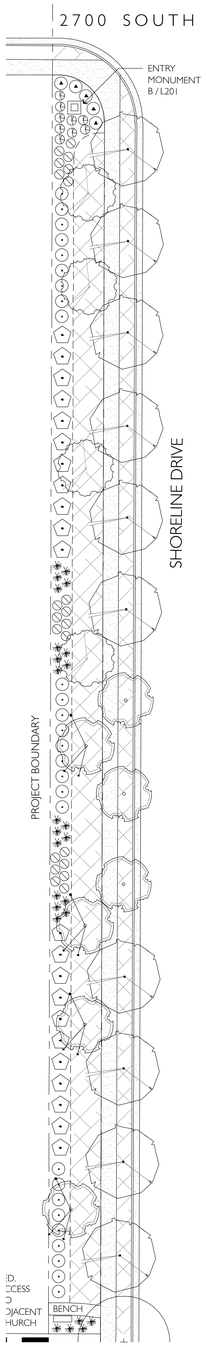




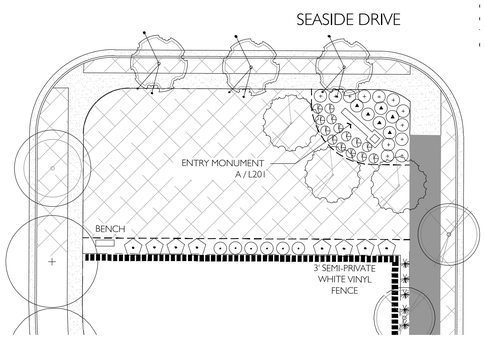
A COASTLINE DR. POCKET PARK
SCALE: 1"=20'-0" NORTH



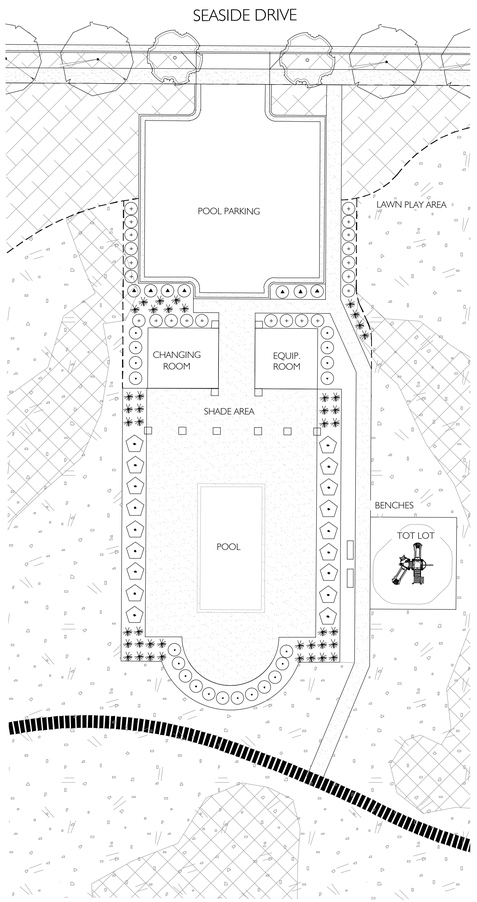
B 3200 SOUTH POCKET PARK
SCALE: 1"=20'-0" NORTH



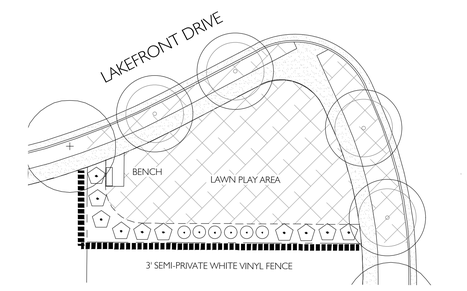
C SHORELINE DR. ENTRY
SCALE: 1"=20'-0" NORTH



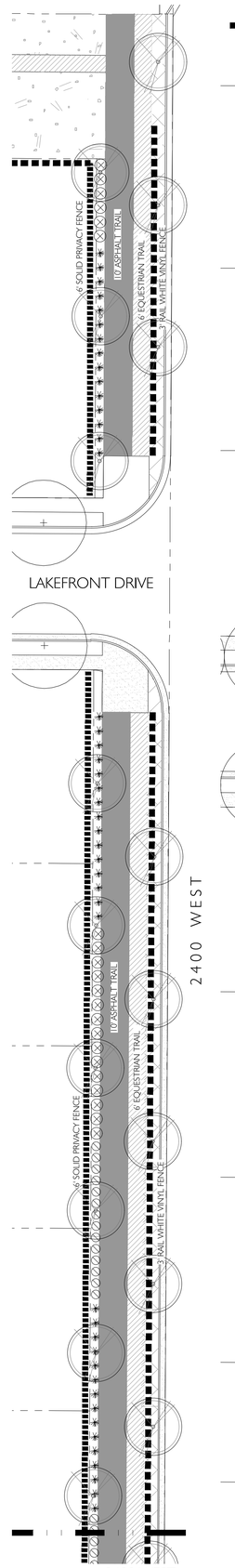
D SEASIDE DR. ENTRY
SCALE: 1"=20'-0" NORTH



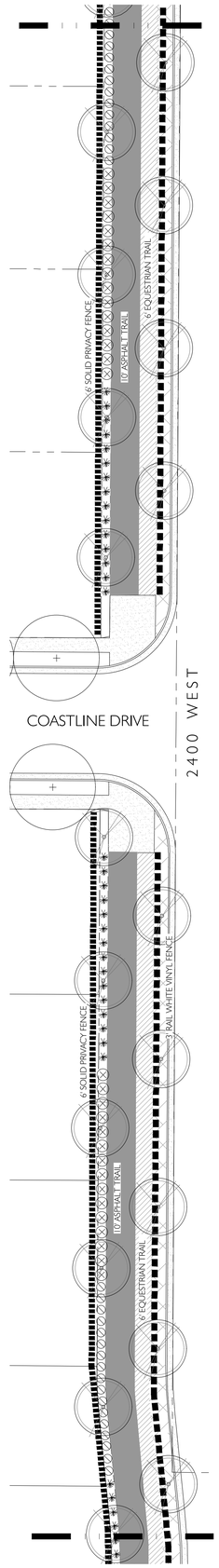
E POOL FACILITY
SCALE: 1"=20'-0" NORTH



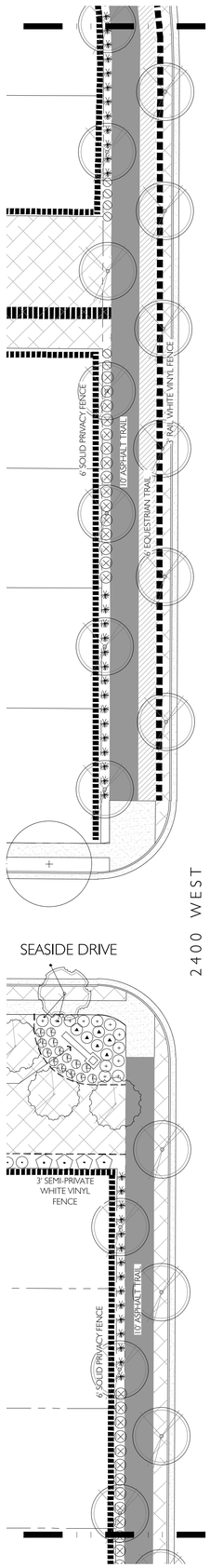
F LAKEFRONT DR. POCKET PARK
SCALE: 1"=20'-0" NORTH



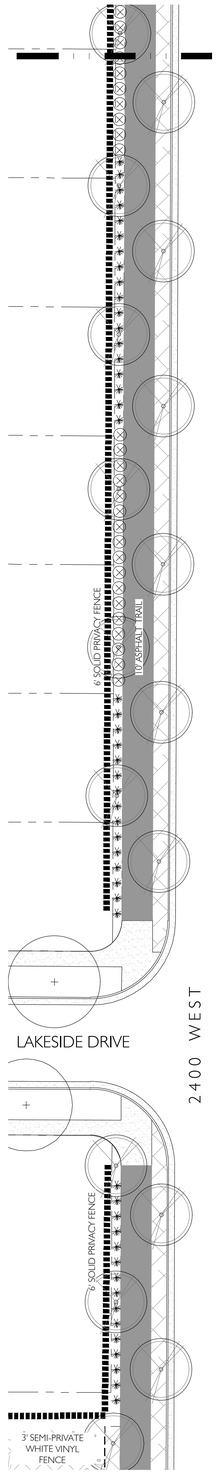
G 2400 WEST STREETSCAPE
SCALE: 1"=20'-0" NORTH



H 2400 WEST STREETSCAPE
SCALE: 1"=20'-0" NORTH



I 2400 WEST STREETSCAPE
SCALE: 1"=20'-0" NORTH



J 2400 WEST STREETSCAPE
SCALE: 1"=20'-0" NORTH

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STATE OF UTAH — SCOTT THOMAS BLAKE — No. 11559 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
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SHORELINE
SYRACUSE, UTAH

LANDSCAPE PLAN

L301

Shoreline Subdivision Phases 4 & 5

2975 South Street & 3000 West Street

Engineer Final Subdivision Review

Completed by Brian Bloemen on October 1, 2020

Plans:

1. Add a line style to the legend clarifying what the dashed-dot line is on shown on each lot.
2. Add a 10' public utility easement behind all right-of-way.
3. Add a 10' public utility easement around the perimeter of the subdivision.
4. Add a 10' public utility easement around the perimeter of Lot 424.
5. The Phase 5B plat does not have a boundary description.

Plans:

1. Submit a letter from the Layton Canal Company approving all modifications to their irrigation system.
2. Submit a letter from North Davis Sewer District approving all connections to their main in 3000 West Street.
3. The City will need a utility easement through the Toucan Investments property for proposed utilities.
4. No secondary water service is shown for Lot 532.
5. Add storm water quality treatment to SDCO#2174 to capture floatables and remove sediment (ie. baffle box, Dual Vortex Separator, etc.).
6. SDCO#2180 does not show tying into the existing storm drain to the north.
7. Change the stop signs to yield signs at the intersection of Seaside Drive, 2900 West Street, 2850 South Street and 3050 South Street.
8. Add a not to purchasers for Lot 532 stating, "4.25.010 prohibits using the City's secondary system to water more and one acre of landscaping".
9. Remove one of the streetlights from the intersection of Shoreline Drive & Coastline Drive and Coastline Drive & 2725 West Street. Remove the streetlight in the cul-de-sac of Seaside Drive. Add a streetlight on 3000 West at station 214+00.
10. Move the secondary in 2900 West Street and Seaside Drive between the sewer and the culinary.
11. On 2725 West Street north of Coastline Drive, run the culinary straight so it is in line with the existing culinary to the north (Remove the cross and set 2 tees).

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,



Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Royce Davies

FROM: Golden Barrett, Fire Marshal

RE: Shoreline subdivision phase 4/5

DATE: 20200908

I have reviewed the site plans dated 20200720 for the above-referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two-family dwellings. Fire flow requirements may be increased for residential one and two-family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two-family dwellings. Provide documentation that the fire flow is confirmed through the Syracuse City Engineering Division, Water Model.

2. Fire hydrants and access roads shall be installed before the construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

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

4. The Fire Department hammerhead turnarounds located on the south end of shoreline drive and 2725 West will need "NO PARKING- FIRE LANE" signage on both sides of the road. Please refer to the 2018 IFC D103.6 for construction specifications and posting regulations.

5. The Fire Department hammerhead turnarounds shall be capable of supporting 75,000 LBS imposed load. 2018 IFC D102.1

6. Hydrant Spacing is more than the 500' spacing 2018 IFC Appendix C. To comply with this code,

    - Move the hydrant from between lots 408/409 to the corner of Shoreline and Seaside on lot 416.

- Add a hydrant on the north property line on lot 425
- Move the hydrant located on Coastline Drive to between 435/436.
- Add a hydrant to the corner lot 431

7. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

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

Respectfully

Golden T. Barrett

Fire Marshal
Syracuse City Fire Department
C 801-989-8020
Gbarrett@syracuseut.com

Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

Final Plat Review

10/2/2020

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Shoreline Subdivision Phase 4 Final Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

8.30.010 Final plat.
The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.
Shown. No other plat in the County has this name.
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
Shown.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
Shown.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.
Update the addressing with the addressing sheet included with this review.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
Shown.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
Shown.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
Shown.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.
Shown.
(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.
Shown.
(J) Pipes or other such iron markers shall be shown on the plat.
Shown.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
Shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.
Shown.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
Shown.
(N) Boundary descriptions of the subdivision.
Shown.
(O) Current inset City map showing location of subdivision.
Shown.
(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.
Shown.
(2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."
Language not shown. Please show this.
(3) A notary public's acknowledgment.
Shown.
(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.
Shown.
(5) The City Engineer's certificate of approval.
Shown.
(6) The county recorder's certificate of attest.
Shown.
(7) The City Attorney's certificate of approval.

Shown.

(8) Public Utilities approval and acceptance of public utility easements.

Not shown. Please show this. Rocky Mountain Power and Dominion Energy have requested to be on plat. RMP is a simple signature box, but please contact Dominion Energy for verbiage to include with their signature box. The signature stickers previously required by the Dominion Energy legal department are no longer accepted and will be removed from the plat.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Shown.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

Construction documents included. See Engineer comments for any specific changes needed.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

8.30.030 Final approval.

(A) Submittal. Submit two standard 24-inch by 36-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.
These have been provided and are required with every updated iteration of the plat.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.
This is required prior to plat recordation. Final inspection fees are derived from this bond spreadsheet and must be provided and approved by the City Engineer prior to a preconstruction meeting.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.
Final plat not yet approved by the City Council.

If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.

Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off- site construction does not occur within the 12- month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.
Final plat not yet approved by the City Council.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.
Please schedule a preconstruction meeting with staff only after the plat has been approved by the City Council. A bond estimate completed and approved by the City Engineer and applicable SWPPP and improvement agreements that have been signed and submitted to the City along with final inspection and SWPPP fees are required prior to the preconstruction meeting.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:
Tyler Church with Syracuse Public Works will be your primary contact for these improvements (as applicable).

(1) Paving of streets.

(2) Curb, gutter and sidewalks.

(3) Sewer and water lines, including irrigation lines.

(4) Storm and subsurface drainage.

(5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:
Staff will not take the plat to the County to be recorded until the following have been provided (as applicable).

(1) Development agreements.

(2) Escrow agreement.

(3) Title report.

(4) Street light agreement.

(5) Off-site improvement agreement.

(6)

(a) Water share certificate showing the City as the owner of the water shares; Three acre-feet per acre of water will be required for the gross acreage of this plat unless the fee mentioned below is paid. Davis & Weber Canal or Layton Canal shares will be accepted. Davis & Weber shares are six acre-feet per share and Layton Canal shares are one acre-foot per share with ½ share being the minimum that will be accepted from either company. No water shares or fee-in-lieu of water have been provided at the time of this writing.
(b) A water right deed;

(c) Other evidence, acceptable to the City, of the right to water; or

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

(7) Storm water activity permit.

(8) Storm water maintenance agreement.

(9) Storm water quality report.

(10) Payment of all required development and inspection fees.

(11) Approved construction drawings or as-built drawings.

(12) Surety and improvement guarantee.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.
Not applicable at this stage.

8.30.035 Minor residential subdivisions.

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.
NA.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.
NA.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:
NA.

(1) The subdivision contains 10 or less lots;

(2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;

(3) The subdivision is located in a zoned area; and

(4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:
NA.

(1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.

(2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20 SCC.

(3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC 8.30.030. All required signatures and conditions provided in that section apply to minor residential subdivisions.
NA.

10.82.010 Purpose.
The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles.

10.82.020 Permitted uses.
The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:
The proposed uses include single-family units and a school. Both are permitted.
(A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Dwellings, townhomes, up to four attached* (*only if in accordance with SCC 10.82.090).

(F) Educational services.

(G) Household pets.

(H) Minor home occupations.

(I) Public and quasi-public buildings.

(J) Club houses and recreational facilities.

(K) Public parks.

(L) Residential facilities for persons with disabilities.

10.82.030 Conditional uses.
The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:
No conditional uses are proposed at this time.
(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor).

10.82.040 Minimum lot standards.
All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) In no case shall the total maximum density exceed five units per gross acre.
Compliant. Density is 3.44 units per acre.
(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.
There are no lots nearby a collector or arterial road in this plat.
(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA.

Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.
All lots front proposed public streets.
(D) Of the total number of lots, a maximum of 50 percent shall be less than SFD-5,600.
Compliant. Exactly 50% of lots are less than SFD-5,600.
(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.
Staff recommends creating a setback variation standard with the home builder to ensure setback variation occurs. This will be verified with each building permit.
(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.
This will be verified with each building permit.
(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Lot Area (SF)	7,000	5,600	3,500
Minimum Lot Width (LF)	70	55	42
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*
Minimum Interior Side Yard (LF)	8	8	5
Minimum Street Side Yard (LF)	15	15	10
Minimum Rear Yard (LF)	15	15	10
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0
Maximum Building Height	35	35	35
Off-Street Parking	2	2	2

* See subsection (G) of this section.

10.82.050 Off-street parking and loading.
Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On-street stalls shall be well marked with paint. Otherwise, off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.
Compliant. No on-street parallel parking proposed.
10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.
Residential sigs are limited to two signs per parcel not to exceed four square feet each. And require a minor conditional use permit. A building permit is required if the sign will be constructed or contains electrical elements. Please verify if the Davis County School District will is proposing any signage that exceeds these limitations.

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

(1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
Compliant.
(2) The noncontiguous land area is not smaller than 10 acres;
Compliant.
(3) All land areas within the development are managed by one HOA;
Compliant. An HOA is proposed.
(4) All land areas share the same development theme;
Compliant.
(5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
Compliant.
(6) Be limited to one noncontiguous land area in addition to the larger land mass.
Compliant.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:
Compliant. Submitted with preliminary plat.
(a) Existing property boundaries.
Compliant. Submitted with preliminary plat.
(b) Proposed lot lines.
Compliant. Updated overall lot layout submitted.
(c) Color coded categories grouped by lot size and/or housing product type.
Compliant. Updated overall lot layout submitted.
(d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
Compliant. Updated overall lot layout submitted.
(e) Location and size of common spaces.
Compliant. Updated overall lot layout submitted.
(f) Configuration of streets, trails, and sidewalks.
Compliant. Updated overall lot layout submitted.
(2) A professional planner shall design the land use master plan.

Compliant.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

Compliant. Submitted with the preliminary plat.

(D) Architectural Theme Plan.

Compliant. Submitted with the preliminary plat.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

Compliant. Updated landscape plan provided with overall open space area. Common space is 21.3%

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

(i) Tree locations;

(ii) Hardscape locations;

(iii) Amenities;

(iv) Sidewalks;

(v) Trails;

(vi) Fencing;

(vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

These have been approved in the development agreement and will be reviewed with each building permit.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

Compliant. Updated overall lot layout submitted with common space at 21.3%.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) In-Lieu Fee for Required Common Space. An in-lieu fee may be accepted for the development of a nearby City park under the following conditions:
Contact Noah Steele in the Community Development Department to verify in-lieu fee amounts if this method for providing water will be used.

(a) The developer initiates a request to pay a fee in-lieu of required common space by petitioning the City at the same time that the concept plan is under review.

(b) The proposed project shall be located within one-half mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted Parks Master Plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.

(c) The in-lieu fee shall not be approved if any portion of the proposed development is further than one mile from the nearest receiving park property boundary.

(d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(e) Qualification of an off-site location to receive in-lieu of common space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted Parks Master Plan, and such qualification shall be decided at the time that the Council reviews the concept plan.

(f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.

(g) If the City Council does not accept the request for in-lieu of fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in-lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least five percent of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the City prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum five percent identified in

subsection (G)(8)(h) of this section, and actually built within the development, may be subtracted from the estimated fee due.

(I) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.
Contact Noah Steele in the Community Development Department to verify in-lieu fee amounts if this method for providing water will be used.
(H) Required Amenities.

Compliant. Updated landscape plan shows all previously approved amenities have been relocated.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.
Provide a copy of Covenants and Restrictions that have been recorded with Davis County.
(J) Landscaping Requirements.

Compliant.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

Compliant. This will also be verified with building inspections.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.
Setback variation will be reviewed with building permits. No in-street traffic calming measures were approved with the preliminary plat.

(3) Tree-lined streets are required.

Provide an updated landscape plan showing amendment to street trees.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.
Provide an updated landscape plan to verify that buildings and amenities are shaded where possible and appropriate.
(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.
Provide an updated landscape plan to verify screening.
(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

Provide an updated fencing plan as the current plan has been modified by the addition of the school district property.

(K) Traffic Circulation Requirements.

Streets have changed. Provide an updated circulation plan to reflect the changes.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb "bulb-outs," street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

Compliant. Provided on page L201 of the updated landscape plan.

(8) Alleys shall be a maximum of 16 feet in width.

No alleys are included in this plat.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

Compliant.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

What material will be used for these accesses? They appear to be the same material as the trails they access. (such as on parcels H, I, and J).

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

Compliant.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

Compliant.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

No arterial roads in this plat.

(4) Trailside seating is required at one-half mile intervals along the trail system.

Compliant. Benches shown at proper intervals.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

No trails will be dedicated to the City in this phase.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement.

These have been identified on the plat in accordance with the wetland delineation approved by the Army Corps of Engineers with the preliminary plat.

10.82.080 Land use approval process.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

NA.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

NA.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:
Zoning already applied.

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.
Preliminary plat already approved.
(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.
Approved.
(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.
See development agreement comments below.
10.82.090 Townhomes.
Attached townhomes are allowed as a node within the larger master planned community with the following regulations:
No townhomes included in this project.
(A) Townhome units shall not comprise more than 20 percent of the total project development units.

(B) Townhome units shall be identified and approved with the concept plat.

(C) The number of townhome nodes are limited to two within the total development.

(D) Be contiguous as to provide a nodal neighborhood of similar housing product.

(E) Each unit shall provide enclosed car parking.

(1) A minimum of 75 percent of the units shall provide two-car garages.

(F) Front setback is eight feet.

(G) Side setback is five feet to property line, or 10 feet between buildings.

(H) Rear setback is 10 feet to property line, or 20 feet between buildings.

(I) Townhomes shall not be allowed in the RPC zone unless one of the following is met:

(1) Townhome node has frontage and access upon a major arterial road that is owned and maintained by the State Department of Transportation.

(2) Townhome node shares a property line with an existing general commercial, professional office, or industrial development.

(J) Common Space. An additional five percent of common space shall be added to the overall development project total common space as required in SCC 10.82.070(G)(1). Said common space will be eligible for in-lieu fee participation according to SCC 10.82.070(G)(8), however, a minimum of one amenity such as a tot lot or other amenity tailored to and located within the townhome node(s) shall be required, even if in-lieu fees are accepted.

(K) Density within the townhome node is limited only by the required setbacks, however, the townhome units within the node shall be counted towards the total project units and the project's total density shall not exceed the maximum allowed units per acre described in SCC 10.82.040.

(L) Lot size within the townhome node may be zero lot line or otherwise without a minimum lot size limited only by the required setbacks as described in subsections (F) through (H) of this section.

(M) Architectural elevations, building placement, and floor plans for townhomes shall be designed in accordance with SCC 10.82.070(F) and required to be included and cohesive within the project's architectural theme plan and development agreement.

Development Agreement

ARTICLE IV CITY'S UNDERTAKINGS

4.1 Approval of Preliminary Plat and Zoning Application. Concurrent with the approval of this Agreement, the City shall consider the RPC zoning and Preliminary Plat approval for the Development. As provided in the Preliminary Plat application, the overall density for this Development shall not exceed 3.56 dwelling units per gross acre (calculated based on the entire Development area), and accordingly, shall not exceed 400 dwelling units (i.e., the Development Gross Acreage equal to 112.55 acres multiplied by 3.56 dwelling units per gross acre). Except for the floor plan and elevation approvals granted in Section 5.l(k) below, Developer and City acknowledge and agree that any additional floor plan and elevation approvals may be reviewed and approved by the City Council by resolution.

Preliminary Plat approved.

4.2 Findings. The RPC zoning approval shall occur upon a finding by the City Council that it is in the best interest of the health, safety and welfare of the citizens of the City to make such a change at this time.

Approved by CC.

4.3 Approval for School Use. Notwithstanding Section 4.1 above, Developer shall have the right, in its sole discretion, to sell certain property otherwise intended for residential use to a school. In connection therewith, Developer (a) shall be permitted to remove, replace or re-configure land within the Development originally intended for residential, open space, or right of way use to accommodate such sale to a school, provided that Developer shall remain subject to the maximum density and minimum open space requirements referenced in this Agreement applicable to the entire Development, and (b) shall not be required to amend or modify the Preliminary Plat. If a final plat has been recorded for the land sold to the school district, then Developer shall be required to apply for a plat amendment. Any open space provided on the school property that was originally part of the common space calculation required under City code shall be transferred subject to a requirement that allows residents of the Development to utilize the open space when school is not in session.

The school property has been added as lot 424. Provide a copy of the agreement with Davis School District stating that the open space on the school property will be open to residents when school is not in session.

4.4 Easement Abandonment. The City shall abandon and hereby agrees to vacate that certain deed of easement, recorded on November 10, 1955 and January 13, 1956 as entry numbers 151489, 151500, and 153320 in the official records of the Davis County Recorder's Office (the "Easement"). In connection with the Development, Developer shall remove (or cause to be removed), at no expense to the City, the abandoned pipe on a phase-by-phase basis in the ordinary course of Developer's construction activities.

Not applicable to this review.

4.5 Vested Rights. The City shall cause the City's administrative personnel, with reasonable diligence, to take or cause to be taken all actions required or advisable to be taken preparatory to, but not including, final legislative action by the City Council or the Planning Commission, in connection with adoption of the pending zone amendment for the Property and approval of this Agreement. Developer and/or owners (or their respective successor-in-title) of all or any part of the Property shall have the vested right (i) to have final subdivision and construction plats and site plans reviewed and, if found to meet the standards and criteria set forth in this

Agreement, the Preliminary Plat documents, and in the City's ordinances, approved; and (ii) to develop and construct the Project in accordance with the densities as vested in under the terms and conditions of this Agreement. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509.

Preliminary plat approved and vested rights established.

4.6 In Lieu Fee Related to Common Space. In connection with Syracuse Municipal Code § 10.82.070(0), as amended, the Developer petitioned the City Council to pay a fee in-lieu of required common space (an "In Lieu Fee") that is associated with the RPC zone. The Developer is under no obligation to make such a petition and would be free to seek zoning approval with the required common space in the zone, or to develop under existing zoning. The RPC zone otherwise requires the development of at least twenty-five percent (25%) of the development gross acreage to be established as common space, or for this Development a total of 28.14 acres (i.e., 25.0% multiplied by 112.55 acres). The In Lieu Fee shall be allocated to Developer and any of its successors-in-interest, as applicable, in a fair and reasonable manner and pursuant to one or more separate agreements between such parties. The following provisions shall apply:

(A) Approval of In Lieu Fee. The total fee is based upon the value saved from the non-development of common space, which would have included amenities for resident recreation, that the Developer would otherwise be required to construct. The In Lieu Fee shall also take into account the cost to develop the nearby, planned park of approximately 50 acres located at 2000 West Gentile Road, which will serve as a primary recreational amenity for residents of the Development; provided, however, that Developer shall not be required to pay an In Lieu Fee greater than the amount calculated pursuant to Section 4.3(B) below, regardless of the actual cost of the above-referenced planned park. The Developer agrees to tender and the City hereby agrees to accept an In Lieu Fee for the Development in an amount equal to $3.00 per square foot, and by executing this Agreement, the City confirms that Developer or the Development, as applicable, satisfies the applicable requirements of Syracuse Municipal Code § 10.82.070(0)(8). The City's execution of this Agreement shall constitute approval of the City Council under Syracuse

As mentioned previously, contact Noah Steele for details concerning the in-lieu fee.

Municipal Code§ 10.82.070(0)(8)(e). As set forth in the Concept Plan, the Development currently contemplates established common space equal to 27.60 acres (98.07% of the Development Gross Acreage), which results in a common space deficit equal to 0.5421 acres or 23,614 square feet (l.93% of the Development Gross Acreage) (the "Common Space Deficit").

(B) Calculation of In Lieu Fee. The In Lieu Fee applicable to the entire Development is equal to $70,842.00, which is calculated as follows: (a) the product of the Common Space Deficit (0.5421 acres) and 43,560 square feet an acre (or in other words 23,614 square feet), multiplied by (b) $3.00 per square foot.

ARTICLE V DEVELOPER'S UNDERTAKINGS

5.1 Developer Obligations. Conditioned upon City's performance of its undertakings set forth in Article IV, and provided Developer has not terminated this Agreement pursuant to Section 7.1, Developer agrees to complete the following in general accordance with Developer's phasing plan attached hereto as "Exhibit I" and incorporated by this reference (the "Phasing Plan"). Notwithstanding the foregoing, Developer may modify the Phasing Plan, subject to the provisions of the International Fire Code and City requirements related to water infrastructure. Whenever the City has an obligation to reimburse Developer for certain costs set forth in this Section 5.1, such reimbursements shall be made in cash.

(A) Maximum dwelling units. The Developer agrees to a maximum of four hundred (400) dwelling units in the Development, with an overall density of no more than 3.56 units per gross acre (calculated based on the entire Development area).
Compliant. 384 proposed.
(B) Dedication of Water Shares. The Developer shall dedicate water rights to the City in compliance with Syracuse Municipal Code § 8.10.090, at the time of final plat recordation.
No water shares dedicated at this time.
(C) Areas Open to General Public. Areas open to the general public shall be identified on a map attached to this Agreement as Exhibit J, which is incorporated into this Agreement by this reference.
Compliant.
(D) Fencing, Amenities, Signs, Trees. The Landscaping Plan includes amenities, trees, fencing, signs and monuments, vegetation, and other aesthetic features. The Developer shall install all such items in conformance with the "Landscaping Plan", which is attached as "Exhibit C" to this Agreement and incorporated by this reference. The fencing shall be installed in accordance with the fencing depicted in the Landscaping Plan. The maintenance of all of the items discussed in this subparagraph shall be provided by the Developer or the homeowner's association for the Development (the "Homeowner's Association"), unless those items are located within the City's right-of-way and not excepted in this Agreement.
Compliant.
(E) Offsite Provisions. Developer agrees to the following offsite requirements:

(1) 2400 West Street Improvements. The Developer shall improve 2400 West to the City's collector road standard with a sixty-six feet (66') right-of-way. This shall extend through the two existing properties (2418 West 2700 South and 2383 West 2700 South) to 2700 South Street. No private driveways shall directly access 2400 West Street unless shown on the final subdivision plans. The existing culinary and secondary mains in 2400 West Street are not of adequate capacity to serve this development and need to be increased to 10-inch mains from 2700 South Street to the south boundary of the subdivision. Developer shall be responsible to construct the full width of2400 West that abuts the Development to applicable City Standards and Specifications. The City shall promptly reimburse Developer for any costs incurred due to the upsizing of 2400 West and utilities beyond what would be sufficient to service the Development. The reimbursement shall be calculated as follows: (x) the total cost to complete 2400 West and utilities, less (y) the total cost Developer would have incurred to complete 2400

West and utilities absent the upsizing. The City shall be obligated to procure any rights of way or easements that are or may be required from adjacent property owners to permit Developer to complete the upsizing required under this subsection. Reimbursement shall be provided within 30 days of the invoice being received by the City. The City shall be given the expected costs of all upsizing work prior to beginning construction. The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.

This road is not included in this plat.

(2) 2700 South Road Improvements. The Developer shall fully improve the southerly thirty-three feet (33') half width of 2700 South to the City's collector road standard between the existing improvements at 2831 West 2700 South to the existing improvements for the church at 2887 West 2700 South. The Developer shall also install improvements required by the traffic study at the Developer's expense.

This road is not included in this plat.

(3) 3000 West Street Improvements. The Developer shall fully improve the easterly thirty-three feet (33') width of3000 West abutting the subdivision boundary to the city's collector road standard. Provided the City can acquire the necessary right- of-way, the City reserves the right to have the Developer install the thirty-three feet (33') half-width improvements through 2997 South 3000 West and 2933 South 3000 West at the City's expense. If the City exercises its option, the Developer shall provide the cost of improvements to the City prior to starting work and the City shall reimburse the Developer within 30 days after satisfactory completion of the work. The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.

This road is not included in this plat.

(4) Syracuse City Public Works Facility. A notice to purchasers shall be added to the subdivision plat for all lots in the vicinity of Syracuse City Public Works facility stating: "The City operates a Public Works facility to the East of this subdivision, which operates at all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur."

Include this language in a note.

(F) Culinary Waterline Looping. At no point during development may more than 35 culinary services be served off a single culinary water feed.

See Engineer comments.

(G) Existing Utilities Running Through Property. The City currently owns a 36-inch reinforced concrete storm drain pipe through the property. Given the location of the pipe, it could prove difficult to efficiently develop the property. If the developer chooses to abandon the existing line with the development of the property, the existing main shall be removed and disposed of properly in accordance with applicable laws and regulations. The existing main east of the development shall be reconnected into the new storm drain for the development. The City also owns a 12-inch sewer main which outfalls west of2850 South Street to 3000 West Street. This sewer main shall be tied into the new sewer within the development. The City owns an 8-inch sewer main along the south side of the development. This sewer main shall be located in a

roadway or relocated into a roadway. North Davis Sewer District may have additional requirements for their mains.
See Engineer comments.
(H) High Water Table. Under no circumstances may a basement be constructed below the water table as defined in the geotechnical report (the "Water Table"). Basement shall be defined as having the lowest floor elevation below the top back of curb, provided basements shall not include any slab on grade or other similarly constructed homes. The City Engineer shall approve any land drain outfall connections to the storm drain if applicable.
This will be assessed at the building permit stage.
(I) Wetlands. The Development is located in a sensitive overlay zone, indicating that there may be wetlands on the Parcel. The determination of wetland delineation, mitigation and remediation is the responsibility of the United States Army Corps of Engineers. The Developer shall be solely responsible to work through wetland issues with the Army Corps. The City shall not take ownership or assume maintenance responsibility for any land delineated as wetlands.
NA.
(J) Trail System. This Development shall incorporate trails in accordance with the trails master plan, including shared use paths and equestrian trails. Trails shall make connections to existing trails, sidewalks and the Syracuse Equestrian Parle Trails shall be constructed to city standards and shall have safe road crossings with signs, lights, and pavement markings. The trail map is attached as Exhibit E, and is incorporated into this Agreement by reference. Trails that do not appear on the master plan shall be owned and maintained by the Homeowner's Association. Developer agrees to restore, and as necessary, rebuild the equestrian trail existing as of the Effective Date, and its associated fencing, and to continue to allow for open access to the trail by the general public, all in a manner consistent with Exhibit E.
Provide an updated trail map.
(K) Architectural Theme Plan. Developer shall construct homes in the Development that are generally consistent with the "Architectural Theme Plan" attached to this Agreement as "Exhibit F" and incorporated by this reference, and building elevations generally consistent with the approved plans. The City staff may approve new or modified plans to be built within the Development without further City Council consent so long as such plans will not be materially inconsistent with the Architectural Theme Plan. If staff does not agree that the plans are materially consistent with the Architectrual Theme Plan, then City Council consent shall be required before those plans are approved.
This will be assessed with building permits.
(L) Sewer, Culinary Water and Secondary Water Laterals. The Developer intends to install sewer, culinary and secondary lines underneath privately-owned driveways in order to service homes on small lots. These laterals shall be the responsibility of the Homeowner's Association or the property owners being served by those lines. The City's responsibility for maintenance or blockage removal of lines shall be limited to the main lines, and shall not extend beyond the point that the lateral connects to the mains, in the case of culinary and secondary water laterals (which shall be connected using a gate- valve on the T-Connection to the main), and at the manhole, in the case of the sewer line, but under no circumstances beyond the right of way. Every home must have its own culinary meter and secondary service.
See Engineer comments.

(M) Storm Drain System. The Developer shall design and install a system of positive drainage sufficient to keep rainwater from· flooding neighboring properties, whether within or without the Development. The Developer or Homeowner's Association shall be responsible to install and maintain all drainage facilities within the Development that are outside the City right-of-way, as well as those that are not constructed to City standards for storm drain infrastructure. The City's responsibility for maintenance shall end where any private drain connects to a manhole in the public right-of-way. The City's storm drain masterplan shows a need to install a 36" and 42" storm drain main in 2400 West Street and a 48" storm drain main from 2400 West Street to 3000 West Street. These mains shall be installed throughout the Development and the City shall reimbu se the Developer for any costs incurred due to upsizing beyond what would be sufficient to service the Development. The reimbursement shall be calculated as follows: (x) the total cost to complete the upsized storm drains, less (y) the total cost Developer would have incurred to complete the water lines absent the upsizing.
See Engineer comments.

(N) Maintenance of Items Outside of Public Right-of-Way. The City shall not be responsible for the maintenance of parking lots, landscaping, walkways, light fixtures, entry monuments or any other improvement or amenity located outside of the City's right-of- way. Public streets and city-maintained asphalt paved trails shall be snow-plowed by the City in accordance with City policy, but the City has no responsibility for clearing snow from sidewalks, equestrian trails, private driveways, parking lots, or walkways outside of the City's right-of-way. Additionally, the Developer has agreed, directly or indirectly via the Homeowner's Association, to build• two (2) pickleball courts within the Development that will be available for public use. Upon their completion, the Homeowner's Association will oversee and be responsible for the maintenance of such courts.
Compliant.

(0) Covenants, Conditions & Restrictions. The Developer shall record Covenants, Conditions and Restrictions for all homes located within the Residential Development (the "CC&Rs"). The CC&Rs shall generally conform to those attached to this Agreement as "Exhibit G."
Provide a copy of recorded CC&R's for City records.

(P) Compliance with Current City Ordinances. Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If an ordinance is amended in a manner that the Developer considers to be beneficial to the project, this section does not require Developer to comply with the superseded ordinance. In such cases, Developer may request that the amended ordinance or regulation apply to the project.
Compliant.

(Q) No Pre-Approval. The enumerations in this Agreement are not to be construed as approvals thereof except as specifically provided herein, as any required land use approval process must be pursued independent hereof.
NA.

(R) Conflicts. Any conflict between the provisions of this Agreement and the City's codified requirements shall be resolved in favor of this Agreement.
See previous comments about providing updated overall plans.

(S) Bonding. City and Developer acknowledge and agree that Developer's bonding for the Residential Development shall be in phases consistent with Developer's Phasing Plan and shall be in the form of a series of surety bonds, escrow bonds, or other forms of assurances provided in City code.
A Bond will be required prior to recording the plat with Davis County. See previous comments concerning bond processes.
(T) In order to provide adequate off-street parking for each unit, and in the absence of guest parking areas, the Developer agrees that all units shall include driveways that are at least eighteen feet (18') long, measured from the back of the sidewalk.
This will be checked at the building permit stage.
5.2 In Lieu Fees. The Developer, having petitioned the City to allow payment of in lieu fees with an accompany reduction in the amount of required common space in the Development, agrees to the following:
See previous in-lieu fee related comments.
(A) Consistent with Syracuse Municipal Code § 10.82.070(G)(8)(i), the In Lieu Fee shall be paid incrementally at the time each final plat for the Development is recorded. The portion of the In Lieu Fee payable with any given final plat shall be calculated as follows: (a) the quotient of the In Lieu Fee and the Development Gross Acreage, multiplied by (b) the total gross acreage subject to the applicable final plat. For illustrational purposes only, assume the Developer intends to record a final plat with 10 total gross acres. The Developer would be required to pay concurrent with recordation of such final plat a portion of the In Lieu Fee equal to $6,294.27 (the quotient of $70,842.00 and 112.55 (which equals $629.43), multiplied by 10 acres).

(B) The City may withhold final plat recordation until the In Lieu Fee has been paid for that phase of development.

(C) The Developer or its successors in interests affirmatively waives the right to challenge the City's withholding of plat recordation for non-payment of the in-lieu fee. It, and its successors in interest, also waives and disclaims any argument or position that the In Lieu

Fee is an impact fee. The fee is voluntarily paid in exchange for the mutual benefit of developed, nearby parks for the benefit of the Development's future residents. The In Lieu Fee is considered a fee for a project improvement.

(D) True Up Final Payment. At the time of plat recordation for the final plat, the Developer shall provide payment of whatever remains of the balance of the total In Lieu Fee for the Development, taking into consideration the payments already tendered in prior phases.

(E) This Section shall survive termination or expiration under Section 8.4 of this Agreement.

ARTICLES ARCHITECTURAL CONTROL PROVISIONS

5.1 **Land Use and Building.** Each Lot shall be used exclusively for the construction and occupancy of a Single Family Residence. Except as may be specifically provided in this Declaration, no building shall be erected, altered, placed or permitted to remain on any Lot other than (1) one Single Family Residence or dwelling.
Checked at building permit stage.

5.2 **Residence Size and Materials.** The structural design, colors, materials, and other related design elements and features shall be consistent with the approved Development Plan, attached hereto as Exhibit B and incorporated herein by this reference.
Checked at building permit stage.

5.3 **Improvements.**
Contact Tyler Church with Syracuse City Public Works for all public improvements inspections.

(a) Completion of improvements. Construction of all Improvements, including painting and all exterior finish, shall be completed within twelve (12) months from the beginning of construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, the periods specified in this section may be extended for a reasonable length of time. The building areas including unsold lots shall be kept reasonably clean and in workmanlike order during the construction period. Unsold lots shall not be allowed to collect debris, rubbish or become a long-term storage facility for construction materials or equipment. All construction activities shall conform to city ordinances and/or regulations.
Not applicable at this stage.

(b) Commencement of Improvements. Construction of all Improvements shall commence within thirty-six (36) months of the acquisition of the Lot. Once a Lot is acquired the Owner is required to fully maintain, irrigate, and control all shrubbery, including keeping weeds under control and from going to seed. The Owner is also required to keep the Lot presentable and free of garbage and other debris until construction begins.
Not applicable at this stage.

(c) Landscaping of the Lot. The area within the front of a home or residence shall be kept only for ornamental or decorative planting of grass, trees, shrubbery or rock landscaping materials. No fences shall be allowed in the front yards unless otherwise approved in, and consistent with, the Entitlement Documents. All front and side yards must be landscaped within six (6) months, and all rear and back yards of a Lot must be landscaped within twelve (12) months after an occupancy permit for the home or residence is obtained. The six-month allowance for the front yard may be extended for the number of months that improvements cannot be installed due to inclement or winter weather, the extended completion date shall not exceed 10 months from receipt of the occupancy permit. Statues of personages, animals, or decorative structures are not permitted in the front yards. This is not intended to exclude temporary seasonal holiday decorations.

Each-Owner shall plant and maintain trees in the park strip of such Owner's lot of the type and number as may be required per this document, the Plat Map, the Entitlement Documents, or appended by the ACC. Additionally, trees within the park strip shall be

installed prior to the issuance of certificates of occupancy ("Park Strip Trees"). Notwithstanding the foregoing, in the event the Park Strip Trees cannot be installed due to inclement and or seasonal weather conditions, an escrow account shall be established with Cottonwood Title Insurance Agency, or as otherwise mutually agreed upon, in an amount equal to the cost of installing the Park Strip Trees as set forth in the Entitlement Documents (the "Escrow Deposit"). Following Escrow Deposit funding, proper application and payment of fees, if any, and inspection by Syracuse City all applicable certificates of occupancy shall be issued.

(d) Carports. Carports are not permitted.
Not applicable at this stage.

(e) Temporary or Prefab Structures. No previously erected, used, or temporary structure, mobile home, trailer house, or any other non-permanent structure may be installed or maintained within the Property, with the exception of those temporary structures such as pods or container units used in support of construction activities for Owner's storage prior to occupancy. All such temporary storage units must be removed within 90 days of occupancy permitted pursuant to Section 5.4 below. No prefabricated housing may be installed or maintained within the Property.
Not applicable at this stage.

(f) Mailboxes. Mailboxes will be per the post office.
Contact Janicka DeJunker with USPS for mailbox requirements.

5.4 Temporary Structures.
Not applicable at this stage.

(a) Subject to Sections 5.4(b) and 5.4(c) below, no structure of a temporary character, trailer, recreational vehicle, tent, shack, garage, barn or other outbuilding shall be used on or within the Property at any time as a residence, either temporarily or permanently,

(b) A single detached garage which is approved by the city and maintained in good condition will be permitted on the Property so long as its form and exterior appearance matches the existing homes and buildings. A single shed, well built and well maintained, typical of a tuff shed type unit will be allowed. Colors shall be similar to those used on the home.

5.5 Architectural Control Committee. There shall be an Architectural Control Committee consisting of not to exceed five members, chaired by the Declarant or the Declarant's designated representative. Members have authority to select replacements or to fill vacancies. In event a member is unable to attend meeting and rescheduling is not practical, that member may designate an alternate to represent that member. A majority vote from Existing members or designated alternates is required to ratify actions to fill committee vacancies. The Declarant shall act as chair of the ACC until such time as all of the Lots have residences constructed thereon. At which time a new chair shall be appointed by the members. The ACC will continue its role for the duration of this document to ensure the Owners' continued compliance with these CC&Rs.
Per HOA.

(a) ACC membership Votes/Ratification. A majority vote from membership is required for all actions, decisions, house plan approvals, etc.

(b) House Plan submittal. The homeowner is responsible for submitting completed plans to the ACC for approval. House plans are not considered complete until the Owners and architects and or builder consider the plans to be in compliance with this document, and City and State requirements. No plan may be submitted to the City until such plans have been approved by the ACC and such approval shall be in the sole discretion of the ACC.

(c) Deviation requests. If any Owner desires to construct a home that deviates from this Declaration in any way, deviations shall be clearly identified and such plan must be submitted and approved by the ACC, such approval shall be in the sole discretion of the ACC, prior to submission of such plan to the City.

(d) CC&R documentation. In the event homeowners desire to amend the CC&R document, a 2/3 majority vote from the homeowners plus a majority vote from the ACC is necessary to implement document changes. Each homeowner is entitled to one vote.

(e) ACC review. The ACC shall review and approve or deny the plans within ten (10) business days of receipt. Rationale for any disapproval must be documented. Failure of the ACC to approve or deny the plans within such time period shall not constitute an approval unless the requesting Owner sends an additional request for approval via certified mail to the ACC; if no response is received within seven (7) business days from the date of the signature on the certified mail receipt, approval shall be deemed to be granted. All plans must conform to state and city statute and ordinances.

(f) The ACC shall have the right, but not the duty, to enforce the terms of this Declaration by any legal means and shall be entitled to recover its costs and attorney fees from the other party in any such enforcement action by the ACC, whether or not a judicial proceeding is instituted.

ARTICLE 6 RESTRICTIONS ON USE

6.1 Restrictions and Requirements. The following restrictions and requirements are in addition to all other restrictions and requirements contained in this Declaration:

Determined at building permit stage.

(a) Residential Use. Lots shall be used for residential purposes in accordance with, and subject to, the other provisions of this Declaration. Except as provided in this subsection, no trade, craft, business, profession, commercial or similar activities of any kind shall be conducted on or within any Lot or in any other portion of the Community. Nothing in this Section shall be construed so as to prevent or prohibit:

(i) Activities relating to the rental or sale of Lots. The Declarant may use one or more Lots for purposes of a construction office or sales office during the actual period of construction of any Improvements, including the Subdivision Improvements, or

(ii) An Owner from maintaining his or her professional personal library; keeping his or her personal business or professional records or accounts; handling his or her personal business or professional telephone calls; or conferring with business or professional associates, clients, or customers so long as there is no significant increase in traffic or noise on or in such Owner's Lot;

(iii) Home occupation which requires the Owner's clients, customers, patients or others to come to the Lot to conduct business or which requires any employees outside of the Owner's immediate family or household must be approved by the ACC prior to submitting a request to Syracuse City. Such business shall not result in a significant increase in traffic, or deprive neighbors of public parking spaces adjacent to their own lots or excessive noises.

(b) Drainage System. There shall be no interference with the established drainage patterns or systems over or through any Lots so as to affect any other Lot or any real property outside the Property. The term "established drainage" shall mean the drainage swales, conduits, inlets and outlets designed and constructed for the Property.

(c) Offensive Activities. No noxious, offensive or unsightly conditions, including, but not limited to, the placement or storage of cars, car parts and appliances, or other noxious or offensive activities shall be permitted on or in any Lot or other portion of the Property, nor shall anything be done in or placed upon or within any Lot which interferes with or jeopardizes the enjoyment of other Lots or which is a source of unreasonable annoyance to other Owners.

(d) Unlawful Activities. No unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(e) Animals.

Not applicable at this stage.

(i) The keeping of any animal by a Lot Owner shall be in compliance with any Davis County or Syracuse City ordinances.

(ii) Those animals which are permitted shall not cause noise or disturbance that would be deemed a nuisance to other Owners or residents within the Property. Any inconvenience, damage or unpleasantness caused by such animals shall be the responsibility of the respective Owners thereof and Owners shall be responsible for prompt removal of wastes of their animals from all portions of their own Property.

(iii) Ordinary household pets are permitted, but not to exceed more than two (2) dogs and two (2) cats shall be allowed on any one Lot within the Project Property. Dogs belonging to

Owners, occupants or their licensees or invitees within the Project Property must be kept within an enclosure or on a leash. Pets taken off the Owners' lots must be leashed or held by a person capable of controlling the animal.

The enclosed area where animals are kept such as a kennel or fenced yard must be maintained such that the animal cannot escape therefrom. Any such contained enclosure areas must be cleaned on a regular basis to minimize odors and maintain a clean appearance. No kennel or dog run may be placed closer than 20 feet to any dwelling other than that of the Owner of the kennel. No kennel may be placed closer than 4 feet from neighboring property line. In no case may any household pet or other animal kept at or around the Residence be allowed to create a nuisance for neighboring Lot Owners due to noise, odors or otherwise.

(f) Rubbish and Trash. No part of the Property may be used or allowed to become a dumping ground for rubbish, trash, garbage, or any other waste. No garbage, trash, or other waste may be kept or maintained on any part of the Property except in a sanitary container or within a trash enclosure screened from public view. All such waste and garbage must be promptly and periodically removed.
Not applicable at this stage.

(g) Vehicles in Disrepair. No Owner shall permit any vehicle which is in an extreme state of disrepair to be abandoned or to remain parked upon any part of the Property unless such vehicle is within a garage. A vehicle shall be deemed in an "extreme state of disrepair" when its presence offends the occupants of the other Lots.
Not applicable at this stage.

(h) Fences. All Fences shall be maintained by the appropriate Owner. No additional fencing shall be installed parallel to Declarant installed fencing with the intent to obstruct views. Fencing materials are limited to vinyl, trex, masonry, chain link fencing with or without slats and wrought iron. All other types of fencing materials are hereby prohibited. There shall be no front yard fencing unless otherwise approved in, and consistent with, the Entitlement Documents. Fences on sides of house and back yards and between lots shall not exceed 6 feet tall. Fences parallel to front of houses must be at least 6 feet behind the front of the house. Fences from approved materials may be placed on the Owner's property one foot or more away from the property line parallel with the street in front of unoccupied lots. However, such fences must be removed when home construction or project improvements begin. Such fences are not to be used to hide neglected lots. The Property Owner is still responsible for maintenance of the Lot inside the fence and ground between the fence and the curb. Notwithstanding the foregoing, all fencing depicted on the Plat Map and installed by Declarant may be replaced with different fencing materials as permitted in, and consistent with, the Entitlement Document. In the event that installed fencing is damaged, the Owner shall promptly replace the damaged fencing using material similar to the nondamaged and existing fencing.
Not applicable at this stage.

(i) Parking of Recreational and Other Vehicles.

Not applicable at this stage.

(i) Except as otherwise provided in this subsection, the parking of boats, trailers, commercial vehicles, motorcycles, commercial trucks, truck campers, motor homes, golf carts, off road vehicles, farm and construction equipment, and like vehicles shall be allowed only within the confines of a garage or behind fencing that provides for the proper screening of such parked vehicles/equipment. No portion of such vehicle or equipment may project beyond the enclosed garage or fencing area. All other parking of such vehicles and equipment shall be prohibited.

(ii) No overnight parking is permitted on any street within October 31 to April 1.

(j) Clothes Lines and Clothing Materials. No clothes lines, clothes racks, or other apparatus on which clothes, rags, or similar items are exposed for the purpose of drying or airing shall be located on the Property except within a Lot, unless in an area screened from public view. No garments, rugs, rags, laundry, or other clothing or materials shall be allowed to hang from the windows or from any of the facades or any other part of a Lot unless in an area screened from public view.

Not applicable at this stage.

(k) Yard Areas - Restrictions and Maintenance. No items of any kind may be stored in front yard areas or other areas of Lots so as to be visible from public view. This includes animal or personage statues, pedestals, Gazebos, or other large ornamental fixtures. This does not include traditional holiday decorations, providing of course, these decorations are removed within a reasonable time after the holiday. The Owners are required to keep all structures, fences, additional buildings in good repair, well maintained, and presentable appearance. This includes shrubbery and trees. Prompt removal and disposal or dead or diseased wood in trees is essential to prevent hosting insects or diseases that often will spread to and adversely impact neighboring trees and shrubs. Dead Trees, shrubs left unattended may be pruned or removed at Owner's expense.

Not applicable at this stage.

(1) Signs. No advertisement or poster of any kind may be posted in or upon the Properties except:

(i) Not more than one (1) "For Sale" or "For Rent" sign, not exceeding twenty-four (24) inches in height and thirty-six (36) inches long, may be temporarily placed on a Lot by the Owner, resident or a licensed real estate agent;

(ii) "Political" signs may be temporarily placed on a Lot by the Owner or occupant of the Lot; up to 30 days before an election. Signs remaining after 7 days following the announced election will be removed by ACC or delegated person.

(iii) Signs may be placed on the Property by Declarant for sales related activities so long as the project is active.

(iv) Small signs announcing seasonal or occasional events, may be placed for no more than 7 days per event. Signs for "perpetual" events not allowed.

(m) Noise Disturbance. Residents shall exercise care about making noises or the use of musical instruments, radios, televisions, or amplifiers and may not disturb other residents. Common sense and neighbor courtesy is expected when using gas powered yard equipment to avoid disturbing neighbors, such as those who may work irregular shifts.
Not applicable at this stage.

(n) Leasing and Rental of Homes. Other than provided in this subsection, there is no restriction on the right of an Owner to lease or rent such Owner's Home.
Not applicable at this stage.

(i) No Owner shall lease or rent his or her home to more than one family, or for a period of less than six (6) consecutive months. No leases or rentals are permitted for transient purposes.

(ii) All leases or rentals shall be by written lease agreement, which shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration and that any failure by the lessee or tenant to comply with the terms of such documents shall be considered a default under the lease. The Owner shall provide the lessee or tenant a copy of this Declaration, including any amendments thereto.

(o) Antennas. No television, ham radio, citizen band or radio antenna or similar electronic receiving/transmitting device shall be permitted upon the roof top of side of any home or elsewhere if exposed to the view from any other Lot or the street. New style digital satellite mini-dished are excluded from this provision. In no case will operation of electronic equipment, using any such receiving or sending antenna be allowed to cause interference with normal home entertainment facilities or telephones or equipment.
Not applicable at this stage.

(p) Storage. No Owners shall use the area under front porches for outdoor storage of any kind.
Not applicable at this stage.

(q) Utility Screening. All unsightly utilities, air conditioning units, and related mechanical equipment shall be screened from public view by using either (i) landscaping elements, consistent with Syracuse City standards and or Shoreline's design guidelines, or (ii) a screening fence.
Not applicable at this stage.

ARTICLE VI
GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

6.1 Zoning Contingent upon Agreement Compliance. As provided in section 10.82.080 of the RPC zone, continued zoning entitlement is contingent upon the Developer's material compliance with the provisions of this Agreement and the Preliminary Plat. Failure to materially comply with this Agreement, upon appropriate notice from the City and an opportunity to cure the defect, authorizes the City to revert zoning on the Development to R-1 but only as to any portions of the Development for which final plat approval has not yet been granted, at the time of such material non-compliance by Developer. Procedures for notice and curing of defaults are addressed in Section 7.1 of this Agreement.

Compliant.

6.2 Issuance of Permits. Developer, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Developer's undertakings and shall make application for such permits directly to the Syracuse City Community and Economic Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Developer's undertakings. City, including its departments and agencies, shall not unreasonably withhold or delay the issuance of its permits.

Not applicable at this stage.

6.3 Completion. The Developer shall, in good faith, reasonably pursue completion of the Development. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project.

Not applicable at this stage.

6.4 Access to the Development. For purposes of assuring compliance with this Agreement, so long as they comply with all safety rules of Developer and its contractor, representatives of City shall have the right of access to the Development without charges or fees during the period of performance of Developer's undertakings under this Agreement. City shall indemnify, defend, and hold Developer harmless from and against all liability, loss, damage, costs or expenses (including attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Development arising from the negligence or omissions of the City, or its agents or employees, in connection with City's exercise of its right granted in this paragraph.

Not applicable at this stage.

ARTICLE VII

REMEDIES

Not applicable at this stage.

7.1 Remedies for Breach. Unless otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting party or any permitted successor to such party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within sixty (60) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said sixty (60) day period, the party receiving such notice shall, within such sixty (60) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy

such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to:

(1) Cure or remedy such default or breach, such as proceedings for injunctive relief, to compel specific performance by the party in default or breach of its obligations, or declaring a material breach by the party. However, such relief shall exclude the award or recovery of any damages by either party.

(2) In the case of a material uncured breach by Developer, the City may change zoning and general plan map designation for the Development to R-1 zoning but only as to any portions of the Development for which final plat approval has not been granted, at the time of such material uncured breach by Developer. If the remedy of reversion is pursued, the defaulting Developer agrees not to contest the reversion of the zoning on undeveloped portions of the Development, by the City Council to R-1 zoning, and hereby holds the City harmless for such reversion.

7.2 Attorney Fees. Each party agrees that should it default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys fee which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy is pursued by filing a lawsuit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.

ARTICLE VIII GENERAL PROVISIONS

Not applicable at this stage.

8.1 Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police powers by contract and the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Developer under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as set forth in Utah Code Ann. § l 0-9a-509. Any such proposed change affecting the vested rights of the Developer or the Development shall be of general application to all development activity within the City; and unless in good faith the City declares an emergency, the Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Developer or the Development under the compelling, countervailing public interest exception to the vested rights doctrine.

8.2 No Joint Venture, Partnership, Third-Party Rights or Agency. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, and does not create any rights or benefits to third parties. No agent, employee

or servant of the Developer or the City is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by any party or by the Developer to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, contractors or servants of the other party. The parties shall each be solely and entirely responsible for their respective acts and for the acts of their respective employees, agents, contractors and servants throughout the term of this Agreement.

8.3 **Agreement to Run with the Land.** This Agreement shall be recorded against the Development, shall run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Development.

8.4 **Term.** This Agreement shall expire upon the earliest of the following:

(a) The start of the warranty period for the final item of infrastructure identified in this Agreement;

(b) Expiration of the preliminary plat for the Development due to lack of work or subsequent action, as provided in Syracuse Municipal Code § 8.25.020, unless no changes to the City's applicable ordinances and specifications have occurred; or

(b) Upon mutual written agreement of both the Developer and City.

8.5 **Assignment.** Neither this Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the other party, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

8.6 **Integration.** This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

8.7 **Severability.** If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

Please contact me with any questions concerning this project.
Regards,

Royce Davies

City Planner
(801) 614-9632
rdavies@syracuseut.com

Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

Final Plat Review

8/31/2020

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Shoreline Subdivision Phase 5 Final Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

8.30.010 Final plat.
The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.
Shown. No other plat in the County has this name.
The subdivision has been split into Phase 5a and 5b. An additional plat with additional fees will be required when the plat is recorded at Davis County.
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
Shown.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
Shown.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.
Update the addressing with the addressing sheet included with this review.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
Shown.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.

Shown.
(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
Shown.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.
Shown.
(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.
Shown.
(J) Pipes or other such iron markers shall be shown on the plat.
Shown.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
Shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.
Shown.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
Parcel names should start at A. Include a note stating who will own and maintain each common space parcel and if it is intended for public or private use.
(N) Boundary descriptions of the subdivision.
Shown.
(O) Current inset City map showing location of subdivision.
Shown.
(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.
Shown.
(2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."
Language not shown. Please show this.
(3) A notary public's acknowledgment.
Shown.
(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.
Shown.
(5) The City Engineer's certificate of approval.
Shown.
(6) The county recorder's certificate of attest.

Shown.

(7) The City Attorney's certificate of approval.

Shown.

(8) Public Utilities approval and acceptance of public utility easements.

Shown.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Shown.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

Construction documents included. See Engineer comments for any specific changes needed.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

8.30.030 Final approval.

(A) Submittal. Submit two standard 24-inch by 36-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.
These have been provided and are required with every updated iteration of the plat.
(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.
This is required prior to plat recordation. Final inspection fees are derived from this bond spreadsheet and must be provided and approved by the City Engineer prior to a preconstruction meeting.
(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.
Final plat not yet approved by the City Council.
If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.
Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off- site construction does not occur within the 12- month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.
Final plat not yet approved by the City Council.
(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.
Please schedule a preconstruction meeting with staff only after the plat has been approved by the City Council. A bond estimate completed and approved by the City Engineer and applicable SWPPP and improvement agreements that have been signed and submitted to the City along with final inspection and SWPPP fees are required prior to the preconstruction meeting.
(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:
Tyler Church with Syracuse Public Works will be your primary contact for these improvements (as applicable).

(1) Paving of streets.

(2) Curb, gutter and sidewalks.

(3) Sewer and water lines, including irrigation lines.

(4) Storm and subsurface drainage.

(5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:
Staff will not take the plat to the County to be recorded until the following have been provided (as applicable).

(1) Development agreements.

(2) Escrow agreement.

(3) Title report.

(4) Street light agreement.

(5) Off-site improvement agreement.

(6)

(a) Water share certificate showing the City as the owner of the water shares; Three acre-feet per acre of water will be required for the gross acreage of this plat unless the fee mentioned below is paid. Davis & Weber Canal or Layton Canal shares will be accepted. Davis & Weber shares are six acre-feet per share and Layton Canal shares are one acre-foot per share with ½ share being the minimum that will be accepted from either company. No water shares or fee-in-lieu of water have been provided at the time of this writing.
(b) A water right deed;

(c) Other evidence, acceptable to the City, of the right to water; or

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

(7) Storm water activity permit.

(8) Storm water maintenance agreement.

(9) Storm water quality report.

(10) Payment of all required development and inspection fees.

(11) Approved construction drawings or as-built drawings.

(12) Surety and improvement guarantee.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

Not applicable at this stage.

8.30.035 Minor residential subdivisions.

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

NA.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

NA.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

NA.

(1) The subdivision contains 10 or less lots;

(2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;

(3) The subdivision is located in a zoned area; and

(4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:
NA.

(1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.

(2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20 SCC.

(3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC 8.30.030. All required signatures and conditions provided in that section apply to minor residential subdivisions.
NA.

10.82.010 Purpose.
The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles.

10.82.020 Permitted uses.
The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:
The proposed uses include single-family units which are permitted.
(A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Dwellings, townhomes, up to four attached* (*only if in accordance with SCC 10.82.090).

(F) Educational services.

(G) Household pets.

(H) Minor home occupations.

(I) Public and quasi-public buildings.

(J) Club houses and recreational facilities.

(K) Public parks.

(L) Residential facilities for persons with disabilities.

10.82.030 Conditional uses.
The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:
No conditional uses are proposed at this time.
(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor).

10.82.040 Minimum lot standards.
All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) In no case shall the total maximum density exceed five units per gross acre.
Compliant. Density is 3.44 units per acre.
(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.
Larger lots are shown near 2700 South which is a minor collector and lot 532 is over an acre and fronts 3000 West. While these do not meet the ordinance above, the lots near 2700 South were previously approved. Lot 532 is a change which should be addressed by the Planning Commission. Parcel A should also be changed from a parcel to a simple road dedication. The creation of a parcel here is ambiguous.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.
All lots front proposed or existing public streets.
(D) Of the total number of lots, a maximum of 50 percent shall be less than SFD-5,600.
Compliant. Exactly 50% of lots are less than SFD-5,600.
(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.
Staff recommends creating a setback variation standard with the home builder to ensure setback variation occurs. This will be verified with each building permit.
(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.
This will be verified with each building permit.
(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Lot Area (SF)	7,000	5,600	3,500
Minimum Lot Width (LF)	70	55	42
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*
Minimum Interior Side Yard (LF)	8	8	5
Minimum Street Side Yard (LF)	15	15	10
Minimum Rear Yard (LF)	15	15	10
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0
Maximum Building Height	35	35	35
Off-Street Parking	2	2	2

* See subsection (G) of this section.

10.82.050 Off-street parking and loading.
Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On-street stalls shall be well marked with paint. Otherwise, off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.
Parallel parking not proposed. Compliant.

10.82.060 Signs.
The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.
No proposed signs in this phase.
10.82.070 Development requirements.
(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

(1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
Compliant.
(2) The noncontiguous land area is not smaller than 10 acres;
Compliant.
(3) All land areas within the development are managed by one HOA;
Compliant. An HOA is proposed.
(4) All land areas share the same development theme;
Compliant.
(5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
Compliant.
(6) Be limited to one noncontiguous land area in addition to the larger land mass.
Compliant.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:
Compliant. Submitted with preliminary plat.
(a) Existing property boundaries.
Compliant. Submitted with preliminary plat.
(b) Proposed lot lines.
Compliant. Updated overall lot layout submitted.
(c) Color coded categories grouped by lot size and/or housing product type.
Compliant. Updated overall lot layout submitted.
(d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
Compliant. Updated overall lot layout submitted.
(e) Location and size of common spaces.
Compliant. Updated overall lot layout submitted.
(f) Configuration of streets, trails, and sidewalks.
Compliant. Updated overall lot layout submitted.
(2) A professional planner shall design the land use master plan.
Compliant.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.
Compliant. Submitted with the preliminary plat.
(D) Architectural Theme Plan.

Compliant. Submitted with the preliminary plat.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

Compliant. Updated landscape plan provided with overall open space area. Common space is 21.3%

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

(i) Tree locations;

(ii) Hardscape locations;

(iii) Amenities;

(iv) Sidewalks;

(v) Trails;

(vi) Fencing;

(vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

These have been approved in the development agreement and will be reviewed with each building permit.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

Compliant. Updated overall lot layout submitted with common space at 21.3%.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) In-Lieu Fee for Required Common Space. An in-lieu fee may be accepted for the development of a nearby City park under the following conditions:
Contact Noah Steele in the Community Development Department to verify in-lieu fee amounts if this method for providing water will be used.

(a) The developer initiates a request to pay a fee in-lieu of required common space by petitioning the City at the same time that the concept plan is under review.

(b) The proposed project shall be located within one-half mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted Parks Master Plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.

(c) The in-lieu fee shall not be approved if any portion of the proposed development is further than one mile from the nearest receiving park property boundary.

(d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(e) Qualification of an off-site location to receive in-lieu of common space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted Parks Master Plan, and such qualification shall be decided at the time that the Council reviews the concept plan.

(f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.

(g) If the City Council does not accept the request for in-lieu of fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in-lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least five percent of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the City prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum five percent identified in

subsection (G)(8)(h) of this section, and actually built within the development, may be subtracted from the estimated fee due.

(I) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.
Contact Noah Steele in the Community Development Department to verify in-lieu fee amounts if this method for providing water will be used.
(H) Required Amenities.

Compliant. Updated landscape plan shows all previously approved amenities have been relocated.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.
Provide a copy of Covenants and Restrictions that have been recorded with Davis County.
(J) Landscaping Requirements.

Compliant.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

Compliant. This will also be verified with building inspections.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.
Setback variation will be reviewed with building permits. No in-street traffic calming measures were approved with the preliminary plat.

(3) Tree-lined streets are required.

Provide an updated landscape plan showing amendment to street trees.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.
Provide an updated landscape plan to verify that buildings and amenities are shaded where possible and appropriate.
(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.
Provide an updated landscape plan to verify screening.
(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

Provide an updated fencing plan as the current plan has been modified by the addition of the school district property.

(K) Traffic Circulation Requirements.

Streets have changed. Provide an updated circulation plan to reflect the changes.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb "bulb-outs," street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

Compliant. Provided on page L201 of the updated landscape plan.

(8) Alleys shall be a maximum of 16 feet in width.

No alleys are included in this plat.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

Compliant.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

Compliant. Shown on landscape plan.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

Compliant.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

Compliant.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

No arterial roads in this plat.

(4) Trailside seating is required at one-half mile intervals along the trail system.

Compliant.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

No trails will be dedicated to the City in this phase.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement.

These have been identified on the plat in accordance with the wetland delineation approved by the Army Corps of Engineers with the preliminary plat.

10.82.080 Land use approval process.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

NA.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

NA.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:
Zoning already applied.

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.
Preliminary plat already approved.
(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.
Approved.
(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.
See development agreement comments below.
10.82.090 Townhomes.
Attached townhomes are allowed as a node within the larger master planned community with the following regulations:
No townhomes included in this project.
(A) Townhome units shall not comprise more than 20 percent of the total project development units.

(B) Townhome units shall be identified and approved with the concept plat.

(C) The number of townhome nodes are limited to two within the total development.

(D) Be contiguous as to provide a nodal neighborhood of similar housing product.

(E) Each unit shall provide enclosed car parking.

(1) A minimum of 75 percent of the units shall provide two-car garages.

(F) Front setback is eight feet.

(G) Side setback is five feet to property line, or 10 feet between buildings.

(H) Rear setback is 10 feet to property line, or 20 feet between buildings.

(I) Townhomes shall not be allowed in the RPC zone unless one of the following is met:

(1) Townhome node has frontage and access upon a major arterial road that is owned and maintained by the State Department of Transportation.

(2) Townhome node shares a property line with an existing general commercial, professional office, or industrial development.

(J) Common Space. An additional five percent of common space shall be added to the overall development project total common space as required in SCC 10.82.070(G)(1). Said common space will be eligible for in-lieu fee participation according to SCC 10.82.070(G)(8), however, a minimum of one amenity such as a tot lot or other amenity tailored to and located within the townhome node(s) shall be required, even if in-lieu fees are accepted.

(K) Density within the townhome node is limited only by the required setbacks, however, the townhome units within the node shall be counted towards the total project units and the project's total density shall not exceed the maximum allowed units per acre described in SCC 10.82.040.

(L) Lot size within the townhome node may be zero lot line or otherwise without a minimum lot size limited only by the required setbacks as described in subsections (F) through (H) of this section.

(M) Architectural elevations, building placement, and floor plans for townhomes shall be designed in accordance with SCC 10.82.070(F) and required to be included and cohesive within the project's architectural theme plan and development agreement.

Development Agreement

ARTICLE IV CITY'S UNDERTAKINGS

4.1 Approval of Preliminary Plat and Zoning Application. Concurrent with the approval of this Agreement, the City shall consider the RPC zoning and Preliminary Plat approval for the Development. As provided in the Preliminary Plat application, the overall density for this Development shall not exceed 3.56 dwelling units per gross acre (calculated based on the entire Development area), and accordingly, shall not exceed 400 dwelling units (i.e., the Development Gross Acreage equal to 112.55 acres multiplied by 3.56 dwelling units per gross acre). Except for the floor plan and elevation approvals granted in Section 5.l(k) below, Developer and City acknowledge and agree that any additional floor plan and elevation approvals may be reviewed and approved by the City Council by resolution.

Preliminary Plat approved.

4.2 Findings. The RPC zoning approval shall occur upon a finding by the City Council that it is in the best interest of the health, safety and welfare of the citizens of the City to make such a change at this time.

Approved by CC.

4.3 Approval for School Use. Notwithstanding Section 4.1 above, Developer shall have the right, in its sole discretion, to sell certain property otherwise intended for residential use to a school. In connection therewith, Developer (a) shall be permitted to remove, replace or re-configure land within the Development originally intended for residential, open space, or right of way use to accommodate such sale to a school, provided that Developer shall remain subject to the maximum density and minimum open space requirements referenced in this Agreement applicable to the entire Development, and (b) shall not be required to amend or modify the Preliminary Plat. If a final plat has been recorded for the land sold to the school district, then Developer shall be required to apply for a plat amendment. Any open space provided on the school property that was originally part of the common space calculation required under City code shall be transferred subject to a requirement that allows residents of the Development to utilize the open space when school is not in session.

The school property has been added as lot 424. Provide a copy of the agreement with Davis School District stating that the open space on the school property will be open to residents when school is not in session.

4.4 Easement Abandonment. The City shall abandon and hereby agrees to vacate that certain deed of easement, recorded on November 10, 1955 and January 13, 1956 as entry numbers 151489, 151500, and 153320 in the official records of the Davis County Recorder's Office (the "Easement"). In connection with the Development, Developer shall remove (or cause to be removed), at no expense to the City, the abandoned pipe on a phase-by-phase basis in the ordinary course of Developer's construction activities.

Not applicable to this review.

4.5 Vested Rights. The City shall cause the City's administrative personnel, with reasonable diligence, to take or cause to be taken all actions required or advisable to be taken preparatory to, but not including, final legislative action by the City Council or the Planning Commission, in connection with adoption of the pending zone amendment for the Property and approval of this Agreement. Developer and/or owners (or their respective successor-in-title) of all or any part of the Property shall have the vested right (i) to have final subdivision and construction plats and site plans reviewed and, if found to meet the standards and criteria set forth in this

Agreement, the Preliminary Plat documents, and in the City's ordinances, approved; and (ii) to develop and construct the Project in accordance with the densities as vested in under the terms and conditions of this Agreement. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509.

Preliminary plat approved and vested rights established.

4.6 In Lieu Fee Related to Common Space. In connection with Syracuse Municipal Code § 10.82.070(0), as amended, the Developer petitioned the City Council to pay a fee in-lieu of required common space (an "In Lieu Fee") that is associated with the RPC zone. The Developer is under no obligation to make such a petition and would be free to seek zoning approval with the required common space in the zone, or to develop under existing zoning. The RPC zone otherwise requires the development of at least twenty-five percent (25%) of the development gross acreage to be established as common space, or for this Development a total of 28.14 acres (i.e., 25.0% multiplied by 112.55 acres). The In Lieu Fee shall be allocated to Developer and any of its successors-in-interest, as applicable, in a fair and reasonable manner and pursuant to one or more separate agreements between such parties. The following provisions shall apply:

(A) Approval of In Lieu Fee. The total fee is based upon the value saved from the non-development of common space, which would have included amenities for resident recreation, that the Developer would otherwise be required to construct. The In Lieu Fee shall also take into account the cost to develop the nearby, planned park of approximately 50 acres located at 2000 West Gentile Road, which will serve as a primary recreational amenity for residents of the Development; provided, however, that Developer shall not be required to pay an In Lieu Fee greater than the amount calculated pursuant to Section 4.3(B) below, regardless of the actual cost of the above-referenced planned park. The Developer agrees to tender and the City hereby agrees to accept an In Lieu Fee for the Development in an amount equal to $3.00 per square foot, and by executing this Agreement, the City confirms that Developer or the Development, as applicable, satisfies the applicable requirements of Syracuse Municipal Code § 10.82.070(0)(8). The City's execution of this Agreement shall constitute approval of the City Council under Syracuse

As mentioned previously, contact Noah Steele for details concerning the in-lieu fee.

Municipal Code§ 10.82.070(0)(8)(e). As set forth in the Concept Plan, the Development currently contemplates established common space equal to 27.60 acres (98.07% of the Development Gross Acreage), which results in a common space deficit equal to 0.5421 acres or 23,614 square feet (l.93% of the Development Gross Acreage) (the "Common Space Deficit").

(B) Calculation of In Lieu Fee. The In Lieu Fee applicable to the entire Development is equal to $70,842.00, which is calculated as follows: (a) the product of the Common Space Deficit (0.5421 acres) and 43,560 square feet an acre (or in other words 23,614 square feet), multiplied by (b) $3.00 per square foot.

ARTICLE V DEVELOPER'S UNDERTAKINGS

5.1 Developer Obligations. Conditioned upon City's performance of its undertakings set forth in Article IV, and provided Developer has not terminated this Agreement pursuant to Section 7.1, Developer agrees to complete the following in general accordance with Developer's phasing plan attached hereto as "Exhibit I" and incorporated by this reference (the "Phasing Plan"). Notwithstanding the foregoing, Developer may modify the Phasing Plan, subject to the provisions of the International Fire Code and City requirements related to water infrastructure. Whenever the City has an obligation to reimburse Developer for certain costs set forth in this Section 5.1, such reimbursements shall be made in cash.

(A) Maximum dwelling units. The Developer agrees to a maximum of four hundred (400) dwelling units in the Development, with an overall density of no more than 3.56 units per gross acre (calculated based on the entire Development area).
Compliant. 384 proposed.
(B) Dedication of Water Shares. The Developer shall dedicate water rights to the City in compliance with Syracuse Municipal Code § 8.10.090, at the time of final plat recordation.
No water shares dedicated at this time.
(C) Areas Open to General Public. Areas open to the general public shall be identified on a map attached to this Agreement as Exhibit J, which is incorporated into this Agreement by this reference.
Compliant.
(D) Fencing, Amenities, Signs, Trees. The Landscaping Plan includes amenities, trees, fencing, signs and monuments, vegetation, and other aesthetic features. The Developer shall install all such items in conformance with the "Landscaping Plan", which is attached as "Exhibit C" to this Agreement and incorporated by this reference. The fencing shall be installed in accordance with the fencing depicted in the Landscaping Plan. The maintenance of all of the items discussed in this subparagraph shall be provided by the Developer or the homeowner's association for the Development (the "Homeowner's Association"), unless those items are located within the City's right-of-way and not excepted in this Agreement.
Compliant.
(E) Offsite Provisions. Developer agrees to the following offsite requirements:

(1) 2400 West Street Improvements. The Developer shall improve 2400 West to the City's collector road standard with a sixty-six feet (66') right-of-way. This shall extend through the two existing properties (2418 West 2700 South and 2383 West 2700 South) to 2700 South Street. No private driveways shall directly access 2400 West Street unless shown on the final subdivision plans. The existing culinary and secondary mains in 2400 West Street are not of adequate capacity to serve this development and need to be increased to 10-inch mains from 2700 South Street to the south boundary of the subdivision. Developer shall be responsible to construct the full width of2400 West that abuts the Development to applicable City Standards and Specifications. The City shall promptly reimburse Developer for any costs incurred due to the upsizing of 2400 West and utilities beyond what would be sufficient to service the Development. The reimbursement shall be calculated as follows: (x) the total cost to complete 2400 West and utilities, less (y) the total cost Developer would have incurred to complete 2400

West and utilities absent the upsizing. The City shall be obligated to procure any rights of way or easements that are or may be required from adjacent property owners to permit Developer to complete the upsizing required under this subsection. Reimbursement shall be provided within 30 days of the invoice being received by the City. The City shall be given the expected costs of all upsizing work prior to beginning construction. The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.

This road is not included in this plat.

(2) 2700 South Road Improvements. The Developer shall fully improve the southerly thirty-three feet (33') half width of 2700 South to the City's collector road standard between the existing improvements at 2831 West 2700 South to the existing improvements for the church at 2887 West 2700 South. The Developer shall also install improvements required by the traffic study at the Developer's expense.

This road is not included in this plat.

(3) 3000 West Street Improvements. The Developer shall fully improve the easterly thirty-three feet (33') width of3000 West abutting the subdivision boundary to the city's collector road standard. Provided the City can acquire the necessary right- of-way, the City reserves the right to have the Developer install the thirty-three feet (33') half-width improvements through 2997 South 3000 West and 2933 South 3000 West at the City's expense. If the City exercises its option, the Developer shall provide the cost of improvements to the City prior to starting work and the City shall reimburse the Developer within 30 days after satisfactory completion of the work. The City agrees to facilitate any permits required with the U.S. Army Corps of Engineers related to the road widening.

This road is not included in this plat.

(4) Syracuse City Public Works Facility. A notice to purchasers shall be added to the subdivision plat for all lots in the vicinity of Syracuse City Public Works facility stating: "The City operates a Public Works facility to the East of this subdivision, which operates at all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur."

Include this language in a note.

(F) Culinary Waterline Looping. At no point during development may more than 35 culinary services be served off a single culinary water feed.

See Engineer comments.

(G) Existing Utilities Running Through Property. The City currently owns a 36-inch reinforced concrete storm drain pipe through the property. Given the location of the pipe, it could prove difficult to efficiently develop the property. If the developer chooses to abandon the existing line with the development of the property, the existing main shall be removed and disposed of properly in accordance with applicable laws and regulations. The existing main east of the development shall be reconnected into the new storm drain for the development. The City also owns a 12-inch sewer main which outfalls west of2850 South Street to 3000 West Street. This sewer main shall be tied into the new sewer within the development. The City owns an 8-inch sewer main along the south side of the development. This sewer main shall be located in a

roadway or relocated into a roadway. North Davis Sewer District may have additional requirements for their mains.
See Engineer comments.
(H) High Water Table. Under no circumstances may a basement be constructed below the water table as defined in the geotechnical report (the "Water Table"). Basement shall be defined as having the lowest floor elevation below the top back of curb, provided basements shall not include any slab on grade or other similarly constructed homes. The City Engineer shall approve any land drain outfall connections to the storm drain if applicable.
This will be assessed at the building permit stage.
(I) Wetlands. The Development is located in a sensitive overlay zone, indicating that there may be wetlands on the Parcel. The determination of wetland delineation, mitigation and remediation is the responsibility of the United States Army Corps of Engineers. The Developer shall be solely responsible to work through wetland issues with the Army Corps. The City shall not take ownership or assume maintenance responsibility for any land delineated as wetlands.
NA.
(J) Trail System. This Development shall incorporate trails in accordance with the trails master plan, including shared use paths and equestrian trails. Trails shall make connections to existing trails, sidewalks and the Syracuse Equestrian Parle Trails shall be constructed to city standards and shall have safe road crossings with signs, lights, and pavement markings. The trail map is attached as Exhibit E, and is incorporated into this Agreement by reference. Trails that do not appear on the master plan shall be owned and maintained by the Homeowner's Association. Developer agrees to restore, and as necessary, rebuild the equestrian trail existing as of the Effective Date, and its associated fencing, and to continue to allow for open access to the trail by the general public, all in a manner consistent with Exhibit E.
Provide an updated trail map.
(K) Architectural Theme Plan. Developer shall construct homes in the Development that are generally consistent with the "Architectural Theme Plan" attached to this Agreement as "Exhibit F" and incorporated by this reference, and building elevations generally consistent with the approved plans. The City staff may approve new or modified plans to be built within the Development without further City Council consent so long as such plans will not be materially inconsistent with the Architectural Theme Plan. If staff does not agree that the plans are materially consistent with the Architectrual Theme Plan, then City Council consent shall be required before those plans are approved.
This will be assessed with building permits.
(L) Sewer, Culinary Water and Secondary Water Laterals. The Developer intends to install sewer, culinary and secondary lines underneath privately-owned driveways in order to service homes on small lots. These laterals shall be the responsibility of the Homeowner's Association or the property owners being served by those lines. The City's responsibility for maintenance or blockage removal of lines shall be limited to the main lines, and shall not extend beyond the point that the lateral connects to the mains, in the case of culinary and secondary water laterals (which shall be connected using a gate- valve on the T-Connection to the main), and at the manhole, in the case of the sewer line, but under no circumstances beyond the right of way. Every home must have its own culinary meter and secondary service.
See Engineer comments.

(M) Storm Drain System. The Developer shall design and install a system of positive drainage sufficient to keep rainwater from· flooding neighboring properties, whether within or without the Development. The Developer or Homeowner's Association shall be responsible to install and maintain all drainage facilities within the Development that are outside the City right-of-way, as well as those that are not constructed to City standards for storm drain infrastructure. The City's responsibility for maintenance shall end where any private drain connects to a manhole in the public right-of-way. The City's storm drain masterplan shows a need to install a 36" and 42" storm drain main in 2400 West Street and a 48" storm drain main from 2400 West Street to 3000 West Street. These mains shall be installed throughout the Development and the City shall reimbu se the Developer for any costs incurred due to upsizing beyond what would be sufficient to service the Development. The reimbursement shall be calculated as follows: (x) the total cost to complete the upsized storm drains, less (y) the total cost Developer would have incurred to complete the water lines absent the upsizing.
See Engineer comments.

(N) Maintenance of Items Outside of Public Right-of-Way. The City shall not be responsible for the maintenance of parking lots, landscaping, walkways, light fixtures, entry monuments or any other improvement or amenity located outside of the City's right-of- way. Public streets and city-maintained asphalt paved trails shall be snow-plowed by the City in accordance with City policy, but the City has no responsibility for clearing snow from sidewalks, equestrian trails, private driveways, parking lots, or walkways outside of the City's right-of-way. Additionally, the Developer has agreed, directly or indirectly via the Homeowner's Association, to build• two (2) pickleball courts within the Development that will be available for public use. Upon their completion, the Homeowner's Association will oversee and be responsible for the maintenance of such courts.
Compliant.

(0) Covenants, Conditions & Restrictions. The Developer shall record Covenants, Conditions and Restrictions for all homes located within the Residential Development (the "CC&Rs"). The CC&Rs shall generally conform to those attached to this Agreement as "Exhibit G."
Provide a copy of recorded CC&R's for City records.

(P) Compliance with Current City Ordinances. Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If an ordinance is amended in a manner that the Developer considers to be beneficial to the project, this section does not require Developer to comply with the superseded ordinance. In such cases, Developer may request that the amended ordinance or regulation apply to the project.
Compliant.

(Q) No Pre-Approval. The enumerations in this Agreement are not to be construed as approvals thereof except as specifically provided herein, as any required land use approval process must be pursued independent hereof.
NA.

(R) Conflicts. Any conflict between the provisions of this Agreement and the City's codified requirements shall be resolved in favor of this Agreement.
See previous comments about providing updated overall plans.

(S) Bonding. City and Developer acknowledge and agree that Developer's bonding for the Residential Development shall be in phases consistent with Developer's Phasing Plan and shall be in the form of a series of surety bonds, escrow bonds, or other forms of assurances provided in City code.
A Bond will be required prior to recording the plat with Davis County. See previous comments concerning bond processes.
(T) In order to provide adequate off-street parking for each unit, and in the absence of guest parking areas, the Developer agrees that all units shall include driveways that are at least eighteen feet (18') long, measured from the back of the sidewalk.
This will be checked at the building permit stage.
5.2 In Lieu Fees. The Developer, having petitioned the City to allow payment of in lieu fees with an accompany reduction in the amount of required common space in the Development, agrees to the following:
See previous in-lieu fee related comments.
(A) Consistent with Syracuse Municipal Code § 10.82.070(G)(8)(i), the In Lieu Fee shall be paid incrementally at the time each final plat for the Development is recorded. The portion of the In Lieu Fee payable with any given final plat shall be calculated as follows: (a) the quotient of the In Lieu Fee and the Development Gross Acreage, multiplied by (b) the total gross acreage subject to the applicable final plat. For illustrational purposes only, assume the Developer intends to record a final plat with 10 total gross acres. The Developer would be required to pay concurrent with recordation of such final plat a portion of the In Lieu Fee equal to $6,294.27 (the quotient of $70,842.00 and 112.55 (which equals $629.43), multiplied by 10 acres).

(B) The City may withhold final plat recordation until the In Lieu Fee has been paid for that phase of development.

(C) The Developer or its successors in interests affirmatively waives the right to challenge the City's withholding of plat recordation for non-payment of the in-lieu fee. It, and its successors in interest, also waives and disclaims any argument or position that the In Lieu

Fee is an impact fee. The fee is voluntarily paid in exchange for the mutual benefit of developed, nearby parks for the benefit of the Development's future residents. The In Lieu Fee is considered a fee for a project improvement.

(D) True Up Final Payment. At the time of plat recordation for the final plat, the Developer shall provide payment of whatever remains of the balance of the total In Lieu Fee for the Development, taking into consideration the payments already tendered in prior phases.

(E) This Section shall survive termination or expiration under Section 8.4 of this Agreement.

ARTICLES ARCHITECTURAL CONTROL PROVISIONS

5.1 **Land Use and Building.** Each Lot shall be used exclusively for the construction and occupancy of a Single Family Residence. Except as may be specifically provided in this Declaration, no building shall be erected, altered, placed or permitted to remain on any Lot other than (1) one Single Family Residence or dwelling.
Checked at building permit stage.

5.2 **Residence Size and Materials.** The structural design, colors, materials, and other related design elements and features shall be consistent with the approved Development Plan, attached hereto as Exhibit B and incorporated herein by this reference.
Checked at building permit stage.

5.3 **Improvements.**
Contact Tyler Church with Syracuse City Public Works for all public improvements inspections.

(a) Completion of improvements. Construction of all Improvements, including painting and all exterior finish, shall be completed within twelve (12) months from the beginning of construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, the periods specified in this section may be extended for a reasonable length of time. The building areas including unsold lots shall be kept reasonably clean and in workmanlike order during the construction period. Unsold lots shall not be allowed to collect debris, rubbish or become a long-term storage facility for construction materials or equipment. All construction activities shall conform to city ordinances and/or regulations.
Not applicable at this stage.

(b) Commencement of Improvements. Construction of all Improvements shall commence within thirty-six (36) months of the acquisition of the Lot. Once a Lot is acquired the Owner is required to fully maintain, irrigate, and control all shrubbery, including keeping weeds under control and from going to seed. The Owner is also required to keep the Lot presentable and free of garbage and other debris until construction begins.
Not applicable at this stage.

(c) Landscaping of the Lot. The area within the front of a home or residence shall be kept only for ornamental or decorative planting of grass, trees, shrubbery or rock landscaping materials. No fences shall be allowed in the front yards unless otherwise approved in, and consistent with, the Entitlement Documents. All front and side yards must be landscaped within six (6) months, and all rear and back yards of a Lot must be landscaped within twelve (12) months after an occupancy permit for the home or residence is obtained. The six-month allowance for the front yard may be extended for the number of months that improvements cannot be installed due to inclement or winter weather, the extended completion date shall not exceed 10 months from receipt of the occupancy permit. Statues of personages, animals, or decorative structures are not permitted in the front yards. This is not intended to exclude temporary seasonal holiday decorations.

Each-Owner shall plant and maintain trees in the park strip of such Owner's lot of the type and number as may be required per this document, the Plat Map, the Entitlement Documents, or appended by the ACC. Additionally, trees within the park strip shall be

installed prior to the issuance of certificates of occupancy ("Park Strip Trees"). Notwithstanding the foregoing, in the event the Park Strip Trees cannot be installed due to inclement and or seasonal weather conditions, an escrow account shall be established with Cottonwood Title Insurance Agency, or as otherwise mutually agreed upon, in an amount equal to the cost of installing the Park Strip Trees as set forth in the Entitlement Documents (the "Escrow Deposit"). Following Escrow Deposit funding, proper application and payment of fees, if any, and inspection by Syracuse City all applicable certificates of occupancy shall be issued.

(d) Carports. Carports are not permitted.
Not applicable at this stage.

(e) Temporary or Prefab Structures. No previously erected, used, or temporary structure, mobile home, trailer house, or any other non-permanent structure may be installed or maintained within the Property, with the exception of those temporary structures such as pods or container units used in support of construction activities for Owner's storage prior to occupancy. All such temporary storage units must be removed within 90 days of occupancy permitted pursuant to Section 5.4 below. No prefabricated housing may be installed or maintained within the Property.
Not applicable at this stage.

(f) Mailboxes. Mailboxes will be per the post office.
Contact Janicka DeJunker with USPS for mailbox requirements.

5.4 Temporary Structures.
Not applicable at this stage.

(a) Subject to Sections 5.4(b) and 5.4(c) below, no structure of a temporary character, trailer, recreational vehicle, tent, shack, garage, barn or other outbuilding shall be used on or within the Property at any time as a residence, either temporarily or permanently,

(b) A single detached garage which is approved by the city and maintained in good condition will be permitted on the Property so long as its form and exterior appearance matches the existing homes and buildings. A single shed, well built and well maintained, typical of a tuff shed type unit will be allowed. Colors shall be similar to those used on the home.

5.5 Architectural Control Committee. There shall be an Architectural Control Committee consisting of not to exceed five members, chaired by the Declarant or the Declarant's designated representative. Members have authority to select replacements or to fill vacancies. In event a member is unable to attend meeting and rescheduling is not practical, that member may designate an alternate to represent that member. A majority vote from Existing members or designated alternates is required to ratify actions to fill committee vacancies. The Declarant shall act as chair of the ACC until such time as all of the Lots have residences constructed thereon. At which time a new chair shall be appointed by the members. The ACC will continue its role for the duration of this document to ensure the Owners' continued compliance with these CC&Rs.
Per HOA.

(a) ACC membership Votes/Ratification. A majority vote from membership is required for all actions, decisions, house plan approvals, etc.

(b) House Plan submittal. The homeowner is responsible for submitting completed plans to the ACC for approval. House plans are not considered complete until the Owners and architects and or builder consider the plans to be in compliance with this document, and City and State requirements. No plan may be submitted to the City until such plans have been approved by the ACC and such approval shall be in the sole discretion of the ACC.

(c) Deviation requests. If any Owner desires to construct a home that deviates from this Declaration in any way, deviations shall be clearly identified and such plan must be submitted and approved by the ACC, such approval shall be in the sole discretion of the ACC, prior to submission of such plan to the City.

(d) CC&R documentation. In the event homeowners desire to amend the CC&R document, a 2/3 majority vote from the homeowners plus a majority vote from the ACC is necessary to implement document changes. Each homeowner is entitled to one vote.

(e) ACC review. The ACC shall review and approve or deny the plans within ten (10) business days of receipt. Rationale for any disapproval must be documented. Failure of the ACC to approve or deny the plans within such time period shall not constitute an approval unless the requesting Owner sends an additional request for approval via certified mail to the ACC; if no response is received within seven (7) business days from the date of the signature on the certified mail receipt, approval shall be deemed to be granted. All plans must conform to state and city statute and ordinances.

(f) The ACC shall have the right, but not the duty, to enforce the terms of this Declaration by any legal means and shall be entitled to recover its costs and attorney fees from the other party in any such enforcement action by the ACC, whether or not a judicial proceeding is instituted.

ARTICLE 6 RESTRICTIONS ON USE

6.1 Restrictions and Requirements. The following restrictions and requirements are in addition to all other restrictions and requirements contained in this Declaration:

Determined at building permit stage.

(a) Residential Use. Lots shall be used for residential purposes in accordance with, and subject to, the other provisions of this Declaration. Except as provided in this subsection, no trade, craft, business, profession, commercial or similar activities of any kind shall be conducted on or within any Lot or in any other portion of the Community. Nothing in this Section shall be construed so as to prevent or prohibit:

(i) Activities relating to the rental or sale of Lots. The Declarant may use one or more Lots for purposes of a construction office or sales office during the actual period of construction of any Improvements, including the Subdivision Improvements, or

(ii) An Owner from maintaining his or her professional personal library; keeping his or her personal business or professional records or accounts; handling his or her personal business or professional telephone calls; or conferring with business or professional associates, clients, or customers so long as there is no significant increase in traffic or noise on or in such Owner's Lot;

(iii) Home occupation which requires the Owner's clients, customers, patients or others to come to the Lot to conduct business or which requires any employees outside of the Owner's immediate family or household must be approved by the ACC prior to submitting a request to Syracuse City. Such business shall not result in a significant increase in traffic, or deprive neighbors of public parking spaces adjacent to their own lots or excessive noises.

(b) Drainage System. There shall be no interference with the established drainage patterns or systems over or through any Lots so as to affect any other Lot or any real property outside the Property. The term "established drainage" shall mean the drainage swales, conduits, inlets and outlets designed and constructed for the Property.

(c) Offensive Activities. No noxious, offensive or unsightly conditions, including, but not limited to, the placement or storage of cars, car parts and appliances, or other noxious or offensive activities shall be permitted on or in any Lot or other portion of the Property, nor shall anything be done in or placed upon or within any Lot which interferes with or jeopardizes the enjoyment of other Lots or which is a source of unreasonable annoyance to other Owners.

(d) Unlawful Activities. No unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(e) Animals.

Not applicable at this stage.

(i) The keeping of any animal by a Lot Owner shall be in compliance with any Davis County or Syracuse City ordinances.

(ii) Those animals which are permitted shall not cause noise or disturbance that would be deemed a nuisance to other Owners or residents within the Property. Any inconvenience, damage or unpleasantness caused by such animals shall be the responsibility of the respective Owners thereof and Owners shall be responsible for prompt removal of wastes of their animals from all portions of their own Property.

(iii) Ordinary household pets are permitted, but not to exceed more than two (2) dogs and two (2) cats shall be allowed on any one Lot within the Project Property. Dogs belonging to

Owners, occupants or their licensees or invitees within the Project Property must be kept within an enclosure or on a leash. Pets taken off the Owners' lots must be leashed or held by a person capable of controlling the animal.

The enclosed area where animals are kept such as a kennel or fenced yard must be maintained such that the animal cannot escape therefrom. Any such contained enclosure areas must be cleaned on a regular basis to minimize odors and maintain a clean appearance. No kennel or dog run may be placed closer than 20 feet to any dwelling other than that of the Owner of the kennel. No kennel may be placed closer than 4 feet from neighboring property line. In no case may any household pet or other animal kept at or around the Residence be allowed to create a nuisance for neighboring Lot Owners due to noise, odors or otherwise.

(f) Rubbish and Trash. No part of the Property may be used or allowed to become a dumping ground for rubbish, trash, garbage, or any other waste. No garbage, trash, or other waste may be kept or maintained on any part of the Property except in a sanitary container or within a trash enclosure screened from public view. All such waste and garbage must be promptly and periodically removed.
Not applicable at this stage.

(g) Vehicles in Disrepair. No Owner shall permit any vehicle which is in an extreme state of disrepair to be abandoned or to remain parked upon any part of the Property unless such vehicle is within a garage. A vehicle shall be deemed in an "extreme state of disrepair" when its presence offends the occupants of the other Lots.
Not applicable at this stage.

(h) Fences. All Fences shall be maintained by the appropriate Owner. No additional fencing shall be installed parallel to Declarant installed fencing with the intent to obstruct views. Fencing materials are limited to vinyl, trex, masonry, chain link fencing with or without slats and wrought iron. All other types of fencing materials are hereby prohibited. There shall be no front yard fencing unless otherwise approved in, and consistent with, the Entitlement Documents. Fences on sides of house and back yards and between lots shall not exceed 6 feet tall. Fences parallel to front of houses must be at least 6 feet behind the front of the house. Fences from approved materials may be placed on the Owner's property one foot or more away from the property line parallel with the street in front of unoccupied lots. However, such fences must be removed when home construction or project improvements begin. Such fences are not to be used to hide neglected lots. The Property Owner is still responsible for maintenance of the Lot inside the fence and ground between the fence and the curb. Notwithstanding the foregoing, all fencing depicted on the Plat Map and installed by Declarant may be replaced with different fencing materials as permitted in, and consistent with, the Entitlement Document. In the event that installed fencing is damaged, the Owner shall promptly replace the damaged fencing using material similar to the nondamaged and existing fencing.
Not applicable at this stage.

(i) Parking of Recreational and Other Vehicles.

Not applicable at this stage.

(i) Except as otherwise provided in this subsection, the parking of boats, trailers, commercial vehicles, motorcycles, commercial trucks, truck campers, motor homes, golf carts, off road vehicles, farm and construction equipment, and like vehicles shall be allowed only within the confines of a garage or behind fencing that provides for the proper screening of such parked vehicles/equipment. No portion of such vehicle or equipment may project beyond the enclosed garage or fencing area. All other parking of such vehicles and equipment shall be prohibited.

(ii) No overnight parking is permitted on any street within October 31 to April 1.

(j) Clothes Lines and Clothing Materials. No clothes lines, clothes racks, or other apparatus on which clothes, rags, or similar items are exposed for the purpose of drying or airing shall be located on the Property except within a Lot, unless in an area screened from public view. No garments, rugs, rags, laundry, or other clothing or materials shall be allowed to hang from the windows or from any of the facades or any other part of a Lot unless in an area screened from public view.

Not applicable at this stage.

(k) Yard Areas - Restrictions and Maintenance. No items of any kind may be stored in front yard areas or other areas of Lots so as to be visible from public view. This includes animal or personage statues, pedestals, Gazebos, or other large ornamental fixtures. This does not include traditional holiday decorations, providing of course, these decorations are removed within a reasonable time after the holiday. The Owners are required to keep all structures, fences, additional buildings in good repair, well maintained, and presentable appearance. This includes shrubbery and trees. Prompt removal and disposal or dead or diseased wood in trees is essential to prevent hosting insects or diseases that often will spread to and adversely impact neighboring trees and shrubs. Dead Trees, shrubs left unattended may be pruned or removed at Owner's expense.

Not applicable at this stage.

(1) Signs. No advertisement or poster of any kind may be posted in or upon the Properties except:

(i) Not more than one (1) "For Sale" or "For Rent" sign, not exceeding twenty-four (24) inches in height and thirty-six (36) inches long, may be temporarily placed on a Lot by the Owner, resident or a licensed real estate agent;

(ii) "Political" signs may be temporarily placed on a Lot by the Owner or occupant of the Lot; up to 30 days before an election. Signs remaining after 7 days following the announced election will be removed by ACC or delegated person.

(iii) Signs may be placed on the Property by Declarant for sales related activities so long as the project is active.

(iv) Small signs announcing seasonal or occasional events, may be placed for no more than 7 days per event. Signs for "perpetual" events not allowed.

(m) Noise Disturbance. Residents shall exercise care about making noises or the use of musical instruments, radios, televisions, or amplifiers and may not disturb other residents. Common sense and neighbor courtesy is expected when using gas powered yard equipment to avoid disturbing neighbors, such as those who may work irregular shifts.
Not applicable at this stage.

(n) Leasing and Rental of Homes. Other than provided in this subsection, there is no restriction on the right of an Owner to lease or rent such Owner's Home.
Not applicable at this stage.

(i) No Owner shall lease or rent his or her home to more than one family, or for a period of less than six (6) consecutive months. No leases or rentals are permitted for transient purposes.

(ii) All leases or rentals shall be by written lease agreement, which shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration and that any failure by the lessee or tenant to comply with the terms of such documents shall be considered a default under the lease. The Owner shall provide the lessee or tenant a copy of this Declaration, including any amendments thereto.

(o) Antennas. No television, ham radio, citizen band or radio antenna or similar electronic receiving/transmitting device shall be permitted upon the roof top of side of any home or elsewhere if exposed to the view from any other Lot or the street. New style digital satellite mini-dished are excluded from this provision. In no case will operation of electronic equipment, using any such receiving or sending antenna be allowed to cause interference with normal home entertainment facilities or telephones or equipment.
Not applicable at this stage.

(p) Storage. No Owners shall use the area under front porches for outdoor storage of any kind.
Not applicable at this stage.

(q) Utility Screening. All unsightly utilities, air conditioning units, and related mechanical equipment shall be screened from public view by using either (i) landscaping elements, consistent with Syracuse City standards and or Shoreline's design guidelines, or (ii) a screening fence.
Not applicable at this stage.

ARTICLE VI
GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

6.1 Zoning Contingent upon Agreement Compliance. As provided in section 10.82.080 of the RPC zone, continued zoning entitlement is contingent upon the Developer's material compliance with the provisions of this Agreement and the Preliminary Plat. Failure to materially comply with this Agreement, upon appropriate notice from the City and an opportunity to cure the defect, authorizes the City to revert zoning on the Development to R-1 but only as to any portions of the Development for which final plat approval has not yet been granted, at the time of such material non-compliance by Developer. Procedures for notice and curing of defaults are addressed in Section 7.1 of this Agreement.

Compliant.

6.2 Issuance of Permits. Developer, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Developer's undertakings and shall make application for such permits directly to the Syracuse City Community and Economic Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Developer's undertakings. City, including its departments and agencies, shall not unreasonably withhold or delay the issuance of its permits.

Not applicable at this stage.

6.3 Completion. The Developer shall, in good faith, reasonably pursue completion of the Development. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project.

Not applicable at this stage.

6.4 Access to the Development. For purposes of assuring compliance with this Agreement, so long as they comply with all safety rules of Developer and its contractor, representatives of City shall have the right of access to the Development without charges or fees during the period of performance of Developer's undertakings under this Agreement. City shall indemnify, defend, and hold Developer harmless from and against all liability, loss, damage, costs or expenses (including attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Development arising from the negligence or omissions of the City, or its agents or employees, in connection with City's exercise of its right granted in this paragraph.

Not applicable at this stage.

ARTICLE VII

REMEDIES

Not applicable at this stage.

7.1 Remedies for Breach. Unless otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting party or any permitted successor to such party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within sixty (60) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said sixty (60) day period, the party receiving such notice shall, within such sixty (60) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy

such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to:

(1) Cure or remedy such default or breach, such as proceedings for injunctive relief, to compel specific performance by the party in default or breach of its obligations, or declaring a material breach by the party. However, such relief shall exclude the award or recovery of any damages by either party.

(2) In the case of a material uncured breach by Developer, the City may change zoning and general plan map designation for the Development to R-1 zoning but only as to any portions of the Development for which final plat approval has not been granted, at the time of such material uncured breach by Developer. If the remedy of reversion is pursued, the defaulting Developer agrees not to contest the reversion of the zoning on undeveloped portions of the Development, by the City Council to R-1 zoning, and hereby holds the City harmless for such reversion.

7.2 Attorney Fees. Each party agrees that should it default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys fee which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy is pursued by filing a lawsuit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.

ARTICLE VIII GENERAL PROVISIONS

Not applicable at this stage.

8.1 Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police powers by contract and the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Developer under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as set forth in Utah Code Ann. § l 0-9a-509. Any such proposed change affecting the vested rights of the Developer or the Development shall be of general application to all development activity within the City; and unless in good faith the City declares an emergency, the Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Developer or the Development under the compelling, countervailing public interest exception to the vested rights doctrine.

8.2 No Joint Venture, Partnership, Third-Party Rights or Agency. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, and does not create any rights or benefits to third parties. No agent, employee

or servant of the Developer or the City is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by any party or by the Developer to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, contractors or servants of the other party. The parties shall each be solely and entirely responsible for their respective acts and for the acts of their respective employees, agents, contractors and servants throughout the term of this Agreement.

8.3 **Agreement to Run with the Land.** This Agreement shall be recorded against the Development, shall run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Development.

8.4 **Term.** This Agreement shall expire upon the earliest of the following:

(a) The start of the warranty period for the final item of infrastructure identified in this Agreement;

(b) Expiration of the preliminary plat for the Development due to lack of work or subsequent action, as provided in Syracuse Municipal Code § 8.25.020, unless no changes to the City's applicable ordinances and specifications have occurred; or

(b) Upon mutual written agreement of both the Developer and City.

8.5 **Assignment.** Neither this Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the other party, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

8.6 **Integration.** This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

8.7 **Severability.** If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

Please contact me with any questions concerning this project.
Regards,

Royce Davies

City Planner
(801) 614-9632
rdavies@syracuseut.com

COUNCIL AGENDA

October 27, 2020

ADMINISTRATIVE ITEM

Agenda Item #**d2**

Village at The Bluff Final Plats 1 and 2

Factual Summation

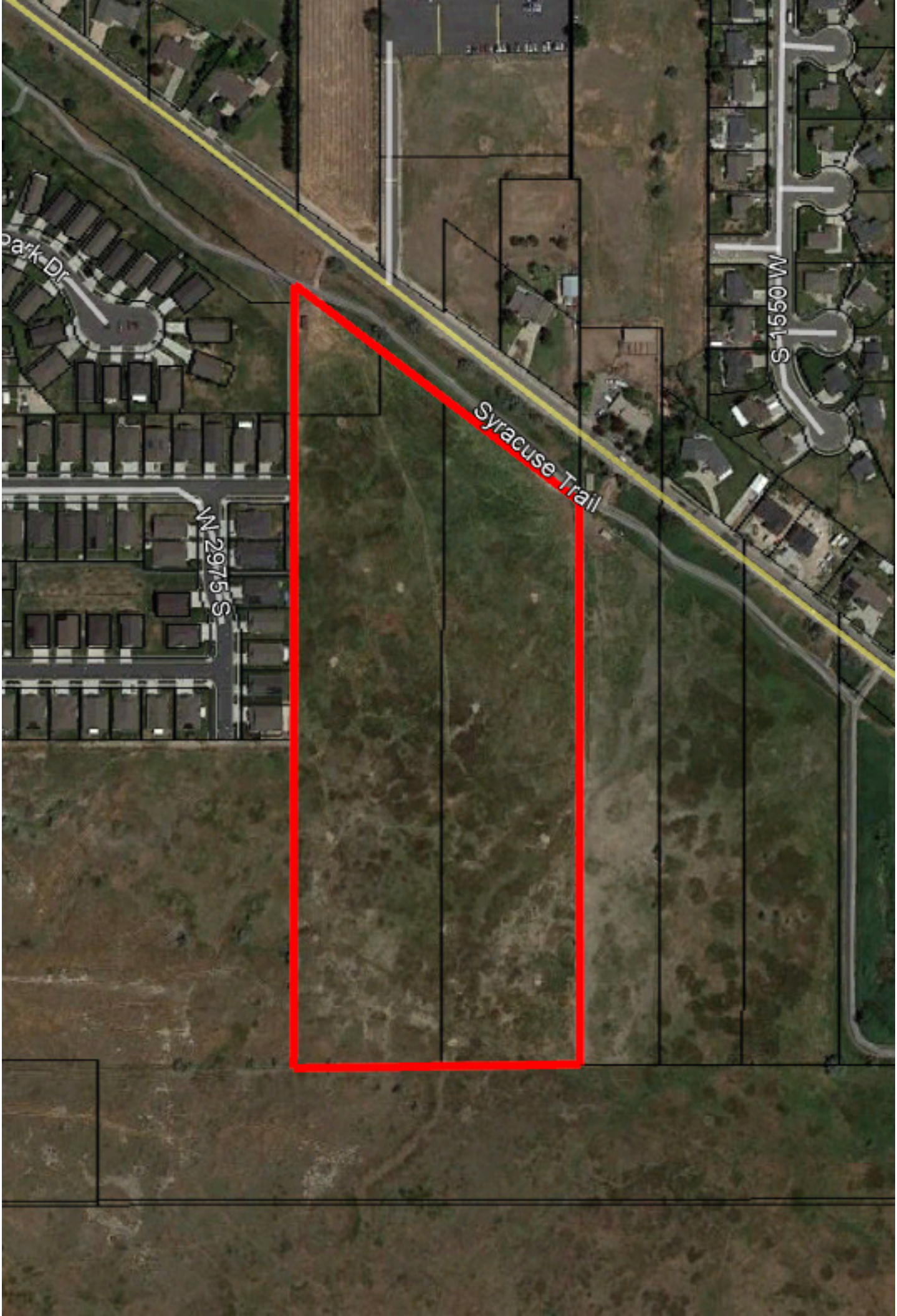
Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location:	2750 South Bluff Road
Current General Plan:	Medium-Density Residential
Current Zoning:	PRD (Planned Residential Development)
Total Site Area:	18 Acres (10.27 acres in Phase 1 and 7.73 in Phase 2)
Number of Lots:	103 total (73 in Phase 1 and 30 in Phase 2)

Summary

The applicant has requested approval of 73-lot and 30-lot final plats that are a combination of town-homes and detached housing units. The preliminary plat was approved by the City Council on August 11, 2020. These plats are simply creating the plat to be recorded and do not have any changes from the preliminary plat.

Planning Commission reviewed the item on October 6, 2020 and is forwarding a recommendation for approval.


Park Dr
W 2975 S
Syracuse Trail
W 1550 S

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 1 OF 2

VILLAGE AT THE BLUFF PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH
OCTOBER, 2020



VICINITY MAP

SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°11'36"W

NARRATIVE

THE BOUNDARY ON THE WEST WAS DETERMINED BY MATCHING THE PHASES OF THE TRAILSIDE SUBDIVISIONS, AND THEN THE EXISTING ANCIENT FENCE ALONG THE EAST SIDE OF THE UDOT PARCEL (12-105-0135). THE EAST LINE WAS PLACED ALONG A PROPOSED BOUNDARY FOR AN ADJACENT SUBDIVISION SURVEYED BY WILDING ENGINEERING.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

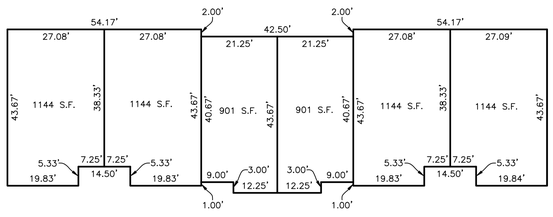
BEGINNING AT A POINT, SAID POINT BEING S00°11'36"W ALONG THE SECTION LINE, 1065.50 FEET AND S89°48'24"E 1326.69 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE S52°57'49"E 370.70 FEET; THENCE S53°00'00"E 354.85 FEET; THENCE S00°01'43"W 550.74 FEET; THENCE N89°50'37"W 106.85 FEET; THENCE S89°25'53"W 60.00 FEET; THENCE N89°50'37"W 105.00 FEET; THENCE WEST 309.00 FEET; THENCE N00°01'47"E 78.25 FEET; THENCE S89°54'58"W 1.97 FEET TO THE EASTERLY LINE OF TRAILSIDE PARK SUBDIVISION PHASE 7; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N00°11'35"E 659.15 FEET; (2) EAST 0.74 FEET; AND (3) N00°10'46"E 250.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 447,439 SQUARE FEET OR 10.27 ACRES MORE OR LESS.

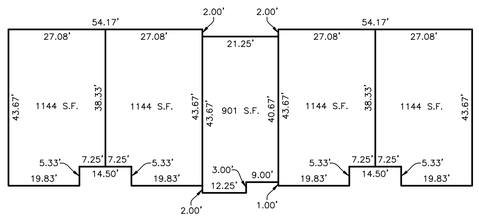
NOTES

1. ALL AREA NOT SHOWN AS PRIVATE UNITS, LIMITED COMMON, LOTS, OR STREETS IS TO BE CONSIDERED COMMON AREA.
2. ALL COMMON AREA IS TO BE OWNED AND MAINTAINED BY THE HOA AND CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
3. ALL BUILDING TIES ARE PERPENDICULAR TO THE LOT LINES OR BOUNDARY LINES.
4. ALL YARD DRAIN SHALL BE OWNED AND MAINTAINED BY THE HOA. THE CITYS RESPONSIBILITY SHALL TERMINATE AT THE CONNECTION TO THE CITY STORM DRAIN MAIN IN THE STREET.

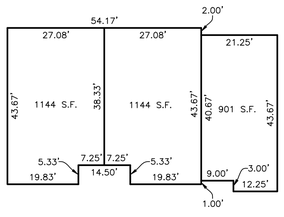
BUILDING TYPE A



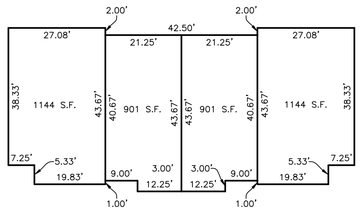
BUILDING TYPE B



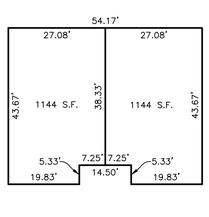
BUILDING TYPE C



BUILDING TYPE D



BUILDING TYPE E



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	130.00'	27.51'	27.46'	13.81'	S30°59'53"W	12°07'33"
C2	130.00'	56.14'	55.70'	28.51'	S12°53'51"W	24°44'51"
C3	55.00'	78.78'	72.22'	47.87'	S40°50'36"E	82°04'24"
C4	55.00'	58.39'	55.69'	32.29'	N67°42'19"E	60°49'47"
C5	55.00'	25.50'	25.27'	12.98'	N24°00'27"E	26°33'57"
C6	55.00'	37.18'	36.48'	19.33'	N08°38'38"W	38°44'12"
C7	55.00'	36.14'	35.49'	18.75'	N46°50'08"W	37°38'48"
C8	55.00'	4.49'	4.49'	2.25'	N67°59'50"W	4°40'36"
C9	20.00'	24.62'	23.09'	14.14'	N35°04'16"W	70°31'44"
C10	120.00'	12.84'	12.83'	6.43'	S86°44'30"E	6°07'48"
C11	120.00'	64.38'	63.61'	32.98'	S68°18'28"E	30°44'16"
C12	28.00'	25.95'	25.03'	13.99'	S26°23'29"E	53°05'43"
C13	88.00'	81.55'	78.66'	43.97'	N26°23'29"W	53°05'43"
C14	180.00'	115.82'	113.84'	60.00'	N71°22'22"W	36°52'04"
C15	70.00'	45.04'	44.27'	23.33'	N18°37'38"E	36°52'04"
C16	100.00'	64.35'	63.24'	33.33'	S18°37'38"W	36°52'04"
C17	150.00'	96.52'	94.86'	50.00'	S71°22'22"E	36°52'04"
C18	58.00'	53.75'	51.85'	28.98'	S26°23'29"E	53°05'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°48'24"E	14.14'
L2	S45°11'36"W	14.14'
L3	N44°48'24"W	14.14'
L4	N45°11'36"E	14.14'

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF VILLAGE AT THE BLUFF PHASE 1 IN SYRACUSE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20__.

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT VILLAGE AT THE BLUFF PHASE 1, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

SIGNED THIS _____ DAY OF _____, 20___.

CASTLE CREEK HOMES LLC

BY _____
NAME/TITLE

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF CHESHAM VILLAGE, LLC, A UTAH LLC, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION NO._____ _____
PRINTED FULL NAME OF NOTARY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20___, BY ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20___, BY DOMINION ENERGY.

_____
DOMINION ENERGY

BUREAU OF RECLAMATION

APPROVED THIS _____ DAY OF _____, 20___, BY BUREAU OF RECLAMATION.

_____
BUREAU OF RECLAMATION

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 08-31-20
Project Name: VILLAGE AT THE BLUFF PHASE 1
Number: 6133-08
Scale: 1"=40'
Revision:
Checked:

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

_____
DAVIS COUNTY RECORDER
_____ DEPUTY.

SYRACUSE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

SYRACUSE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

_____
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ _____
SYRACUSE CITY ENGINEER DATE

SYRACUSE CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE _____ DAY OF _____, 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ ATTEST:_____
SYRACUSE CITY MAYOR CITY RECORDER

Reeve & Associates, Inc.
3160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

VILLAGE AT THE BLUFF PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH
OCTOBER, 2020

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCE
- P.U.E. = PUBLIC UTILITY EASEMENT
- = ACCESS AGREEMENT EASEMENT WITH BUREAU OF RECLAMATION
- = LIMITED COMMON
- = PRIVATE UNIT

40 0 40 80 120
Scale: 1" = 40'

CENTURY LAND HOLDINGS OF UTAH
12-105-0156

S00°01'43"W 550.74'

COMMON AREA A

BUILDING TYPE A: 161 (1144 S.F.), 160 (1144 S.F.), 159 (901 S.F.), 158 (901 S.F.), 157 (1144 S.F.), 156 (1144 S.F.)

BUILDING TYPE B: 155 (1144 S.F.), 154 (1144 S.F.), 153 (901 S.F.), 152 (1144 S.F.), 151 (1144 S.F.)

BUILDING TYPE A: 150 (1144 S.F.), 149 (1144 S.F.), 148 (901 S.F.), 147 (901 S.F.), 146 (1144 S.F.), 145 (1144 S.F.)

10' DRAINAGE EASEMENT

N89°50'37"W 106.85'

S89°50'53"W 60.00'

N89°50'37"W 105.00'

WEST 309.00'

S00°09'23"W 456.32'

STREET NAME
(PUBLIC STREET)

BUILDING TYPE C: 130 (901 S.F.), 131 (1144 S.F.), 132 (1144 S.F.)

BUILDING TYPE A: 133 (1144 S.F.), 134 (1144 S.F.), 135 (901 S.F.), 136 (901 S.F.), 137 (1144 S.F.), 138 (1144 S.F.)

BUILDING TYPE A: 139 (1144 S.F.), 140 (1144 S.F.), 141 (901 S.F.), 142 (901 S.F.), 143 (1144 S.F.), 144 (1144 S.F.)

20' UTILITY EASEMENT

BUILDING TYPE C: 129 (1144 S.F.), 128 (901 S.F.), 127 (901 S.F.), 126 (1144 S.F.)

COMMON AREA B

BUILDING TYPE E: 115 (1144 S.F.), 114 (1144 S.F.)

BUILDING TYPE D: 125 (1144 S.F.), 124 (901 S.F.), 123 (901 S.F.), 122 (1144 S.F.)

BUILDING TYPE A: 121 (1144 S.F.), 120 (1144 S.F.), 119 (901 S.F.), 118 (901 S.F.), 117 (1144 S.F.), 116 (1144 S.F.)

BUILDING TYPE D: 113 (1144 S.F.), 112 (901 S.F.), 111 (901 S.F.), 110 (1144 S.F.)

CASTLE CREEK HOMES LLC

BUILDING TYPE C: 168 (1144 S.F.), 169 (1144 S.F.), 170 (901 S.F.), 171 (901 S.F.), 172 (1144 S.F.), 173 (1144 S.F.)

BUILDING TYPE A: 162 (1144 S.F.), 163 (1144 S.F.), 164 (901 S.F.), 165 (901 S.F.), 166 (1144 S.F.), 167 (1144 S.F.)

S53°00'00"E 354.85'

BUREAU OF RECLAMATION RIGHT-OF-WAY, LAYTON CANAL

BLUFF ROAD

ACCESS AGREEMENT EASEMENT WITH BUREAU OF RECLAMATION

S37°03'40"W 84.56'
S52°41'21"E 60.00'
N37°03'40"E 84.85'
N52°57'49"W 60.00'

S37°03'40"W 143.76'

STREET NAME
(PUBLIC STREET)

S00°11'36"W 49.99'

S00°11'36"W 377.72'

S89°48'24"E 25.00'

S89°48'24"E 133.49'

S89°48'24"E 130.00'

2975 SOUTH STREET

S52°57'49"E 370.70'

PARCEL A
13891 S.F.
0.319 ACRES

101 8043 S.F. 0.19 ACRES
102 6240 S.F. 0.14 ACRES
103 7881 S.F. 0.18 ACRES
104 10535 S.F. 0.24 ACRES
105 8000 S.F. 0.18 ACRES
106 6500 S.F. 0.15 ACRES
107 6500 S.F. 0.15 ACRES
108 6500 S.F. 0.15 ACRES
109 6500 S.F. 0.15 ACRES

10' P.U.E. (TYP.)

10' DRAINAGE EASEMENT

P.O.B.

N00°10'46"E 250.19'

EAST 0.74'

N00°11'35"E 659.15'

S89°54'58"W 1.97'

N00°01'47"E 78.25'

ALL OF COMMON AREA OF TRAILSIDE
127-58-0033

TRAILSIDE PARK SUBDIVISION PHASE 7

80 81 82 103 104 105 106 107

UDOT 121-05-0135

SYRACUSE CITY
28-25-0070

NORTHWEST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

S89°48'24"E 1326.69'

1065.50'

S00°11'36"W (BASIS OF BEARINGS) 2640.01'

1574.51'

WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

_____

_____

DAVIS COUNTY RECORDER

_____ DEPUTY.

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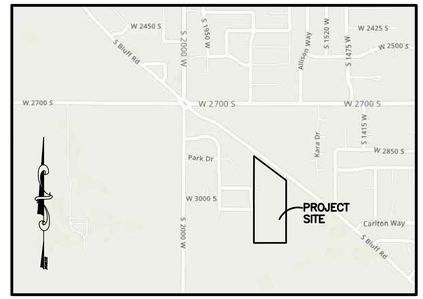
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Project Narrative/Notes/Revisions

1. 09/01/20 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 10/01/20 NF – REVISED PER CITY COMMENTS.

Village at The Bluff
Improvement Plans

SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST, 2020

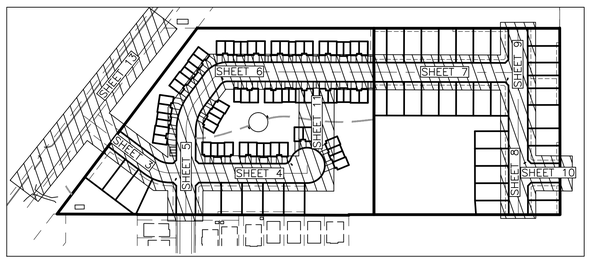


Vicinity Map
NOT TO SCALE



Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - A Street 00+75.00-05+25.00
Sheet 4 - A Street 05+25.00-09+42.65
Sheet 5 - B Street 01+75.00-06+25.00
Sheet 6 - B Street 06+25.00-11+40.00
Sheet 7 - B Street 11+40.00-16+33.00
Sheet 8 - C Street 00+90.00-04+00.00
Sheet 9 - C Street 04+00.00-07+00.00
Sheet 10 - D Street 00+70.00-02+40.00
Sheet 11 - Storm Drain & Sewer Section 05+00.00-08+30.32
Sheet 12 - Townhomes Site Plan
Sheet 13 - Grading Plan
Sheet 13.1 - Grading Plan
Sheet 14 - Utility Plan
Sheet 14.1 - Utility Plan
Sheet 15 - City Standard Details
Sheet 16 - Storm Water Pollution Prevention Plan Exhibit
Sheet 17 - Storm Water Pollution Prevention Plan Details



Sheet Index Key Map
NOT TO SCALE

60 0 60 120 180
Scale: 1" = 60'

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

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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Project Contact:
Project Manager: Chris Cave
Project Engineer: Jeremy Draper

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133-08

Sheet 1 of 17 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. 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 GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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 THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. 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 REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. 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.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. 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 HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 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.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
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 HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. 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.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

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

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.
THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

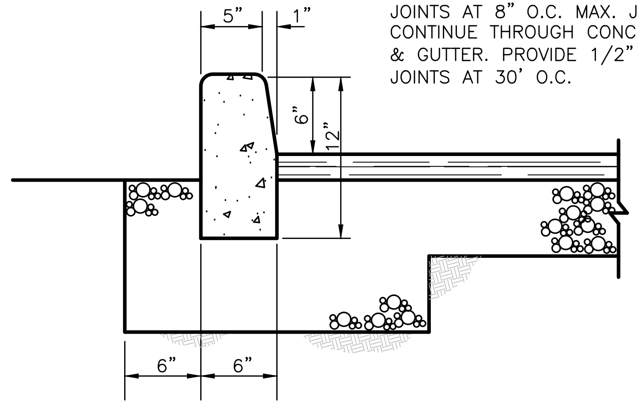
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

NOTE:
PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8" O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.



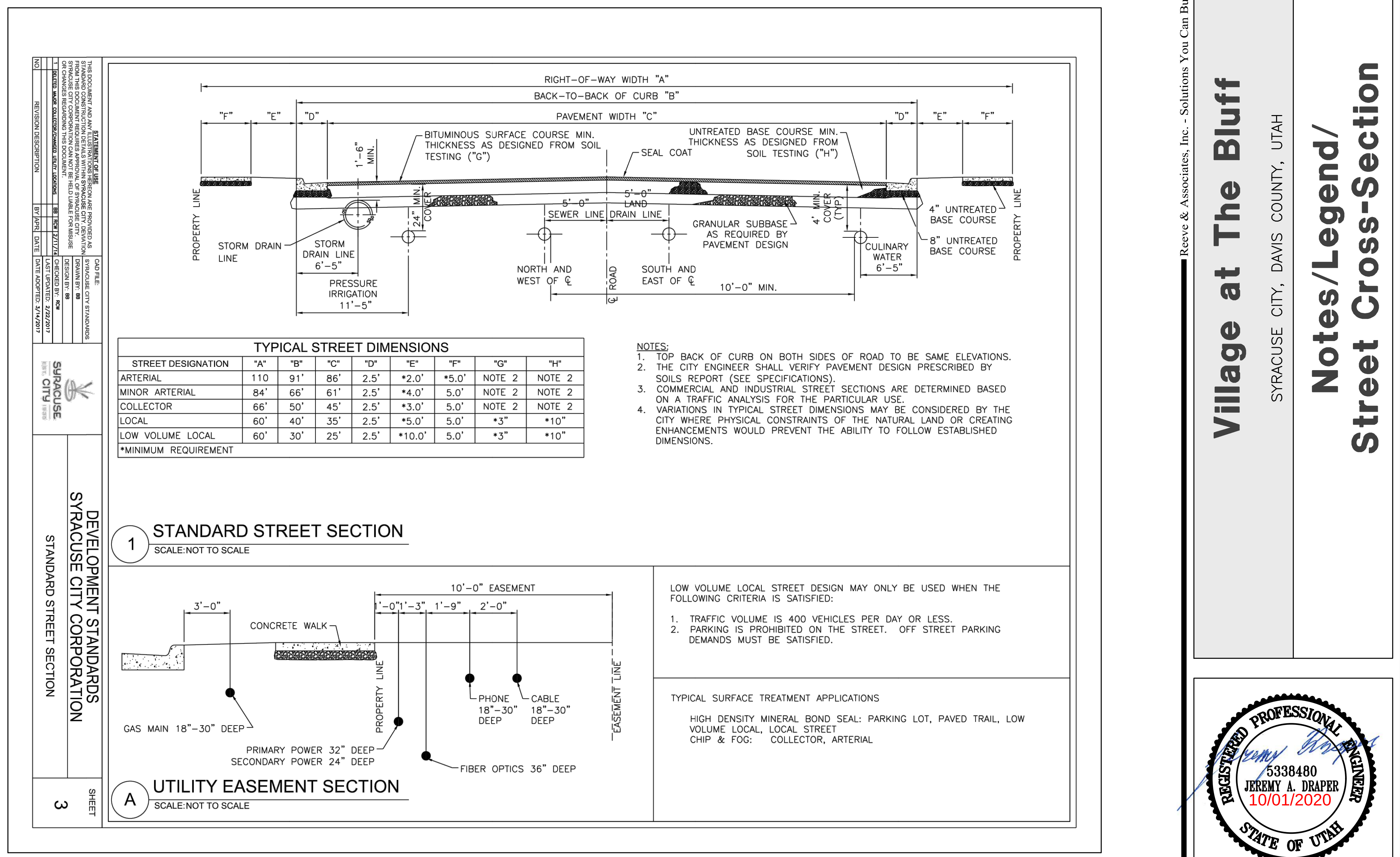
On-Site 'A' Type Curb Detail
SCALE: NONE

——SW LAT—— = PROPOSED SECONDARY WATER LATERAL
——LD LAT—— = PROPOSED LAND DRAIN LATERAL
——W LAT—— = PROPOSED WATER LATERAL
——SS LAT—— = PROPOSED SEWER LATERAL
——W/8—— = PROPOSED CULINARY WATER LINE
— —EX.W — — — = EXISTING CULINARY WATER LINE
——SW/8—— = PROPOSED SECONDARY WATER LINE
— —EX.SW— — = EXISTING SECONDARY WATER LINE
——SS/8—— = PROPOSED SANITARY SEWER LINE
— —EX.SS — — = EXISTING SANITARY SEWER LINE
——SD/15—— = PROPOSED STORM DRAIN LINE
— —EX.SD — — = EXISTING STORM DRAIN LINE
——LD/8—— = PROPOSED LAND DRAIN LINE
— —EX.LD — — = EXISTING LAND DRAIN LINE
——IRR/18—— = PROPOSED IRRIGATION LINE
— —EX.IRR— — = EXISTING IRRIGATION LINE
——×——× = FENCE LINE
— · — · — = DRAINAGE SWALE
● = PROPOSED FIRE HYDRANT
○ = EXISTING FIRE HYDRANT
● = PROPOSED MANHOLE
○ = EXISTING MANHOLE
• = PROPOSED SEWER CLEAN-OUT
⧗ = PROPOSED GATE VALVE
⧖ = EXISTING GATE VALVE
⊣ = PLUG & BLOCK
◈ = AIR VAC ASSEMBLY

⊠ = PROPOSED WATER METER
⊞ = EXISTING WATER METER
▬ = PROPOSED CATCH BASIN
▭ = EXISTING CATCH BASIN
◆ = PLUG W/ 2" BLOW-OFF
●⬭ = STREET LIGHT
┻ = SIGN

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

⬚ = EXISTING ASPHALT PAVEMENT
▩ = PROPOSED ASPHALT PAVEMENT
▢ = PROPOSED CONCRETE
▨ = PROPOSED GRAVEL
▦ = PROPOSED ADA RAMP WITH TRUNCATED DOMES (PER CITY STANDARDS)
⬚ = EXISTING WETLANDS
4800 = EXISTING CONTOUR GRADE
4800 = PROPOSED CONTOUR GRADE



TYPICAL STREET DIMENSIONS

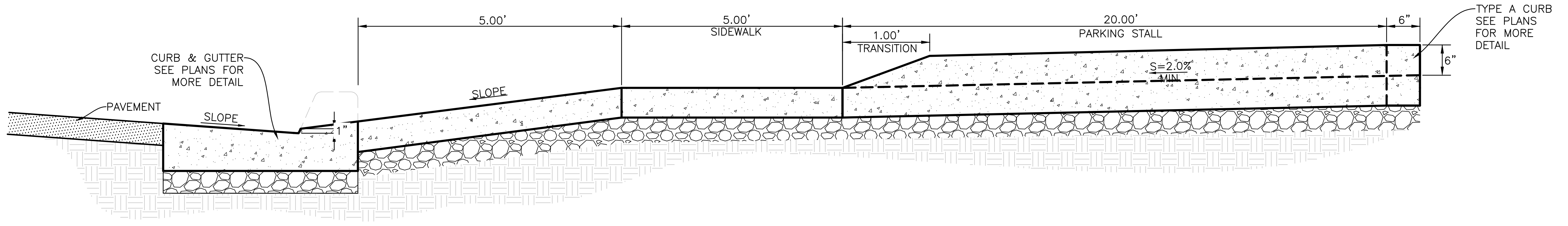
STREET DESIGNATION	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
ARTERIAL	110	91'	86'	2.5'	*2.0'	*5.0'	NOTE 2	NOTE 2
MINOR ARTERIAL	84'	66'	61'	2.5'	*4.0'	5.0'	NOTE 2	NOTE 2
COLLECTOR	66'	50'	45'	2.5'	*3.0'	5.0'	NOTE 2	NOTE 2
LOCAL	60'	40'	35'	2.5'	*5.0'	5.0'	*3"	*10"
LOW VOLUME LOCAL	60'	30'	25'	2.5'	*10.0'	5.0'	*3"	*10"
*MINIMUM REQUIREMENT								

NOTES:
1. TOP BACK OF CURB ON BOTH SIDES OF ROAD TO BE SAME ELEVATIONS.
2. THE CITY ENGINEER SHALL VERIFY PAVEMENT DESIGN PRESCRIBED BY SOILS REPORT (SEE SPECIFICATIONS).
3. COMMERCIAL AND INDUSTRIAL STREET SECTIONS ARE DETERMINED BASED ON A TRAFFIC ANALYSIS FOR THE PARTICULAR USE.
4. VARIATIONS IN TYPICAL STREET DIMENSIONS MAY BE CONSIDERED BY THE CITY WHERE PHYSICAL CONSTRAINTS OF THE NATURAL LAND OR CREATING ENHANCEMENTS WOULD PREVENT THE ABILITY TO FOLLOW ESTABLISHED DIMENSIONS.

LOW VOLUME LOCAL STREET DESIGN MAY ONLY BE USED WHEN THE FOLLOWING CRITERIA IS SATISFIED:
1. TRAFFIC VOLUME IS 400 VEHICLES PER DAY OR LESS.
2. PARKING IS PROHIBITED ON THE STREET. OFF STREET PARKING DEMANDS MUST BE SATISFIED.

TYPICAL SURFACE TREATMENT APPLICATIONS

HIGH DENSITY MINERAL BOND SEAL: PARKING LOT, PAVED TRAIL, LOW VOLUME LOCAL, LOCAL STREET
CHIP & FOG: COLLECTOR, ARTERIAL



Typical Parking Stall Detail
SCALE: NONE

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REVISIONS
DATE DESCRIPTION

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

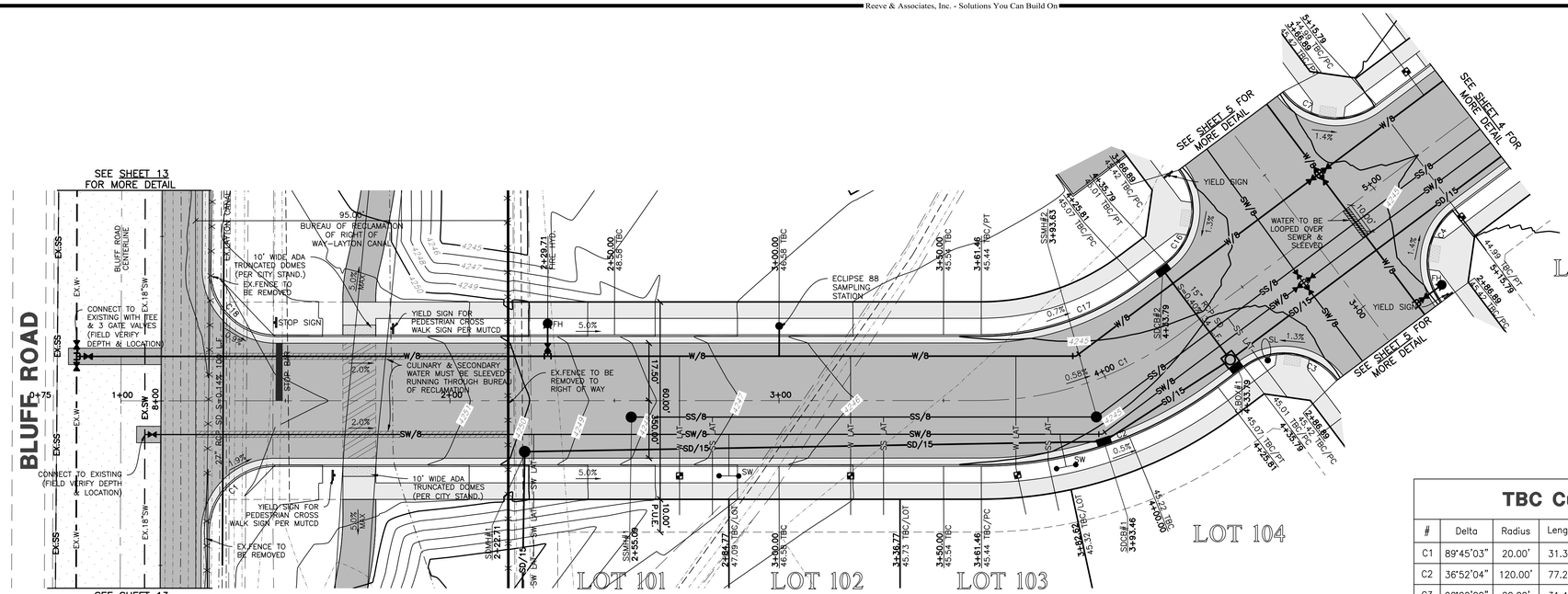
Notes/Legend/
Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133-08

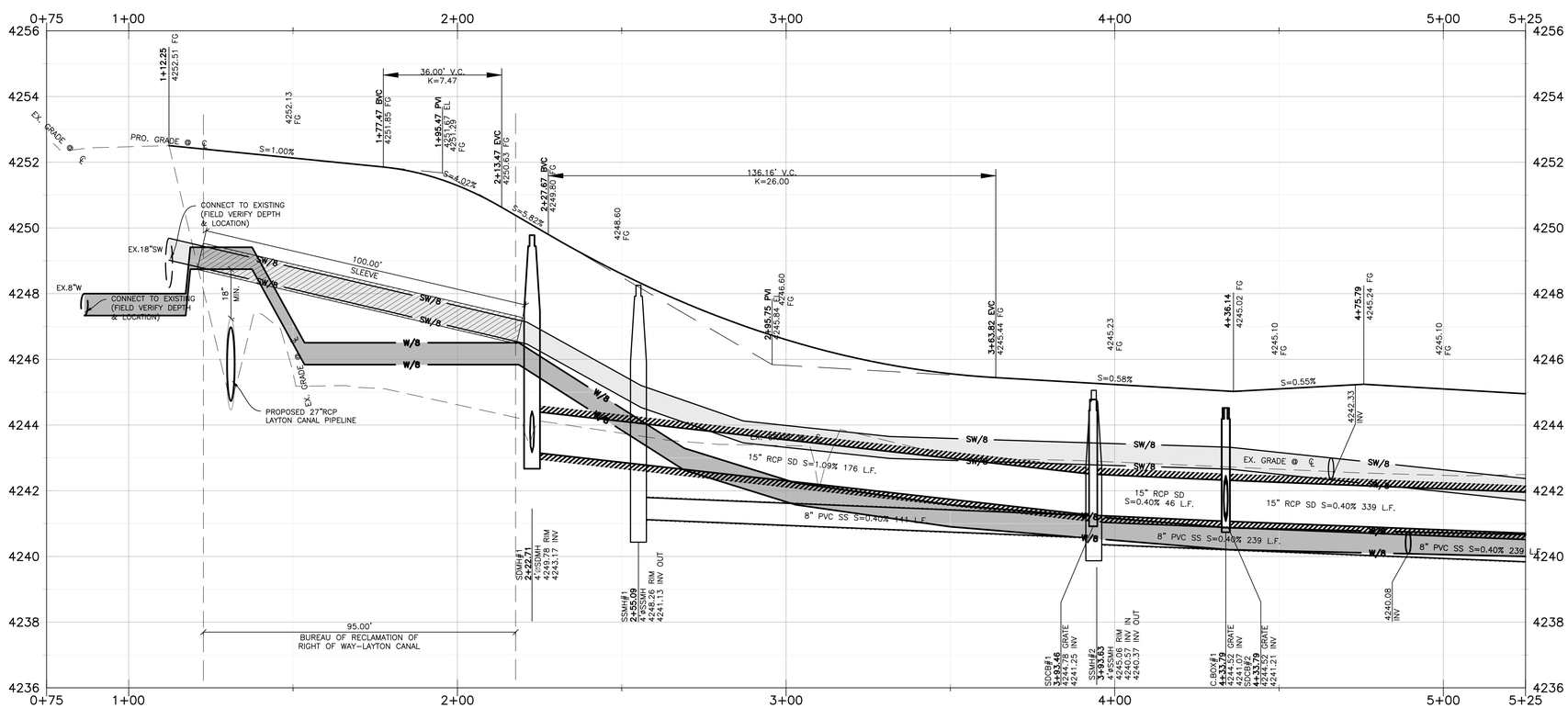
Sheet 2
17 Sheets

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A STREET 0+75.00 - 5+25.00

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Centerline Curve Data

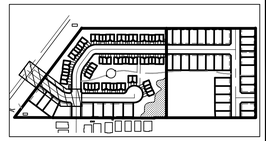
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	36°52'04"	100.00'	64.35'	33.33'	S18°37'38"W	63.24'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	89°45'03"	20.00'	31.33'	19.91'	N7°48'52"W	28.22'
C2	36°52'04"	120.00'	77.22'	40.00'	S18°37'38"W	75.89'
C3	90°00'00"	20.00'	31.42'	20.00'	N45°11'36"E	28.28'
C4	90°00'00"	20.00'	31.42'	20.00'	N44°48'24"W	28.28'
C7	90°00'00"	20.00'	31.42'	20.00'	S45°11'36"W	28.28'
C16	90°00'00"	20.00'	31.42'	20.00'	S44°48'24"E	28.28'
C17	36°52'04"	80.00'	51.48'	26.66'	S18°37'38"W	50.59'
C18	90°14'57"	20.00'	31.50'	20.09'	S82°11'08"W	28.35'

Key Map

NOT TO SCALE



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W/8 – 8" PVC DR-18 C900 WATER LINE
W – 3/4" COPPER LATERALS

SANITARY SEWER
SS/8 – 8" PVC SDR-35 SEWER LINE
SS – 4" PVC SEWER LATERAL

STORM DRAIN
SD/15 – 15" RCP STORM DRAIN
SD/18 – 18" RCP STORM DRAIN
SD/12 – 12" RCP STORM DRAIN

SECONDARY WATER
SW/8 – 8" PVC DR-14 C900 WATER LINE
SW/4 – 4" PVC DR-14 C900 WATER LINE
SW – 1" WM

YARD DRAINS
YD/6 – 6" PVC YARD DRAIN PIPE
YD/4 – 4" PVC YARD DRAIN PIPE

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REVISIONS DESCRIPTION DATE

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

A STREET 0+75.00 - 5+25.00

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
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Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
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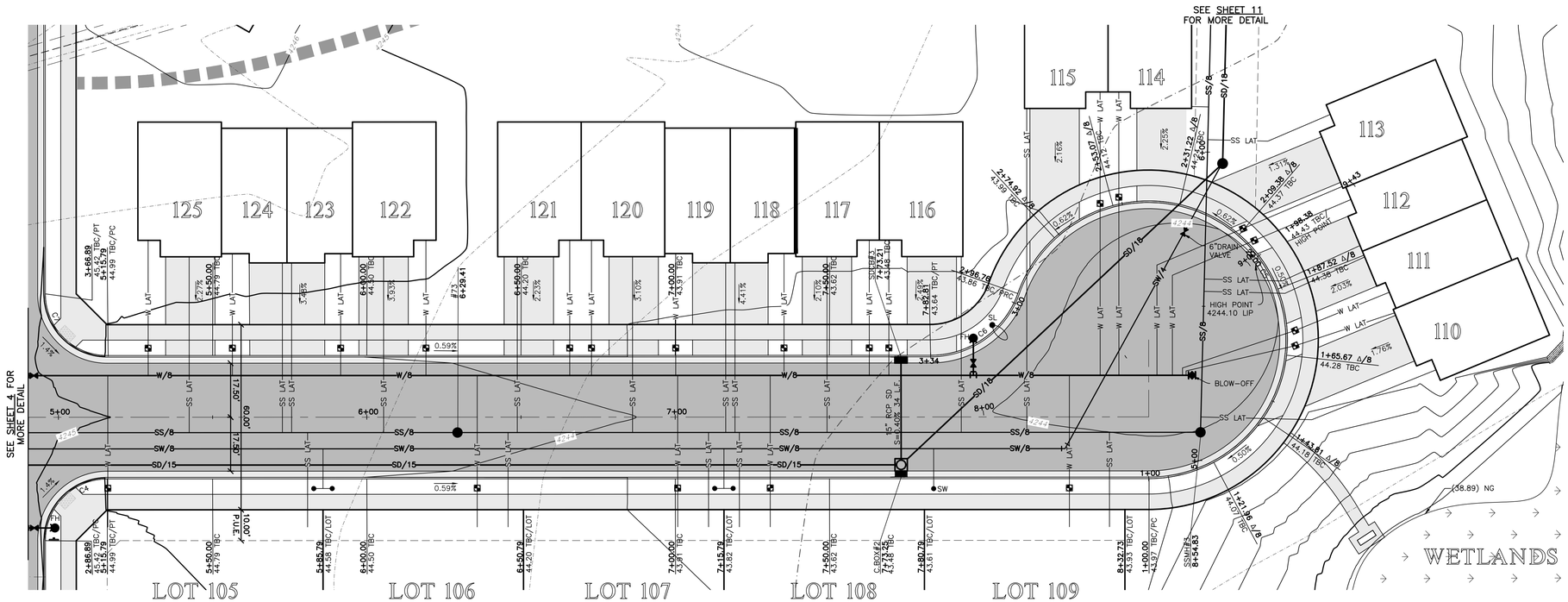
Sheet 3 of 17 Sheets

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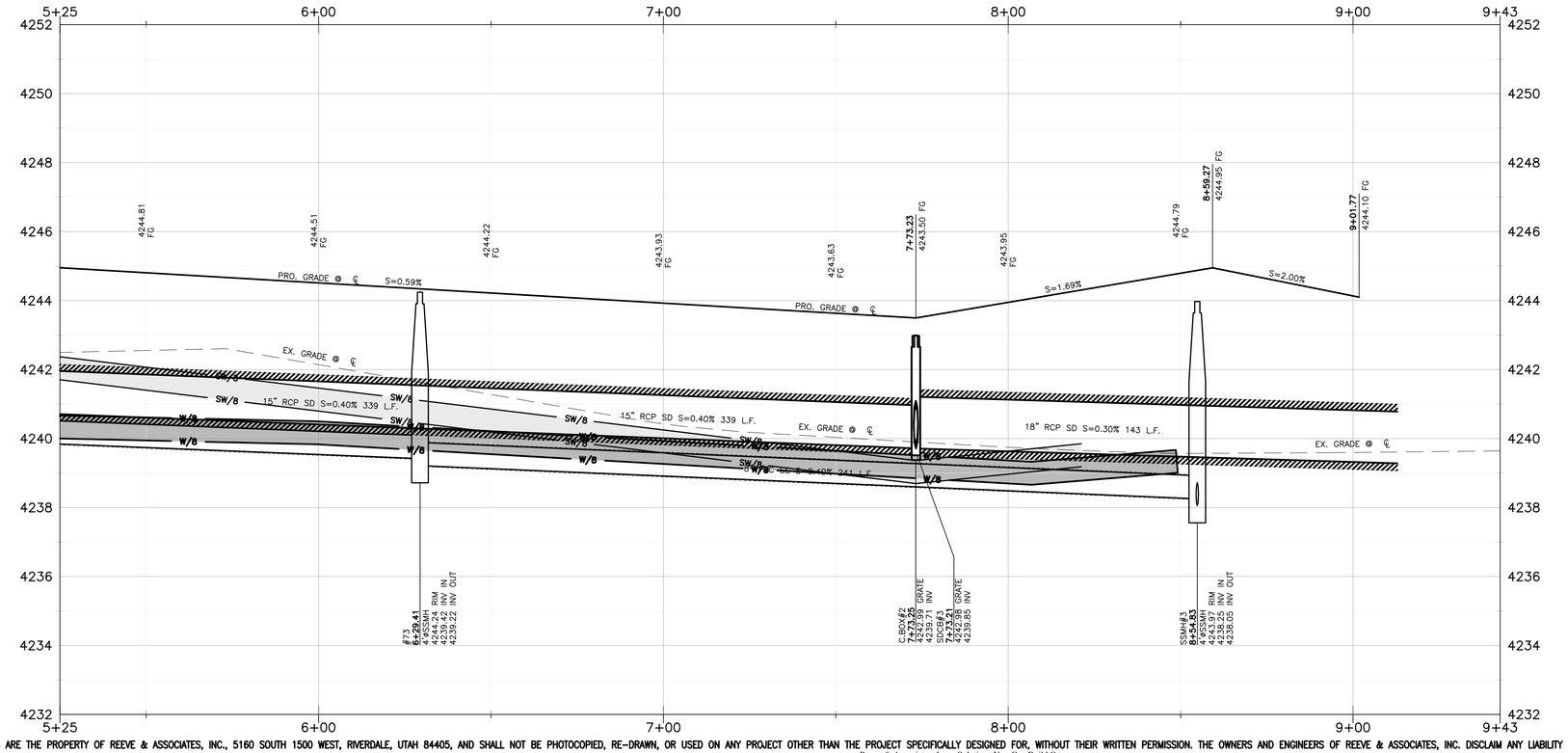
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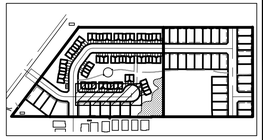
A STREET 5+25.00 - 9+42.65

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Key Map

NOT TO SCALE



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STORM DRAIN
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SD/18 – 18" RCP STORM DRAIN
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TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	90°00'00"	20.00'	31.42'	20.00'	N44°48'24"W	28.28'
C5	250°31'44"	45.00'	196.76'	63.64'	N54°55'44"E	73.48'
C6	70°31'44"	30.00'	36.93'	21.21'	S35°04'16"E	34.64'
C7	90°00'00"	20.00'	31.42'	20.00'	S45°11'36"W	28.28'

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REVISIONS	DATE
DESCRIPTION	

Village at The Bluff

SYRACUSE CITY, DAVIS COUNTY, UTAH

A STREET 5+25.00 - 9+42.65

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133–08

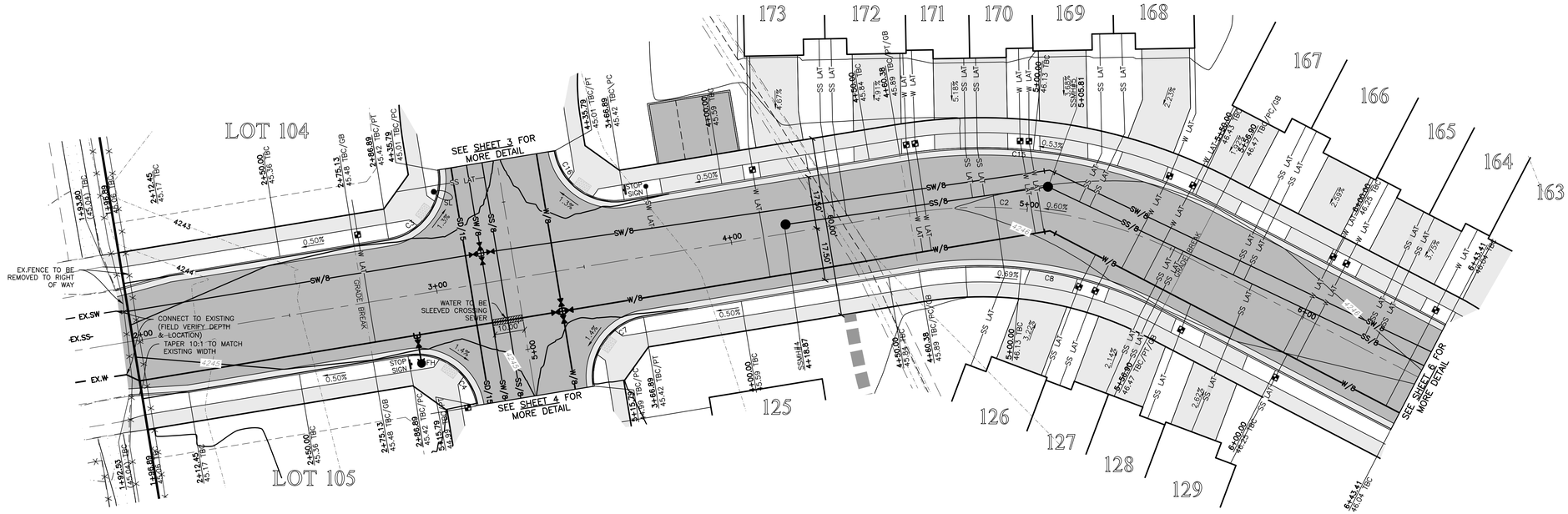
Sheet 4 of 17 Sheets

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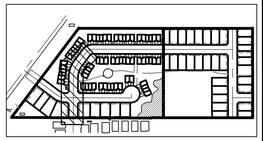
B STREET 1+75.00 - 6+25.00

20 0 20 40 60

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

Key Map

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Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	36°52'04"	150.00'	96.52'	50.00'	S71°22'22"E	94.86'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
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C4	90°00'00"	20.00'	31.42'	20.00'	N44°48'24"W	28.28'
C7	90°00'00"	20.00'	31.42'	20.00'	S45°11'36"W	28.28'
C8	36°52'04"	130.00'	83.65'	43.33'	N71°22'22"W	82.21'
C15	36°52'04"	170.00'	109.39'	56.66'	N71°22'22"W	107.51'
C16	90°00'00"	20.00'	31.42'	20.00'	S44°48'24"E	28.28'

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Village at The Bluff
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B STREET 1+75.00 - 6+25.00

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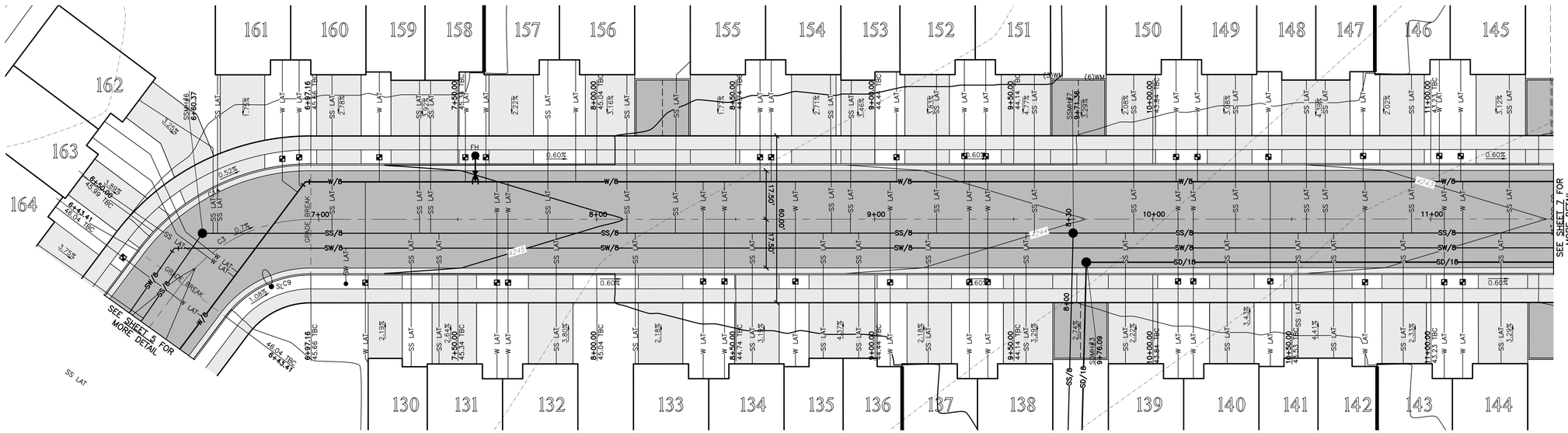
Project Info.
Engineer: JEREMY A. DRAPER
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Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
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Sheet 5 of 17 Sheets

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B STREET 6+25.00 - 11+40.00

20 0 20 40 60

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

Centerline Curve Data

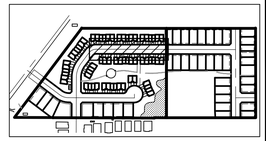
#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	53°05'43"	58.00'	53.75'	28.98'	S26°23'29"E	51.85'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C9	53°05'43"	38.00'	35.21'	18.99'	N26°23'29"W	33.97'
C14	53°05'43"	78.00'	72.28'	38.97'	N26°23'29"W	69.72'

Key Map

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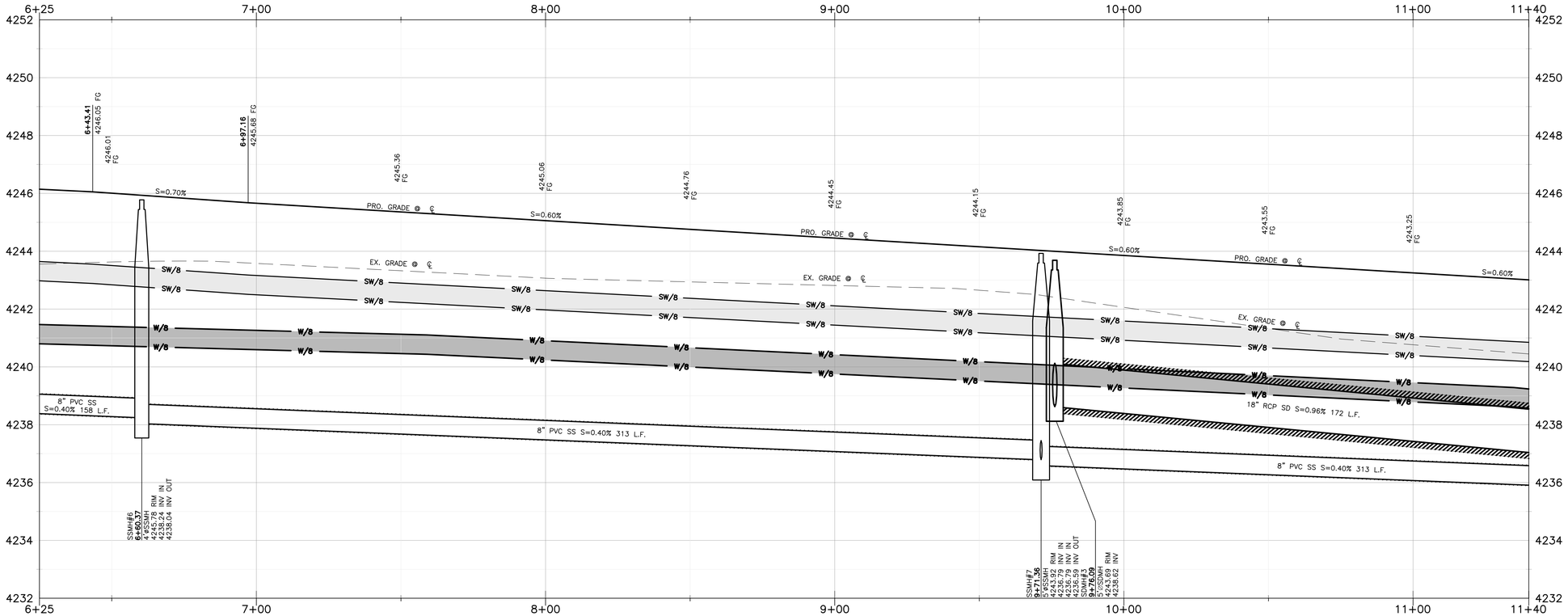
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SD/15 – 15" RCP STORM DRAIN
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REVISIONS
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Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

B STREET 6+25.00 - 11+40.00

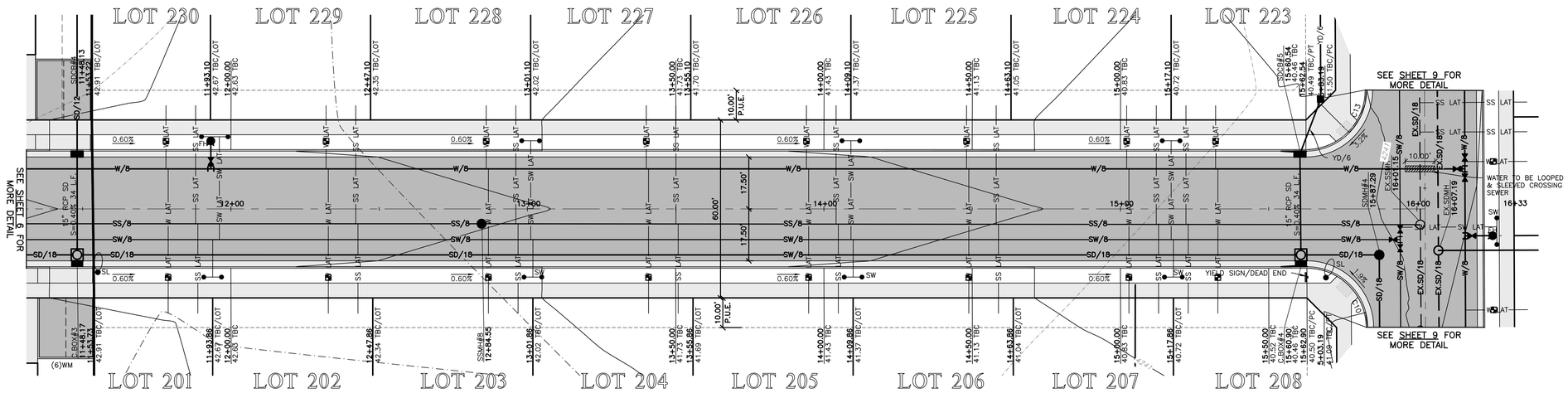
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Sheet 6 of 17 Sheets

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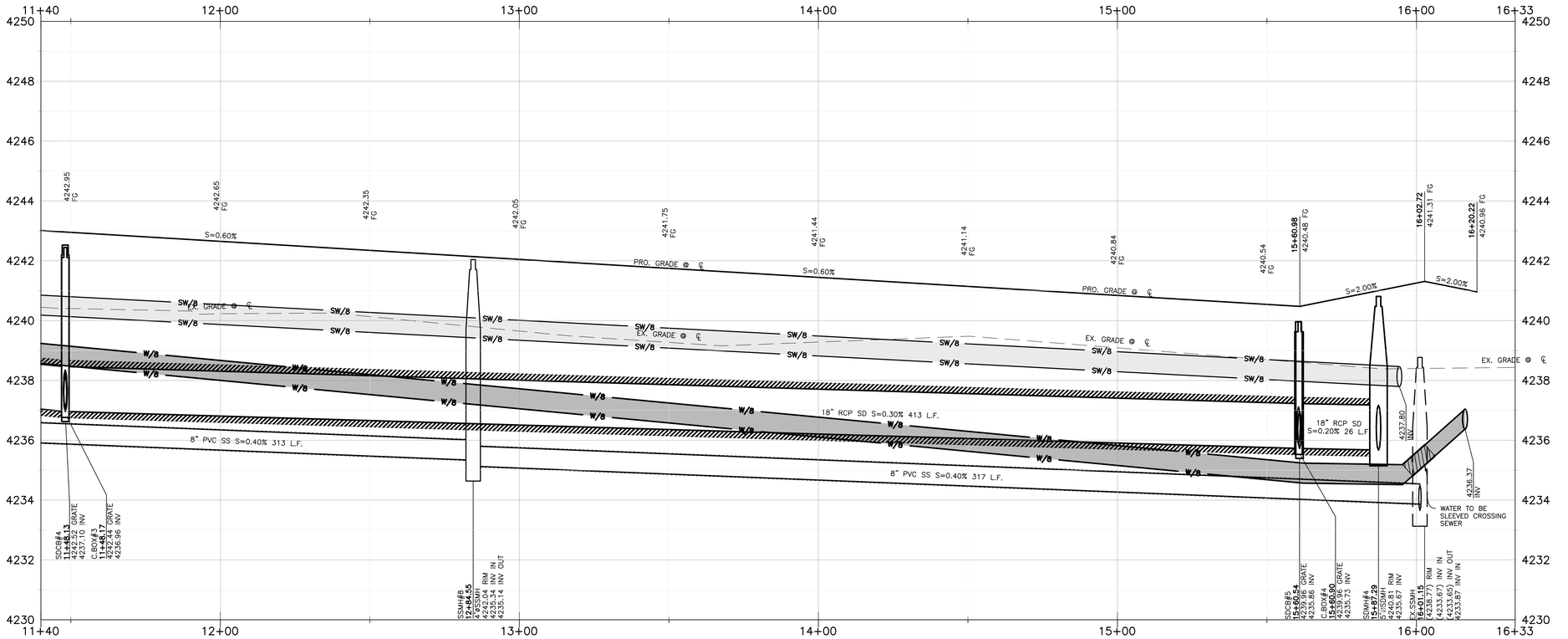
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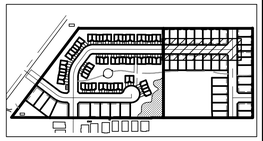
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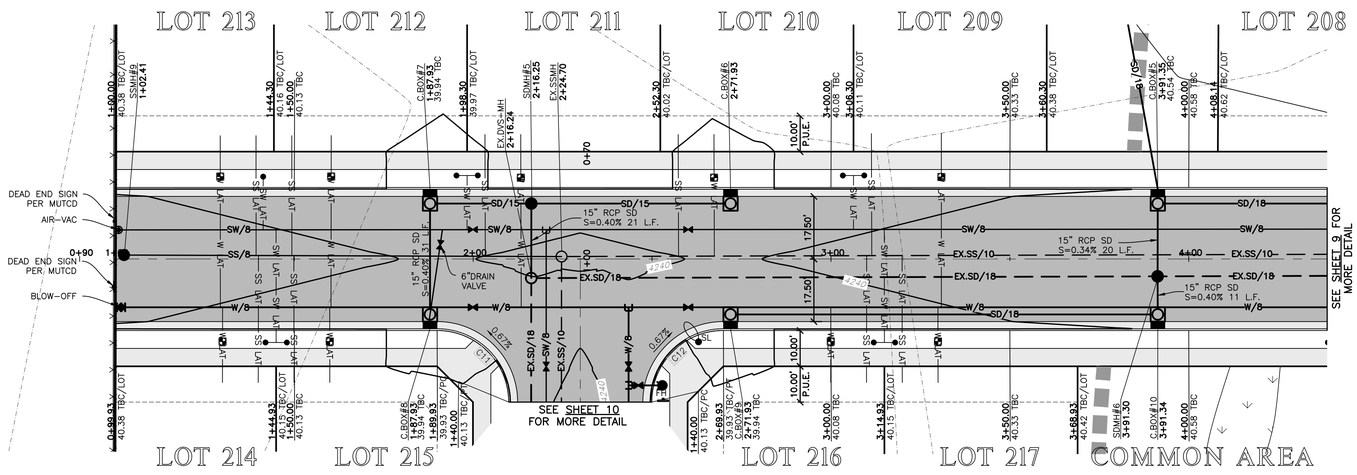
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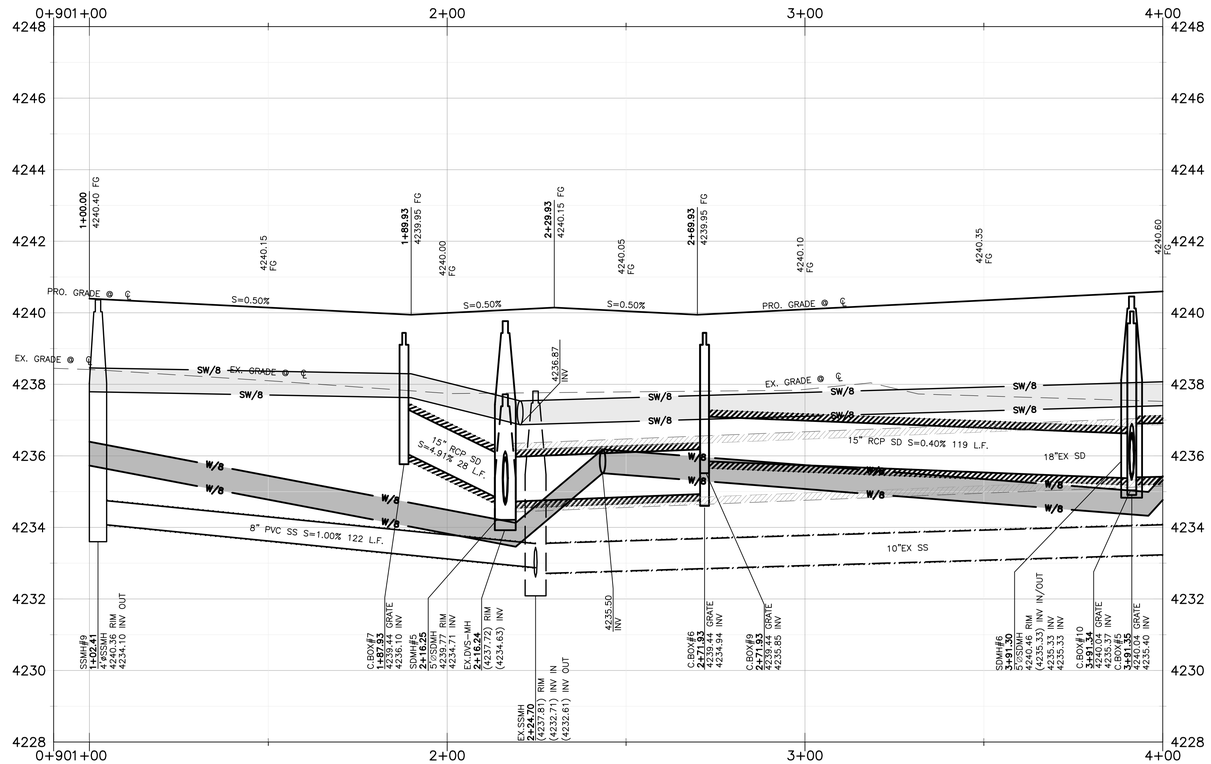
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C STREET 0+90.00 - 4+00.00

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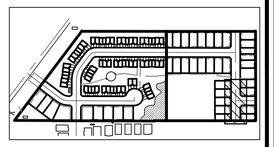


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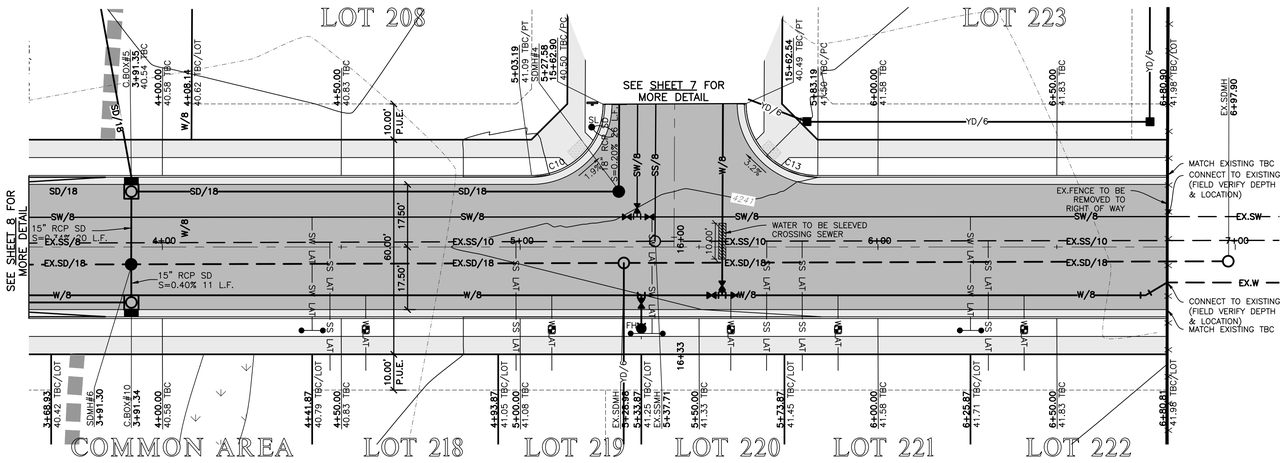
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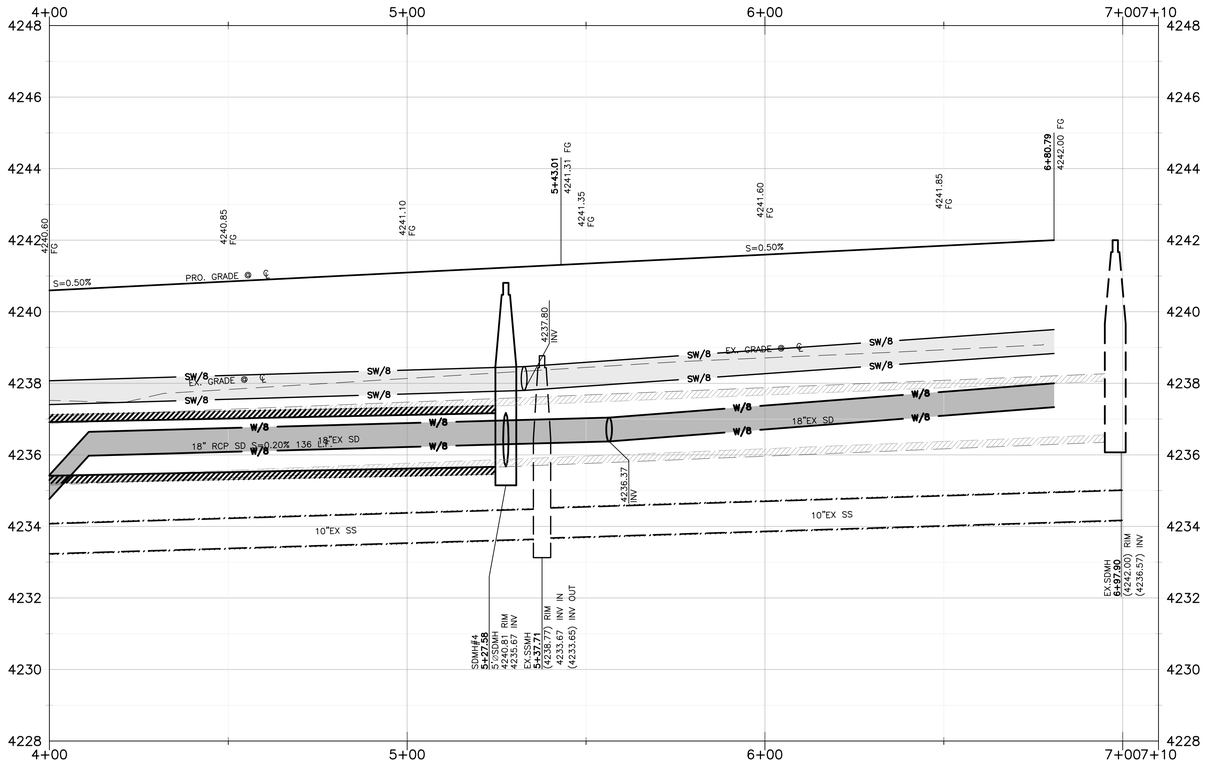
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C STREET 4+00.00 - 7+00.00

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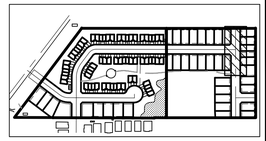


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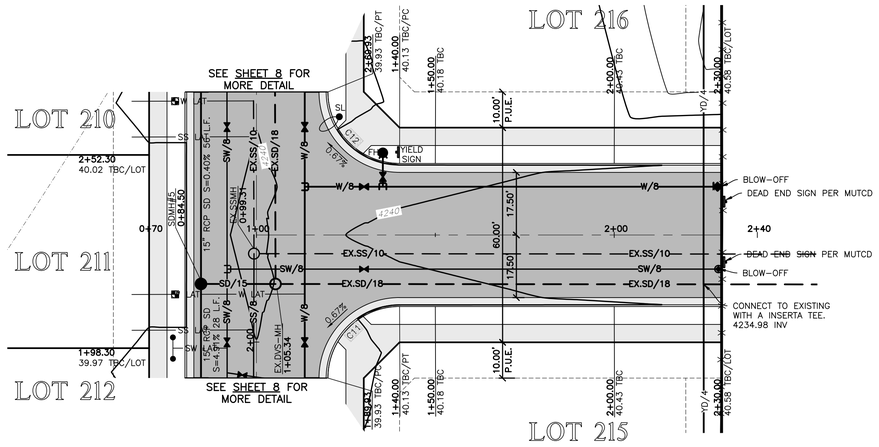
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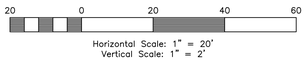
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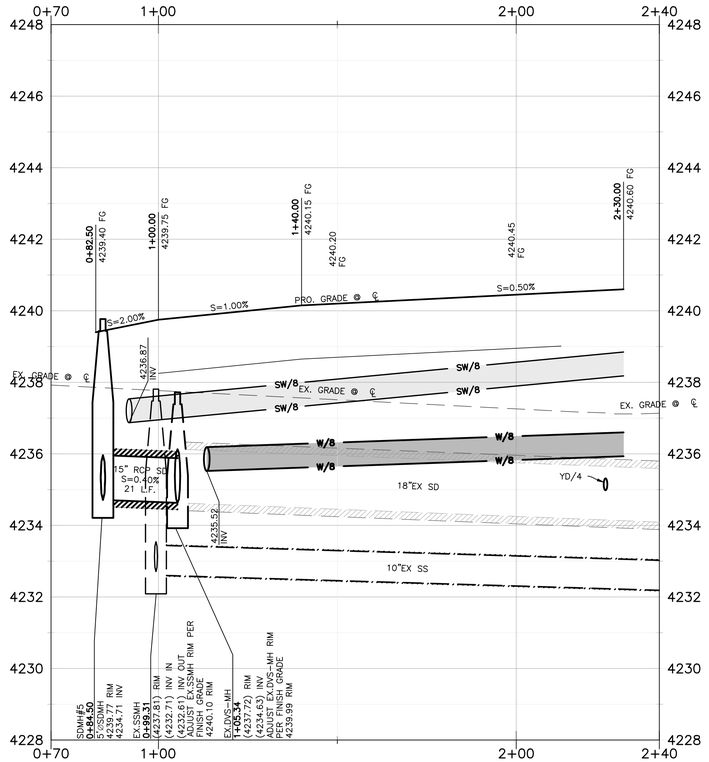


D STREET 0+70.00 - 2+40.00



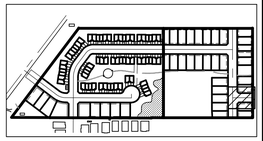
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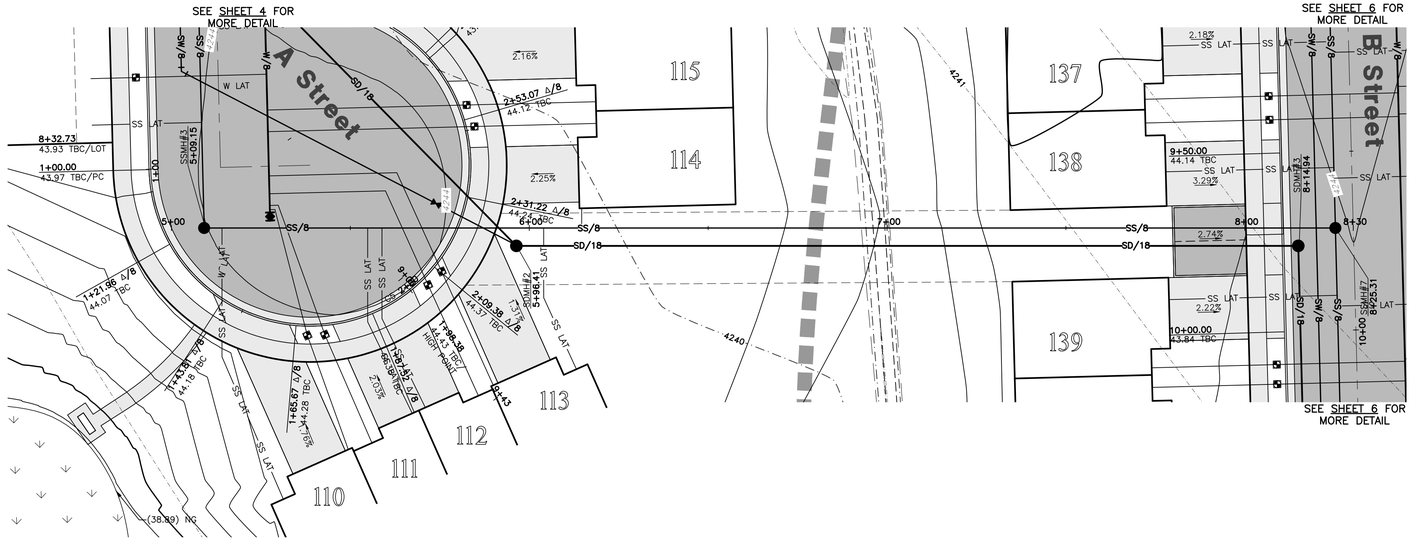
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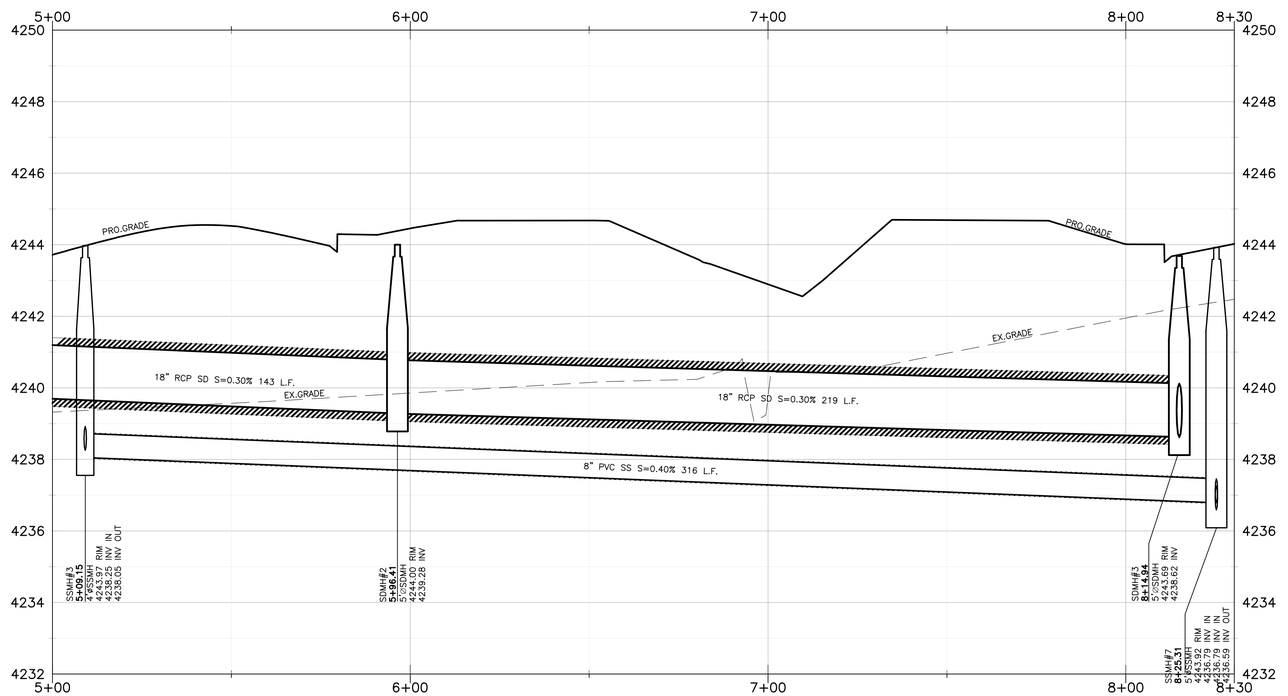
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STORM DRAIN & SEWER SECTION 5+00.00 - 8+30.32

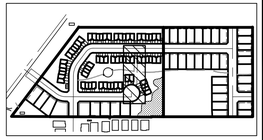
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

STORM DRAIN & SEWER SECTION 5+00.00 - 8+30.32

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133–08

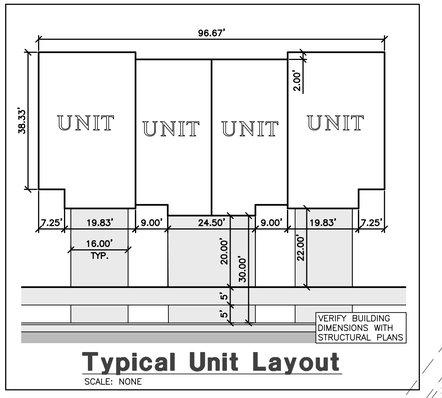
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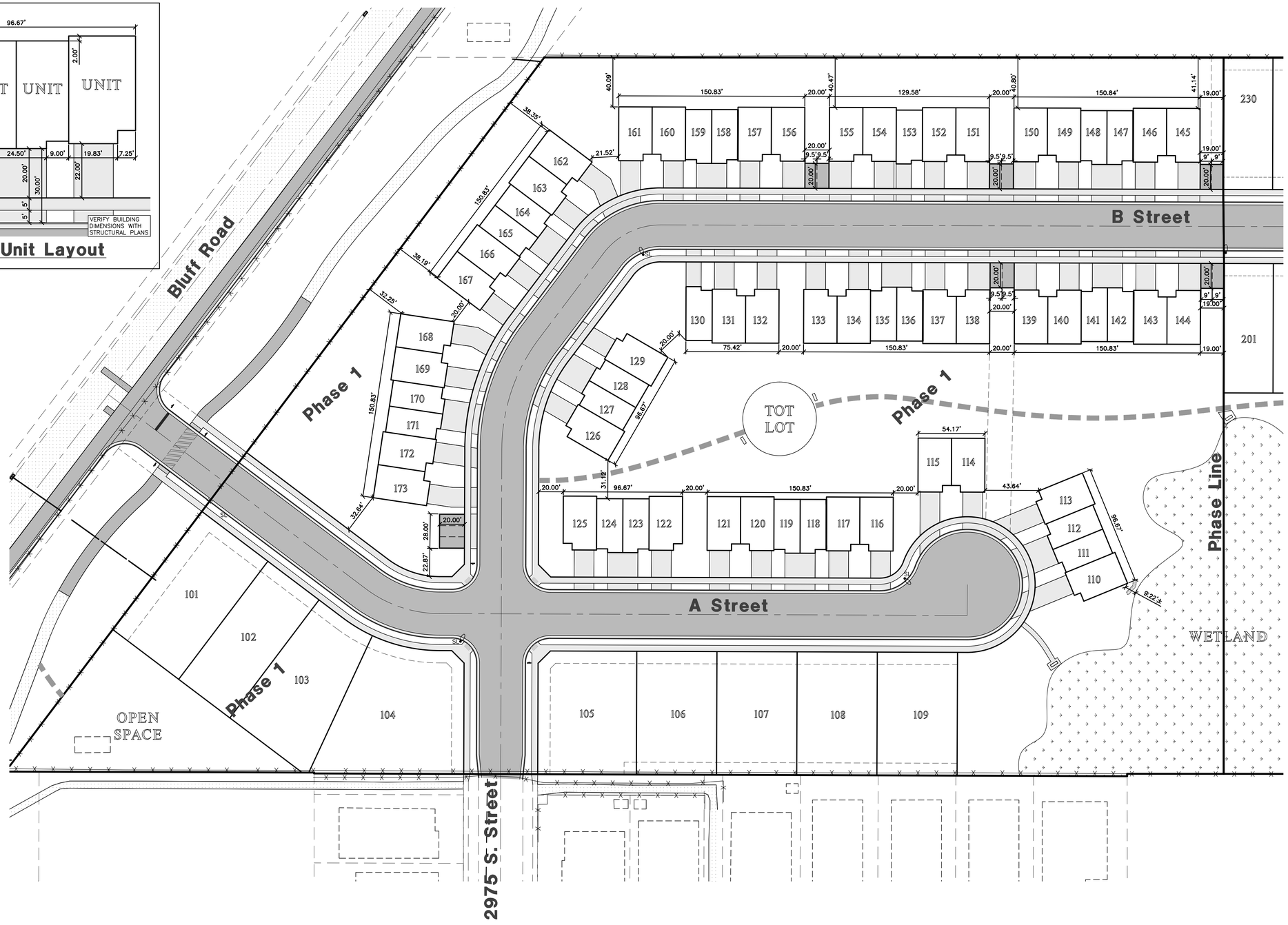
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Typical Unit Layout

SCALE: NONE



40 0 40 80 120

Scale: 1" = 40'

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Village at The Bluff

SYRACUSE CITY, DAVIS COUNTY, UTAH

Townhomes Site Plan

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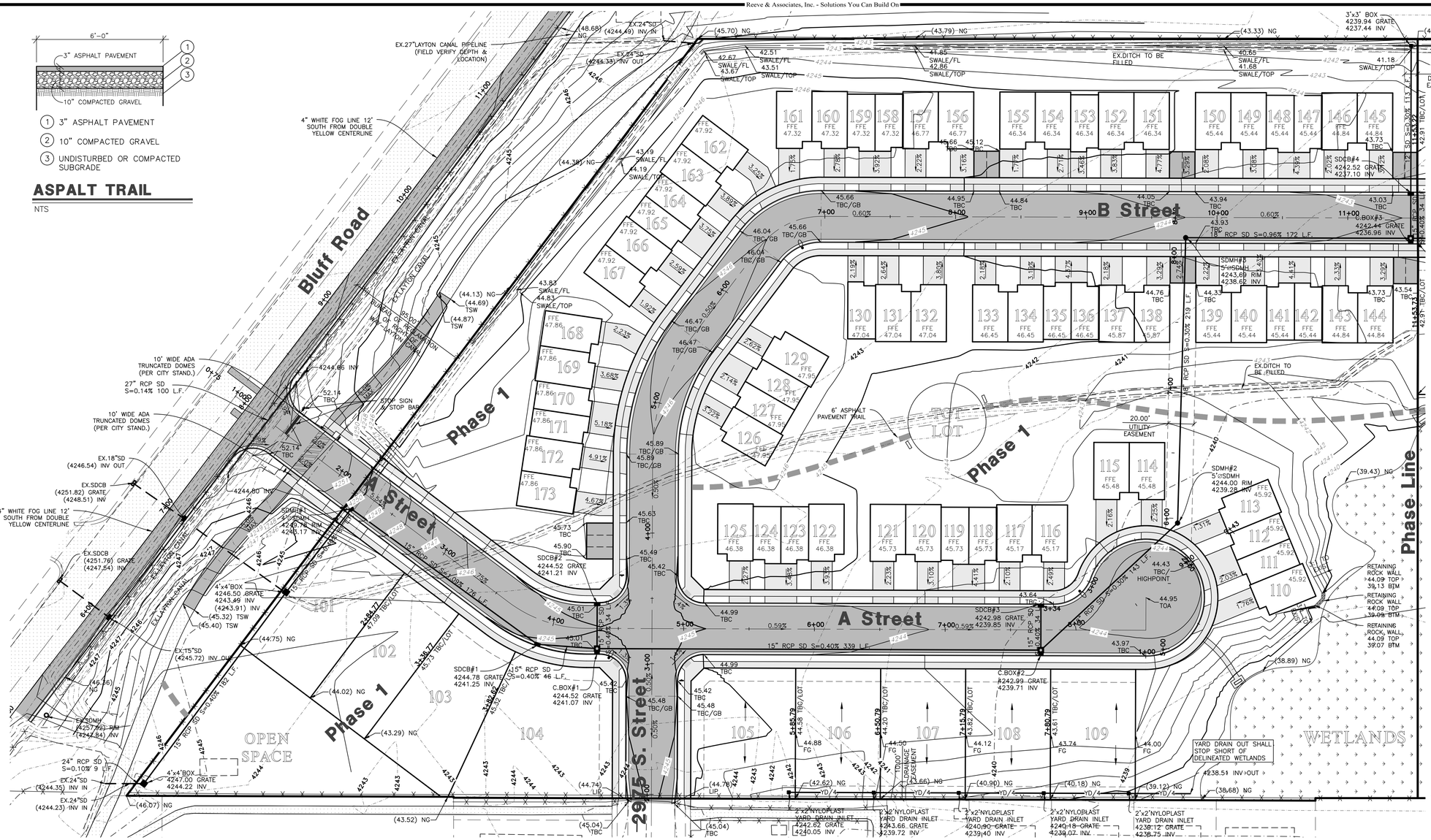
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1. 3" ASPHALT PAVEMENT
2. 10" COMPACTED GRAVEL
3. UNDISTURBED OR COMPACTED SUBGRADE

ASPALT TRAIL

NTS



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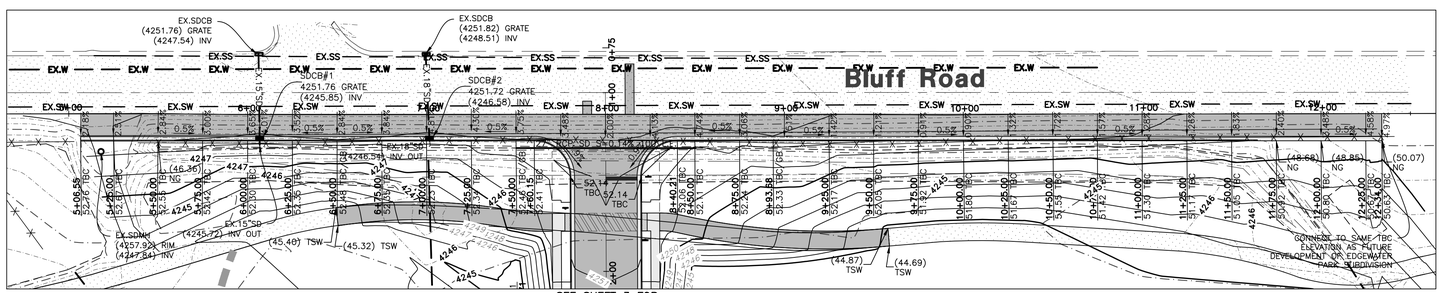
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NOTES:
1. SAWCUT MIN. 2' INTO EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT ON ROAD WIDENING.
2. CONTRACTOR TO VERIFY 2%-5% MIN. SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.
3. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.



Bluff Road Grading

40 0 40 80 120
Scale: 1" = 40'

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Village at The Bluff

SYRACUSE CITY, DAVIS COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
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Storm Runoff Calculations

Village at the Bluff

10/1/2020 JD

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Syracuse, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area=	17.99 acre or	783,805 ft²	
Total Detained Area =	14.31 acre or	623,366 ft²	
Runoff Coefficients			
	Paved Area	38,656	C = 0.9
	Roof	155,357	C = 0.9
	Landscaped Area	289,948	C = 0.2
	Wetlands	139,405	C = 0.1
Weighted Runoff Coefficient			C = 0.40

Volume of Run-off for 100-year Storm Event:

C = 0.40
I = See Below in/hr
A = 623365.79 ft²
Q(out) = 0.59 ft³/s (0.2 cfs per acre)-Adjusted for Undetained portion of subdivision

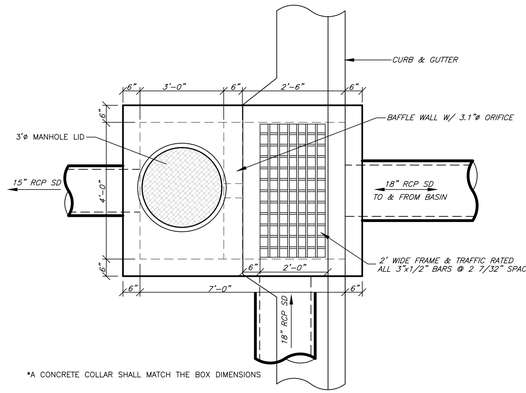
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.89	39.32	11796	178	11618
10	600	5.24	29.90	17943	356	17586
15	900	4.33	24.71	22240	535	21706
30	1800	2.92	16.66	29996	1069	28927
60	3600	1.80	10.27	36981	2138	34843
120	7200	1.00	5.71	41090	4277	36813
180	10800	0.69	3.92	42344	6415	35928
360	21600	0.38	2.18	47089	12830	34259
720	43200	0.24	1.34	57937	25661	32277
1440	86400	0.13	0.75	64594	51322	13272

Orifice Sizing

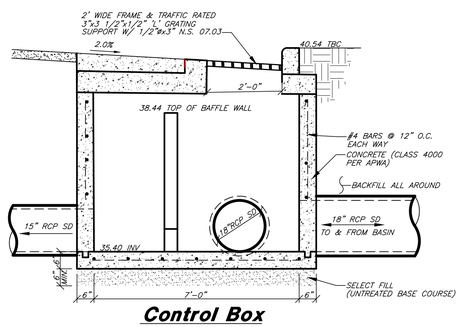
Given:
Q = 0.59 cfs
2g = 64.4 ft/s²
H = 5.46 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))
R = 0.13 feet
1.53 inches
D = 3.06 inches
A = 7.36 inches ^2 0.0511 ft ^2

SUMMARY:

The required storage volume is 36,813 cubic feet
Orifice size is 3.1 inches

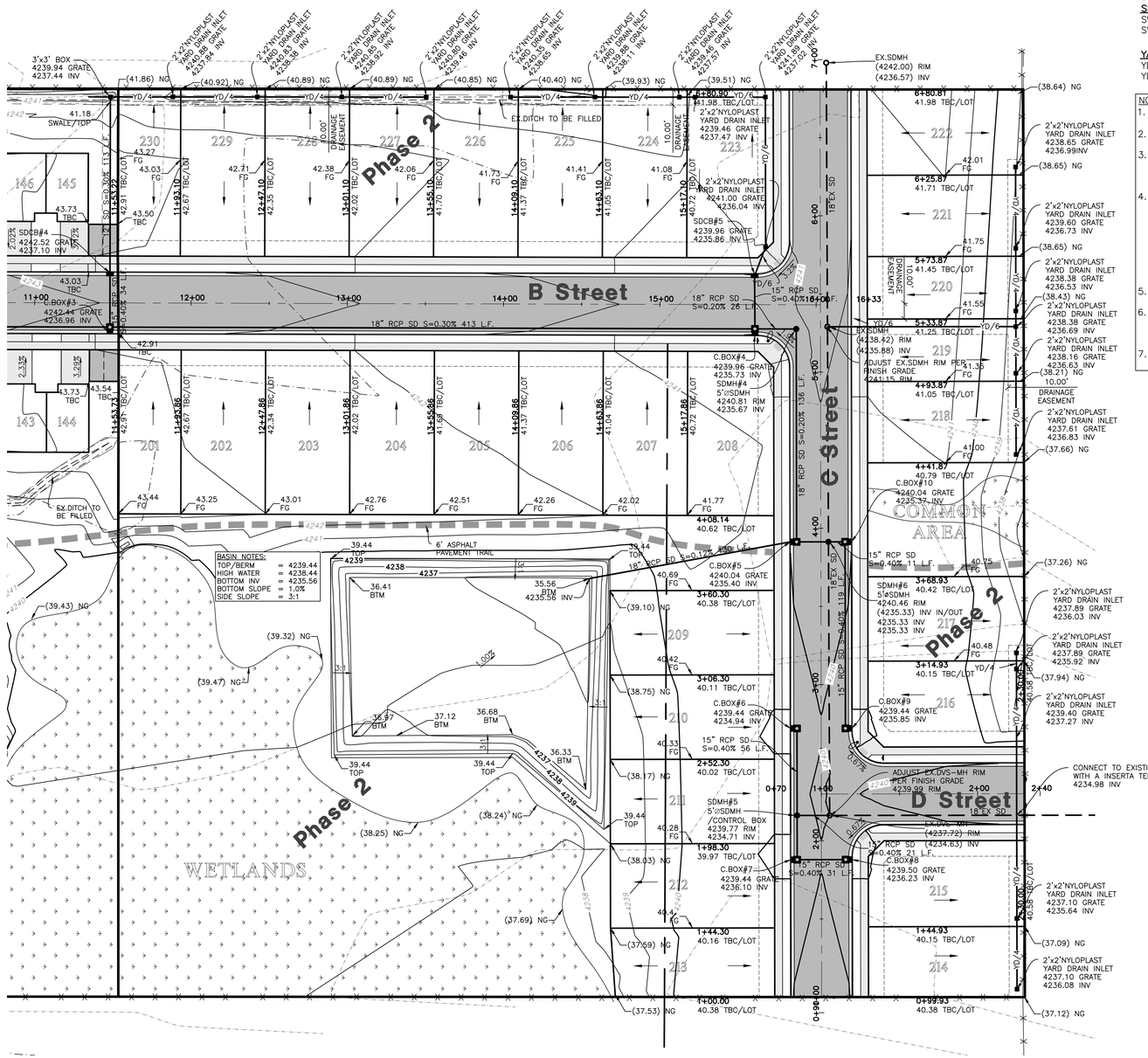


*A CONCRETE COLLAR SHALL MATCH THE BOX DIMENSIONS



Control Box
NOT TO SCALE

STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,236.00	3,947.64	N/A	N/A	0.00	N/A	0.00
4,237.00	17,559.35	1.00	10753.49	10753.49	9944.24	9944.24
4,238.00	19,908.62	1.00	18733.98	29487.48	18721.69	28665.94
4,238.44	21,011.11	0.44	9002.34	38489.82	9001.25	37667.19
4,239.00	22,477.17	0.56	12176.72	50666.53	12174.41	49841.60



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REVISIONS
DATE DESCRIPTION

Village at The Bluff

SYRACUSE CITY, DAVIS COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
5338460
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
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Sheet 13.1 of 17 Sheets

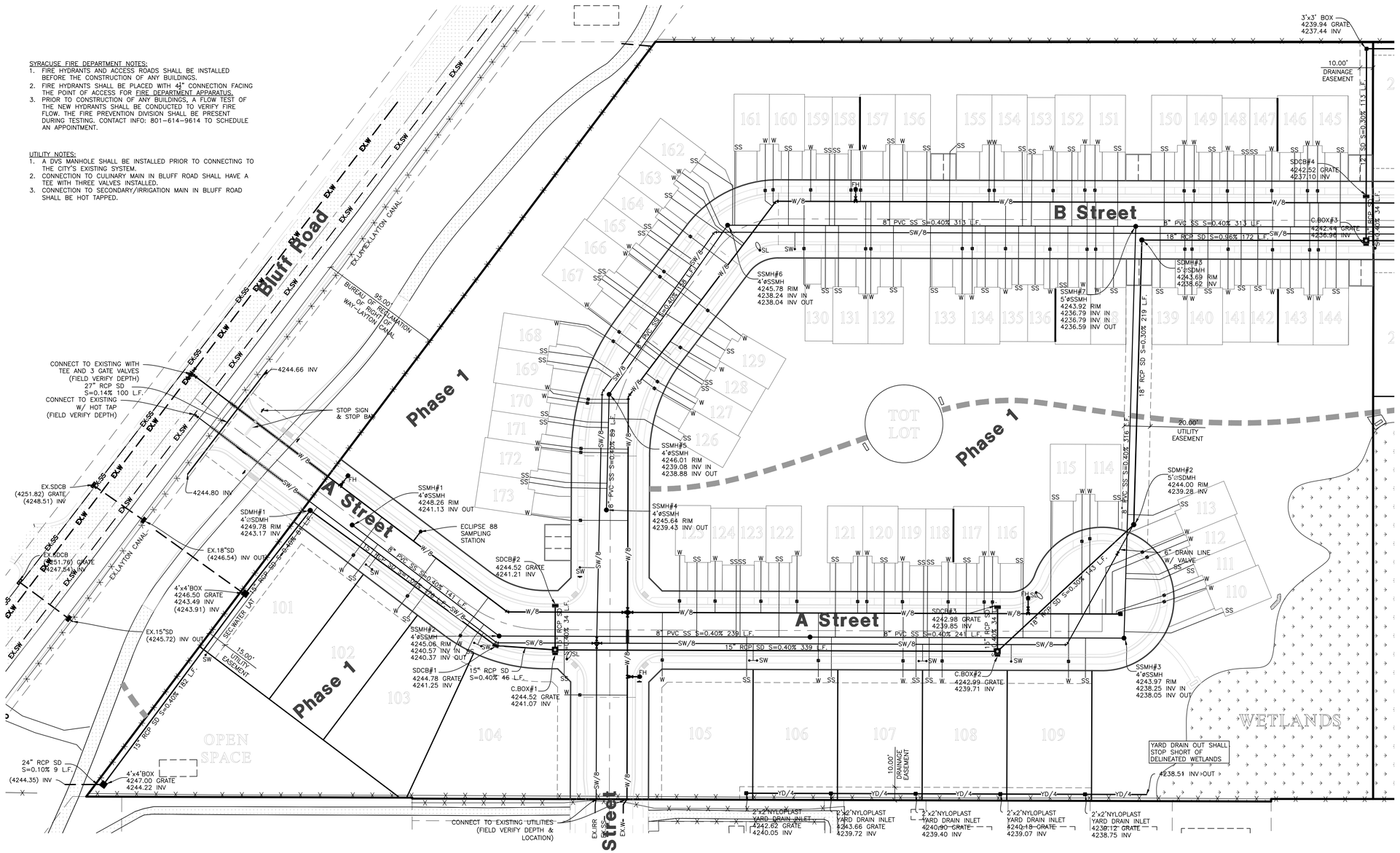
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SYRACUSE FIRE DEPARTMENT NOTES:
1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED BEFORE THE CONSTRUCTION OF ANY BUILDINGS.
2. FIRE HYDRANTS SHALL BE PLACED WITH 4" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
3. PRIOR TO CONSTRUCTION OF ANY BUILDINGS, A FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY FIRE FLOW. THE FIRE PREVENTION DIVISION SHALL BE PRESENT DURING TESTING. CONTACT INFO: 801-614-9614 TO SCHEDULE AN APPOINTMENT.

UTILITY NOTES:
1. A DVS MANHOLE SHALL BE INSTALLED PRIOR TO CONNECTING TO THE CITY'S EXISTING SYSTEM.
2. CONNECTION TO CULINARY MAIN IN BLUFF ROAD SHALL HAVE A TEE WITH THREE VALVES INSTALLED.
3. CONNECTION TO SECONDARY/IRRIGATION MAIN IN BLUFF ROAD SHALL BE HOT TAPPED.



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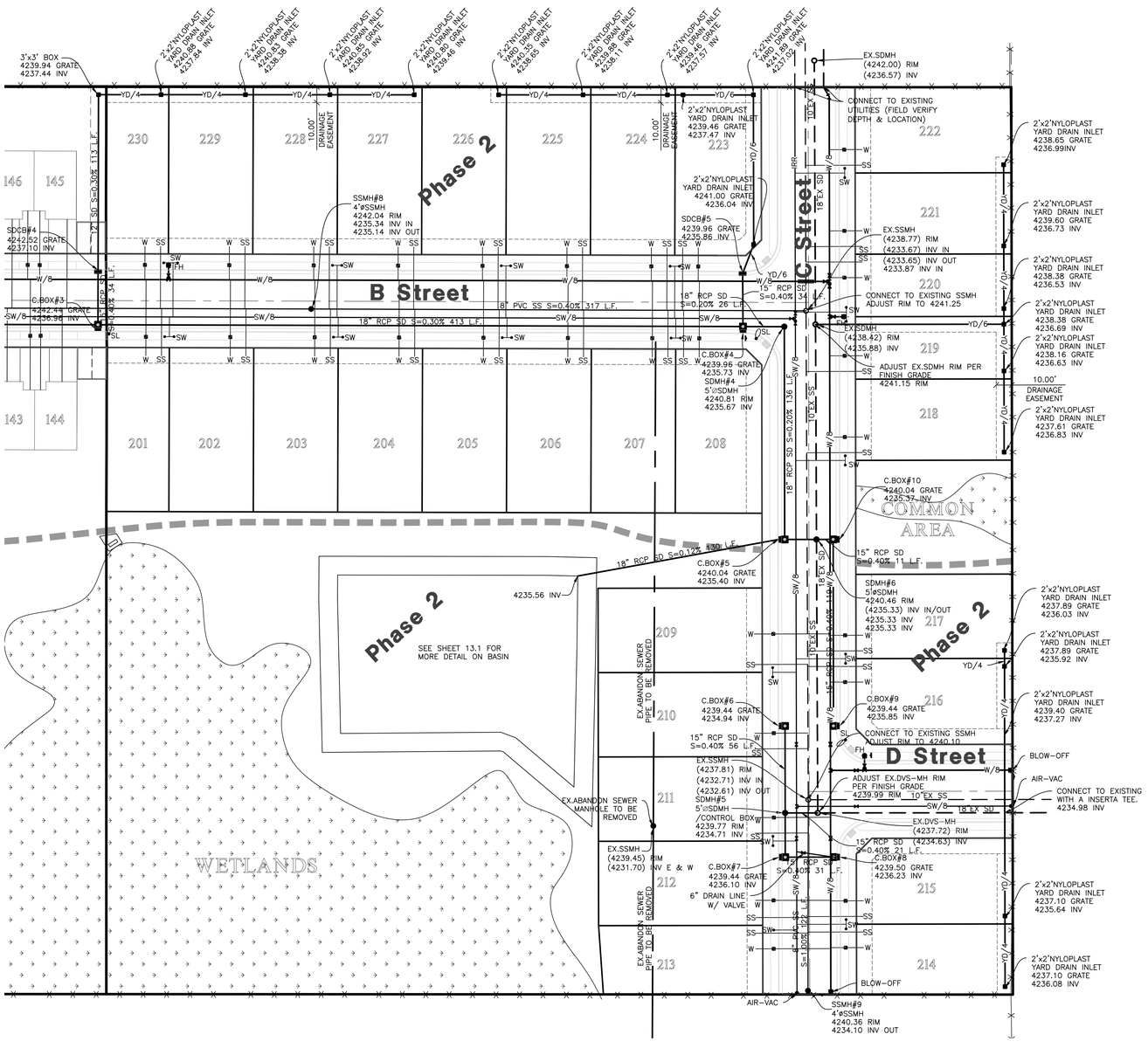
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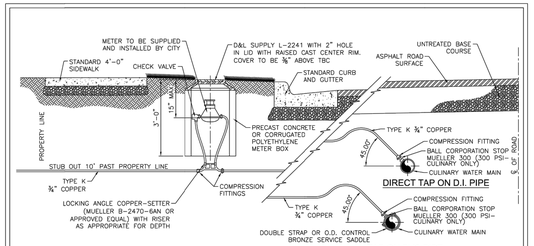
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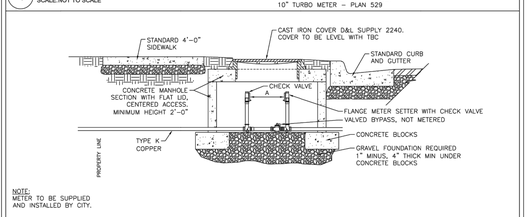
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SYRACUSE CITY CORPORATION WATER SERVICE INFORMATION					
SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	METER BOX SIZE	CONNECTION TYPE	BYPASS
¾"	18" DIA.	CONCRETE, CORRUGATED POLYETHYLENE	BY CITY	NPT	NO
1"	24" DIA.	CONCRETE, CORRUGATED POLYETHYLENE	BY CITY	NPT	NO
1½"	48" BOX	CONCRETE	BY CITY	FLANGE	YES
2"	48" BOX	CONCRETE	BY CITY	FLANGE	YES
**2"	RECT. BOX	CONCRETE	BY CITY	FLANGE	YES

**METER & BOX SHALL BE INSTALLED PER 2012 APWA STANDARD PLAN BASED ON THE METER SIZE:
3" COMPOUND METER – PLAN 523
4" COMPOUND METER – PLAN 523
6" COMPOUND METER – PLAN 525
8" COMPOUND METER – PLAN 527
10" TURBO METER – PLAN 529

1 TYPICAL WATER CONNECTION
SCALE:NOT TO SCALE



NOTE:
METER TO BE SUPPLIED AND INSTALLED BY CITY.

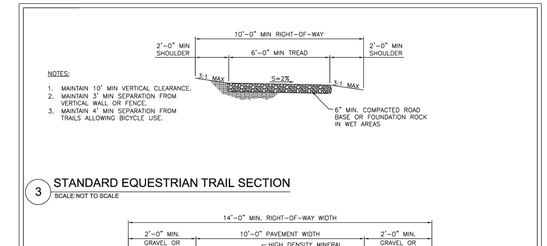
2 TYPICAL FLANGED METER SETTER WATER CONNECTION
SCALE:NOT TO SCALE

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	DESIGN BY: BB
	DESIGN BY: BB
	CHECKED BY: RCH
1 CLARIFIED COPPER W/ FLANGED METER SETTER	BB RCH 5/17/2018 LAST UPDATED: 6/05/2017
NO. REVISION DESCRIPTION	BY APPR. DATE DATE ADOPTED: 8/14/2017

SYRACUSE CITY

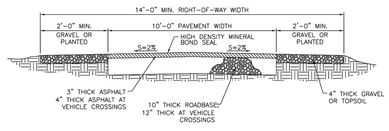
DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
TYPICAL WATER SERVICE CONNECTION DETAIL

SHEET 8



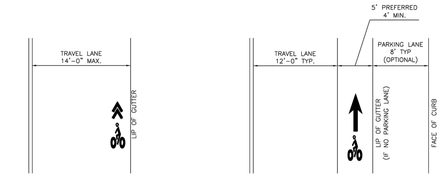
NOTES:
1. MAINTAIN 10' MIN VERTICAL CLEARANCE.
2. MAINTAIN 3' MIN SEPARATION FROM VERTICAL WALL OR FENCE.
3. MAINTAIN 4' MIN SEPARATION FROM TRAILS ALLOWING BICYCLE USE.

3 STANDARD EQUESTRIAN TRAIL SECTION
SCALE:NOT TO SCALE



NOTE:
CROWN IN ASPHALT IS NOT REQUIRED. A 2% CROSS-SLOPE IS REQUIRED WITH OR WITHOUT A CROWN IN THE ASPHALT. CROSS-SLOPES WITHOUT A CROWN MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

2 STANDARD TRAIL SECTION
SCALE:NOT TO SCALE



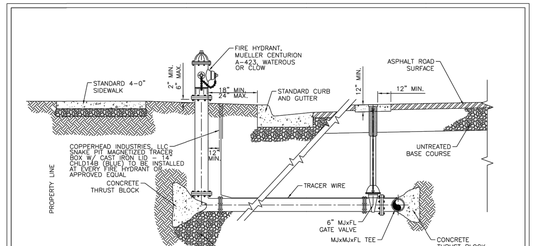
1 BICYCLE LANE DETAIL
SCALE:NOT TO SCALE

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SYRACUSE CITY

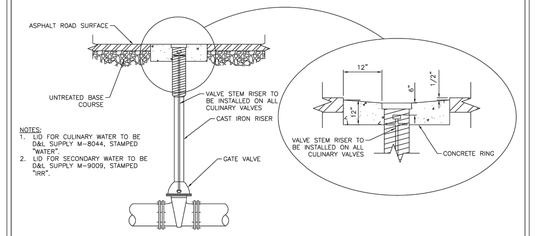
DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
STANDARD TRAIL SECTION

SHEET 4



NOTES:
1. THRUST BLOCK SHALL NOT PLUG WEEP HOLES.
2. HYDRANT SHALL STAND PLUMB WITH PUMPER NOZZLE FACING THE STREET.
3. TYPICAL SPACING BETWEEN FIRE HYDRANTS IS 400 FEET.
4. HYDRANTS SHALL NOT BE LOCATED AT THE END OF A CUL-DE-SAC FACING THE TRAVEL PATH ENTERING THE CUL-DE-SAC.

2 TYPICAL FIRE HYDRANT CONNECTION DETAIL
SCALE:NOT TO SCALE



NOTES:
1. LID FOR CULINARY WATER TO BE D&L SUPPLY M-8044, STAMPED "WATER".
2. LID FOR SECONDARY WATER TO BE D&L SUPPLY M-9009, STAMPED "SW".

1 TYPICAL WATER VALVE DETAIL
SCALE:NOT TO SCALE

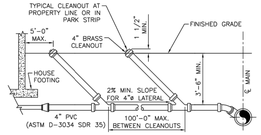
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	DESIGN BY: BB
	DESIGN BY: BB
	CHECKED BY: RCH
1 CLARIFIED VALVE ZONE PENTRATIONS, ADD DRAIN	BB RCH 5/17/2018 LAST UPDATED: 6/05/2017
NO. REVISION DESCRIPTION	BY APPR. DATE DATE ADOPTED: 8/14/2017

SYRACUSE CITY

DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
TYPICAL FIRE HYDRANT CONNECTION DETAIL

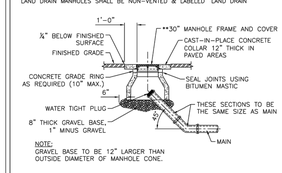
SHEET 9

LATERAL NOTES:
1. CLEANOUTS ARE REQUIRED AT A MAXIMUM OF 100'-0" SPACING ALONG LATERALS AND AT EACH SERIES OF BENDS AMOUNTING TO 90°.
2. CLEANOUTS MUST BE LOCATED AT PROPERTY LINE AND WITHIN 5' OUTSIDE OF A FOUNDATION WALL.
3. TAPS ON EXISTING MAIN SHALL BE CORED AND ROMAC SEWER SADDLE WITH STAINLESS STEEL BANDS OR APPROVED EQUAL.
4. SANITARY SEWER LATERALS TO BE GREEN PVC, TO DIFFERENTIATE FROM WHITE LAND DRAIN LATERALS.
5. CONTRACTOR TO EXTEND LATERAL 10'-0" BEYOND PROPERTY LINE, MARK END WITH 2x4, PAINTED GREEN FOR SEWER, WHITE FOR LAND DRAIN.
6. LOCATION OF AS-BUILT LATERALS AND CLEANOUTS MUST BE PROVIDED TO THE CITY ENGINEER.
7. RAIN GUTTER DOWN SPOUTS AND SURFACE INLET CONNECTIONS TO LATERAL ARE PROHIBITED.



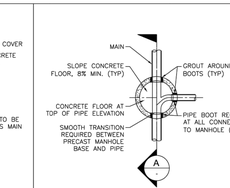
1 PROFILE OF TYPICAL LATERAL
SCALE:NOT TO SCALE

**SEWER MANHOLES SHALL BE VENTED & LABELED "SEWER" LAND DRAIN MANHOLES SHALL BE NON-VENTED & LABELED "LAND DRAIN"



NOTE:
GRAVEL BASE TO BE 12" LARGER THAN OUTSIDE DIAMETER OF MANHOLE CONE.

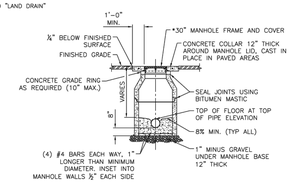
2 TEMPORARY MAIN CLEANOUT
SCALE:NOT TO SCALE



3 MANHOLE PLAN BELOW CONE
SCALE:NOT TO SCALE

*SEWER MANHOLES SHALL BE VENTED & LABELED "SEWER" LAND DRAIN MANHOLES SHALL BE NON-VENTED & LABELED "LAND DRAIN"

MANHOLE NOTES:
1. INVERT ELEVATION DROP BETWEEN INFLOW AND OUTFLOW SHALL BE 0.20 FT MIN.
2. MANHOLE WALL AND CONE SECTION SHALL CONFORM TO ASTM C-478.
3. MANHOLE SHALL BE 5'-0"ø IF MAIN IS GREATER THAN 12"ø, OR IF MORE THAN THREE MAIN PIPES CONNECT TO MANHOLE, OR IF OTHERWISE SPECIFIED ON DRAWINGS.
4. LIFT HOLES SHALL BE FILLED WITH GROUT.
5. MANHOLE CONE SHALL BE ECCENTRIC.
6. STEPS @ 12" O.C.C ARE REQUIRED IN MANHOLES GREATER THEN 54" DEEP. STEPS SHALL BE NON-CORROSIVE POLYPROPYLENE COATED STEEL AND CONFORM TO ASTM C-478.
7. IF MANHOLES ARE TOO SHALLOW FOR CONE SECTION, USE FLAT CONCRETE LID INSTEAD.



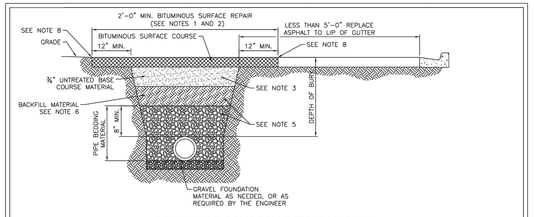
A TYPICAL MANHOLE SECTION
SCALE:NOT TO SCALE

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	DESIGN BY: BB
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	CHECKED BY: RCH
1 SEWER MAN. LID	BB RCH 5/17/2018 LAST UPDATED: 6/05/2017
NO. REVISION DESCRIPTION	BY APPR. DATE DATE ADOPTED: 8/14/2017

SYRACUSE CITY

DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
SEWER AND LAND DRAIN STANDARDS

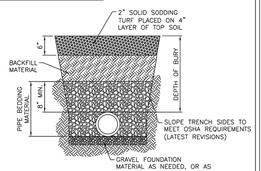
SHEET 17



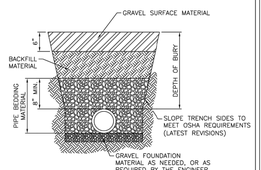
BITUMINOUS SURFACE REPAIR/TRENCH SECTION

NOTES:
1. SAW CUT BITUMINOUS ASPHALT SURFACE 24" WIDER THAN TRENCH ON EACH SIDE FOR FINAL TRENCH REPAIR WHERE BITUMINOUS SURFACE EXISTS.
2. BITUMINOUS SURFACE IS TO BE 4" MIN. OR TO MATCH EXISTING THICKNESS, WHICHEVER IS GREATER, AND 6" FOR STATE ROADS, OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
3. FOR TRENCH REPAIR, ¾" UNTREATED BASE COURSE MATERIAL IS TO BE 12" OR TO MATCH EXISTING THICKNESS, WHICHEVER IS GREATER, FOR NEW ROAD CONSTRUCTION, ¾" UNTREATED BASE COURSE MATERIAL IS TO BE 10" MIN. OR AS DIRECTED BY THE ENGINEER. BASE COURSE TO BE COMPACTED TO 96% ASTM D-1557.
4. SLOPE TRENCH SIDES TO MEET OSHA SAFETY REGULATIONS (LATEST REVISION).
5. BACKFILL AND BEDDING TO BE COMPACTED TO 96% ASTM D-1557 IN ROADWAYS AND 90% IN LANDSCAPED AREAS.
6. GRANULAR SUB-BASE 12" THICK BETWEEN BASE COURSE AND BACKFILL LAYERS AS DIRECTED BY ENGINEER. COMPACT TO 96% ASTM D-1557.
7. LOCATOR TAPE SHALL BE PLACED 12" ABOVE CENTERLINE OF PIPE FOR PRESSURIZED PIPELINES.
8. INITIAL PAVEMENT CUT SHALL BE AT EDGE OF OPEN TRENCH. A SECOND PAVEMENT CUT TO WIDEN BITUMINOUS SURFACE REPAIR AREA ONCE TRENCH IS BACKFILLED AND COMPACTED. MINIMUM WIDENED DISTANCE TO SECOND CUT IS SHOWN IN THE TABLE BELOW.
9. THIS STANDARD DOES NOT APPLY TO POTHOLING. POTHOLING SHALL BE PERFORMED IN ACCORDANCE WITH SYRACUSE CITYS POTHOLING STANDARD. SEE SHEET 26 OF THE STANDARD DRAWINGS FOR ADDITIONAL INFORMATION.

MAX EXCAVATION DEPTH	30"	48"	>48"
TRENCH EDGE TO 2ND CUT	12"	24"	36"



TURF SURFACE TRENCH SECTION



GRAVEL SURFACE TRENCH SECTION

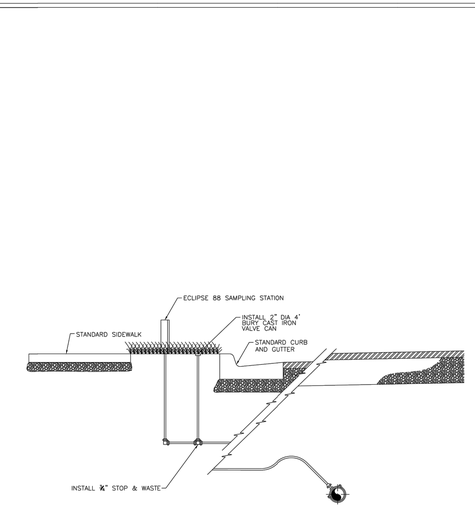
1 TYPICAL TRENCH SECTIONS
SCALE:NOT TO SCALE

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SYRACUSE CITY

DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
BITUMINOUS SURFACE REPAIR AND TYPICAL TRENCH SECTIONS

SHEET 20



GENERAL NOTES:
1. SAMPLING STATIONS SHALL BE INSTALLED AS DIRECTED BY THE SYRACUSE CITY WATER SUPERINTENDENT.
2. THE SERVICE LATERAL AND CONNECTION SHALL BE PER THE TYPICAL WATER CONNECTION DETAIL. IF POLY SERVICE MATERIAL IS USED, A COPPERHEAD INDUSTRIES, LLC SNAKE PIT MAGNETIZED TRACER BOX W/ CAST IRON LID – 14" CHLD14B (BLUE) OR APPROVED EQUAL SHALL BE INSTALLED AT THE BASE OF THE SAMPLING STATION.

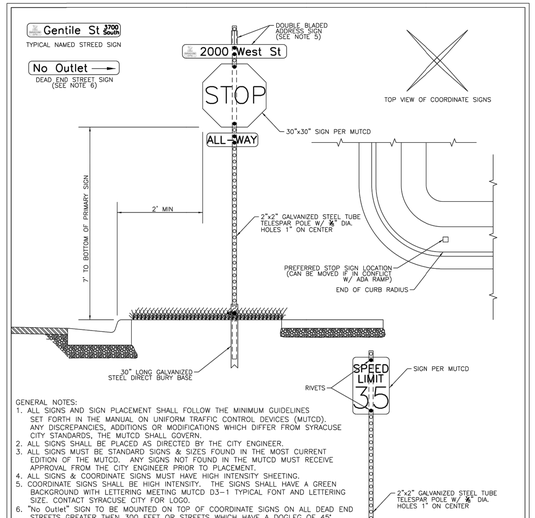
1 CULINARY WATER SAMPLING STATION
SCALE:NOT TO SCALE

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SYRACUSE CITY

DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
CULINARY WATER SAMPLING STATION DETAIL

SHEET 24



GENERAL NOTES:
1. ALL SIGNS AND SIGN PLACEMENT SHALL FOLLOW THE MINIMUM GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ANY DISCREPANCIES, ADDITIONS OR MODIFICATIONS WHICH DIFFER FROM SYRACUSE CITY STANDARDS, THE MUTCD SHALL GOVERN.
2. ALL SIGNS SHALL BE PLACED AS DIRECTED BY THE CITY ENGINEER.
3. ALL SIGNS MUST BE STANDARD SIGNS & SIZES FOUND IN THE MOST CURRENT EDITION OF THE MUTCD. ANY SIGNS NOT FOUND IN THE MUTCD MUST RECEIVE APPROVAL FROM THE CITY ENGINEER PRIOR TO PLACEMENT.
4. ALL SIGNS & COORDINATE SIGNS MUST HAVE HIGH INTENSITY SHEETING.
5. COORDINATE SIGNS SHALL BE HIGH INTENSITY. THE SIGNS SHALL HAVE A GREEN BACKGROUND WITH LETTERING MEETING MUTCD D3-1 TYPICAL FONT AND LETTERING SIZE. CONTACT SYRACUSE CITY FOR LOGO.
6. "No Outlet" SIGN TO BE MOUNTED ON TOP OF COORDINATE SIGNS ON ALL DEAD END STREETS GREATER THEN 300 FEET OR STREETS WHICH HAVE A DOGLEG OF 45° OR GREATER. SIGN SHALL HAVE A YELLOW BACKGROUND WITH BLACK LETTERING MEETING MUTCD D3-1 TYPICAL FONT AND LETTERING SIZE.

1 TYPICAL SIGN DETAIL
SCALE:NOT TO SCALE

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SYRACUSE CITY

DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION
TYPICAL SIGN DETAIL

SHEET 25

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DESCRIPTION	DATE

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

City Standard Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133-08

Sheet 15 of 17 Sheets

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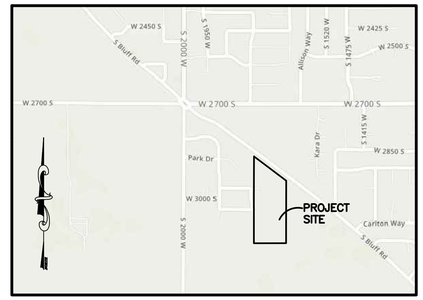
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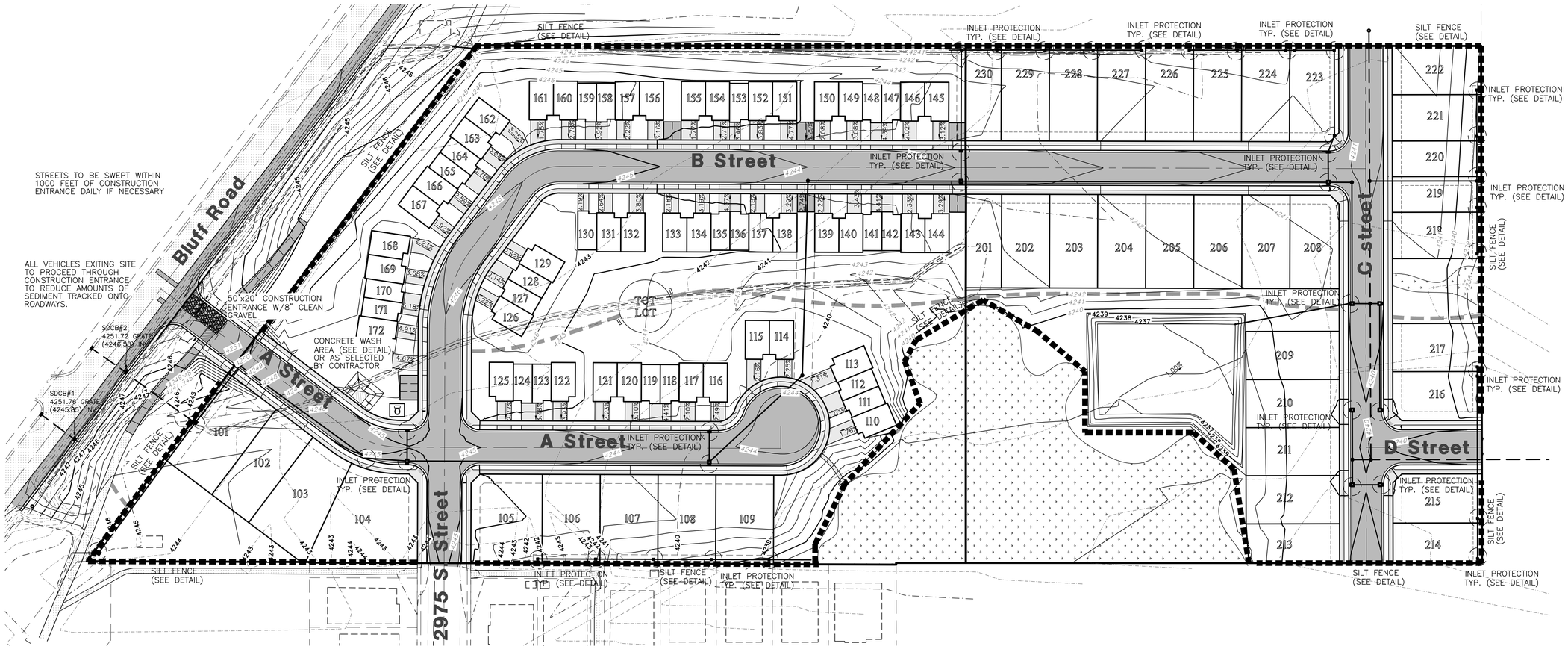
Village at The Bluff

Storm Water Pollution Prevention Plan Exhibit

SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST, 2020



Vicinity Map
NOT TO SCALE



PORTABLE TOILET
INLET PROTECTION TYP. (SEE DETAIL)
SILT FENCE (SEE DETAIL)

Scale: 1" = 60'

Construction Activity Schedule

- PROJECT LOCATION.....SYRACUSE CITY, DAVIS COUNTY, UT
- PROJECT BEGINNING DATE.....AUGUST, 2020
- BMP'S DEPLOYMENT DATE.....AUGUST, 2020
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....MIKE BASTIAN (801) 645-6735
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133-08

Sheet 16 | 17 Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

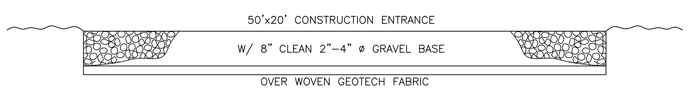
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

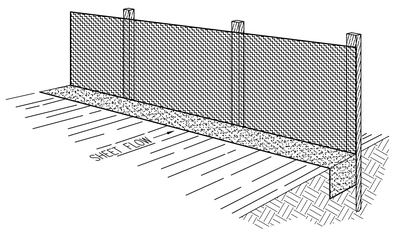
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

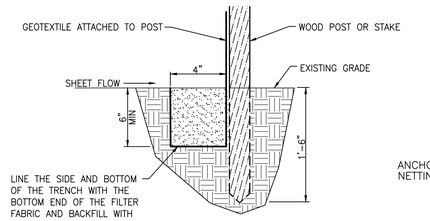


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

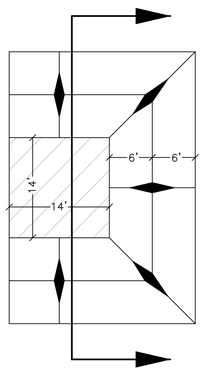
INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

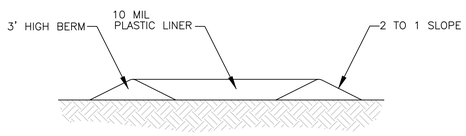
REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

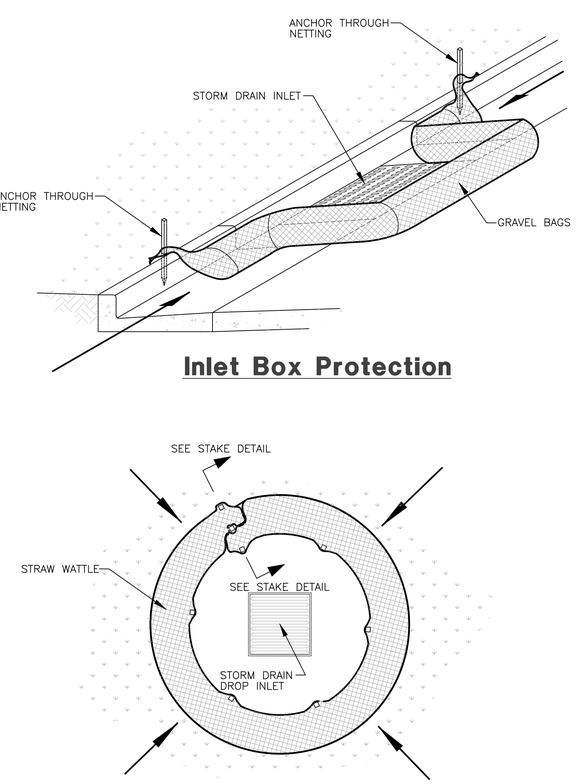
SCALE: NONE





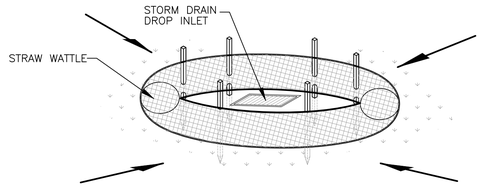
Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE

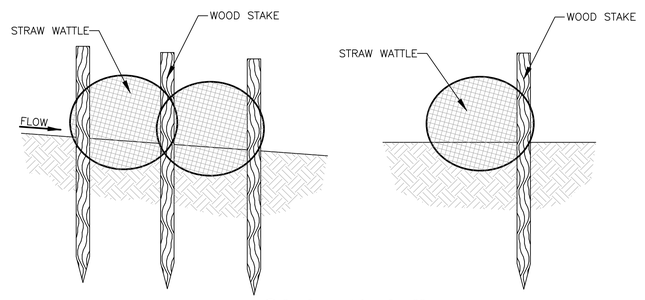


Inlet Box Protection

Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve–assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Village at The Bluff
SYRACUSE CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
10/01/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2020
Name: VILLAGE AT THE BLUFF
Number: 6133–08

Sheet 17 of 17 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

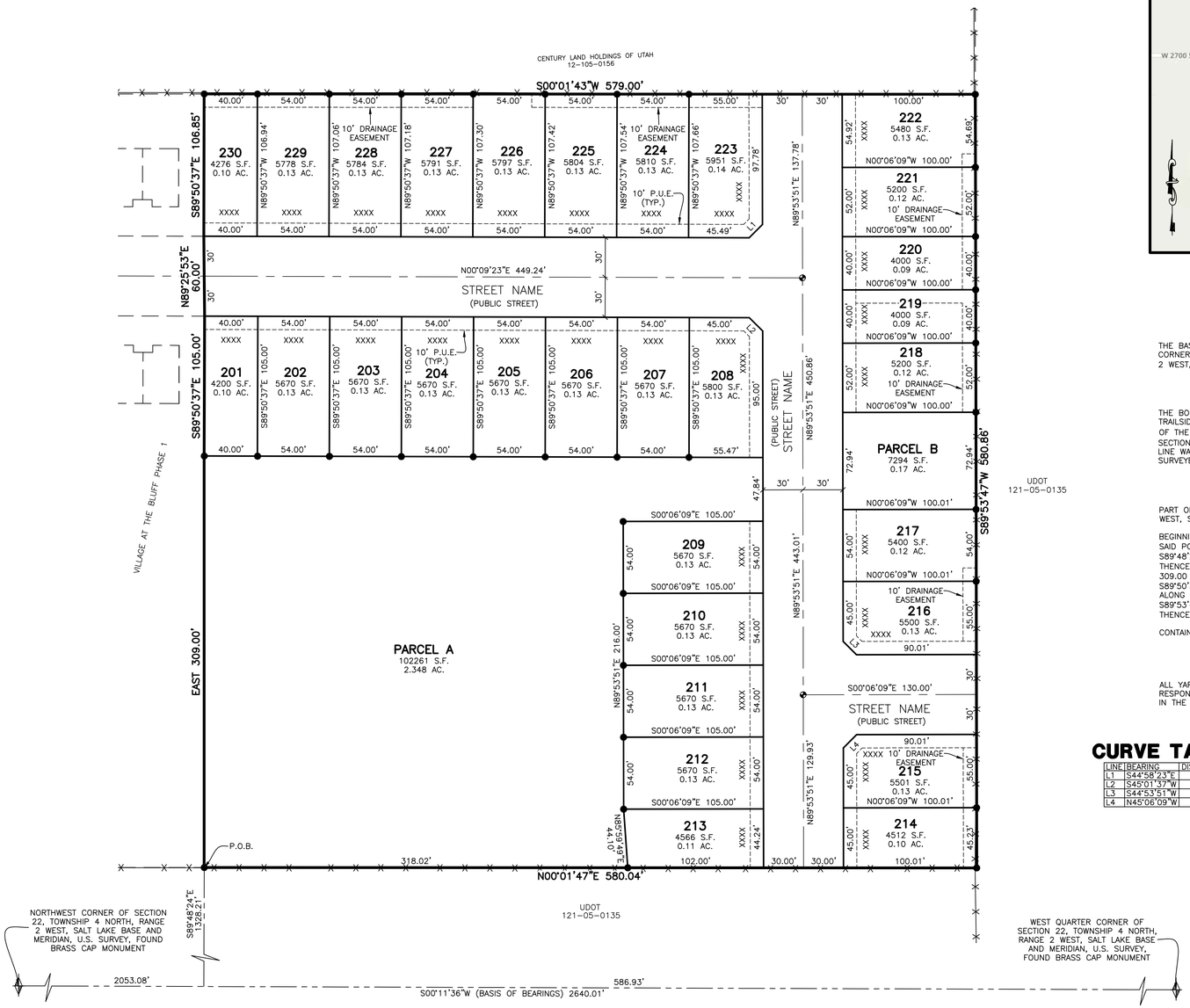
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SHEET 1 OF 1

VILLAGE AT THE BLUFF PHASE 2

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH
OCTOBER, 2020





VICINITY MAP

SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°11'36"W

NARRATIVE

THE BOUNDARY ON THE WEST WAS DETERMINED BY MATCHING THE PHASES OF THE TRAILSIDE SUBDIVISIONS, AND THEN THE EXISTING ANCIENT FENCE ALONG THE EAST SIDE OF THE UDOT PARCEL (12-105-0135). THE SOUTH LINE IS ALONG THE CALCULATED ↓ SECTION LINE BETWEEN THE CENTER AND WEST ↓ CORNERS OF THE SECTION. THE EAST LINE WAS PLACED ALONG A PROPOSED BOUNDARY FOR AN ADJACENT SUBDIVISION SURVEYED BY WILDING ENGINEERING.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF VILLAGE AT THE BLUFF PHASE 1, SAID POINT BEING S00°11'36"W ALONG THE SECTION LINE, 2053.08 FEET AND S89°48'24"E 1328.21 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) EAST 309.00 FEET; (2) S89°50'37"E 105.00 FEET; (3) N89°25'53"E 60.00 FEET; AND (4) S89°50'37"E 106.85 FEET TO A POINT ON AN EXISTING FENCE; THENCE S00°01'43"W ALONG SAID FENCE, 579.00 FEET TO A POINT ON AN EXISTING FENCE; THENCE S89°53'47"W ALONG SAID FENCE, 580.86 FEET TO A POINT ON AN EXISTING FENCE; THENCE N00°01'47"E ALONG SAID FENCE, 580.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 336,613 SQUARE FEET OR 7.728 ACRES MORE OR LESS.

NOTE

ALL YARD DRAIN SHALL BE OWNED AND MAINTAINED BY THE HOA. THE CITYS RESPONSIBILITY SHALL TERMINATE AT THE CONNECTION TO THE CITY STORM DRAIN MAIN IN THE STREET.

CURVE TABLE

LINE	BEARING	DISTANCE
L1	S44°58'23"E	14.11'
L2	S45°01'37"W	14.17'
L3	S44°53'51"W	14.14'
L4	N45°06'09"W	14.14'

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCE
- P.U.E. = PUBLIC UTILITY EASEMENT

50 0 50 100 150

Scale: 1" = 50'

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **VILLAGE AT THE BLUFF PHASE 2** IN **SYRACUSE CITY, DAVIS COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SYRACUSE CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20__.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **VILLAGE AT THE BLUFF PHASE 2**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE PARCEL A AND B TO THE HOME OWNER'S ASSOCIATION AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE SAME AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

SIGNED THIS _____ DAY OF _____, 20___.

CASTLE CREEK HOMES LLC

BY _____
NAME/TITLE

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF CHESHAM VILLAGE, LLC, A UTAH LLC, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION NO._____ _____
PRINTED FULL NAME OF NOTARY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20___, BY ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20___, BY DOMINION ENERGY.

_____
DOMINION ENERGY

SYRACUSE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

SYRACUSE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

_____
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____
SYRACUSE CITY ENGINEER DATE

SYRACUSE CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE _____ DAY OF _____, 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ ATTEST:_____
SYRACUSE CITY MAYOR CITY RECORDER

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: VILLAGE AT THE BLUFF PHASE 2
Designer: N. ANDERSON	Number: 6133-08
Begin Date: 09-01-20	Scale: 1"=50'
	Revision:
	Checked:

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

_____
DAVIS COUNTY RECORDER
_____ DEPUTY.

Reeve & Associates, Inc. - Solutions You Can Build On

October 1, 2020

Royce Davies
Community Development
Syracuse City, UT

RE: Village at the Bluff

The following is in response to comments on The Village at the Bluff dated September 14, 2020.

Engineering
Plat

1. Addressing will be added to the plat once received.
2. "Public Street" has been added after each street coordinate.
3. Open Space areas have been labeled.
4. Corner cuts are shown at all intersections.

Plans

1. Each unit has its own sewer lateral.
2. Culinary services are fed from the front of each unit and house.
3. Valves for culinary and secondary mains are shown at the flange.
4. The secondary drain in the cul-de-sac of Street A is shown as 6".
5. All fire hydrants will be shown on the short side of the street.
6. The street light in front of lot 101 has been removed, a light has been added in front of lot 201.
7. The allowed outflow from the site has been reduced for the detained portion of the subdivision, 14.31 acres, to account for the flows from the undetained portion of the subdivision, 3.68 acres. The allowed flow out has been reduced to utilize the original basin design during a 100 year storm event. The storm drain for catch basins 6-9 have been adjusted to minimize dual runs of storm drain pipe. The control box has been moved to catch basin #5.
8. The existing abandoned sewer is identified to be removed on sheet 14.1.
9. The inverts and existing drops sewer manhole at 16+01.15 are based on the design provided for Edgewater. The tie in from this subdivision will tie in 0.20' above the outlet of the manhole.
10. A secondary water stub has been added to the open space areas, near the parking on 2975 S Street, through lot 101, adjacent to unit 130, and adjacent to lot 218.
11. The pedestrian crossing on C-street has been removed.
12. Yard drains shall be maintained by the HOA.
13. The culinary main is shown as 18" above the Layton Canal.
14. The culinary main between Street A and Street C has been removed.
15. The culinary main on street A has been terminated prior to crossing the sewer main.
16. SSMH #7 has been called out as 5' diameter.

17. A maximum manhole spacing of 400 feet is maintained through the subdivision.
18. The stop signs have been called out as yield signs on the plan and profile sheets.
19. The water crossing at 3+26 on B Street has been adjusted to state over sewer.
20. A note has been added to add a 4" white fog line 12' from the double yellow.
21. The high water mark of the basin 4238.44 with the top of the basin being at 4239.44. Within 10' of the back of lots 212 and 213 the proposed grade will be above the high water mark of the basin, a berm and yard drains to keep water out is not needed.
22. A trail connection to parcel A is shown.
23. A trail detail has been added to sheet 13.
24. Yeild signs have been added at the trail crossing near Bluff Road.

Fire

1. Completed.
2. Completed.
3. Fire hydrants will be installed and operational prior to the construction of any buildings and will have the required 4 ½" connection for Fire Department Apparatus connection.
4. A fire flow test will be completed prior to any vertical construction.
5. Connection to Edgewater or a temporary fire department access will be completed prior to any vertical construction,
6. No grades exceed 10% on the site.

Sincerely,

Jeremy Draper, PE
Development Manager
jdraper@reeve-assoc.com

TO: Community Development, Attention: Royce Davies

FROM: Golden Barrett, Fire Marshal

RE: Village at the Bluff Final

DATE: 20201006

I have reviewed the site plan dated August 2020 for the above-referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1500 gallons per minute for 120 consecutive minutes for residential and two-family dwellings. (2018 IFC Appendix B) Fire flow requirements may be increased for residential one and two-family homes with a building footprint equal to or greater than 3,600 square feet or buildings other than one and two-family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

2. The minimum fire flow requirement is 2000 gallons per minute for 120 consecutive minutes for the townhomes. (2018 IFC Appendix B) The increased fire flow is based upon the largest townhouse building square footage of 6,378. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

3. Fire hydrants and access roads shall be installed before the construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus.

4. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test. Please contact the fire prevention division at 801-614-9614 to schedule

An appointment.

5. The subdivision will need to tie into the Edgewater park development before any vertical build can start. (2018 IFC remoteness standard D107.2) if this cannot be coordinated, then a temporary fire department access road will need to be installed IAW 2018 IFC Appendix D

6. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

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

Golden T. Barrett

Fire Marshal
Syracuse City Fire Department
C 801-989-8020
Gbarrett@syracuseut.com

Village at the Bluff Subdivision

Bluff Road & 1700 West Street

Engineer Final Subdivision Review

Completed by Brian Bloemen on October 5, 2020

Plans:

1. Add a streetlight at Bluff Road intersection.
2. Add yield signs on the City's trail for pedestrians and crosswalk signage on the roadway per MUTCD for vehicular traffic.

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,



Brian Bloemen, P.E.
City Engineer

Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

10/2/2020

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Village at The Bluff Final Plats 1 and 2 for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention.

8.30.010 Final plat.
The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.
Shown. No other plat in the County has this name.
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
Shown.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
Shown.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.
Update the addressing with the addressing sheet included with this review.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
Shown.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
Shown.
(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
Shown.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.
Street names will be provided with the addressing list included in this review.
(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard

precast monuments will be furnished by the developer and placed as approved.
Shown.
(J) Pipes or other such iron markers shall be shown on the plat.
Shown.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
Shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.
Shown.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
Include a note on Phase 2 indicating common and open space ownership and maintaining body.
(N) Boundary descriptions of the subdivision.
Shown.
(O) Current inset City map showing location of subdivision.
Shown.
(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.
Shown.
(2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."
Shown.
(3) A notary public's acknowledgment.
Shown.
(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.
Shown.
(5) The City Engineer's certificate of approval.
Shown.
(6) The county recorder's certificate of attest.
Shown.
(7) The City Attorney's certificate of approval.
Shown.
(8) Public Utilities approval and acceptance of public utility easements.
Shown.
(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.
Shown.

8.30.020 Final plan and profile.
Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:
See Engineer Comments.
(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.
These have been provided and are required with every updated iteration of the plat.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.
This is required prior to plat recordation. Final inspection fees are derived from this bond spreadsheet and must be provided prior to a preconstruction meeting.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Com- mission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.
If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.
Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off- site construction does not occur within the 12- month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be

invited to attend.

Please schedule a preconstruction meeting with staff only after the plat has been approved by the City Council, a bond estimate completed and approved by the City Engineer, and applicable SWPPP and improvement agreements have been signed and submitted to the City along with final inspection and SWPPP fees.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:

Tyler Church with Syracuse Public Works will be your primary contact for these improvements (as applicable).

(1) Paving of streets.

(2) Curb, gutter and sidewalks.

(3) Sewer and water lines, including irrigation lines.

(4) Storm and subsurface drainage.

(5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:

Staff will not allow the plat to be taken to the County to be recorded until the following have been provided (as applicable).

(1) Development agreements.

(2) Escrow agreement.

(3) Title report.

(4) Street light agreement.

(5) Off-site improvement agreement.

(6)

(a) Water share certificate showing the City as the owner of the water shares;

Water will be required for this subdivision at a rate of three acre-feet per acre. A portion may be provided as an in-lieu fee according to the City Code. Please contact Noah Steele or Royce Davies for details.

(b) A water right deed;

(c) Other evidence, acceptable to the City, of the right to water; or

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

(7) Storm water activity permit.

(8) Storm water maintenance agreement.

(9) Storm water quality report.

(10) Payment of all required development and inspection fees.

(11) Approved construction drawings or as-built drawings.

(12) Surety and improvement guarantee.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.
Not applicable at this stage.

PRD Zoning Ordinance

10.75.010 Purpose.
The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. The development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management.
The Preliminary Plat was approved with this in mind.
10.75.020 Permitted uses.
The following are permitted uses by right provided the parcel and building meet all other provisions of this

title and any other applicable ordinances of Syracuse City:
Single-family dwellings and townhomes are both proposed and permitted.
(A) Accessory uses and buildings (maximum 200 square feet; only allowed with nonattached dwelling units).

(B) Churches, synagogues, and temples.

(C) Dwelling units, single-family.

(D) Dwelling units, townhome duplex, triplex, fourplex, fiveplex, or sixplex. No apartments.

(E) Educational services.

(F) Household pets.

(G) Private parks.

(H) Public and quasi-public buildings.

(I) Residential facilities for persons with disabilities and assisted living centers.

10.75.030 Conditional uses.
The following may be permitted conditional uses, after approval as specified in SCC 10.20.080:
No conditional uses are proposed.
(A) Day care centers (major). Nonattached dwellings only.

(B) Home occupations (minor or major). Major CUP limited to nonattached dwellings.

(C) Temporary commercial uses (see SCC 10.35.050) (minor).

(D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

10.75.040 Minimum project standards.
All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density. Density shall be allowed according to the following conditions. If a property meets the following requirements, it is not intended to be construed that the City Council must automatically approve the application. The legislative powers are nevertheless available to disapprove a zoning or general plan map amendment application as deemed necessary by the Council.
Density was approved with the preliminary plat and is included in the development agreement below. The current plats match the preliminary plat.

(1) Six units per acre are allowed when:

(a) The proposed project has frontage upon a collector road.*

(2) Nine units per acre are allowed only when one of the following is met:

(a) Have frontage and access upon an arterial road.*

(b) Share a property line with an existing general commercial, professional office, or industrial development.

(3) Twelve units per acre are allowed only when three of the following are met:

(a) Have frontage and access upon a major arterial* that is owned and maintained by the State Department of Transportation.

(b) Be within the town center overlay zone.

(c) Have frontage upon the intersection of either two arterials or a collector and an arterial road.*

(d) Is located within one-quarter mile walking distance to bus, train, or other public transit stop/station and has frontage and access upon an arterial roadway.*

*(4) Road classifications are identified in the adopted transportation master plan's existing street network.

(B) Common Space. A minimum of 20 percent of the gross acreage of the project shall be developed as common space, or with an in-lieu payment and common space as detailed in subsection (B)(2) of this section.

Common space was approved with the preliminary plat and is included in the development agreement below. The current plats match the preliminary plat.

(1) Common space areas shall:

(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.

(b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.

(c) Be generally contiguous, not a collection of remnants.

(d) Create an open atmosphere where development does not feel overly intense.

(e) Not include required front, side, and rear yard areas towards common space acreage.

(f) Be administered by an active homeowners' association.

(g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.

(h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.

(i) Include approved amenities in each segment of common area; landscaping alone does

not qualify a segment as common space.

(j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity.

(2) In-Lieu Fee for Required Common Space. An in-lieu fee may be accepted for the development of a nearby City park under the following conditions:
See Noah Steele for in-lieu fee details and calculations if desired.

(a) The developer initiates a request to pay a fee in lieu of required common space by petitioning the City at the same time that the concept plan is under review.

(b) The proposed project shall be located within one-half mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted parks master plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.

(c) The in-lieu fee shall not be approved if any portion of the proposed development is further than one mile from the nearest receiving park property boundary.

(d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(e) Qualification of an off-site location to receive in-lieu-of-common-space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted parks master plan, and such qualification shall be decided at the time that the Council reviews the concept plan.

(f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.

(g) If the City Council does not accept the request for in-lieu fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least five percent of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the City prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and

improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum five percent identified in subsection (B)(2)(h) of this section, and actually built within the development, may be subtracted from the estimated fee due.

(l) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide.

(C) The development design shall include direct automobile access to an arterial, or collector roadway, by way of a full width and dedicated right-of-way designed for the movement of automobile traffic or private access road meeting International Fire Code (IFC) standards.
Compliant. Directly accesses Bluff Road which is a minor arterial according to the Syracuse Transportation Master Plan.
(D) Lot Width. Determined by development plan.
Compliant.
(E) Front Yard. Twenty feet.
Checked at building permit stage.
(F) Side Yards. A minimum of 10 feet between primary structures and five feet from the property line. If the height of the structure exceeds two stories, then the minimum side yard shall then be 16 feet between primary structures and eight feet from the property line.
Checked at building permit stage.
(G) Rear Yard. A minimum of 15 feet.
Checked at building permit stage.
(H) Building Height. As allowed by current adopted building code, with a maximum height of 35 feet to the top of the roof structure. Units located adjacent to single-family detached homes, or units that are within the density category of six units per acre as specified within subsection (A) of this section, shall be limited to a maximum of two stories and/or 30 feet, whichever is shorter.
Checked at building permit stage.
(I) Architecture.
Checked at building permit stage.

(1) Horizontal rooflines visible from a public street shall feature breaks or variation at a minimum of every 30 feet. Variation can be accomplished by:

(a) Vertical offset in ridge line;

(b) Gables;

(c) False parapets;

(d) Exaggerated cornices;

(e) Dormers;

(f) Vegetated terraces; or

(g) Other architectural features such as trellises, cornices, portals or porches.

(2) Duplicating building facades on the same side of the street shall not be allowed more frequently than every third building or in a repeating pattern.

(3) Garages shall not be the major architectural feature of the building.

(4) Garages are encouraged to be recessed from the front facade, or be side or rear fed.

(5) All units shall feature a front porch or balcony with sufficient space for two seats and a walkway.

(6) Buildings shall be positioned on the site so that all front doors face the public road or private drive.

(7) When a unit has frontage onto both a public road and private drive, the front door shall face the public road.

(8) Architectural variation between each household unit is required.

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest.

Determined to be compliant at the Preliminary Plat stage.

(B) A planned residential development must have a minimum of three acres.

(C) Repealed by Ord. 19-04.

(D) The development agreement shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

See development agreement.

(E) The development agreement shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

See development agreement.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs.

Compliant. An HOA is proposed.

(G) The development agreement shall include a building theme showing detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020.
See development agreement.

10.75.060 Street design.

The land use authority may approve an alternative street design. The developer may dedicate street rights-of-way to the City so long as they are built per the City's standard street section as found in the public works department adopted development standards. Private access roads not meeting the city's street standards shall at a minimum meet the fire code as directed by the Fire Marshal and be maintained by and dedicated to an HOA.
Approved with the preliminary plat and is included in the development agreement below. The current plats match the preliminary plat.

10.75.070 Off-street parking and loading.

An enclosed garage shall be provided for car parking with each unit and a minimum of 50 percent of the units shall have a two-car garage. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On-street stalls shall be well marked with paint. Otherwise, off-street parking and loading shall be as specified in Chapter 10.40 SCC.
Approved with the preliminary plat and is included in the development agreement below. The current plats match the preliminary plat.

10.75.080 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.
NA.

10.75.090 Land use approval process.

Preliminary Plat approved.
(A) Due to the unique nature of planned residential developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

Development Agreement

1. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.

All proposed property included in phases 1 and 2.

2. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.

Deemed compliant when the preliminary plat was approved.

3. **Development Plan.** The Developer shall ensure all development is in conformance with the Development Plan which has been reviewed by the Planning Commission and City Council, and approved by the City Council. The Development Plan is attached to this Agreement as Exhibit B and is incorporated by this reference. Such development plan shall be in conformance with section 10.75.050 of the Syracuse Municipal Code.

Deemed compliant when the preliminary plat was approved.

4. **Landscaping.** The Developer shall landscape and improve all open spaces around or adjacent to building lots, as well as common spaces. Developer shall not be required to landscape and improve undisturbed wetlands within the project.

Deemed compliant when the preliminary plat was approved.

5. **Minimum Lot Standards.** All lots designed for this Project meet or exceed the standards set forth in City Code.

5.1. **Density.** The lots in the Project represent a net density of 5.72 units per acre. The maximum number of lots in the development is 103. Compliant. 73 lots are proposed in Phase 1 and 30 in Phase 2 for a total of 103.

5.2. **Common Space.** The project contains 20.1% of common spaces which are generally contiguous and meet all other applicable standards of the City Code and PRD Zone. Compliant. 20.1% Common Space maintained in the combined plats 1 and 2.

5.3. **Building Height.** Buildings built within the Project shall be limited to a maximum of two stories and no more than 30 feet in height. The buildings to be constructed on Lots 1 – 9 on the Development Plan are limited to a single story and shall be single-family, detached homes. Determined at the building permit stage. Any permits submitted outside of these allowances will be rejected.

5.4. **Layout, Circulation and Connectivity.** The layout of the Project as shown in the Preliminary Plat, attached hereto as Exhibit C and incorporated by reference, is approved by the City. However, such layout is contingent upon the construction of roads in abutting development. Nothing in this Agreement obviates or overrides the remoteness requirements of the International Fire Code [IFC]. If such connections are not established, then the number of units for which an occupancy permit may be issued will be limited pursuant to the IFC. All internal roads within the Project will be dedicated as public roadways, which shall be constructed in accordance with applicable City Codes and regulations. Compliant. Roads have not changed since they were approved with the preliminary plat.

5.5. **Architecture.** All homes and buildings within the Project will meet the architectural standards of the City Code in the PRD Zone. The architectural theme and elevations are attached to this Agreement as Exhibit D and are incorporated into this Agreement by reference. The architectural theme may be reasonably modified by the Developer with the City's consent, which consent will not be unreasonably withheld. The elevations and drawings in Exhibit D are attached as concepts and illustrative themes only and may not comply with all City zoning and building requirements. The Parties acknowledge and agree that, notwithstanding the elevations' inclusion in this Agreement, before any homes are built in the Project, the home plans, elevations an designs must be approved by the City and must comply with all applicable City code requirements. Determined at the building permit stage. Any permits submitted outside of these allowances will be rejected.

6. **Homeowner Association.** The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by a private homeowner's association. The association shall either be created for this Property, or it shall be absorbed by the Village @ The Bluff Homeowners Association. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by the homeowner's association. The City shall have no responsibility in relation to the property owned by the homeowner association but shall plow and maintain public roads that are designated as public on the plat.

Not applicable to the final plat approval.

7. **Access via Bluff Road.** The development fronts Bluff Road, and the Developer shall be responsible for the improvements of The South Side of Bluff Road along the development, as provided on the City's transportation master plan. Improvements for this area are shown in the construction plans included with Phase 1. See Engineer comments.

8. **Onsite Improvement.** At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of all onsite water, sewer, and storm drainage improvements sufficient for the development of the Project in accordance with City Code. Improvement plans for both plats have been provided. See Engineer comments.

8.1. The existing trail running parallel with Bluff Road shall be preserved, as shown on the Development Plan. At points of intersection between the trail and the new right-of-way, the trail's alteration or re-alignment shall be the responsibility of the Developer, and the trail will be required to meet Americans with Disabilities Act slopes. At points of intersection, the trail shall also be marked with paint and signage as it crosses the new right-of-way. During construction, the trail shall remain open for traffic and use of the public to the maximum extent possible. Shown on construction plans. See Engineer Comments.

8.2. Bluff Road Improvements. The Developer shall be responsible for the installation of curb, gutter, and sufficient asphalt pavement so that the finished pavement width shall be fifty (50) feet from top back of curb to top back of curb. The improvements shall be in accordance with the sixty-six foot right of way cross-section found in Syracuse City's standard specifications and requirements. Due to the trail running parallel to the road, however, the Developer shall not be required to include the sidewalk or park strip portions of the cross-section; the improvements need not extend beyond the curb. The expansion of Bluff Road on the Developer's frontage shall thereafter have sufficient width to accommodate safe turning movements to and from the Development. Shown on construction plans. See Engineer Comments.

8.3. An on-site storm water detention basin shall be constructed by Developer as shown in Exhibit C. The offsite drainage pipe and related infrastructure shall be installed in accordance with city ordinances and standards. Prior to final recordation of the plat for the Project, Developer shall obtain an acceptable arrangement with all necessary parties concerning those easements necessary for the construction and connection to the storm water drainage pipe(s). The on-site storm water detention basin shall be owned by the Homeowner's Association, which shall have responsibility for landscaping and maintenance of the basin. See Engineer Comments.

9. **Wetlands.** The Project shall be developed in compliance with the wetlands delineation and mitigation plans approved by the US Army Corps of Engineers. The City will not take ownership or maintenance of any wetlands, which maintenance shall be come the responsibility of the Homeowner's Association upon its establishment. See Engineer Comments if applicable.

Thank you for your interest in improving our community. Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com

COUNCIL AGENDA

October 27, 2020

ADMINISTRATIVE ITEM

Agenda Item #**d3** **Grayson Ridge West Final Phase 1**

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location:	2050 South Doral Drive
Current General Plan:	Low-Density Residential
Current Zoning:	R-1 (Single-Family Units at 2.3 Units Per Acre)

Summary

The applicant is requesting approval of a final subdivision plat that is intended to be the first of additional phases under the same name. The preliminary plat must be approved when this occurs but for now, the final plat contains the entirety of the preliminary plat.

The plat meets all requirements of the City Code and all staff comments have been addressed.

The Planning Commission reviewed the item on October 20, 2020 and is forwarding on a unanimous recommendation for appoval.

Recommendation

Because the final plat meets all the requirements of the City Code, staff recommends **approval.**

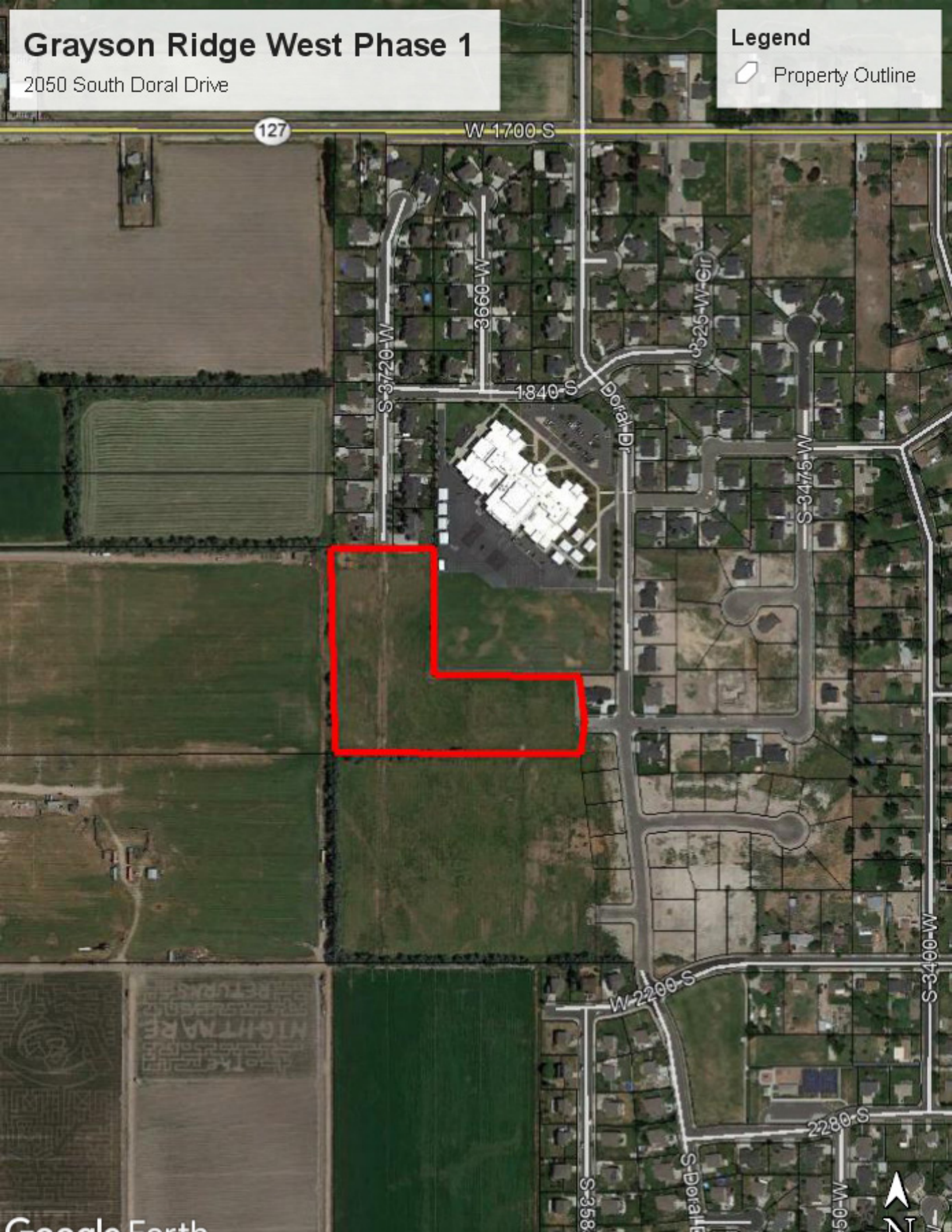
Suggested Motion Language

Approval
I move the Planning Commission recommend the City Council approve the request of Brock Loomis for a final plat called Grayson Ridge West Phase 1 at 2050 South Doral Drive in the R-1 Zone.

Table
I move the Planning Commission continue the request Brock Loomis for a final plat called Grayson Ridge West Phase 1 at 2050 South Doral Drive in the R-1 Zone until (provide date).

Denial
I move the Planning Commission recommend the City Council deny the request of Brock Loomis for a final plat called Grayson Ridge West Phase 1 at 2050 South Doral Drive in the R-1 Zone based on the following findings: (List findings).

Attachments
- Aerial Map
- Application
- Subdivision Plat
- Staff Reviews


Grayson Ridge West Phase 1
2050 South Doral Drive
Legend
Property Outline
127
W 1700 S
3660 W
S 3720 W
1840 S
Doral Dr
S 3425 W Cir
S 3475 W
W 2200 S
S 3400 W
2280 S
Google Earth

Subdivision Final Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 3-17-15

Subdivision Property Information:		
Proposed Subdivision Name: Grayson Ridge West	Current Zone: R-1	Total Acreage: 7.906
Approximate Address: 2050 S. Doral Drive	Number of Lots: 19	

Applicant\Developer Contact Information:			
Name: Brock Loomis	JF Capital		
Address: 1148 Legacy Crossing Blvd. Ste. #400	City: Centerville	State: UT	ZIP: 84014
Office phone: 801-335-8500	Cell phone: 801-814-1914	Email: brock@jfisherco.com	

Engineering Firm Contact Information:			
Company Name: Ensign	Engineer: Cam Preston		
Address: 919 N 400 W	City: Layton	State: UT	ZIP: 84041
Office Phone: 801-547-1100	Engineer's Cell Phone: 801-643-0527	Engineer's Email: Cpreston@ensignutah.com	

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.*

Final Plan Guidelines and Checklist

Meeting Schedules

Planning Commission- 1st and 3rd Tuesday of each month
City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public meeting within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is not so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision.

Final Plat and Final Plan and Profile Requirements

- ☑ 3 sets @ 22"x34" and 1 set @ 11"x17"
- ☐ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code. All submitted drawings shall reflect any changes required from preliminary plan approval.

Other Requirements

- ☑ Title report
- ☑ Cost estimate of off-site improvements
- ☑ Storm drain calculations
- N/A ☐ Agreements-when necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision
- N/A ☐ Subdivision signage plan if applicable
- ☑ Design data and final-drainage report with assumptions and computations for storm-water improvements (detention-basin

design criteria as outlined in the City's Storm Water and Subdivision ordinances)

- [x] Sanitary-sewer design assumptions and computations for improvements

Items Required Following Approval

Prior to start of construction, submit the following:

- [ ] Finalized construction drawings and specifications-3 sets @ 22"x34" and 1 set @ 11"x17 with Licensed Engineers wet stamp
- [ ] Schedule a pre-construction meeting through the planning department
- [ ] Construction improvement cost estimates using the city bond template, obtained from the planning department
- [ ] Payment of Final Inspection fees
- [ ] Off-site Improvement Agreement
- [ ] Storm Water Facilities Maintenance Agreement (BMP)
- [ ] Street Light Agreement and Fees
- [ ] File a Storm Water Permit (SWPPP) with the State of Utah at utah.gov and submit a copy to city
- [ ] Submit a City Storm Water Activity Permit Application and Agreement (SWPPP)
- [ ] File a Fugitive Dust Control Plan with the State of Utah Division of Air Quality
- [ ] Development Agreement (as required)

Prior to recording the plat, submit the following:

- [ ] AutoCAD files in .dwg file format emailed or submitted on CD
- [ ] Escrow agreement
- [ ] Title report updated within 30 days
- [ ] Water share certificate
- [ ] Soils/Feasibility Report required for all developments west of Bluff road
- [ ] Irrigation Company Letter (as required)
- [ ] Recording Fees made out to Davis County Recorder- $37/page +$1/lot and any common space as well as $1/land-owner signatures over two
- [ ] Easements
- [ ] Other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council

Prior to Start of Warranty:

- [ ] Request start of warranty inspection and complete punch list
- [ ] Submit sanitary sewer and land-drain video of installed lines
- [ ] Submit As-Builts
- [ ] Apply for Secondary Water Connection Service and pay impact fee

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Subdivision and Land Use Ordinances and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

9/9/2020
Property Owner Signature — Date
VICE PRESIDENT REPUBLIC MORTGAGE

9/10/20
Applicant Signature — Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #
9/10/2020	RD	S. 648633

Payment Type: ☐ Cash ☐ Credit Card ☑ Check# 10070

Land Use Authority Date:

Application and Noticing Fees:

$575	Application Fee	9	$575
$ 75	per Lot	18 Lots	~~$1350~~ $1,425
$250	Revised Final Plan Fee		$
$ 50	Per lot	Lots	$
		Total	~~$1925~~ $2000

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

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

GRAYSON RIDGE WEST SUBDIVISION - PHASE 1

3600 WEST 2000 SOUTH
SYRACUSE, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
October 15, 2020

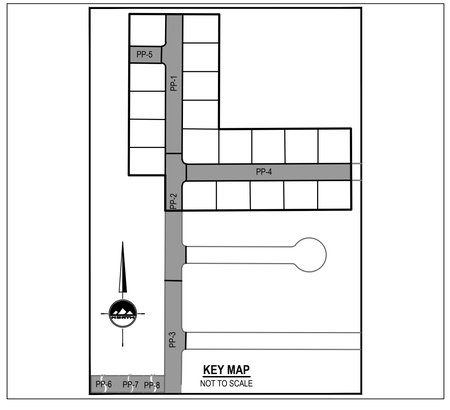
INDEX OF DRAWINGS

1 OF 1	WEST PHASE 1 SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-201	OFFSITE DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
PP-0	PLAN AND PROFILE KEY MAP
PP-1	3720 WEST STREET PLAN AND PROFILE
PP-2	3720 WEST STREET PLAN AND PROFILE
PP-3	3720 WEST STREET PLAN AND PROFILE
PP-4	2050 SOUTH STREET PLAN AND PROFILE
PP-5	2000 SOUTH STREET PLAN AND PROFILE
PP-6	OFFSITE PLAN AND PROFILE
PP-7	OFFSITE PLAN AND PROFILE
PP-8	OFFSITE PLAN AND PROFILE
C-500	DETAILS

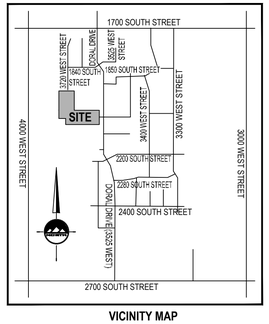
NOTICE TO CONTRACTOR

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.



KEY MAP
NOT TO SCALE



VICINITY MAP
NO SCALE
SYRACUSE, DAVIS COUNTY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = CENTER OF SECTION 17 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BM ELEV = 4235.18'

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.

ENSIGN
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:
BARLOW REALTY CORPORATION
377 NORTH MAIN STREET
LAYTON, UTAH 84041
CONTACT:
DUNCAN BARLOW
PHONE: 801-898-0643

GRAYSON RIDGE WEST SUBDIVISION
PHASE 1
3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-15-2020
STATE OF UTAH
CAMERON HESS PRESTON

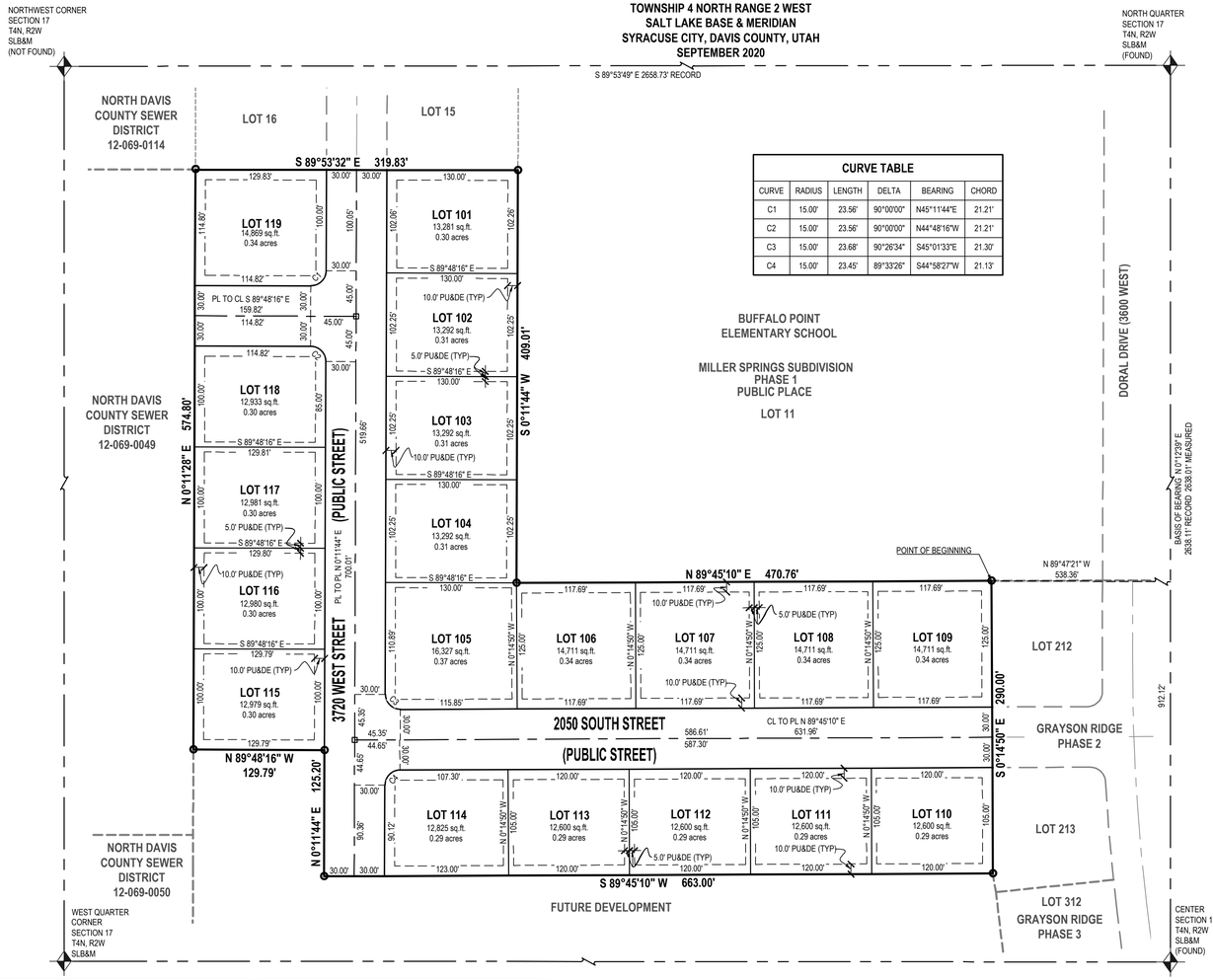
NO.	DATE	REVISION	BY
1		FOR REVIEW	
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COVER

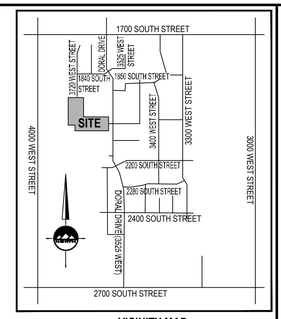
PROJECT NUMBER: LZ3320
PRINT DATE: 10/15/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

GRAYSON RIDGE WEST PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 17
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2020



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N45°11'44"E	21.21'
C2	15.00'	23.56'	90°00'00"	N44°48'16"W	21.21'
C3	15.00'	23.68'	90°26'34"	S45°01'33"E	21.30'
C4	15.00'	23.45'	89°33'26"	S44°58'27"W	21.13'



VICINITY MAP
NO SCALE
SYRACUSE, DAVIS COUNTY, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED R-1.
   A. FRONT YARD SETBACK IS 25'
   B. SIDE YARD SETBACK IS 10' BOTH SIDES.
   C. REAR YARD SETBACK IS 30'
   D. CORNER LOT SIDE YARD SETBACK IS 20' STREET SIDE OF LOT.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' OR 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON. REAR/SIDE YARD DRAIN PIPE AND DRAIN BOXES ARE TO BE OWNED AND MAINTAINED BY THE LOT OWNER WHERE SUCH PIPES AND BOXES ARE CONSTRUCTED AND ARE TO REMAIN IN PLACE FOR THE BENEFIT AND USE OF THOSE LOT OWNERS UPSTREAM FOR DRAINAGE PURPOSES.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.& D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.& D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.& D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.& D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.& D.E.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

ENSIGN ENG. LAND SURV.

DEVELOPER
BARLOW REALTY CORPORATION
377 NORTH MAIN STREET
LAYTON, UTAH 84041
801-898-0643
DUNCAN BARLOW

HORIZONTAL GRAPHIC SCALE
70 0 35 70 140
(IN FEET)
HORZ: 1 inch = 70 ft.

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **GRAYSON RIDGE WEST PHASE 1 SUBDIVISION** and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 17, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Lot 212, Grayson Ridge East Phase 2 Subdivision, said point being North 00°12'39" East 912.12 feet along the North-South Quarter Section line and North 89°47'21" West 538.36 feet from the Center Section Corner of Section 17, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence:

South 00°14'50" East 290.00 feet along the West line of Grayson Ridge East Phase 2 Subdivision;

thence South 89°45'10" West 663.00 feet;

thence North 00°11'44" East 125.20 feet;

thence North 89°48'16" West 129.79 feet;

thence North 00°11'28" East 574.80 feet to the South line of Miller Springs Subdivision Phase 1;

thence along the southerly line of Miller Springs Subdivision Phase 1 the following three (3) courses and distances:

1. South 89°53'32" East 319.83 feet;
2. South 00°11'44" West 409.01 feet;
3. North 89°45'10" East 470.76 feet to the Point of Beginning.

Contains: 344396 square feet or 7.906 acres, and 19 lots.

Trent R. Williams, PLS
License No. 8034679

Date

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

GRAYSON RIDGE WEST PHASE 1 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use and also warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.
In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20_____.

_____.
Barlow Realty Corporation
By: Duncan Barlow
It's: President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)S.S.

On the _____ day of _____ A.D., 20_____, **Duncan Barlow** personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the **President** of **Barlow Realty Corporation** a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532.

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____.

TITLE: _____.

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ENGINEER

_____
SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : L2352D
MANAGER : T.WILLIAMS
DRAWN BY : J.MOSS
CHECKED BY : C.PRESTON
DATE : 10/15/20

GRAYSON RIDGE WEST PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 17
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

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 "POTHOLING" 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 BONDABLE 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 REPLACING 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 SO BRACED 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. BARRICADING 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 THOSE 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 CONTRACTORS' 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 OF 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	CURVE
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
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	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
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR 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
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	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	— — x — —	EXISTING FENCE
WM	EXISTING WATER METER	—— X ——	PROPOSED FENCE
WM	PROPOSED WATER METER		EXISTING FLOW LINE
Ⓦ	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
Ⓦ	PROPOSED WATER MANHOLE		GRADE BREAK
W	EXISTING WATER BOX	— — sd — —	EXISTING STORM DRAIN LINE
WV	EXISTING WATER VALVE	—— SD ——	PROPOSED STORM DRAIN LINE
WV	PROPOSED WATER VALVE	—— RD ——	ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT	— — HWL — —	HIGHWATER LINE
FR	PROPOSED FIRE DEPARTMENT CONNECTION	— — ss — —	EXISTING SANITARY SEWER
SWV	EXISTING SECONDARY WATER VALVE	—— SS ——	PROPOSED SANITARY SEWER LINE
SWV	PROPOSED SECONDARY WATER VALVE	—— - - ss ——	PROPOSED SAN. SWR. SERVICE LINE
IRR	EXISTING IRRIGATION BOX	— — ld — —	EXISTING LAND DRAIN LINE
IRR	EXISTING IRRIGATION VALVE	—— LD ——	PROPOSED LAND DRAIN LINE
IRR	PROPOSED IRRIGATION VALVE	—— - - LD ——	PROPOSED LAND DRAIN SERVICE LINE
Ⓢ	EXISTING SANITARY SEWER MANHOLE	— — w — —	EXISTING CULINARY WATER LINE
Ⓢ	PROPOSED SANITARY SEWER MANHOLE	—— W ——	PROPOSED CULINARY WATER LINE
CO	EXISTING SANITARY CLEAN OUT	- - - w - - - w	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	— — sw — —	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	—— SW ——	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	—— - - sw ——	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	— — irr — —	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	—— IRR ——	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	—— ohp ——	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	— — e — —	EXISTING ELECTRICAL LINE
CO	EXISTING STORM DRAIN CLEAN OUT	— — g — —	EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT	— — t — —	EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT	AR	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION	· · · · · · · ·	SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
D	ROOF DRAIN		TEMPORARY BERM
Ⓔ	EXISTING ELECTRICAL MANHOLE	—— SF ——	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	—— LOD ——	LIMITS OF DISTURBANCE
TR	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
☼	EXISTING LIGHT		EXISTING CONTOURS
☼	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
Ⓖ	EXISTING GAS MANHOLE	▨	PUBLIC DRAINAGE EASEMENT
GV	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
Ⓣ	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
▢	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
CABLE	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
○	PROPOSED BOLLARD	▨	CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
XXXX.XX TBC	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
TBC XXXX.XX	PROPOSED SPOT ELEVATION		EXISTING BUILDING
⟹	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

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

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DUNCAN BARLOW
PHONE: 801-898-0643

GRAYSON RIDGE WEST SUBDIVISION
PHASE 1
3600 WEST 2000 SOUTH
SYRACUSE, UTAH

No. 5049039
10-5-2020
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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GENERAL NOTES

PROJECT NUMBER
L2352D

PRINT DATE
10/5/20

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-001

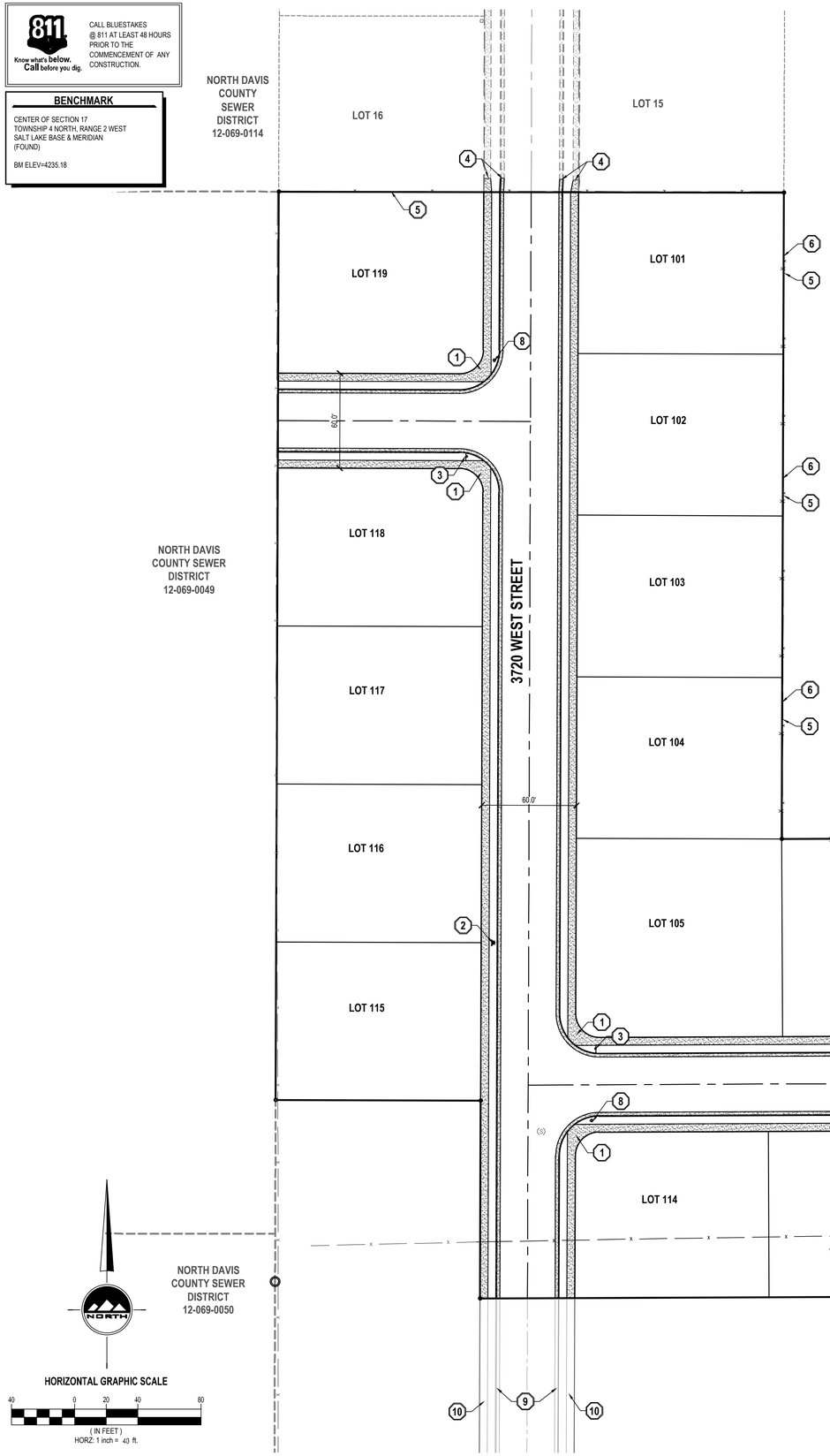
811 Know what's below. Call before you dig.

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

BENCHMARK

CENTER OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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. HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS & SYRACUSE CITY STANDARD DETAIL SHEETS 7A-7C. CONTACT SYRACUSE CITY PRIOR TO THE POURING OF ANY RAMP.
2. FIRE HYDRANT AND VALVE PER SYRACUSE CITY STANDARD DETAIL 2, SHEET 9.
3. YIELD SIGN PER MUTCD R1-2 & SYRACUSE CITY STANDARD DETAIL 1, SHEET 25. STREET SIGN PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 25.
4. MATCH EXISTING IMPROVEMENTS.
5. EXISTING FENCE TO BE REMOVED
6. INSTALL 6' VINYL PRIVACY FENCE ALONG SCHOOL BOUNDARY.
7. IRRIGATION PIPE TO BE REMOVED
8. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARDS
9. FUTURE CURB AND GUTTER
10. FUTURE SIDEWALK

GENERAL NOTES

1. ALL WORK TO COMPLY WITH SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. PROVIDE HIGH DENSITY MINERAL BOND SEAL ON ALL ASPHALT (SLURRY SEAL NOT ACCEPTABLE BY SYRACUSE CITY).

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GRAYSON RIDGE WEST SUBDIVISION PHASE 1

3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-15-2020
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		PCR REVIEW	
2			
3			
4			
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SITE PLAN

PROJECT NUMBER: LZ3320	PRINT DATE: 10/15/20
DRAWN BY: J.MOSS	CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON	

C-100

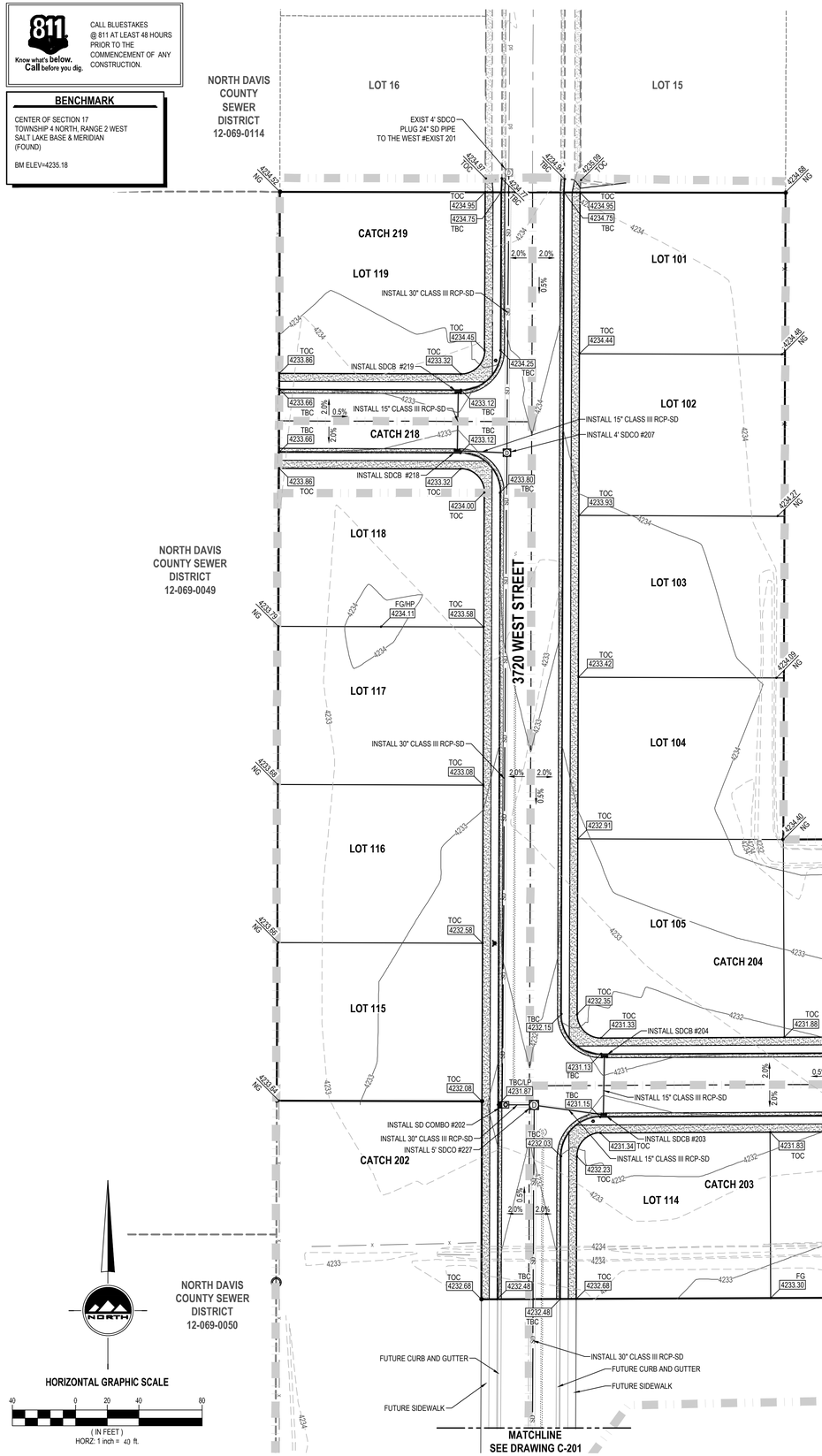
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BENCHMARK

CENTER OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

Catchment Calculations (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.13 in/hr
Mannings N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
202	120,207	0.350	2.074	SD-202
203	110,543	0.350	1.908	SD-203
204	69,811	0.350	1.205	SD-204
208	60,674	0.350	1.047	SD-208
218	7,258	0.350	0.125	SD-218
219	24,562	0.350	0.424	SD-219
220	110,543	0.350	1.908	SD-220
221	69,811	0.350	1.205	SD-221
222	105,687	0.350	1.824	SD-222
223	119,868	0.350	2.069	SD-223
224	15,529	0.350	0.268	SD-224

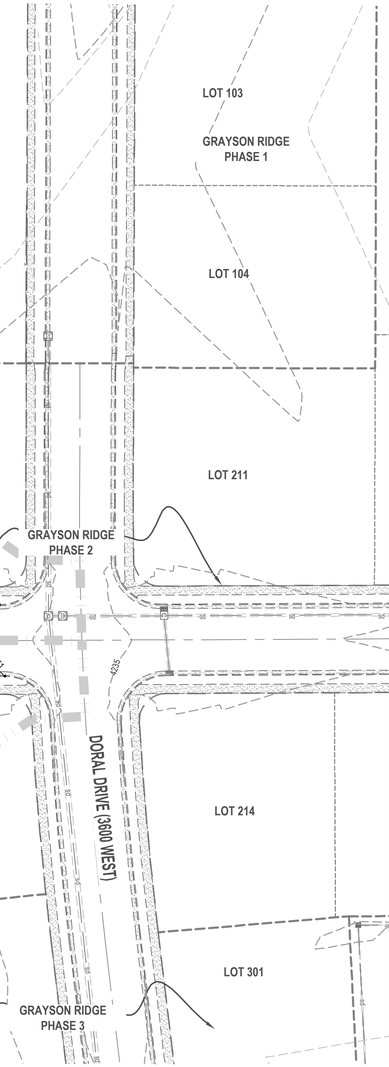
Pipe Design (10-year storm)

Mannings N (ADS) 0.011 CO
Mannings N (RCP) 0.013

Pipe Design (10-year storm) downstream of structure #	Tributary Basins	Surface Flow (CFS)	Upstream Pipes (Labled by upstream structure #)	Upstream Pipe Flow (CFS)	Total Flow (CFS)	Pipe Slope	Diameter (IN)	Pipe Type	Full Flow Capacity (CFS)	% of Full-Flow Capacity
EXIST SD-201	EXIST		SEE SDMP	10.900	10.900	0.37%	30	RCP	25.017	43.6%
SD-207	NONE	0.000	EXIST SD-218, SD-207	11.449	11.449	0.14%	30	RCP	15.389	74.4%
SD-202	NONE	2.074	SD-207	11.449	13.524	0.15%	30	RCP	15.929	84.9%
SD-203	203	1.908	SD-204	1.205	3.112	0.34%	15	RCP	3.777	82.4%
SD-204	204	1.205	NONE	0.000	1.205	0.30%	15	RCP	3.548	34.0%
SD-205	NONE	0.000	SD-227, SD220	19.748	19.748	0.10%	36	RCP	21.149	93.4%
SD-206	NONE	0.000	SD-205, SD-222	23.641	23.641	0.10%	42	RCP	31.901	74.1%
SD-208	208	1.047	SD-224	0.268	1.315	1.00%	15	RCP	6.477	20.3%
SD-218	218	0.125	SD-219	0.424	0.549	1.74%	15	RCP	8.544	6.4%
SD-219	219	0.424	NONE	0.000	0.424	0.51%	15	RCP	4.626	9.2%
SD-220	220	1.908	SD221	1.205	3.112	1.53%	15	RCP	8.012	38.8%
SD-221	221	1.205	NONE	0.000	1.205	0.51%	15	RCP	4.626	26.0%
SD-222	222	1.824	SD-223	2.069	3.892	0.80%	15	RCP	5.793	67.2%
SD-223	223	2.069	NONE	0.000	2.069	0.51%	15	RCP	4.626	44.7%
SD-224	224	0.268	NONE	0.000	0.268	0.57%	15	RCP	4.880	5.5%
SD-227	NONE	0.000	SD-202, SD-203	16.636	16.636	0.20%	30	RCP	18.393	90.4%
SD-228	NONE	0.000	SD-206, SD-208	24.956	24.956	0.08%	42	RCP	28.533	87.5%

GENERAL NOTES

1. ALL WORK TO COMPLY WITH SYRACUSE CITY 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. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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GRAYSON RIDGE WEST SUBDIVISION PHASE 1

3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER No. 5049039 10-15-2020 CAMERON HESS PRESTON STATE OF UTAH

NO.	DATE	REVISION	BY
1		PCR REVIEW	
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GRADING/DRAINAGE PLAN

PROJECT NUMBER: LZ3320
PRINT DATE: 10/15/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-200

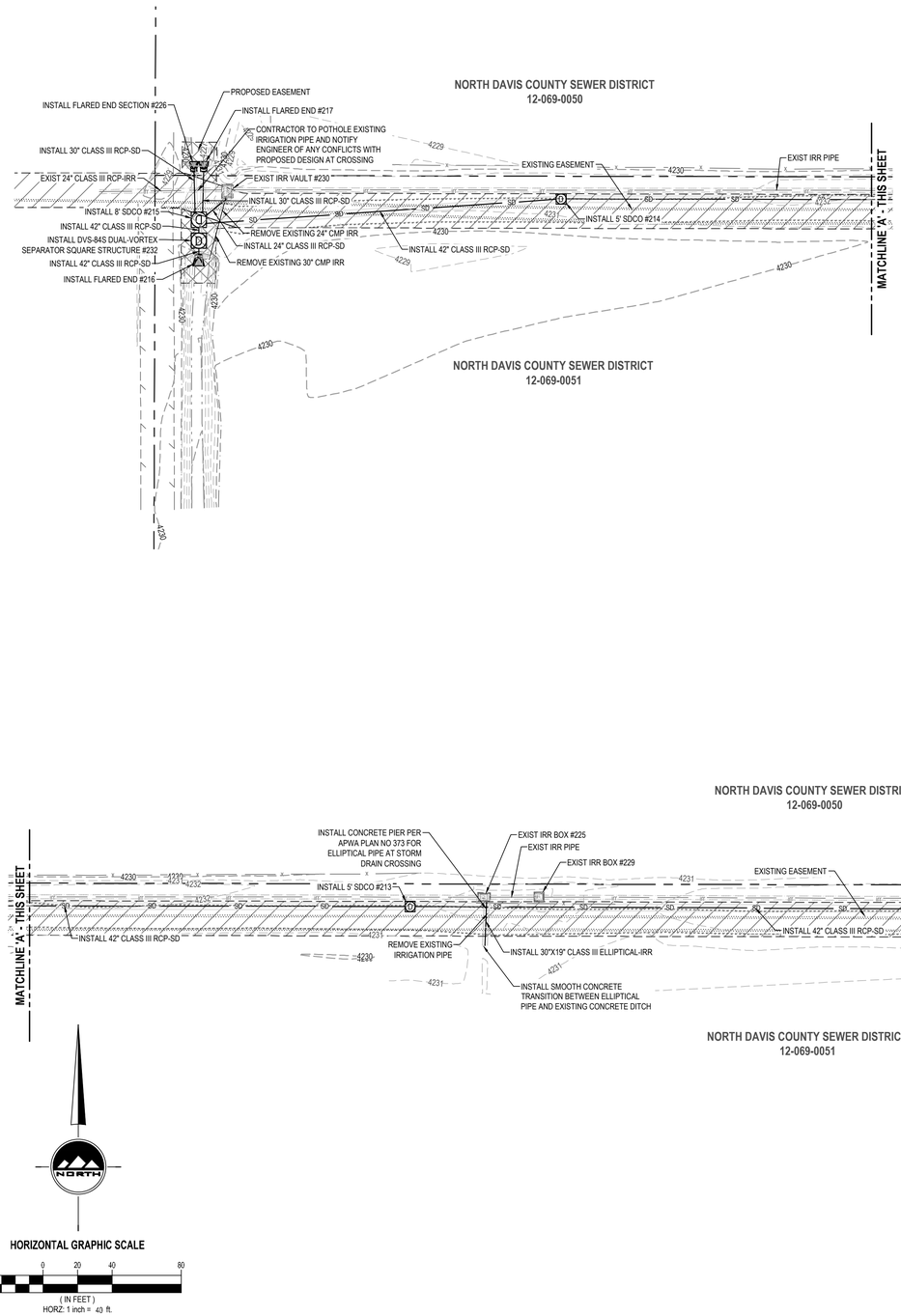
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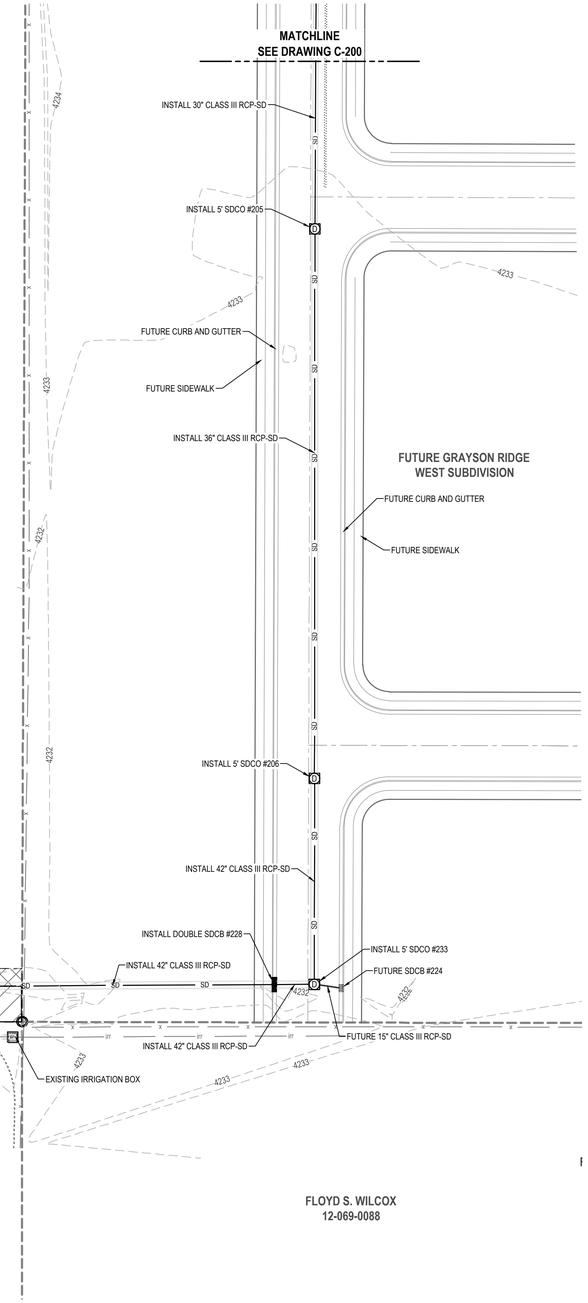
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BENCHMARK

CENTER OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18





NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

GENERAL NOTES

1. ANY DRAIN TILES DAMAGED THROUGH THE SEWER DISTRICT PROPERTY SHALL BE REPAIRED.
2. ANY IRRIGATION IMPACTED BY INSTALLATION OF THE STORM DRAIN SHALL BE REPAIRED.
3. INSTALLATION OF THE STORM DRAIN THROUGH THE SEWER DISTRICT PROPERTY WILL NEED TO BE COORDINATED WITH THE PROPERTY OWNER AND LESSEE TO NOT DISRUPT FARMING OR BUSINESS OPERATIONS ON THE PROPERTY.
4. INSTALL A MINIMUM OF 12" ROAD BASE IN THE TRENCH REPAIR THROUGH THE DISTRICT PROPERTY.
5. ANY FARMING RELATED APPURTENANCES SHALL BE REPLACED THROUGH THE NORTH DAVIS SEWER DISTRICT PROPERTY.

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GRAYSON RIDGE WEST SUBDIVISION PHASE 1

3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-15-2020
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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OFFSITE GRADING/ DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
L23320	10/15/20
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-201

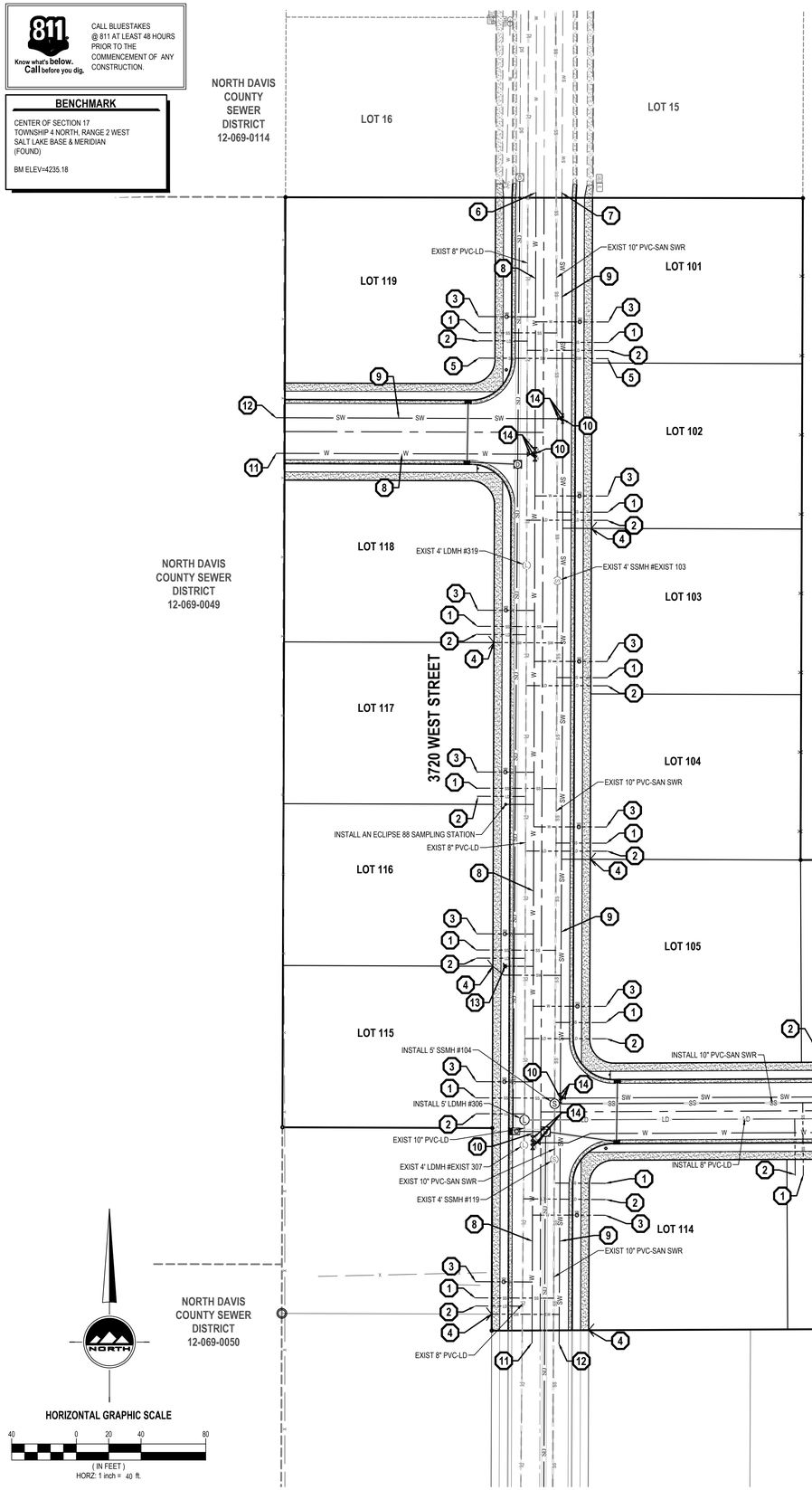
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BENCHMARK

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(FOUND)

BM ELEV=4235.18



NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17.
2. INSTALL 4" LAND DRAIN SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE STANDARD DETAIL.
3. INSTALL 3/4" CULINARY WATER SERVICE LINE W/ 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8.
4. INSTALL 1-1/2" DUAL SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21.
5. INSTALL 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21.
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE.
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE.
8. INSTALL 8" DR14 C900 PVC CULINARY WATERLINE.
9. INSTALL 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE.
10. INSTALL 8" TEE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9.
11. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION.
12. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION.
13. INSTALL FIRE HYDRANT AND VALVE PER SYRACUSE CITY STANDARD DETAIL 2, SHEET 9.
14. INSTALL 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9.

NOTES

1. ALL UTILITY WORK SHALL COMPLY WITH CURRENT SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
2. ALL BLOW-OFF VALVES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 18.
3. ALL SANITARY SEWER MAN HOLES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARDS. SEWER COVERS TO BE STAMPED PER DETAIL AND VENTED PER SYRACUSE CITY STANDARDS. SEE DETAIL A, SHEET 17.
4. SEWER, IRRIGATION, AND WATER LATERALS SHALL BE STUBBED 15' PAST ROW AND MARKED WITH 2X4 POST.
5. USE 4" GREEN PVC FOR SANITARY SEWER LATERALS.
6. ALL CULINARY WATER MAINS SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARDS DETAIL 1, SHEET 9.
7. ALL SECONDARY WATER MAINS, AIR VALVES, AND SYSTEM DRAIN VALVES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARDS PLANS. SEE DETAIL 1 & 2, SHEET 19.
8. ALL UTILITY TRENCHES SHALL BE BACKFILLED PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 20.
9. PROVIDE HIGH DENSITY MINERAL BOND SEAL ON ALL ASPHALT (SLURRY SEAL NOT ACCEPTABLE BY SYRACUSE CITY).
10. INSTALL SNAKEPIT PEDESTALS PER SYRACUSE CITY STANDARDS ON CULINARY AND SECONDARY WATER MAINS.
11. ALL EXISTING SEWER AND LAND DRAIN MANHOLES TO BE BROUGHT UP TO GRADE. A MAXIMUM OF 18" OF RISERS IS ALLOWED FROM THE RIM TO THE TOP OF THE CONE, OTHERWISE MANHOLE SECTIONS SHALL BE INSTALLED.

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3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
5-5-2020
CHRISTOPHER HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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UTILITY PLAN

PROJECT NUMBER L2352D
PRINT DATE 10/5/20
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-300

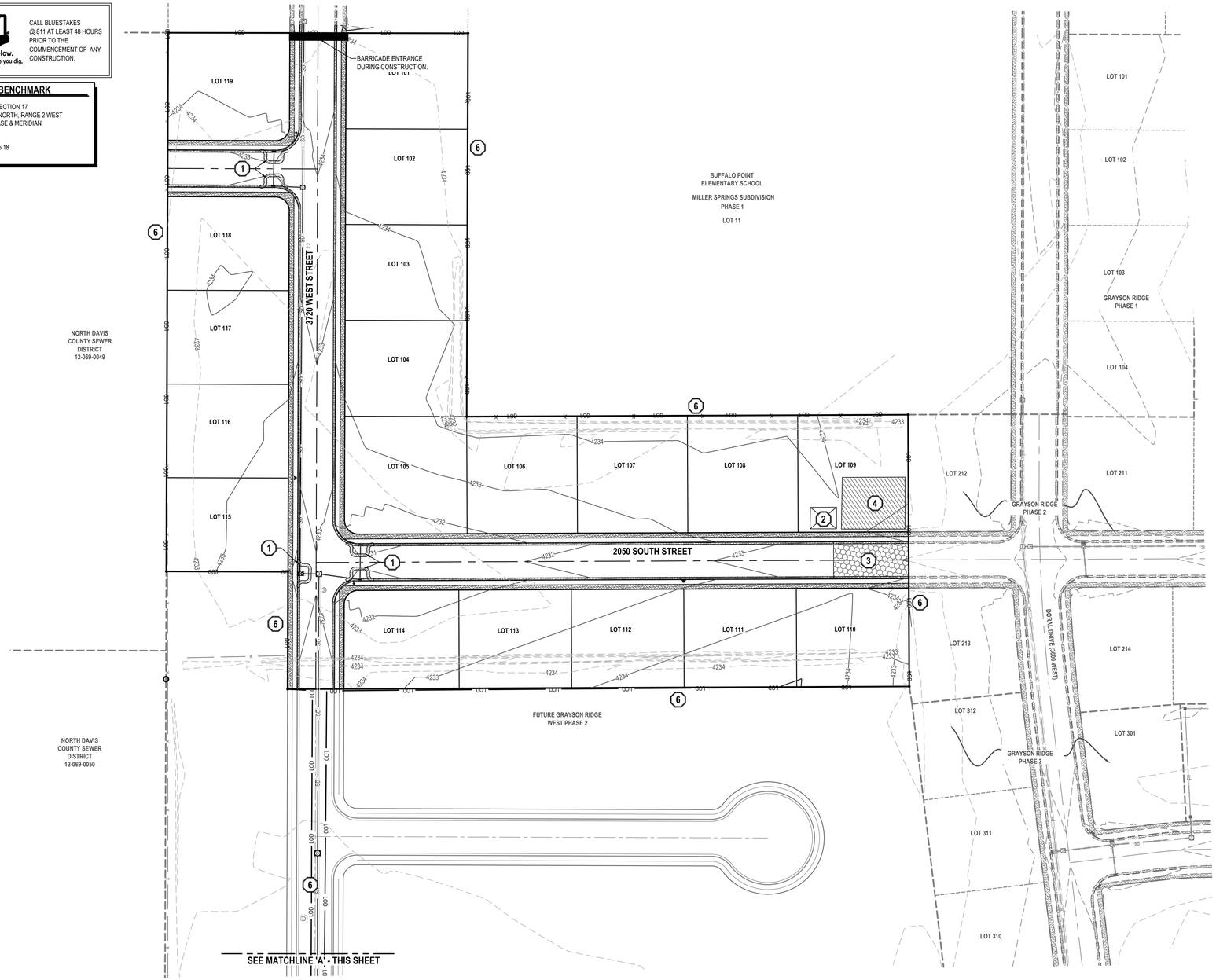
811 Know what's below. Call before you dig.

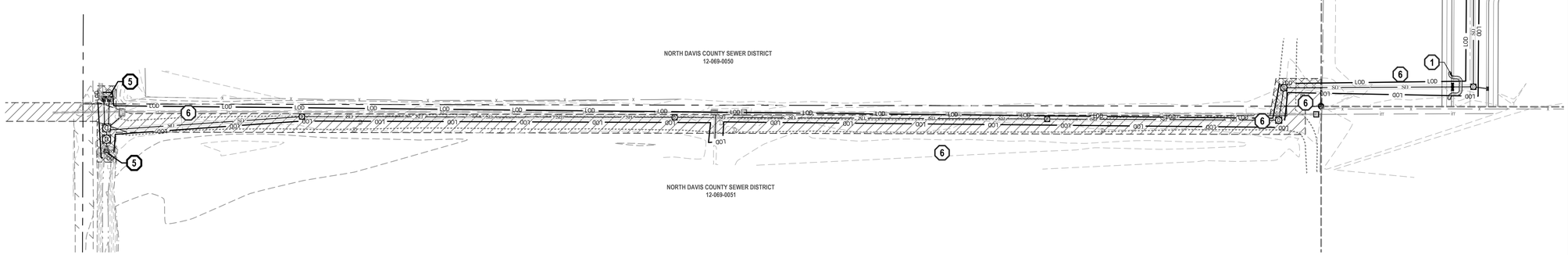
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18





NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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GENERAL NOTES

1. 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 (BMP'S) 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.
2. 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.
3. 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.
4. 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.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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. TEMPORARY INLET PROTECTION PER DETAIL 1/C-500
2. CONCRETE WASH OUT LINED BASIN OR DUMPSTER
3. VEHICLE-WASH DOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3/C-500
4. SUGGESTED TOILET, STOCKPILES LOCATION, STAGING, DUMPSTER AND MATERIALS STORAGE AREA
5. TEMPORARY OUTLET PROTECTION
6. LIMITS OF DISTURBANCE

ENSIGN
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:
BARLOW REALTY CORPORATION
377 NORTH MAIN STREET
LAYTON, UTAH 84041
CONTACT:
DUNCAN BARLOW
PHONE: 801-898-0643

GRAYSON RIDGE WEST SUBDIVISION PHASE 1

3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-5-2020
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
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OVERALL EROSION CONTROL PLAN

PROJECT NUMBER: L2352D
PRINT DATE: 10/6/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-400

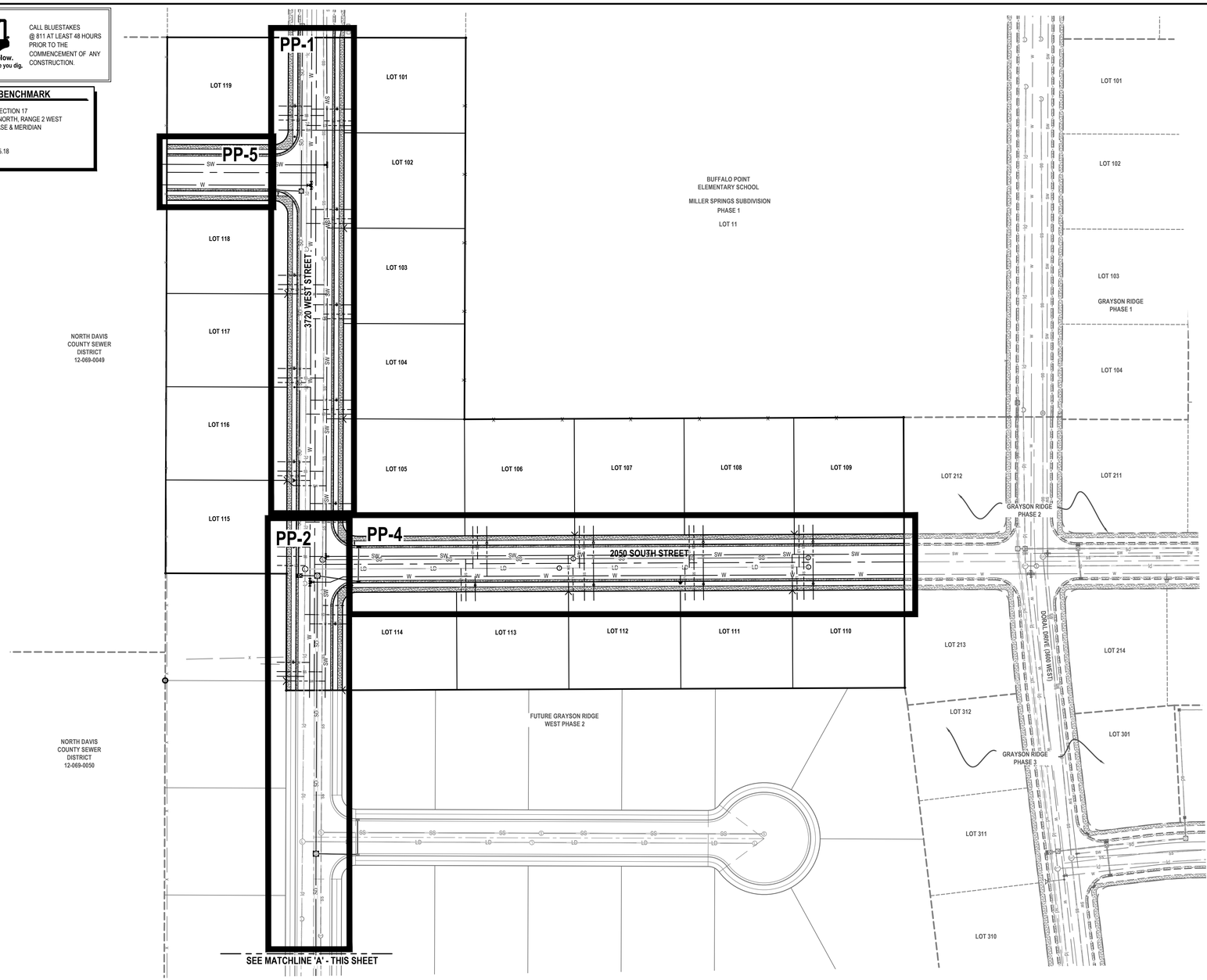
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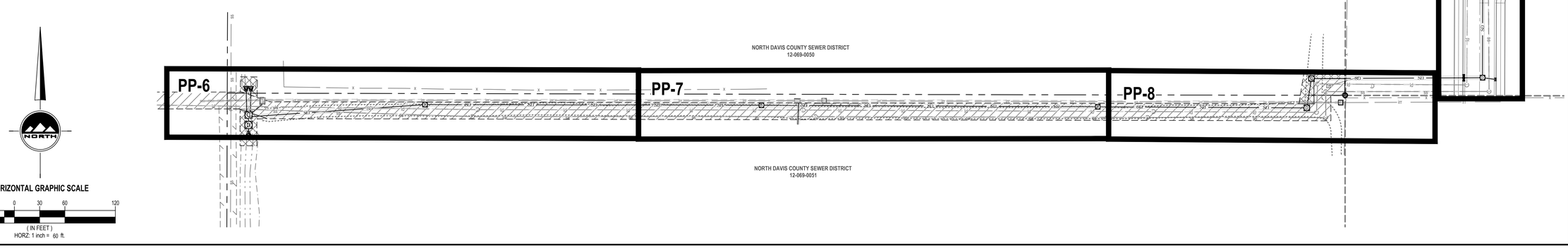
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TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18





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PLAN AND PROFILE KEY MAP

PROJECT NUMBER: L2352D
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PP-0

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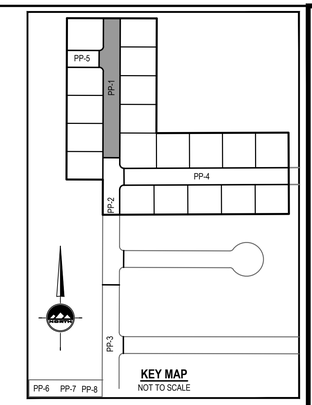
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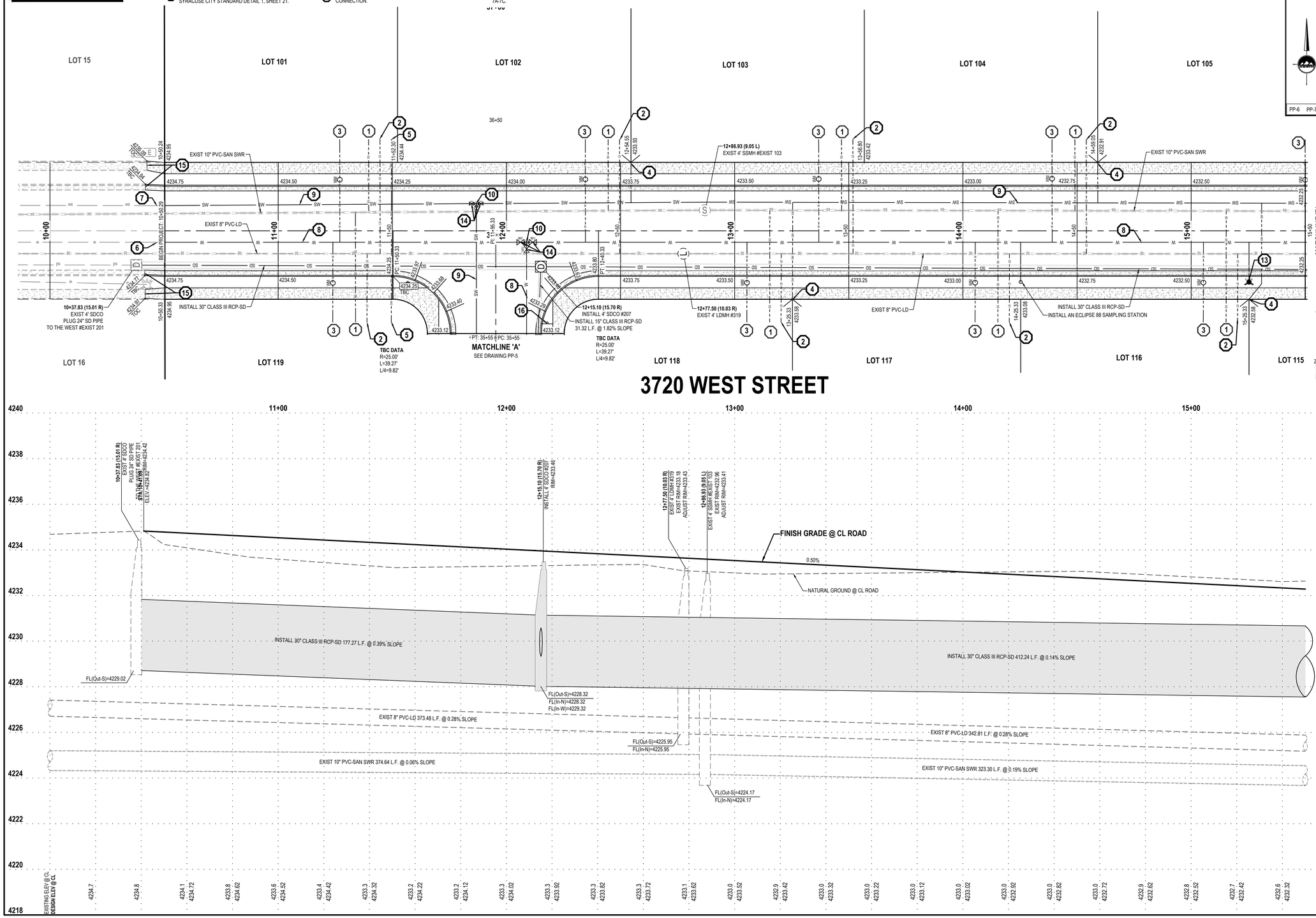
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KEY MAP
NOT TO SCALE



ENSIGN
THE STANDARD IN ENGINEERING

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3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-5-2020
STATE OF UTAH
CAMERON HESS PRESTON

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3720 WEST STREET PLAN AND PROFILE

PROJECT NUMBER: L2352D
PRINT DATE: 10/5/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-1

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BENCHMARK

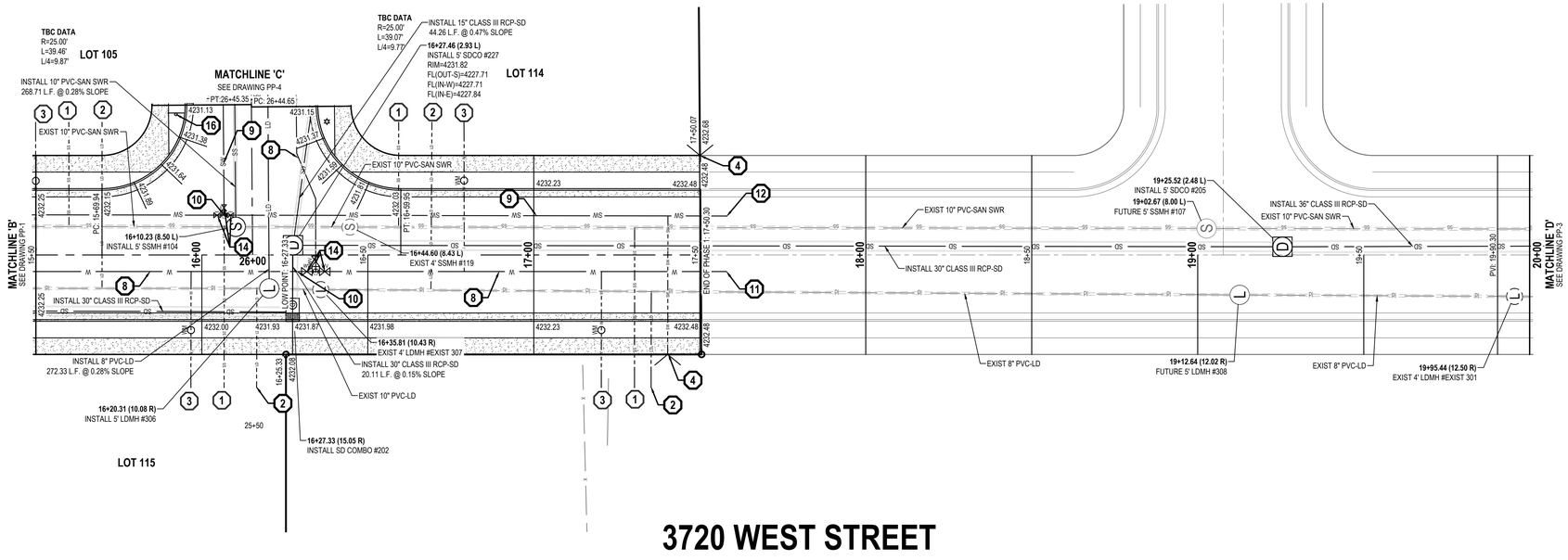
CENTER OF SECTION 17
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SALT LAKE BASE & MERIDIAN
(FOUND)

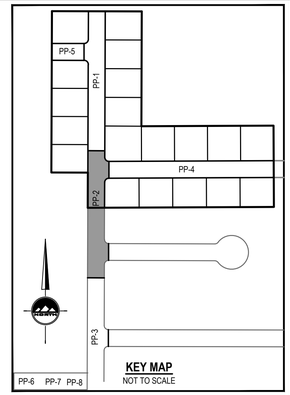
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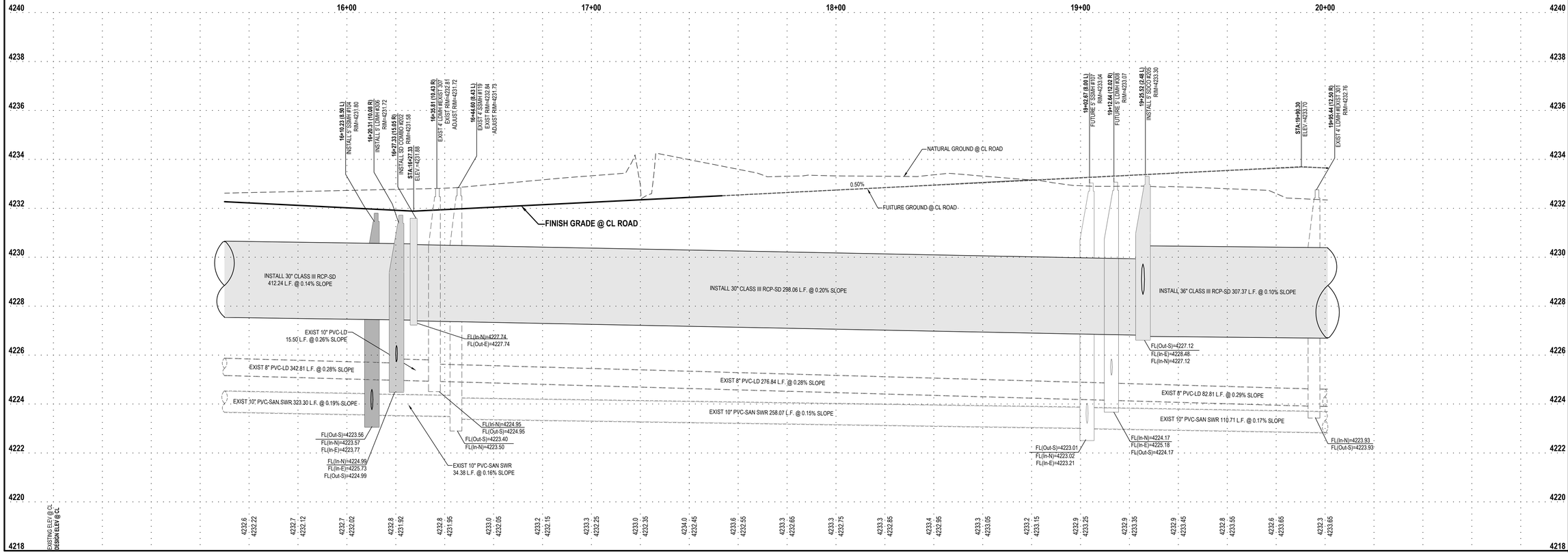


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
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3720 WEST STREET



ENSIGN
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3720 WEST STREET PLAN AND PROFILE

PROJECT NUMBER: L2352D
PRINT DATE: 10/5/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-2

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BENCHMARK

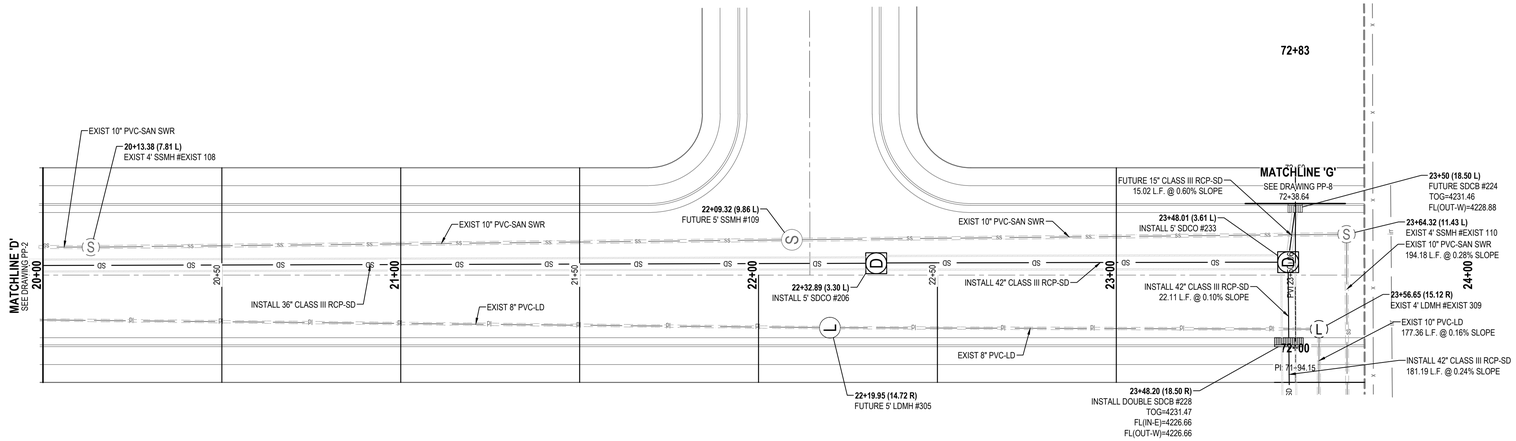
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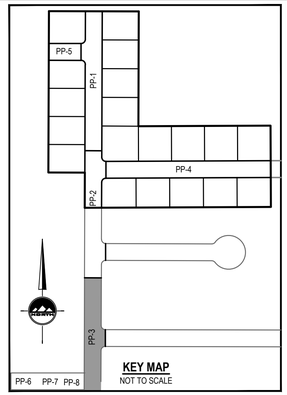
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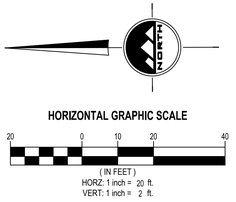
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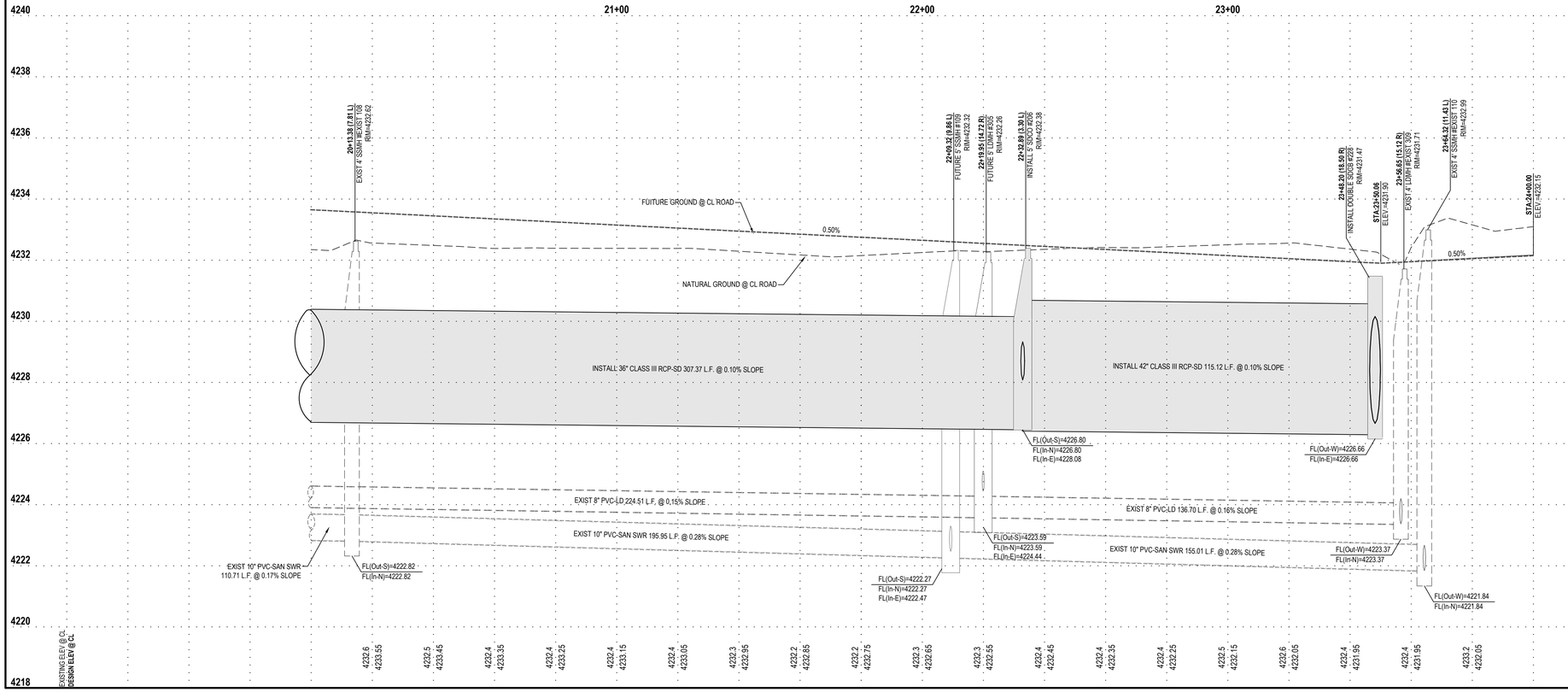
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3720 WEST STREET



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3720 WEST STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
L2352D	10/6/20
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

PP-3

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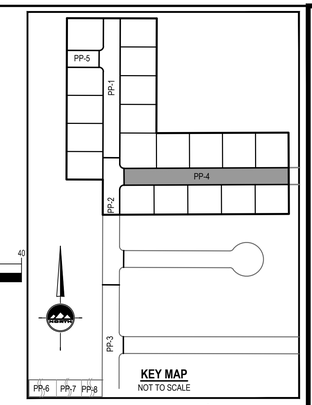
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(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.



KEY MAP
NOT TO SCALE



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BARLOW REALTY CORPORATION
377 NORTH MAIN STREET
LAYTON, UTAH 84041
CONTACT:
DUNCAN BARLOW
PHONE: 801-896-0643

GRAYSON RIDGE WEST SUBDIVISION PHASE 1

3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-5-2020
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
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2050 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER: L2352D
PRINT DATE: 10/5/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-4

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

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

BENCHMARK

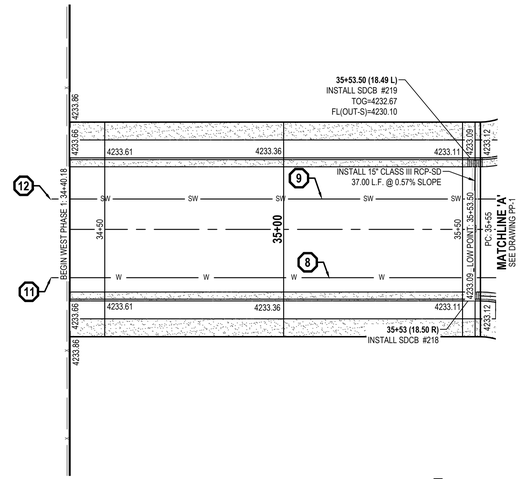
CENTER OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

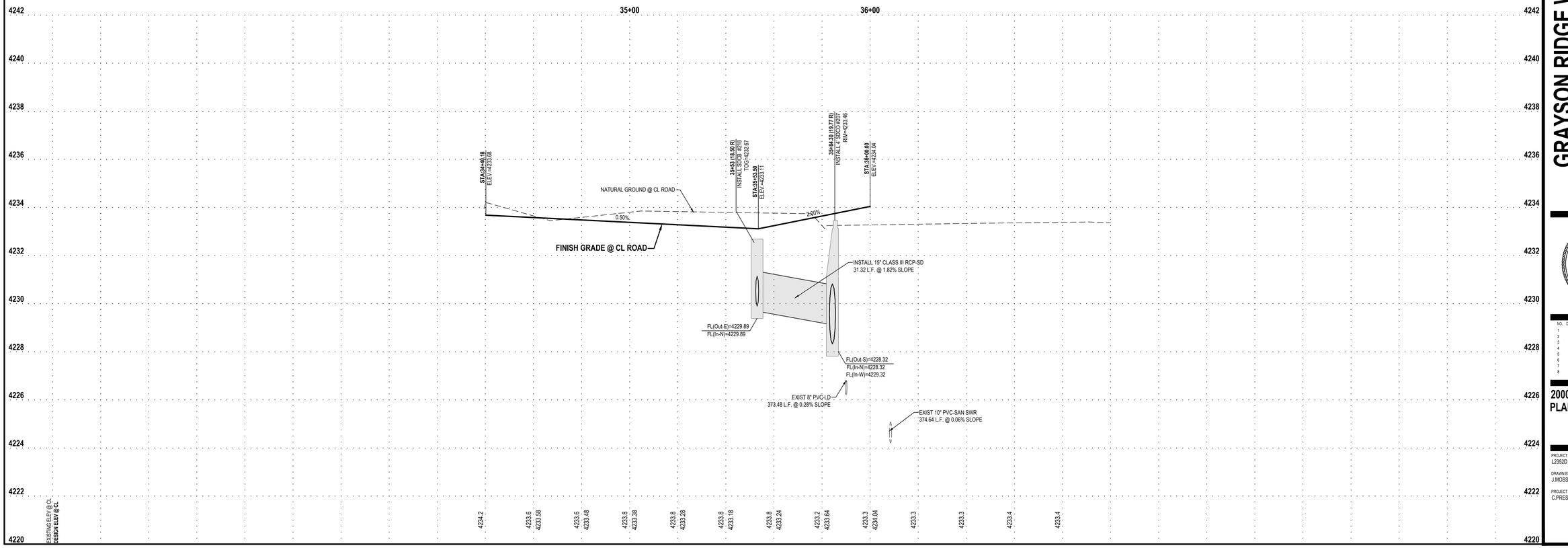
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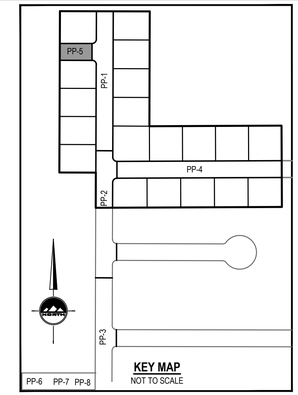
SCOPE OF WORK:

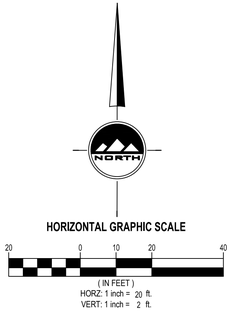
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ENSIGN
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CAMERON HESS PRESTON

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2000 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
LZ352D	10/5/20
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

PP-5

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

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TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18

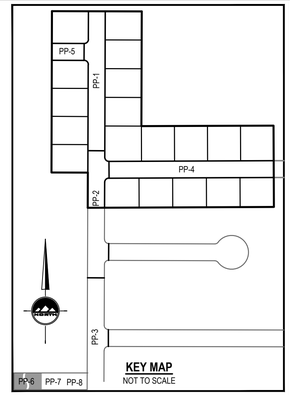
SCOPE OF WORK:

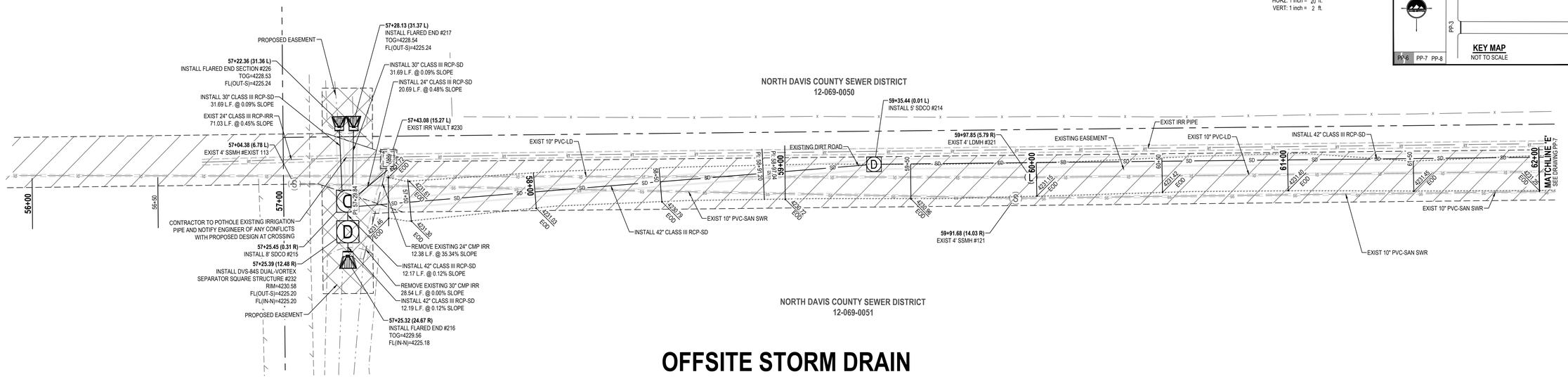
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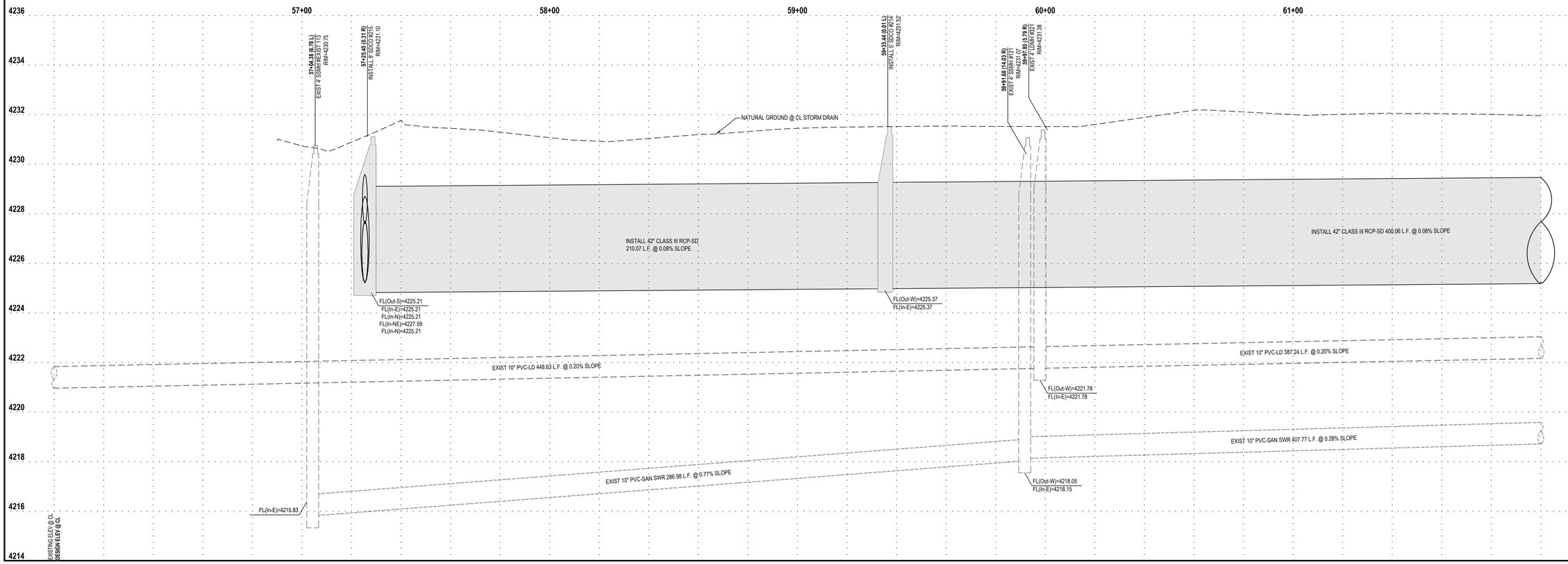
NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.





OFFSITE STORM DRAIN



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SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-5-2020
STATE OF UTAH
CAMERON HESS PRESTON

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OFFSITE STORM DRAIN PLAN AND PROFILE

PROJECT NUMBER: L2352D
PRINT DATE: 10/6/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-6

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BENCHMARK

CENTER OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND)

BM ELEV=4235.18

SCOPE OF WORK:

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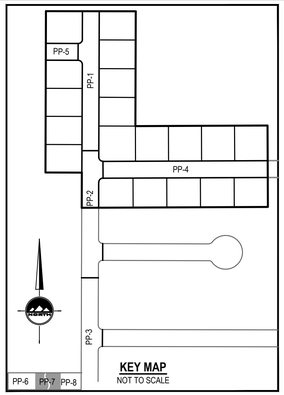
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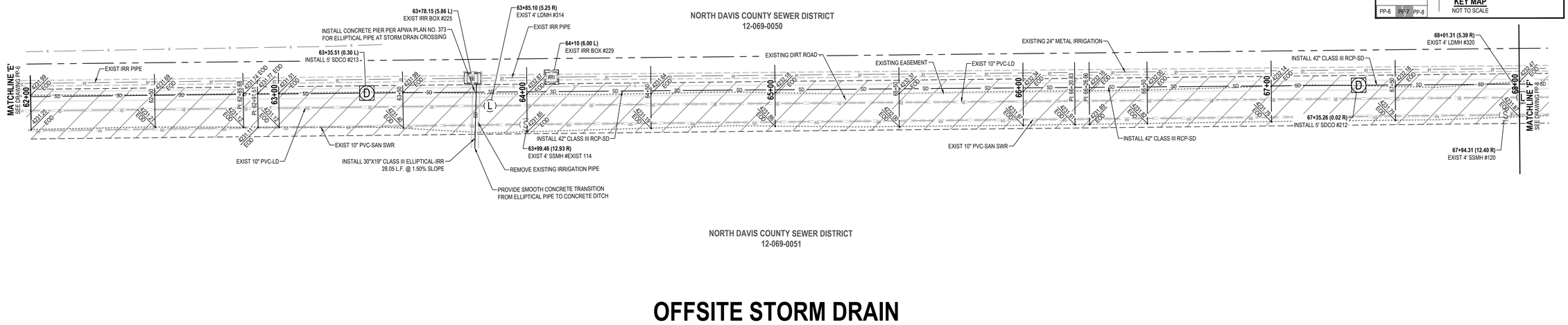
NORTH

HORIZONTAL GRAPHIC SCALE

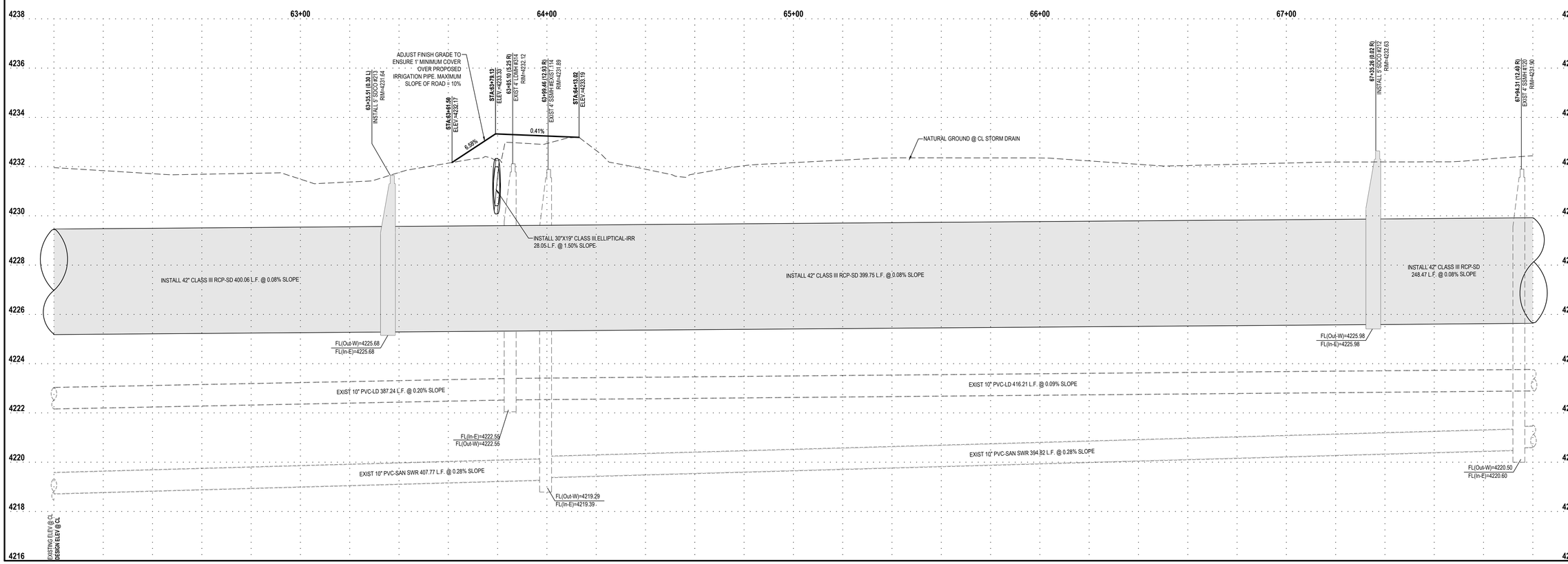
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OFFSITE STORM DRAIN



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LAYTON, UTAH 84041
CONTACT:
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GRAYSON RIDGE WEST SUBDIVISION
PHASE 1
3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-5-2020
STATE OF UTAH
CHRISTOPHER HESS PRESTON

NO.	DATE	REVISION	BY
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OFFSITE STORM DRAIN PLAN AND PROFILE

PROJECT NUMBER: L2352D
PRINT DATE: 10/6/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-7

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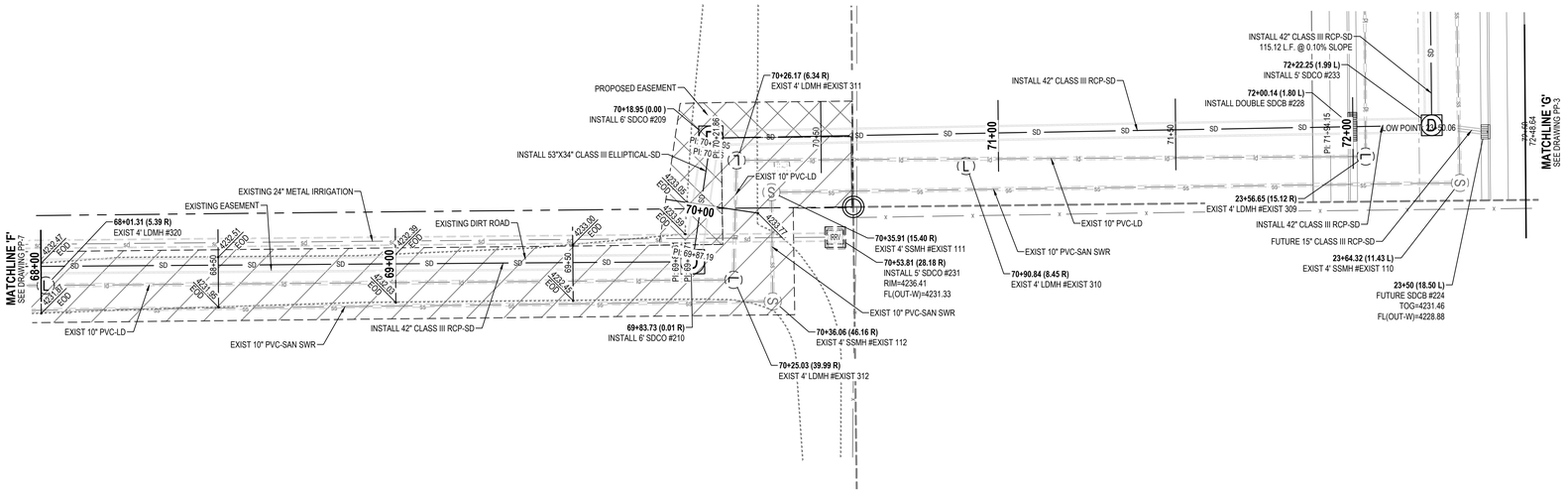
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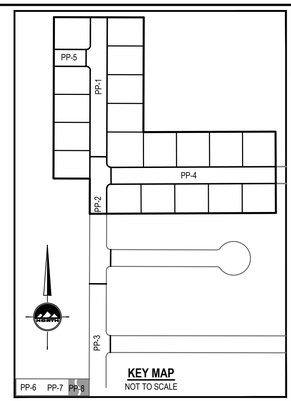
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SCOPE OF WORK:

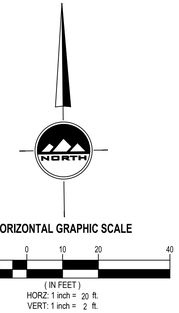
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KEY MAP
NOT TO SCALE

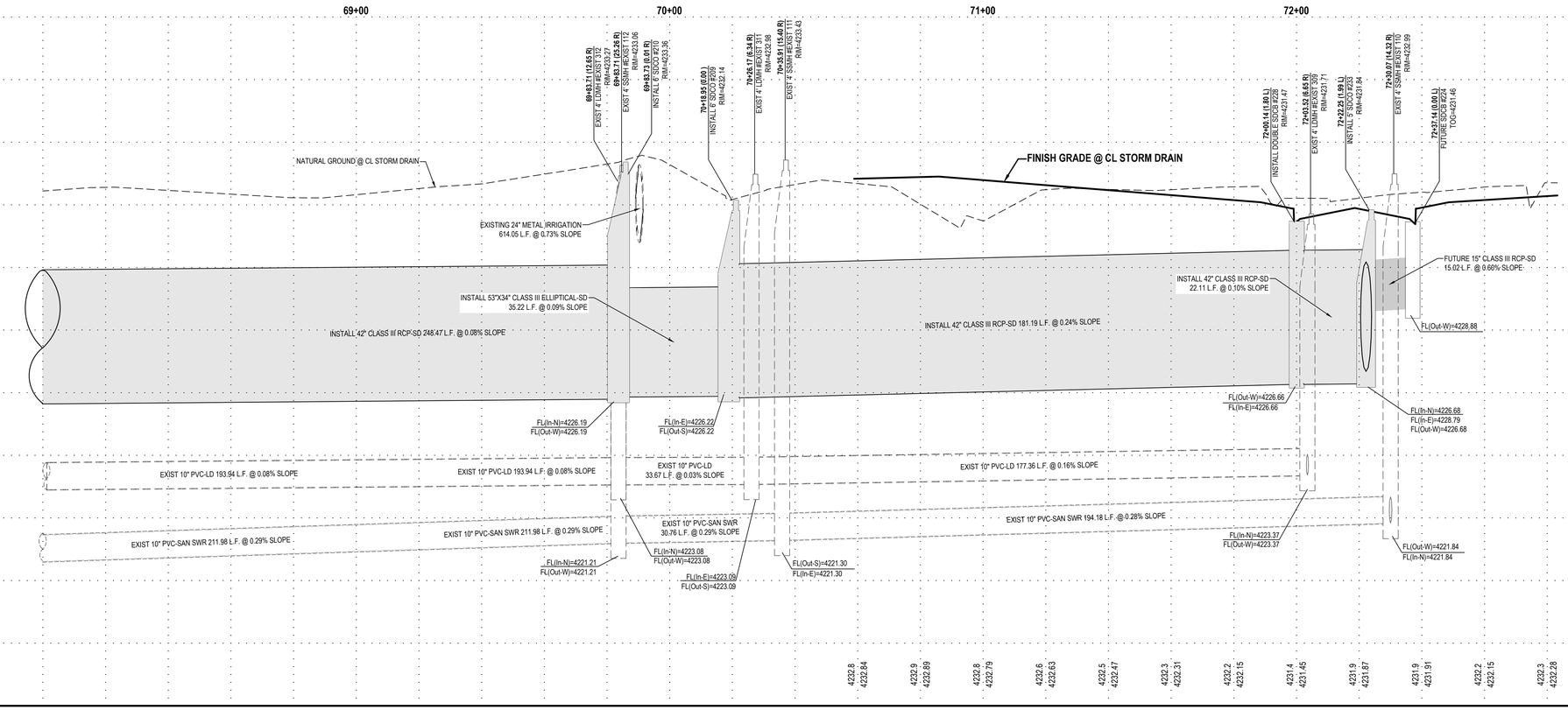


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
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OFFSITE STORM DRAIN



ENSIGN
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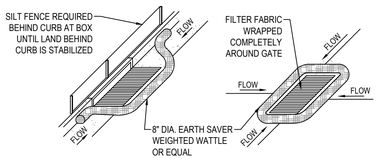
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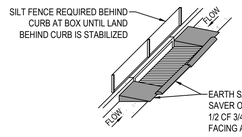
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PLAN AND PROFILE

PROJECT NUMBER L2352D
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PROJECT MANAGER C.PRESTON

PP-8



WATTLE OPTION



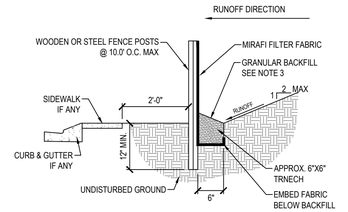
SANDBAG OPTION

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" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

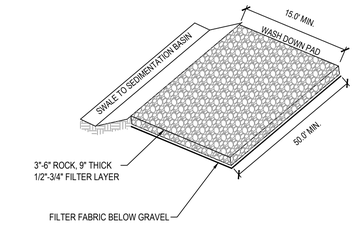


NOTES:

1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS. NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

2 TEMPORARY SILT FENCE

SCALE: NONE

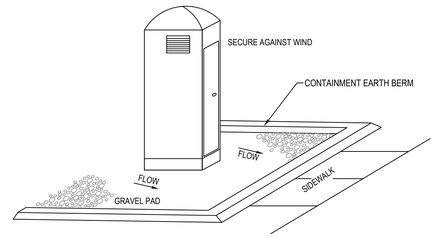


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

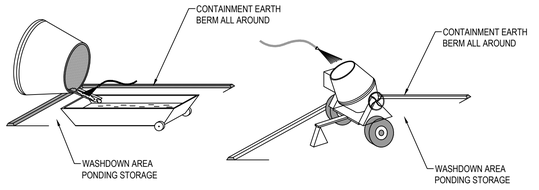
3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE

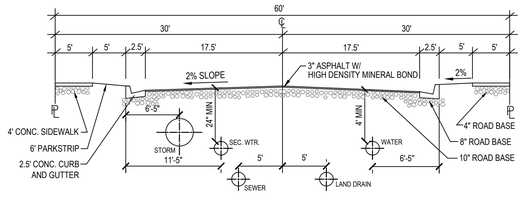


OPTION A

OPTION B

5 CONCRETE WASTE MANAGEMENT

SCALE: NONE



6 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE

ENSIGN
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:
BARLOW REALTY CORPORATION
377 NORTH MAIN STREET
LAYTON, UTAH 84041
CONTACT:
DUNCAN BARLOW
PHONE: 801-898-0643

GRAYSON RIDGE WEST SUBDIVISION
PHASE 1
3600 WEST 2000 SOUTH
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
10-5-2020
STATE OF UTAH
CAMERON HESS PRESTON

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

DETAILS

PROJECT NUMBER: L2302D
PRINT DATE: 10/5/20
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-500

Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

Final Plat Review

10/15/2020

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Grayson Ridge West Final Subdivision Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

8.30.010 Final plat.
The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.
Shown. No other plat in the County has this name. The plan is to add future phases to the preliminary plat which will have to be amended at that point.
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
Shown.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
Shown.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.
Shown.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
Shown.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
Shown.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
Shown.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.
Shown.
(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.
Shown.
(J) Pipes or other such iron markers shall be shown on the plat.
Shown.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
Shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.
Shown.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
Shown.
(N) Boundary descriptions of the subdivision.
Shown.
(O) Current inset City map showing location of subdivision.
Shown.
(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.
Shown.
(2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."
Shown.
(3) A notary public's acknowledgment.
Shown.
(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.
Shown.
(5) The City Engineer's certificate of approval.
Shown.
(6) The county recorder's certificate of attest.
Shown.
(7) The City Attorney's certificate of approval.

Shown.

(8) Public Utilities approval and acceptance of public utility easements.

Shown.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Shown.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

See Engineer comments.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

NA.

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

Two large copies and a PDF are needed for any updated iterations of the plat.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.

This is required prior to plat recordation. Final inspection fees are derived from this bond spreadsheet and must be provided prior to a preconstruction meeting.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.
If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.
Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off- site construction does not occur within the 12- month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.
Not applicable at this stage.
(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.
Not applicable at this stage.
(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:
Not applicable at this stage.

(1) Paving of streets.

(2) Curb, gutter and sidewalks.

(3) Sewer and water lines, including irrigation lines.

(4) Storm and subsurface drainage.

(5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:
Not applicable at this stage.

(1) Development agreements.

(2) Escrow agreement.

(3) Title report.

(4) Street light agreement.

(5) Off-site improvement agreement.

(6)

(a) Water share certificate showing the City as the owner of the water shares;
Three acre-feet per acre of water will be required for the gross acreage of this plat unless the fee mentioned below is paid.
(b) A water right deed;

(c) Other evidence, acceptable to the City, of the right to water; or

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

(7) Storm water activity permit.

(8) Storm water maintenance agreement.

(9) Storm water quality report.

(10) Payment of all required development and inspection fees.

(11) Approved construction drawings or as-built drawings.

(12) Surety and improvement guarantee.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as

above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

Not applicable at this stage.

8.30.035 Minor residential subdivisions.

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

NA.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

NA.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

NA.

(1) The subdivision contains 10 or less lots;

(2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;

(3) The subdivision is located in a zoned area; and

(4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

NA.

(1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.

(2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20 SCC.

(3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC 8.30.030. All required signatures and conditions provided in that section apply to minor residential subdivisions.

Variance Requirements (the following quoted from May 7, 2018 Board of Adjustment minutes)
"The fire 129 hydrant location be met, the width of the cul-de-sac be enlarged to meet appendix d of the 130 international fire code.
See fire review.
[T]hat there be a dedicated snow removal space,
Shown.
[W]ork out with 131 staff the physical siting of it."
Snow easement accepted by staff as shown.

10.60.020 Permitted uses.
The following, and no others, are uses permitted by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City.
Single-family residential is the current proposed use and is listed as a permitted use below.
(A) Accessory uses and buildings (200 square feet or less).

(B) Agriculture.

(C) Aviaries.

(D) Churches, synagogues, and temples.

(E) Dwellings, single-family.

(F) Educational services.

(G) Farm animal keeping (see SCC 10.30.040).

(H) Fruit and vegetable stands (for sale of products produced on owner's premises).

(I) Household pets.

(J) Minor home occupations.

(K) Public and quasi-public buildings.

(L) Public parks.

(M) Rabbits and hens.

(N) Residential facilities for persons with disabilities.

(O) Vietnamese potbellied pigs.

10.60.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

Not applicable at this time.

(A) Accessory uses and buildings (greater than 200 square feet) (minor).

(B) Apiaries (minor).

(C) Cluster subdivisions (major).

(D) Day care centers (major).

(E) Dog kennels (minor).

(F) Dwellings, accessory (major/minor, see SCC 10.30.020).

(G) Dwelling groups (major).

(H) Greenhouses (minor).

(I) Home occupations (major).

(J) Private parks and recreational activities (minor).

(K) Temporary commercial uses (see SCC 10.35.050) (minor).

(L) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

10.60.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: minimum lot size 12,000 square feet, but in no case shall the density exceed 2.3 lots per gross acre.

Shown.

(B) Lot width: 100 feet.

Compliant.

(C) Front yard: 25 feet.

NA.

(D) Side yards: 10 feet (both sides).

NA.

(E) Rear yard: 30 feet.

NA.

(F) Building height: as allowed by current building code.

NA.

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

NA.

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

10.60.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

NA.

10.60.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

NA.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com

DEVELOPMENT AGREEMENT RELATED TO THE INSTALLATION OF STORM DRAIN IN 3720 WEST, FOR THE GRAYSON RIDGE WEST SUBDIVISION PROJECT SYRACUSE CITY, DAVIS COUNTY, UTAH

This Development Agreement ("Agreement") is made and entered into as of this _____ day of _____, 2020, by and between Lync Construction, LLC, a Utah limited liability company (the "Developer"), and Syracuse City, a municipality and political subdivision of the State of Utah (the "City").

WHEREAS, the Developer seeks to establish a subdivision project in Syracuse City called Grayson Ridge West Subdivision (the "Project"); and

WHEREAS, the Project requires the installation of a twenty-four inch (24") storm drain pipe in 3720 West, a City right-of-way, with an outfall through an existing easement through the North Davis Sewer District property to 4000 West Street, to sufficiently serve their development; and

WHEREAS, the City's Stormwater Master Plan calls for a forty-two inch (42") pipe from 4000 West Street to 3720 West Street, and a thirty inch (30") pipe in 3720 West Street and has requested that the Developer install the upsized pipe during their development of the Project; and

WHEREAS, the Developer is willing to install the upsized pipe, in consideration of the City's payment for the increased costs associated with that pipe over the pipe necessary to complete their development,

NOW THEREFORE, the Parties enter into the following Agreement:

1. **Developer's Undertaking.** The Developer shall install or cause to be installed, in lieu of the twenty-four inch (24") storm drain pipe that is necessary for their development, a forty-two (42") inch and a thirty inch (30") storm drain pipe (the "Pipe"), in accordance with state and local standards and specifications. The installation of the Pipe shall occur during the development of infrastructure for the development. The Developer shall submit to the City the estimated cost to install the Pipe at least thirty (30) days prior to beginning construction for the City to review. The documentation of ~~cost~~estimated costs shall also include the costs that would have been associated with installation of the ~~fifteen~~twenty-four-inch pipe in the ~~project~~Project. The Developer shall also coordinate the installation of the pipe through the North Davis Sewer District with the District and their current lessee to minimize disruption of business activities.
2. **Warranty Period.** The warranty obligations of the Developer are not modified by this Agreement, and neither is any warranty period for the Pipe adjusted in any manner.
3. **Reimbursement.** The reimbursement for increased costs shall be calculated as follows: (x) the total cost to complete the Pipe, less (y) the total cost the Developer would have incurred to complete the Pipe absent the upsizing~~.~~ (the "Reimbursement Amount").
4. **City's Undertaking.** After the Pipe has been inspected and approved by City Inspectors, the Developer may invoice the City for the ~~reimbursement amount. The City shall either tender payment within sixty (60) days of the invoice's receipt or contest the invoiced~~

~~amount within thirty (30) days of receipt.~~Reimbursement Amount. Unless the City in good faith disputes the Reimbursement Amount within thirty (30) days of receipt of an invoice therefore, the City shall tender payment to Developer in the full Reimbursement Amount within sixty (60) days of the invoice's receipt. In the event that City in good faith timely disputes the Reimbursement Amount, City shall withhold payment only of any unpaid amount in dispute, and shall deliver to Developer promptly (and within 30 days following receipt of the invoice from Developer) a written statement describing the dispute, which statement shall provide a reasonably detailed breakdown of the disputed Reimbursement Amounts. Developer and City agree to use their best efforts to resolve any such dispute hereunder within 15 days following Developer's receipt of City's statement describing the dispute. In the event the parties cannot resolve the dispute within such time period, either party may submit such dispute to final and binding arbitration (proceedings shall occur in Salt Lake County, Utah), before a single arbitrator under the Expedited Procedures provisions of the Commercial Dispute Resolution Procedures of the American Arbitration Association. Unless otherwise directed in the arbitrator's decision, all costs and expenses incurred by the prevailing party in such arbitration shall be paid by the non-prevailing party.

~~4.~~

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5. **General Terms and Conditions.**
   - **a.** Non-Liability of Officers, Representative, Agents or Employees. No officer, representative, agent, or employee of either party shall be personally liable to the other party or any successor-in-interest or assignee of the other party, in the event of any default or breach by such party or for any amount which may become due such party or its successors or assignee, for any obligation arising out of this Agreement.
   - **b.** No Partnership. The Parties agree that this Agreement does not form a partnership or business arrangement other than the reimbursement contemplated in this Agreement. Both parties are solely responsible for their own employees, agents or subcontractors.
   - **c.** Ethical Standards. The Developer represents that it has not breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq., or knowingly influenced any officer or employee of the City to breach those ethical standards.
   - **d.** Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS HEREOF, the Parties execute this Agreement.

Michael Gailey Mayor, Syracuse City	NAME: Lync Construction, LLC

Formatted: Highlight

Attest:

_____
City Recorder

Approved as to Form:

_____
City Attorney

COUNCIL AGENDA

October 27, 2020

Agenda Item #d4 **Amendment to Criddle Farms Development Agreement**

Summary

The landscape plan for Criddle Farms was forced to be changed because the trees proposed in the plans were in conflict with an underground canal. The canal company objected to the trees being planted over the facility. An updated landscaping plan has been provided and some minimal verbiage of the document has been adjusted to reflect the change.

Goals of Discussion

Decide if this item is ready for a vote during a future city council business meeting or if needs more discussion in a future work meeting.

SECOND AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 700 SOUTH 4000 WEST and 1200 SOUTH 4000 WEST, SYRACUSE, UTAH

THIS AMENDMENT is entered into on this ___ day of _____, 20____, amending the AGREEMENT entered into by and between Syracuse City, a municipal corporation of the State of Utah, (hereinafter referred to as the "City"); and WILLIAM CRIDDLE FARM, LLC ("Owner"), for property located at 700 South 4000 West and 1200 South 400 West, Syracuse, Utah (the "Agreement").

WHEREAS, the irrigation company whose line is being replaced beneath the park strip of the lots along 4000 West objects to the placement of trees over the irrigation line; and

WHEREAS, an amended landscaping plan has been prepared which removes these trees and requires other plants that will not interfere with the irrigation line,

Now THEREFORE, the Parties to the Agreement have agreed to the following amendments:

Pursuant to Section 9.8 of the Agreement, subsection 5.1(E) is amended as follows, with strikethrough text indicating deletions, and underlined text indicating additions:

(E) Trail. Within each phase of the Development following the recording by the Owner of the subdivision plats approved by the City for such phase, the Owner shall provide and install at Owner's expense trail improvements defined below along the east border of the Development, which trail improvements shall be installed and completed in substantially the same format as provided on the conceptual plans attached hereto as Exhibit E. The trail improvements shall be installed concurrently with the construction of the dwelling units to be built along the East border of the Development. The trail improvements shall have one trail connection on the south portion of the South Parcel and shall continue through the Development in each successive phase so as to connect ultimately to the City's trail system located north of the North Parcel. Within each phase of the Development in which a portion of the trail improvements is located, the Owner shall dedicate to the City such segment of the trail improvements, which shall be 9.8 feet in width. Within such dedicated segment, the Owner shall install a concrete walkway that shall be 8 feet in width. The Owner shall install the 8-foot wide concrete walkway within the dedicated land described in this subsection, in accordance with City engineering standards and in accordance with the conceptual plans attached to this Agreement as Exhibit E. The Owner shall install the landscaping in accordance with the conceptual plans attached to this Agreement as Exhibit F at the same time as the residences adjacent to such portion of the Trail are built and completed within the Development. The ~~trees~~ plants that Owner is to plant as identified in Exhibit F, shall be planted at least ninety (90) days before the expiration of the applicable warranty period associated with each segment of the trail improvements within the dedicated area. Maintenance of each segment of the concrete walkway after Owner has dedicated such segment to the City shall be the responsibility of the City after the expiration of applicable warranty periods. The management of all vegetation and the performance of snow removal

within the dedicated area shall be the responsibility of either: (i) Owner, (ii) the abutting property owners, or (iii) a home owners' association for the Development to be formed by the Owner, as determined by Owner in Owner's sole discretion.

Further, pursuant to Section 9.8, Exhibit F is replaced by the attached "Amended Exhibit F," which is incorporated into the Agreement by this reference.

No other provisions of the Agreement are modified, and all unamended provisions remain in full force and effect.

WHEREFORE, the Parties hereto have signed this Amendment to the Agreement the day and year first above written.

SYRACUSE CITY

By_____

ATTEST:

Title _____

_____
Cassie Brown
City Recorder

APPROVED AS TO FORM:

_____
Paul Roberts, City Attorney

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2020 personally appeared before me Mike Gailey, who duly acknowledged to me that he is the Mayor of SYRACUSE CITY, UTAH and that the document was signed by him in behalf of said corporation, and acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

WILLIAM CRIDDLE FARM, LLC

By _____

Title _____

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2020 personally appeared before me _____, who duly acknowledged to me that he is the _____ of WILLIAM CRIDDLE FARM, LLC and that the document was signed by him in behalf of said corporation, and _____ acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

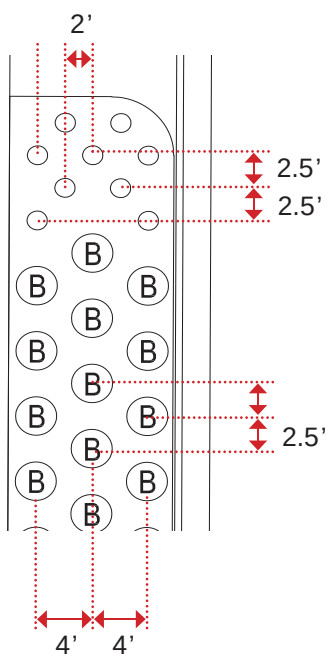


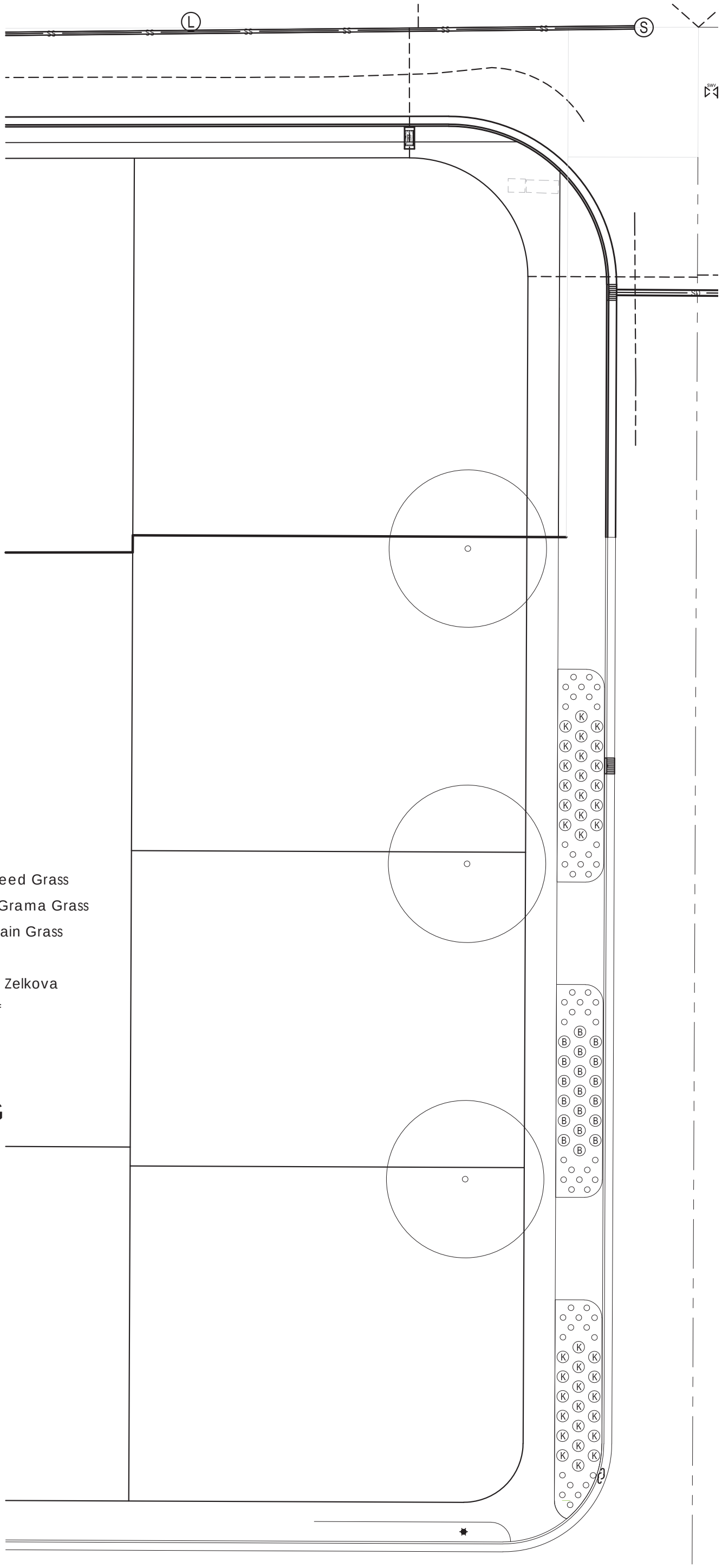
KEY MAP

LEGEND

- (K) ‘Karl Foerster’ Feather Reed Grass
- (B) ‘Blonde Ambition’ Blue Grama Grass
- ○ ‘Burgundy Bunny’ Fountain Grass
- ‘Green Vase’ Japanese Zelkova
- Kentucky Blue Grass Turf

TYPICAL SPACING





CRIDDLE FARM

Conceptual Landscape Plan

Sheet 1.1

October 15, 2020

Scale: 1” = 30’

North

D·R·HORTON® America’s Builder

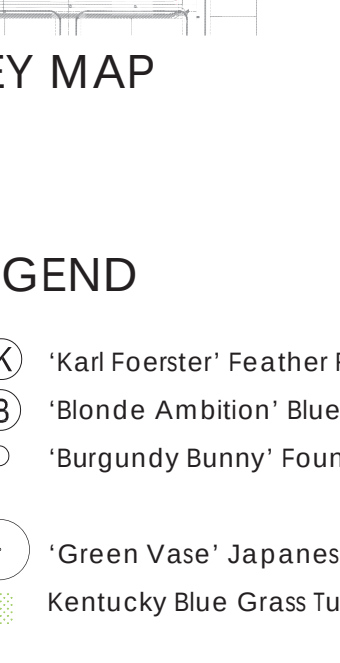


KEY MAP

LEGEND

- (K) ‘Karl Foerster’ Feather Reed Grass
- (B) ‘Blonde Ambition’ Blue Grama Grass
- ○ ‘Burgundy Bunny’ Fountain Grass
- ‘Green Vase’ Japanese Zelkova
- Kentucky Blue Grass Turf

TYPICAL SPACING



CRIDDLE FARM

Conceptual Landscape Plan

Sheet 1.2

October 15, 2020

Scale: 1” = 30’

North

D·R·HORTON® America’s Builder

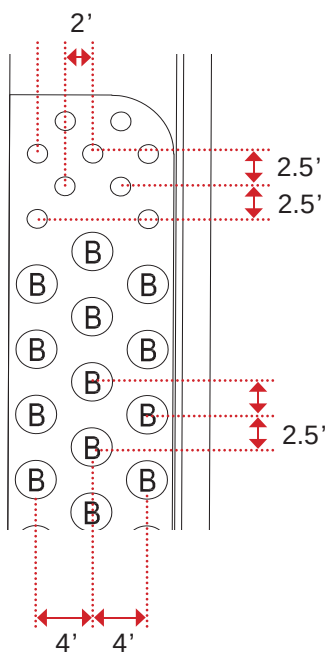


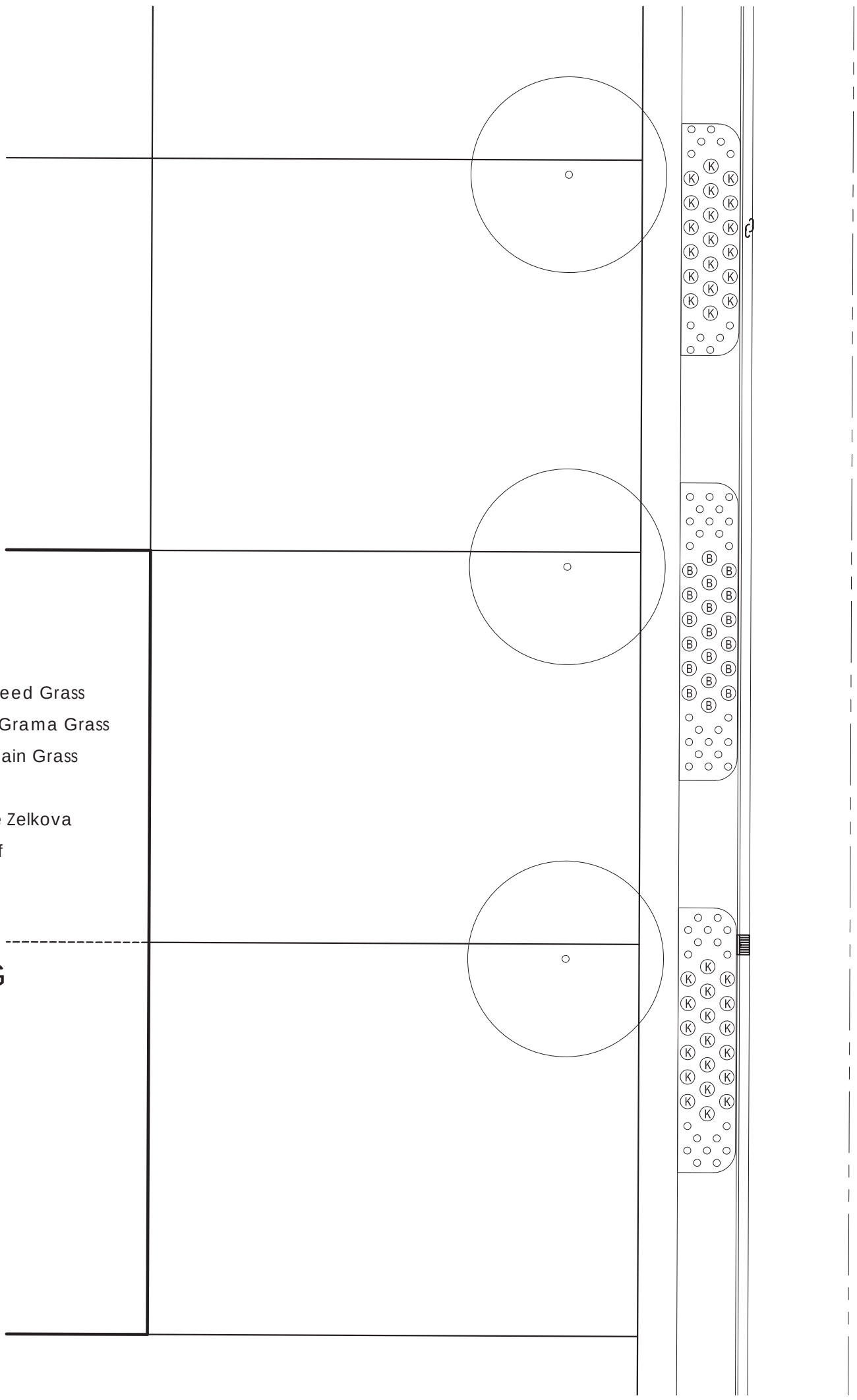
KEY MAP

LEGEND

- (K) ‘Karl Foerster’ Feather Reed Grass
- (B) ‘Blonde Ambition’ Blue Grama Grass
- ○ ‘Burgundy Bunny’ Fountain Grass
- ‘Green Vase’ Japanese Zelkova
- Kentucky Blue Grass Turf

TYPICAL SPACING





CRIDDLE FARM

Conceptual Landscape Plan

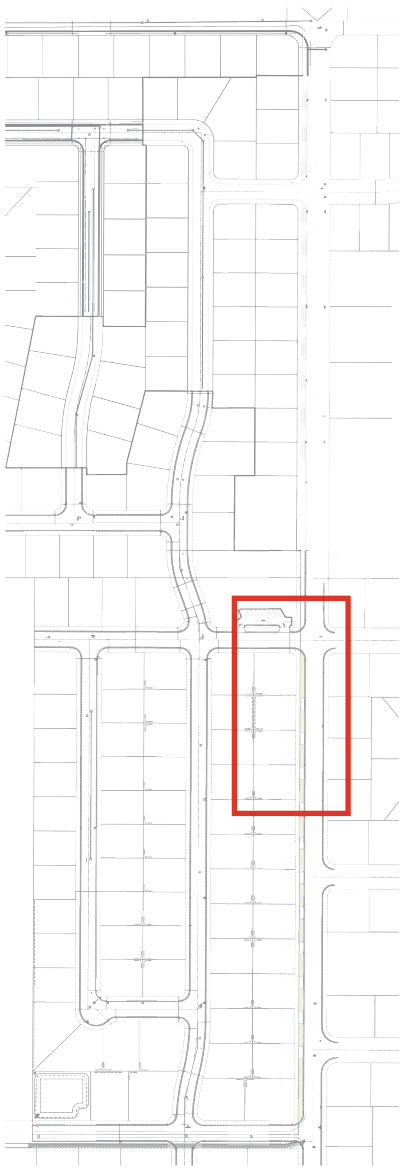
Sheet 1.3

October 15, 2020

Scale: 1” = 30’

North

D·R·HORTON America’s Builder

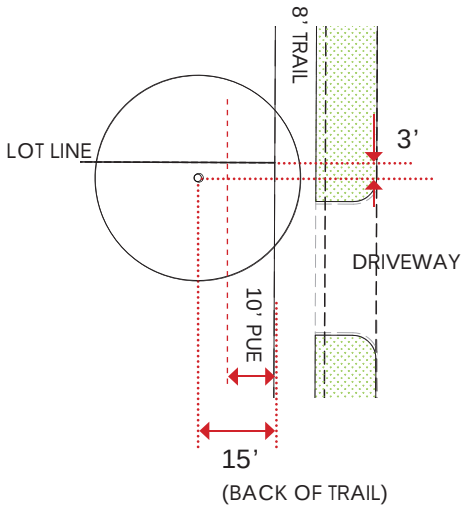


KEY MAP

LEGEND

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- Kentucky Blue Grass Turf

TYPICAL SPACING



CRIDDLE FARM

Conceptual Landscape Plan

Sheet 1.4

October 15, 2020

Scale: 1” = 30’

North

D·R·HORTON
America’s Builder

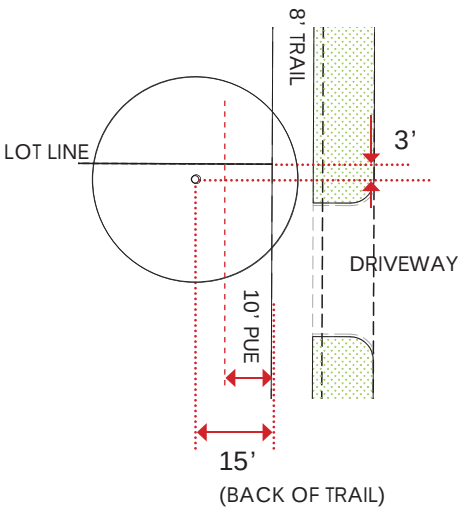


KEY MAP

LEGEND

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- Kentucky Blue Grass Turf

TYPICAL SPACING



CRIDDLE FARM

Conceptual Landscape Plan

Sheet 1.5

October 15, 2020

Scale: 1” = 30’

North

D·R·HORTON America’s Builder

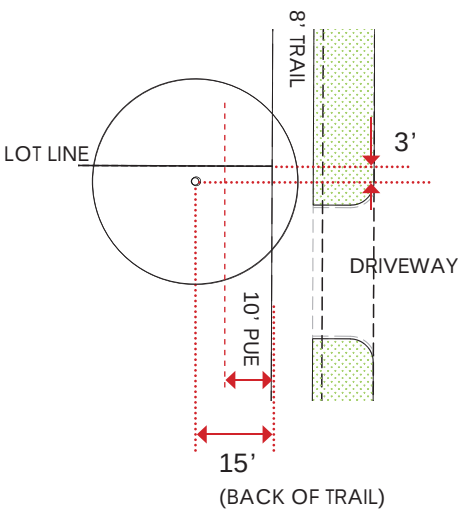


KEY MAP

LEGEND

- (K) ‘Karl Foerster’ Feather Reed Grass
- (B) ‘Blonde Ambition’ Blue Grama Grass
- ○ ‘Burgundy Bunny’ Fountain Grass
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- Kentucky Blue Grass Turf

TYPICAL SPACING



CRIDDLE FARM

Conceptual Landscape Plan

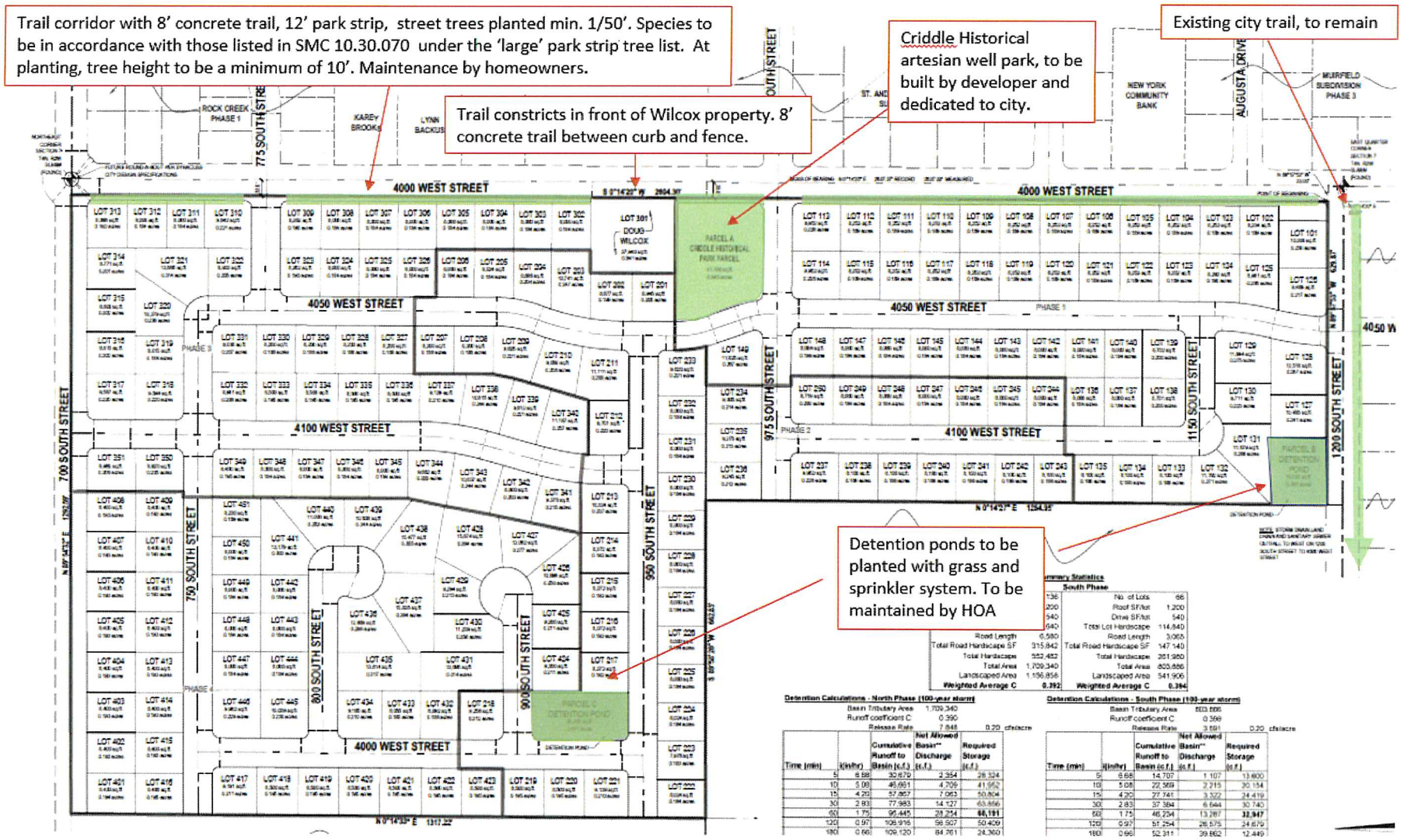
Sheet 1.6

October 15, 2020

Scale: 1” = 30’

North

D·R·HORTON
America’s Builder


Trail corridor with 8' concrete trail, 12' park strip, street trees planted min. 1/50'. Species to be in accordance with those listed in SMC 10.30.070 under the 'large' park strip tree list. At planting, tree height to be a minimum of 10'. Maintenance by homeowners.
Trail constricts in front of Wilcox property. 8' concrete trail between curb and fence.
Criddle Historical artesian well park, to be built by developer and dedicated to city.
Existing city trail, to remain
Detention ponds to be planted with grass and sprinkler system. To be maintained by HOA
4000 WEST STREET
4050 WEST STREET
4100 WEST STREET
700 SOUTH STREET
750 SOUTH STREET
800 SOUTH STREET
900 SOUTH STREET
975 SOUTH STREET
1150 SOUTH STREET
1209 SOUTH STREET
ROCK CREEK PHASE 1
NEW YORK COMMUNITY BANK
AUGUSTA DRIVE
MURFIELD SUBDIVISION PHASE 3
DOUG WILCOX
PARCEL A CRIDDLE HISTORICAL PARK PARCEL
PARCEL B DETENTION POND
PARCEL C DETENTION POND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
Summary Statistics
South Phase
No. of Lots 66
Roof SF/lot 1,200
Drive SF/lot 540
Total Lot Hardscape 114,840
Road Length 3,065
Total Road Hardscape SF 147,140
Total Hardscape 261,980
Total Area 803,886
Landscaped Area 541,906
Weighted Average C 0.384
Road Length 6,580
Total Road Hardscape SF 315,842
Total Hardscape 552,453
Total Area 1,709,340
Landscaped Area 1,156,856
Weighted Average C 0.392
Detention Calculations - North Phase (100-year storm)
Basin Tributary Area 1,709,340
Runoff coefficient C 0.390
Release Rate 7.848 0.20 cfs/acre
Time (min) | i (in/hr) | Cumulative Runoff to Basin (c.f.) | Net Allowed Basin** Discharge (c.f.) | Required Storage (c.f.)
5 | 8.88 | 32,670 | 2,354 | 28,324
10 | 5.98 | 46,981 | 4,709 | 41,952
15 | 4.29 | 57,857 | 7,063 | 50,804
30 | 2.83 | 77,983 | 14,127 | 63,856
60 | 1.75 | 96,445 | 28,254 | 68,191
120 | 0.97 | 108,916 | 58,507 | 50,409
180 | 0.66 | 109,120 | 84,761 | 24,360
Detention Calculations - South Phase (100-year storm)
Basin Tributary Area 803,886
Runoff coefficient C 0.369
Release Rate 3.691 0.20 cfs/acre
Time (min) | i (in/hr) | Cumulative Runoff to Basin (c.f.) | Net Allowed Basin** Discharge (c.f.) | Required Storage (c.f.)
5 | 8.88 | 14,707 | 1,107 | 13,600
10 | 5.98 | 22,569 | 2,215 | 20,154
15 | 4.29 | 27,741 | 3,322 | 24,419
30 | 2.83 | 37,384 | 6,644 | 30,740
60 | 1.75 | 46,254 | 13,287 | 32,967
120 | 0.97 | 51,254 | 26,575 | 24,679
180 | 0.66 | 52,311 | 39,862 | 12,449

COUNCIL AGENDA

October 27, 2020

LEGISLATIVE ITEM

Agenda Item #**d5**

Proposed Amendment to the Zoning Map R-1 to R-3

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Location:	2889 South 3000 West
Current General Plan:	Medium-Density Residential (Cluster, R-3, RPC, PRD, NS)
Current Zoning:	R-1 (2.3 Units Per Acre) min 12,000 sf lot
Proposed Zoning:	R-3 (4 Units Per Acre)/ min 8,000 sf lot
Total Site Area:	2.448 Acres

Summary

The applicant has requested approval of a rezone of 2.448 acres from R-1 to R-3 with the intent of building a road and single-family housing. The R-3 zoning would allow up to 10 units (five on each side of a central road). This would provide a connection between 3000 West and the stub road that is planned just east of the property in the Shoreline Subdivision.

There are some potential limitations to neighboring properties by the type of development that would be allowed by the rezone to R-3. The properties to the north and south are currently in the R-1 Zone which allows farm animals. According to SCC 10.30.040(C)(2) *all pens, barns, coops, stables, corrals, and other similar enclosing structures to keep animals or fowl shall be not less than 50 feet from dwellings on adjacent lots, not less than 20 feet from a dwelling on the same lot, and not less than 150 feet from a public street, except on corner lots where such structures shall be not less than 50 feet from a public street.*

If a road were placed on one side of the property, it may fully restrict the construction on these types of enclosures, depending on the width of the adjacent property. This only applies to structures. The right to maintain farm animals on the property would not be affected by the proposed rezone.

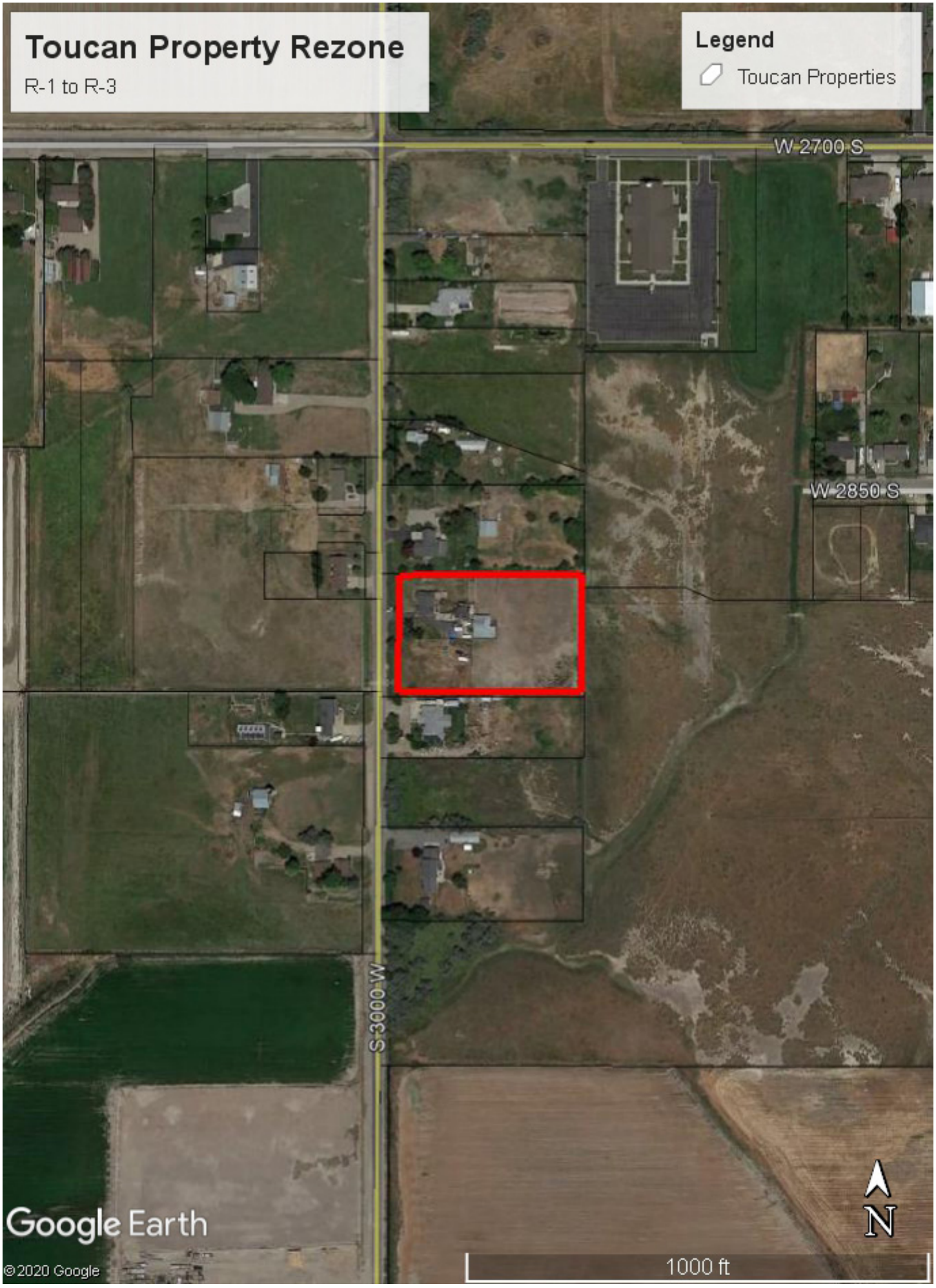
The proposed zoning is permitted in the Medium-Density Residential General Plan Designation which was updated by the City Council in 2019 and is the zoning with the lowest density aside from the Cluster Zone.

Planning Commission reviewed the item during thier meeting on 9-1-20 and is forwarding a recommendation for conditional approval. Commission is recommending approval of the rezone only if ordinance 10.30.040 (C) (2) (a) concerning regulations for farm animal pens and structures are amended. The motion passed unanimously.

City Council reviewed the item on October 13, 2020 and tabled the item to be able to review the development agreement. The agreement is included in this report.

Goals of Discussion

Vote to either approve, approve with conditions, deny, or table.


Toucan Property Rezone
R-1 to R-3
Legend
Toucan Properties
W 2700 S
W 2850 S
S 3000 W
Google Earth
© 2020 Google
N
1000 ft

General Plan Map

Last Amended: 09/10/19

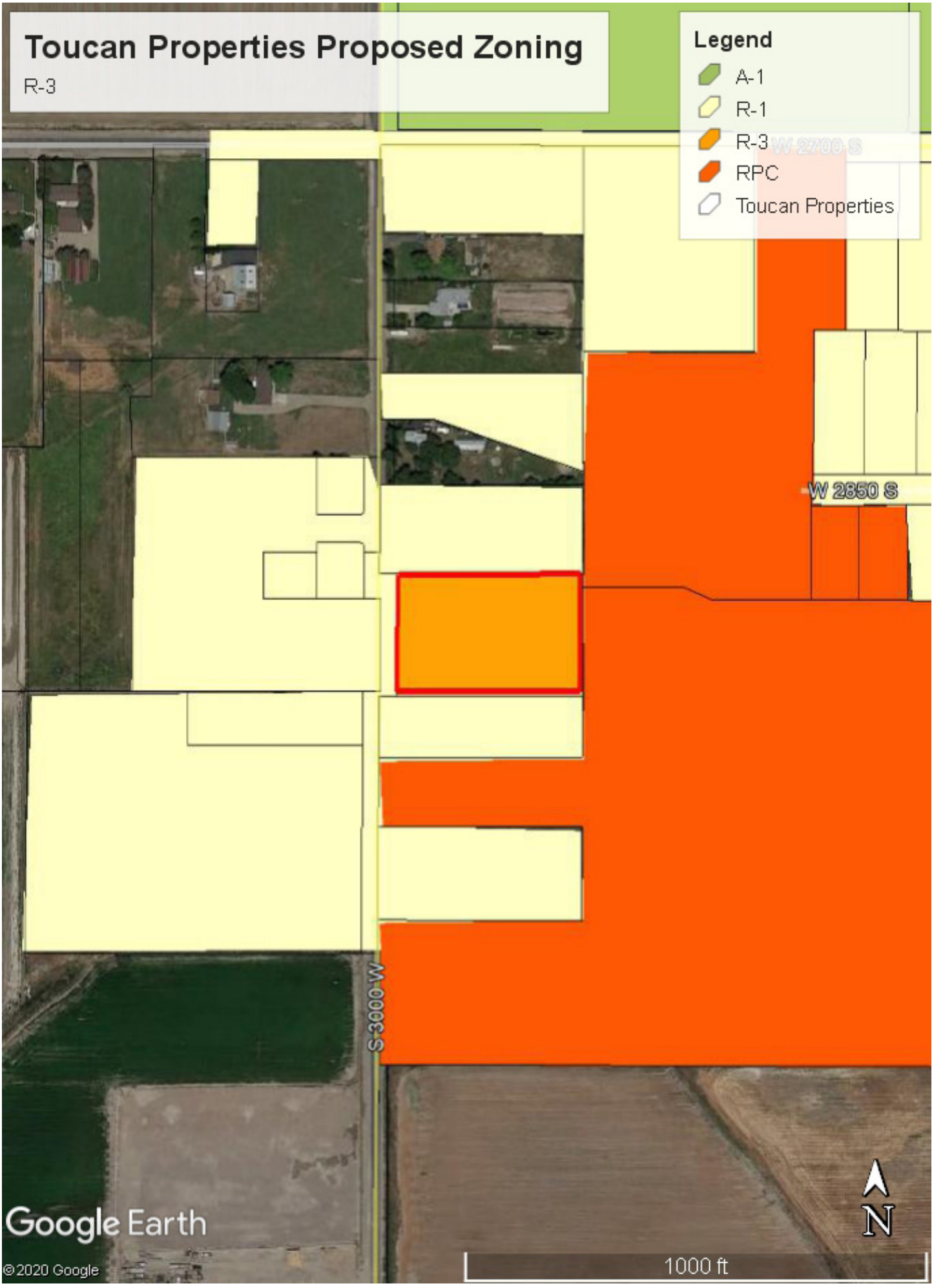
Legend

- Syracuse Municipal Boundary
- Parks, Agriculture, Wetlands (A-1)
- Civic (All Zones)
- Low Denisty Residential (A-1, R-1, R-2, R-3, Cluster, RPC)
- Medium Density Residential (Cluster, R-3, RPC, PRD, Neighborhood Services)
- High Density Residential (R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)
- Commercial (G.C., P.O., Mixed Use, Neighborhood Services)
- Industrial (Business Park, Industrial, Research Park, Mixed Use, G.C., P.O.,)
- Future West Davis Corridor & SR-193
- Future West Davis Corridor Interchange

0 — 1 Miles

Subject Property


Toucan Properties Current Zoning
R-1
Legend
A-1
R-1
RPC
Toucan Properties
W 2700 S
W 2850 S
S 3000 W
Google Earth
© 2020 Google
N
1000 ft


Toucan Properties Proposed Zoning
R-3
Legend
A-1
R-1
R-3
RPC
Toucan Properties
W 2700 S
W 2850 S
S 3000 W
Google Earth
©2020 Google
N
1000 ft

SHORELINE SUBDIVISION PHASE 5

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
AUGUST 2020

SITE REFERENCE MAP
NOT TO SCALE

SEE SHEET 2 OF 5

TRENT AND PAM CHENEY

SUSAN H. BOOTH

TOUCAN INVESTMENTS

STANLEY J. EPPS

LOT 525 12,013 sq.ft. 0.276 acres

LOT 526 12,007 sq.ft. 0.276 acres

LOT 527 12,005 sq.ft. 0.276 acres

LOT 528 12,570 sq.ft. 0.289 acres

LOT 529 7,364 sq.ft. 0.169 acres

LOT 530 7,241 sq.ft. 0.166 acres

LOT 531 7,162 sq.ft. 0.164 acres

LOT 509 5,740 sq.ft. 0.132 acres

LOT 510 5,740 sq.ft. 0.132 acres

LOT 511 5,740 sq.ft. 0.132 acres

LOT 512 5,740 sq.ft. 0.132 acres

LOT 513 5,740 sq.ft. 0.132 acres

LOT 514 5,740 sq.ft. 0.132 acres

LOT 515 6,340 sq.ft. 0.146 acres

LOT 516 9,235 sq.ft. 0.212 acres

LOT 517 8,610 sq.ft. 0.198 acres

LOT 518 8,610 sq.ft. 0.198 acres

LOT 519 9,102 sq.ft. 0.209 acres

PARCEL Q COMMON SPACE 1.435 sq.ft. 0.033 acres

EXISTING EASEMENT TO BE REMOVED

2900 WEST STREET (PUBLIC STREET)

SHORELINE DRIVE (PUBLIC STREET)

COASTLINE DRIVE (PUBLIC STREET)

2850 SOUTH STREET (PUBLIC STREET)

PARCEL L COMMON SPACE 25,651 sq.ft. 0.589 acres

PARCEL M COMMON SPACE 296,404 sq.ft. 6.804 acres

LOT 504 16,267 sq.ft. 0.373 acres

LOT 505 16,223 sq.ft. 0.372 acres

LOT 42

LOT 438

LOT 437

LOT 436

LOT 435

LOT 434

LOT 424

LOT 401

10.0' STORM DRAIN EASEMENT

S 0°19'02" W 309.99'

S 4°02'03" W 60.13'

S 89°40'58" E 207.14'

S 0°11'28" W 68.28'

S 16°12'34" W 60.00'

S 79°40'09" W 111.90'

S 10°19'51" E 124.52'

N 89°40'58" W 322.03'

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

DEVELOPER
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
801-814-1778
GREG DAY, PE

SHORELINE SUBDIVISION PHASE 5

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 3 OF 5

PROJECT NUMBER : 8508E
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 8/7/20

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20 _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

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

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

SITE DATA TABLE

DESCRIPTION	AREA (sq.ft.)	PERCENTAGE
LOT AREA	2,365,108	50.4%
ONSITE PUBLIC R-O-W	1,156,006	24.6%
COMMON SPACE	1,150,525	24.5%
OPEN SPACE	24,915	0.5%
TOTAL	4,696,554	100%
COLLECTOR STREETS	206,295	
OVERALL AREA	4,902,849	

LOT AREA TABLE

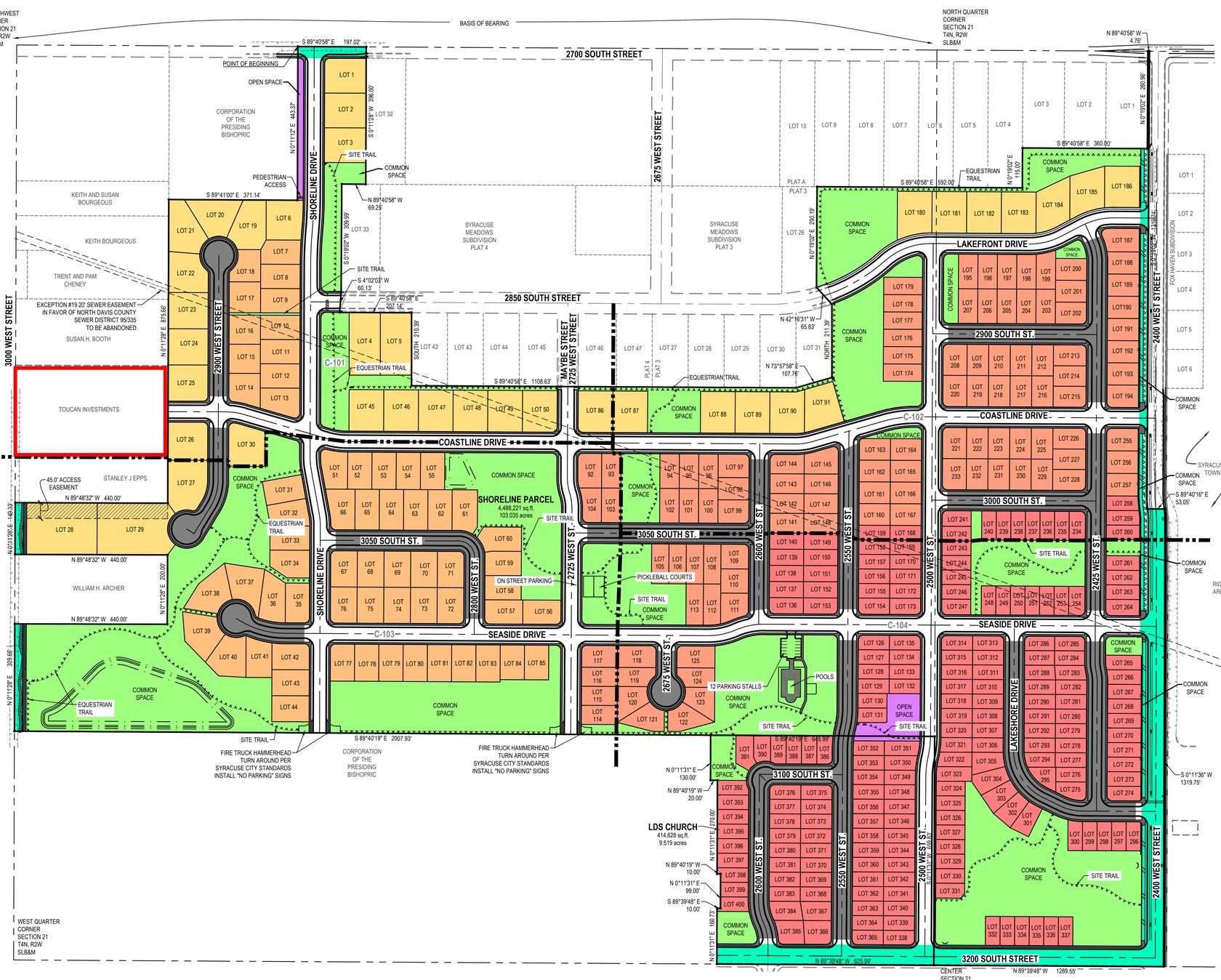
LOT SIZE	QUANTITY	PERCENTAGE
3,500 - 5,599 SQ.FT.	196	49.0%
5,600 - 6,999 SQ.FT.	106	26.6%
7,000 - 11,999 SQ.FT.	61	15.2%
> 12,000 SQ.FT.	37	9.2%
TOTAL	400	100%

NOTES

1. A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
2. COMMON SPACE PARCELS ARE TO BE PRESERVED AS SUCH
3. ALL ABOVE GROUND UTILITY BOXES SHALL BE VISUALLY SCREENED. SEE LANDSCAPE PLANS.
4. ALL COMMON SPACES SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC EXCEPT THE CLUBHOUSES, POOLS, OR OTHER PRIVATE AMENITIES AS DETERMINED BY THE DEVELOPMENT AGREEMENT.
5. NO ABOVE GROUND UTILITY BOXES MAY BE PLACED WITHIN TRAIL CROSS SECTIONS.
6. TRAILS ALONG 2400 WEST ARE TO BE PUBLICLY DEDICATED. ALL OTHER TRAILS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. THE LAYTON CANAL COMPANY SHALL BE CONTACTED FOR APPROVALS FOR PIPING THE EXISTING DITCH ALONG THE EAST SIDE OF 3000 WEST STREET.
8. NORTH DAVIS SEWER DISTRICT SHALL BE CONTACTED FOR APPROVALS AND CONNECTION STANDARDS FOR CONNECTIONS TO THEIR MAIN IN 3000 WEST STREET.
9. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY. SNOW REMOVAL AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
10. ALL WETLANDS SHOWN WITHIN PRIVATE PROPERTIES ARE NOT TO BE MITIGATED. A NOTE AND WETLAND EASEMENT WILL BE ADDED ON THE FINAL PLAT TO PRESERVE THESE AREAS.
11. WETLAND EASEMENTS SHALL BE REQUIRED ON ALL WETLANDS IN THE DEVELOPMENT THAT ARE NOT MITIGATED PER ARMY CORPS OF ENGINEERS INSTEAD OF THE CONSERVATION EASEMENT REQUIREMENT IN 10.82.070 (N).
12. ALL 3,500 SQ.FT. LOTS WITH THE FRONT DOOR FACING THE STREET SHALL HAVE A DEDICATED WALKWAY FROM THE FRONT DOOR TO THE PUBLIC WALKWAY OR PUBLIC STREET, WHICHEVER IS CLOSER.
13. INSTALL "BICYCLES MAY USE FULL LANE" SIGN ON ALL LOCAL STREETS.
14. STREET TREES TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED, OR IF, DUE TO SEASON, AN ESCROW ACCOUNT SHALL BE ESTABLISHED TO COVER THE COST OF PLANTING THE TREES.
15. LANDSCAPING IN COMMON AREAS WILL BE COMPLETED BEFORE END OF WARRANTY.

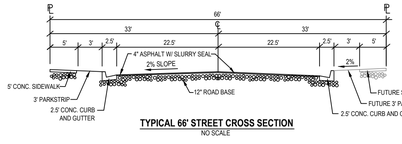
LEGEND

- HOA TRAIL LOCATION
- EXISTING WETLAND AREA
- LOW VOLUME LOCAL
- LOT AREA 3,500 - 5,599 SQ.FT.
- LOT AREA 5,600 - 6,999 SQ.FT.
- LOT AREA 7,000 - 11,999 SQ.FT.
- LOT AREA 12,000 AND LARGER
- COMMON SPACE
- OPEN SPACE
- COLLECTOR STREETS

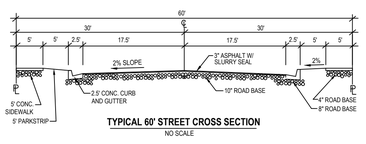


2400 WEST STREET CROSS SECTION W/ EQUESTRIAN TRAIL (NORTH OF SEASIDE DRIVE)
NO SCALE

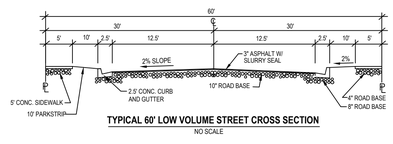
2400 WEST STREET CROSS SECTION (SOUTH OF SEASIDE DRIVE)
NO SCALE



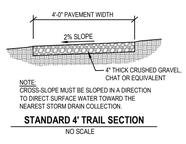
TYPICAL 66' STREET CROSS SECTION
NO SCALE



TYPICAL 60' STREET CROSS SECTION
NO SCALE

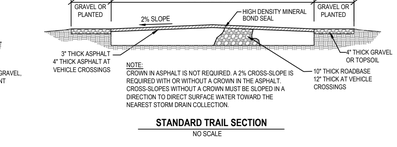


TYPICAL 60' LOW VOLUME STREET CROSS SECTION
NO SCALE



NOTE:
CROSS-SLOPE MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

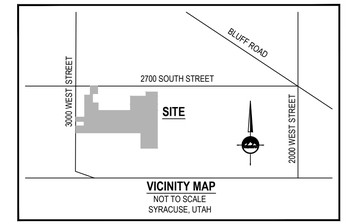
STANDARD 4' TRAIL SECTION
NO SCALE



NOTE:
CROWN IN ASPHALT IS NOT REQUIRED. A 2% CROSS-SLOPE IS REQUIRED WITH OR WITHOUT A CROWN IN THE ASPHALT. CROSS-SLOPES WITHOUT A CROWN MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

STANDARD TRAIL SECTION
NO SCALE

STANDARD EQUESTRIAN TRAIL SECTION
NO SCALE



VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

Shoreline Overall Description

A portion of the NW1/4 and the NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located S89°40'58"E along the Section line 811.11 feet from the Northwest Corner of Section 21, T4N, R2W, SLB&M;
thence S89°40'58"E along the Section line 197.02 feet to the extension of the Westerly line of SYRACUSE MEADOWS Subdivision, Plat 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder;
thence along said SYRACUSE MEADOWS Subdivision, Plat 4, and the extension thereof the following six (6) courses and distances: S00°11'28"W 396.00 feet;
thence N89°40'58"W 69.25 feet;
thence S00°19'02"W 309.99 feet;
thence S04°02'03"W 60.13 feet;
thence S89°40'58"E 207.14 feet;
thence South 210.39 feet;
thence S89°40'58"E along said SYRACUSE MEADOWS Subdivision, Plat 4, and along the Southerly line of SYRACUSE MEADOWS Subdivision, Plat 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder, 1,108.63 feet;
thence along said SYRACUSE MEADOWS Subdivision, Plat 3, the following four (4) courses and distances: N73°57'58"E 107.76 feet;
thence North 211.39 feet;
thence N42°16'31"W 65.83 feet;
thence N00°19'02"E 290.19 feet to a point on the Southerly line of SYRACUSE MEADOWS Subdivision, Plat A, according to the Official Plat thereof on file in the Office of the Davis County Recorder;
thence along said SYRACUSE MEADOWS Subdivision, Plat A, the following four (4) courses and distances: S89°40'58"E 592.00 feet;
thence N00°19'02"E 115.00 feet;
thence S89°40'58"E 360.00 feet;
thence N00°19'02"E 280.96 feet to the Section line; thence S89°40'44"E along the Section line 4.76 feet;
thence S00°19'02"W 1,319.74 feet to the South line of the NW1/4 of the NE1/4of said Section;
thence S89°40'16"E along the 1/16 Section (40 acre) line 53.05 feet to the Northeast Corner of the NW1/4 of the SW1/4 of the NE1/4 of said Section;
thence S00°11'36"W along the 1/64 Section line 1,319.75 feet to the Southeast Corner of the SW1/4 of the SW1/4 of the NE1/4 of said Section;
thence N89°39'48"W along the 1/4 Section line 663.40 feet to the Center 1/4 Corner of said Section;
thence N00°11'31"E along the 1/4 Section line 659.83 feet to the Southeast Corner of the NE1/4 of the SE1/4 of the NW1/4 of said Section;
thence N89°40'16"W along the 1/64 Section (10 acre) line 2,653.93 feet to the Southwest Corner of the NW1/4 of the SW1/4 of the NW1/4 of said Section;
thence N00°11'28"E along the Section line 309.66 feet to the Southwest corner of that Real Property as described in Deed Book 2902 Page 207 of Official Records of Davis County;
thence along said deed the following three (3) courses and distances: S89°48'32"E 440.00 feet;
thence N00°11'28"E 200.00 feet;
thence N89°48'32"W 440.00 feet to the Section line;
thence N00°11'28"E along the Section line 149.33 feet to the Southwest corner of that Real Property as described in Deed Book 6068 Page 463 of Official Records of Davis County;
thence S89°48'32"E along said deed 440.00 feet;
thence N00°11'28"E along said deed and along the Easterly lines of that Real Property as described in Deed Book 4189 Page 88 of Official Records of Davis County and that Real Property as described in Deed Book 3618 Page 233 of Official Records of Davis County and that Real Property as described in Deed Book 4652 Page 420 of Official Records of Davis County and that Real Property as described in Deed Book 1740 Page 1683 of Official Records of Davis County and that Real Property as described in Deed Book 1105 Page 46 of Official Records of Davis County 875.66 feet to the Southwest corner of that Real Property as described in Deed Book 3888 Page 2453 of Official Records of Davis County;
thence along said deed the following two (2) courses and distances: S89°41'00"E 371.14 feet;
thence N00°11'11"E 443.36 feet to the point of beginning.
Contains: 103.04 acres+/-

SYRACUSE LDS CHURCH PARCEL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERICIAN, AND RUNNING;
THENCE NORTH 89°40'06" WEST ALONG THE QUARTER SECTION LINE 625.68 FEET;
THENCE NORTH 00°11'13" EAST 160.02 FEET;
THENCE SOUTH 89°48'47" EAST 10.00 FEET;
THENCE NORTH 00°11'13" EAST 100.00 FEET;
THENCE NORTH 89°40'13" WEST 10.10 FEET;
THENCE NORTH 00°19'47" EAST 39.75 FEET;
THENCE NORTH 00°11'13" EAST 230.05 FEET;
THENCE NORTH 89°48'47" WEST 18.24 FEET;
THENCE NORTH 00°13'13" EAST 130.00 FEET TO THE 1/64TH SECTION LINE;
THENCE SOUTH 89°40'19" EAST ALONG THE 1/64TH SECTION LINE 643.90 FEET TO THE QUARTER SECTION LINE;
THENCE SOUTH 00°11'31" WEST ALONG THE QUARTER SECTIOIN LINE 659.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.51 ACRES

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
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:
CW LAND CO.
1222 WEST LEGACY CROSSING BLVD, #6
CENTERVILLE, UTAH 84014
CONTACT:
GREG DAY, PE
PHONE: 801-814-1778

SHORELINE SUBDIVISION
PRELIMINARY PLAT
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
12-9-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1	10-28-19	REVISED FOR APPROVAL	MCE
2	11-5-19	REVISED FOR APPROVAL	MCE
3	12-9-19	REVISED FOR APPROVAL	MCE
4			
5			
6			
7			
8			

OVERALL SITE PLAN

PROJECT NUMBER 8508A
PRINT DATE 12/9/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-100

HORIZONTAL GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

ORDINANCE NO. 2020-24

AN ORDINANCE AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT 2889 SOUTH 3000 WEST AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT TO GOVERN THE PROPERTY.

WHEREAS, the City Council has the authority, pursuant to state law, to establish zoning designations for the health, welfare, comfort and safety of is residents and those visiting the City; and

WHEREAS, the owner and potential developer of property at 2889 South 3000 West, Davis County Parcel ID # 12-103-0078, has requested that the zoning for the property be changed from R-1 to R-3; and

WHEREAS, the Planning Commission conducted a public hearing on the issue and recommended the zone change; and

WHEREAS, the applicant has proposed certain conditions to be applied to its property via development agreement; and

WHEREAS, the Council finds that the amendment is consistent with the general plan map and advances the interests of the community; and

WHEREAS, the Council finds that the Development Agreement will aid in the amelioration of impacts to neighboring properties,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The zoning designation for the property located at 2889 South 3000 West is changed from R-1 to R-3, as shown on a map attached in Exhibit A.

Section 2. Development Agreement. The Council approves of the Development Agreement attached as Exhibit B and authorizes the Mayor to execute it.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ____th DAY OF NOVEMBER, 2020.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A
ZONING MAP

EXHIBIT B
DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT APPROXIMATELY 2889 SOUTH 3000 WEST, SYRACUSE, UTAH

This Development Agreement ("Agreement") is made and entered into as of this _____ day of _____, 20__, by and between Toucan Investment Real Estate and Development, L.C. (the "Developer"), and **Syracuse City**, a municipality and political subdivision of the State of Utah (the "City").

RECITALS:

A. The Developer owns approximately 2.448 acres of property located at approximately **2889 South 3000 West** in Syracuse, Davis County, Utah (parcel ID number 12-103-0078), as more particularly described in Exhibit A, which is attached hereto and by this reference made a part hereof (the "Property"), for which zone change approval has been sought to become R-3, which petition is currently before the Syracuse City Council.

B. Having heard concerns from neighbors about this project during the public process, the Developer has voluntarily offered to place certain conditions upon the Property if the City grants the zoning request.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the City hereby agree to the following:

1. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.

2. **Agreement Conditioned Upon Zoning Approval.** This Agreement only takes effect if zoning on the Property is changed to R-3 by the Syracuse City Council.

3. **Agreement to Run with the Land.** This Agreement shall run with the land, be recorded in the Davis County Recorder's Office by the City, and be binding upon successors or assigns, until it is rescinded as provided in this Agreement.

4. **Lot Standards.** Notwithstanding the minimum measurements permitted in the R-3 zone, all future lots on the Property shall comply with the following restrictions:

4.1. **Density.** Minimum lot size shall be no less than 10,000 square feet per lot.

4.2. **Lot width.** Lot widths shall be no less than 100 feet (100') in width.

4.3. **Yards.** The front yard shall be at least twenty-five feet (25') deep; the side yards shall be at least ten feet (10') wide; and the rear yards shall be at least thirty feet (30') deep.

A concept plan of the proposed lots and street layout is attached as Exhibit "B" and incorporated by this reference.

5. **Note on Plat.** Prior to recordation, any plat subdividing these properties shall include the following note:

> Homes built on this property abut and are nearby historically agricultural properties that maintain farm animals, including roosters, cows, goats, pigs, and other animals that will generate noise and odors at all hours of the day and/or night. Agricultural activities include feeding, grooming, breeding and harvest of farm animals. Purchasers of properties in this subdivision understand and affirmatively accept these neighboring conditions.

6. **Denial of Inconsistent Plat Application.** If the Developer, a successor or assign submits a plat that does not conform to the requirements of this Agreement, the City may deny that plat application, citing this Agreement as grounds for the denial. The Developer, successor or assign specifically waives the ability to challenge or appeal a denial based upon non-conformance to the requirements of this Agreement.

7. **Assignment.** This Development Agreement may be assigned to a purchaser of the Property. The provisions of this Agreement shall continue to apply to any subdivided properties

8. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

9. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

10. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below.

To Developer:

Keith Russell
Toucan Investment, Real Estate and Development, L.C.
2078 East 200 South
Layton, UT 84040

To the City:

Syracuse City Attorney
1979 West 1900 South
Syracuse, Utah 84075

With a Copy to:

Syracuse City Manager
1979 West 1900 South
Syracuse, UT 84075

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

11. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

12. **General Terms and Conditions.**

12.1. Termination. The Parties may, by written Agreement, terminate this Development Agreement by mutual consent. Such termination shall be in writing, including a resolution by the Council agreeing to the termination.

12.2. Default & Limited Remedies. If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other party specifically identifying the claimed event of default and the applicable provisions of this Agreement that is claimed to be in default. The party shall immediately proceed to cure or remedy such default or breach within thirty (30) calendar days after receipt of such notice. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

12.3. Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

12.4. Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such a case, this Agreement is void at inception.

12.5. Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

12.6. No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

12.7. Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

(Signatures appear on next page)

- Remainder of page left intentionally blank -

Toucan Investment, Real Estate and Development, L.C.

By: Keith Russell
It's: Managing Member

October 16, 2020
Date

Signature

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this 16th day of October, 2020, personally appeared before me Keith R. Russell signer and Managing Member of Toucan Investment, Real Estate and Development, L.C., whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said liability company and who duly acknowledged to me that he executed the same for the purposes therein stated.

Alesa Shelby 713230
Notary Public

ALESA SHELBY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 713230
COMM. EXP. 07-31-2024

SYRACUSE CITY

By _____
Mike Gailey, Mayor

Attest:

_____
Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2020, personally appeared before me Mayor Mike Gailey, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

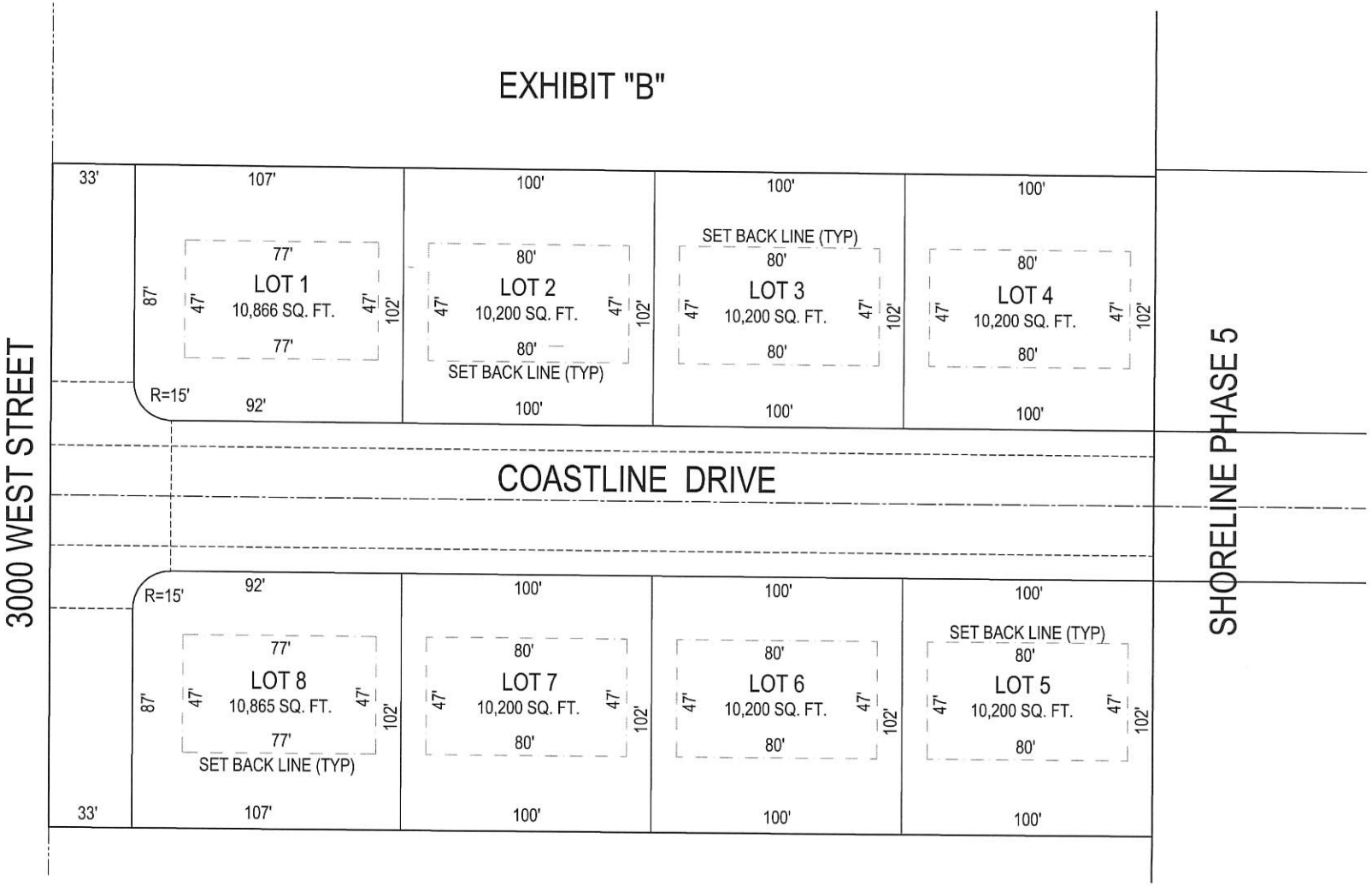
_____
Paul H. Roberts
City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

BEG AT A PT 924.0 FT S ALG THE SEC LINE FR THE NW COR OF SEC 21-T4N-R2W, SLM; & RUN TH S 132.0 FT ALG THE SEC LINE; TH E 440.0 FT; TH N 132.0 FT; TH W 440.0 FT TO THE POB. ALSO: BEG AT A PT 1056.0 FT S ALG THE SEC LINE FR THE NW COR OF SEC 21-T4N-R2W, SLM; & RUN TH S 132 FT ALG THE SEC LINE; TH E 440 FT; TH N 132 FT; TH W 440 FT TO THE POB. LESS & EXCEPT ANY PORTION LYING WITHIN THE LEGAL BOUNDS OF 3000 WEST STR.

CONT. 2.448 ACRES.


EXHIBIT "B"
3000 WEST STREET
SHORELINE PHASE 5
COASTLINE DRIVE
33'
107'
100'
100'
100'
SET BACK LINE (TYP)
77'
80'
80'
80'
LOT 1
10,866 SQ. FT.
LOT 2
10,200 SQ. FT.
LOT 3
10,200 SQ. FT.
LOT 4
10,200 SQ. FT.
87'
47'
47'
102'
77'
80'
SET BACK LINE (TYP)
80'
R=15'
92'
100'
100'
100'
R=15'
92'
100'
100'
100'
SET BACK LINE (TYP)
77'
80'
80'
80'
LOT 8
10,865 SQ. FT.
LOT 7
10,200 SQ. FT.
LOT 6
10,200 SQ. FT.
LOT 5
10,200 SQ. FT.
77'
80'
80'
80'
SET BACK LINE (TYP)
33'
107'
100'
100'
100'

COUNCIL AGENDA

October 27, 2020

LEGISLATIVE ITEM

Agenda Item #**d6**

Green Property Rezone

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location:	2400 West and Gentile (3700 South)
Current General Plan:	Low-Density Residential
Current Zoning:	A-1 (Agriculture Residential at 0.5 Units per Acre)
Proposed Zoning:	R-3 (Single-Family Residential at Four Units per Acre)
Acreage:	60

Summary

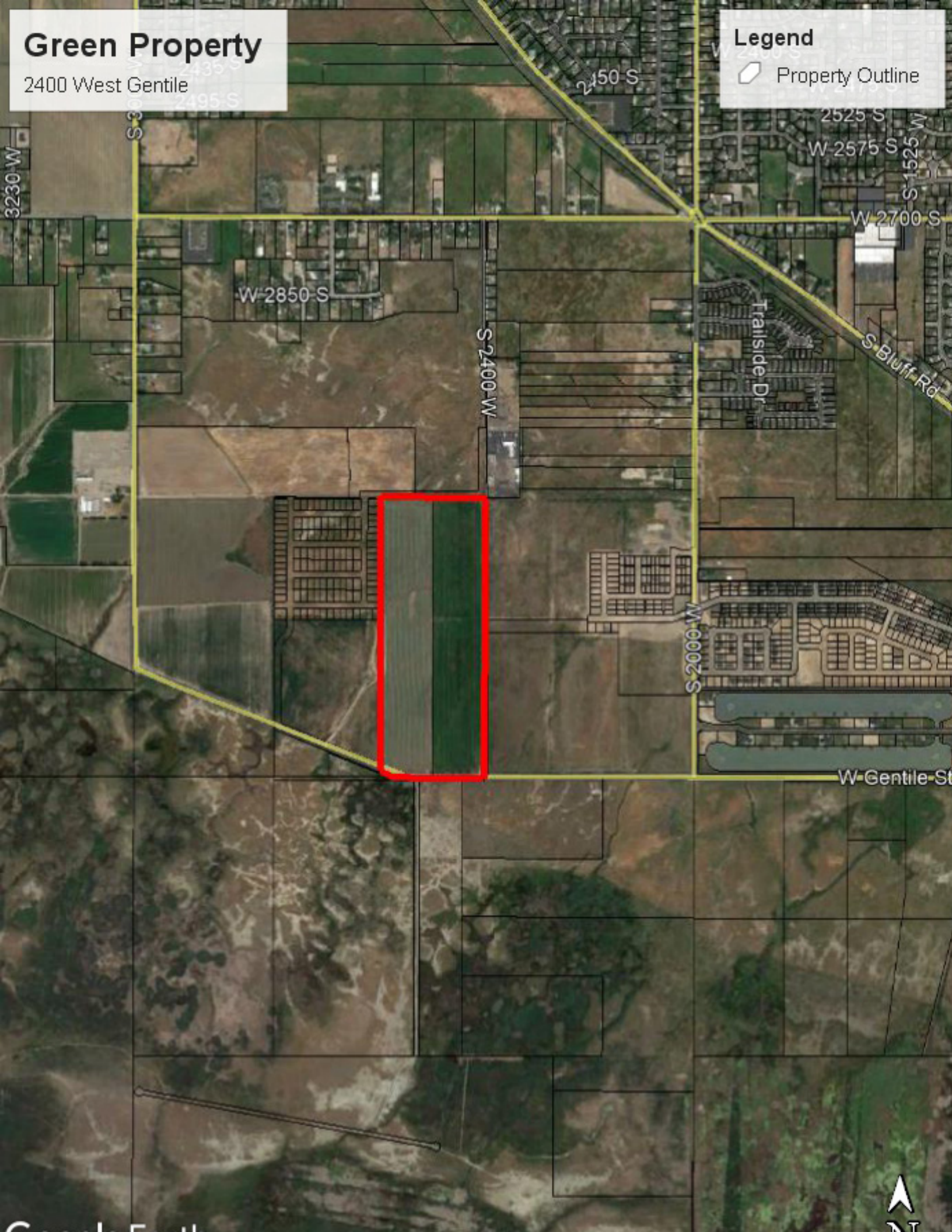
The applicant is requesting approval of a rezone of approximately 60 acres of property from A-1 to R-3 to develop single-family units. Assuming the entirety of the ground is developable, the current zoning would allow for 30 units and the proposed zoning would allow for 240. Currently The Fields and Still Water projects to the east and west have stopped development somewhere around the midpoint of their properties when viewed from north to south due to sewer-fall restrictions. SCC 4.45.020 states that the City will not accept sewer lift stations which leaves the creation and maintenance of such stations to land owners within a special assessment district established for station maintenance. This has limited development to areas served by gravity-fed sewer.

As a result, properties in this area have only partly developed with large areas being dedicated to the City. That is the intent in this case if the entire property is not sewer-serviceable. The applicant understands this and still wishes to proceed with the application as included in this report.

The properties are located in the Low-Density Residential General Plan designation which supports the R-3 Zone. The minimum lot size of 8,000 square feet in the R-3 Zone will be the largest consistent lot size in the area with lots in The Fields in the 7,000 square foot range and lots in Still Water ranging from 3,500 square feet to approximately 10,000 square feet. Development of this property will facilitate the connection of 2400 West from its current termination to 3700 South. This will connect with the Still Water development and provide western access to the City-owned regional park property on the northwest corner of 2000 West and 3700 South. Development will also allow for exaction of a trail segment along 3700 South according to the Syracuse City Trails Master Plan.

A map has been included in this report along with the application showing the reasoning for the request. Because this is a legislative decision, no staff recommendation will be included.

Planning Commission reviewed the item on October 20, 2020 and is forwarding a unanimous recommendation for approval following a public hearing. During the hearing, no public comment was recieved.


Green Property
2400 West Gentile
Legend
Property Outline
2450 S
2525 S
W 2575 S
S 1525 W
3230 W
W 2700 S
W 2850 S
S 2400 W
Trailside Dr
S Bluff Rd
S 2000 W
W Gentile St

DocuSign Envelope ID: C0DBE5FD-32F7-4E06-A313-1C257703D6BF

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:	Total Acreage of Parcel:
2400 W and Gentile	60

Parcel Identification Number (as recorded with Davis County):	Current Zone	Proposed Zone:
12-103-0107 and 12-103-0039	A-1	R-3

Brief Description of Purpose for Rezone and Reasons Supporting the Request

The purpose of this rezone is to develop 8,000 square foot lots on this land.

This request is supported by the R-3 zone being an approved use in the General Plan Map.

This request is further supported by the 8,000 square foot lots being larger then the surrounding lots.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Jon Green

Mailing Address:	City:	State:	ZIP:
2263 West Gentile Street	Layton	UT	84041

Office Phone:	Cell Phone :	Email:

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):
Woodside Homes of Utah, LLC

Mailing Address:	City:	State:	ZIP:
460 West 50 North, Suite 300	Salt Lake City	UT	84101

Office Phone:	Cell Phone:	Email:
	435-668-6844	Derekt@woodsidehomes.com

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

DocuSigned by: Jon Green C0E7A8B2C5B147B... 10/6/2020
Property Owner Signature Date

DocuSigned by: Derek Terry A54304A75D9E43B... 10/6/2020
Applicant Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

DocuSign Envelope ID: C0DBE5FD-32F7-4E06-A313-1C257703D6BF

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

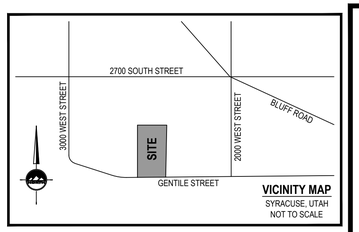
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BOUNDARY DESCRIPTION

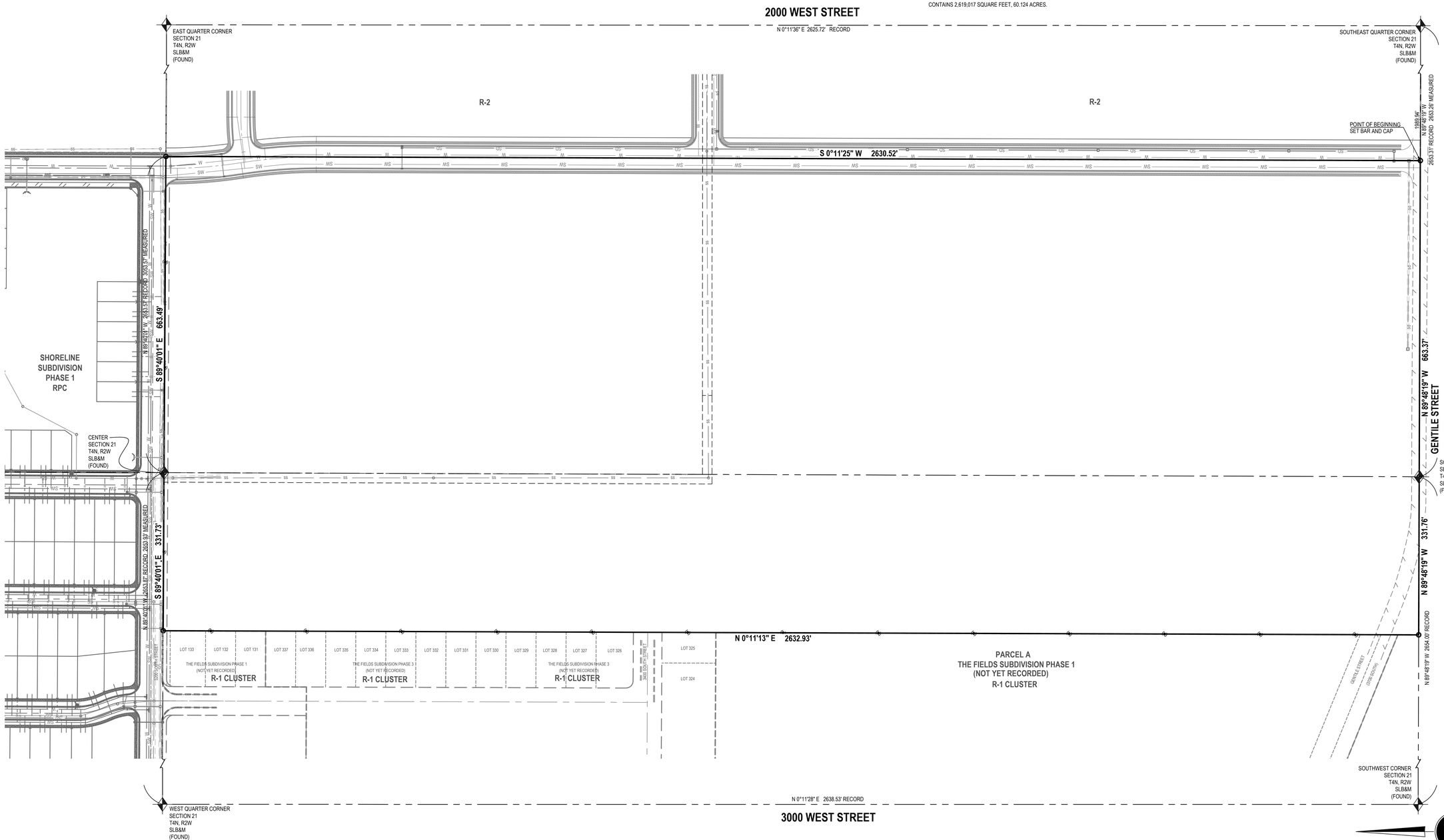
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 89°48'19" WEST 1989.94 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE NORTH 89°48'19" WEST 663.37 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°48'19" WEST 331.76 FEET ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO A BOUNDARY LINE AGREEMENT RECORDED ON JANUARY 24, 2020 AS ENTRY NO. 3220873 IN BOOK 7435 AT PAGES 1395-1399 IN THE RECORDS OF DAVIS COUNTY;
THENCE NORTH 0°11'13" EAST 2632.93 FEET, (2633.12 FEET IN BOUNDARY LINE AGREEMENT) ALONG THE WEST LINE TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°40'01" EAST 331.73 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°40'01" EAST 663.49 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°11'25" WEST 2630.52 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING.

CONTAINS 2,619,017 SQUARE FEET, 60.124 ACRES.



VICINITY MAP
SYRACUSE, UTAH
NOT TO SCALE



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."

ENSIGN ENG. LAND SURV.

GENERAL NOTES:

1. PROPERTY IS ZONED A-1
2. PROPOSED ZONE WILL BE R-3.
   A. MINIMUM LOT WIDTH IS 80'
   B. FRONT YARD SETBACK IS 25'
   C. REAR YARD SETBACK IS 20'
   D. SIDE YARD SETBACK IS 8'
   E. CORNER LOT SIDE YARD SETBACK IS 20'

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
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:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

GREEN PROPERTY

2500 WEST GENTILE STREET
SYRACUSE, UTAH

CONCEPT PLAN

PROJECT NUMBER L2429
PRINT DATE 9/30/20
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

1 OF 1

General Plan Map

Last Amended: 09/10/19

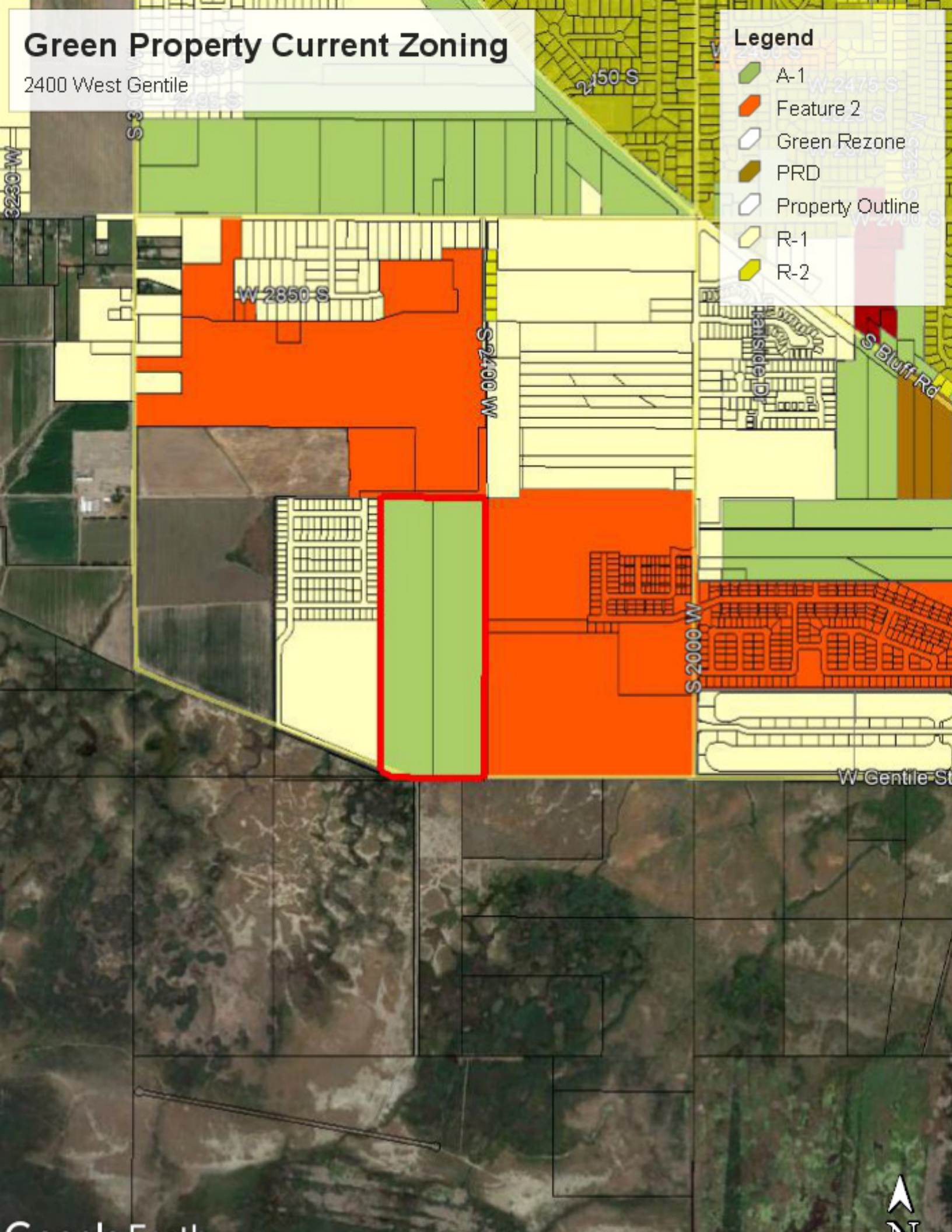
Legend

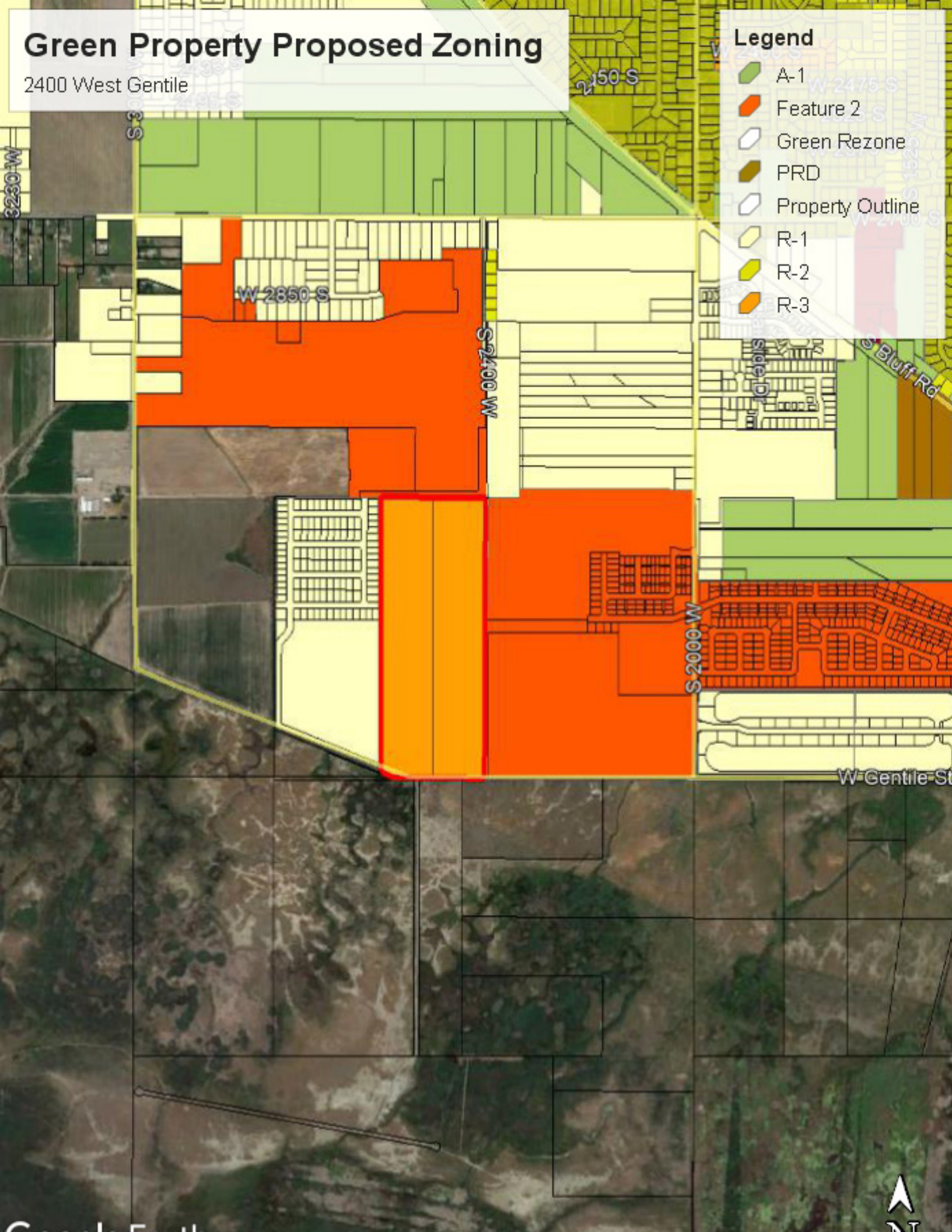
- Syracuse Municipal Boundary
- Parks, Agriculture, Wetlands (A-1)
- Civic (All Zones)
- Low Denisty Residential (A-1, R-1, R-2, R-3, Cluster, RPC)
- Medium Density Residential (Cluster, R-3, RPC, PRD, Neighborhood Services)
- High Density Residential (R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)
- Commercial (G.C., P.O., Mixed Use, Neighborhood Services)
- Industrial (Business Park, Industrial, Research Park, Mixed Use, G.C., P.O.,)
- Future West Davis Corridor & SR-193
- Future West Davis Corridor Interchange

N

0 1 Miles

SUBJECT PROPERTY


Green Property Current Zoning
2400 West Gentile
Legend
A-1
Feature 2
Green Rezone
PRD
Property Outline
R-1
R-2
W 2850 S
S 2400 W
S 2000 W
S Bluff Rd
Hansen Dr
W Gentile St


Green Property Proposed Zoning
2400 West Gentile
Legend
A-1
Feature 2
Green Rezone
PRD
Property Outline
R-1
R-2
R-3
W 2850 S
S 2400 W
S 2000 W
W Gentile St
S Bluff Rd

COUNCIL AGENDA

October 27, 2020

Agenda Item #d7

Potential Amendment to Ordinance 10.20.140
Relating to Plat Amendments

Summary
It has been requested to review the land use approval process for plat amendments. Table 1 of 10.20.140 says the land use authority for vacations or amendments of subdivision plat is the Planning Commission. A public hearing is required. The appellate body is the City Council. The process to appeal an administrative decision is detailed in 10.20.120.

Goals of Discussion
Decide if this should be sent to the Planning Commission for a recommendation and to provide instruction to staff on desired wording.

Decision to Be Made	Advisory Body	Land Use Authority	Appellate Body	External Appeal
Major home occupations (see Chapter 10.35 SCC)	Land Use Administrator	Planning Commission	City Council	District Court
Subdivision applications and plat approvals	Planning Commission (public hearing required at review of sketch plan)	City Council	District Court	30 days from decision by Land Use Authority
Vacations or amendments of subdivision plats	None	Planning Commission (public hearing and 10-day notice required)	City Council	District Court (30 days from decision by Land Use Authority)
Zoning variances	None	Board of Adjustment	District Court	30 days from decision by Land Use Authority
Exactions (constitutional takings)	City Recorder	Not applicable	City Council	Utah State Private Property Ombudsman

COUNCIL AGENDA

October 27, 2020

Agenda Item **d8**

Potential Amendment to 10.85 - PO - Professional Office Zone - Concerning Daycares and Dwellings

Factual Summation

Applicant Vanessa McNeill would like to run a daycare and simutaniously live at the home located at 1384 W 1700 S. However, the current zoning (P.O.) does not allow dwellings or daycares. The home was somewhat recently changed from residential zoning to P.O. in order to run a commercial business at the location. The business relocated shortly after, leaving the home vacant and with more limited allowed uses in the newly appointed zoning designation. One potential solution would be to add both dwellings and daycare centers to the list of permitted uses. The applicant is proposing this solution because it is the least costly and quickest option to accomplish her goal. Being located on a busy arterial road, the home most likely will attract another 100 % commercial tenenat, but having some flexibility may assist in leasing the space. Also, as with every text amendment, this will effect all P.O. zoned areas not just the subject property. See attached for a potential wording for the text amendment.

Planning Commission reviewed the item on October 20, 2020 and is forwarding a unanimous recommendation for approval following a public hearing. During the hearing, no public comment was recieved.

Goal of Discussion

Decide if the item is ready to be placed on a business meeting for a vote, or if it needs more time during a future work meeting.

DocuSign Envelope ID: DBCF8297-6949-47F2-B793-FF5EA682148D

Title 10 – Land Use Ordinance Text Amendment Application

Syracuse City Community & Economic Development
1979 West 1900 South, Syracuse, UT 84075
801-825-1477 opt.4 • www.syracuseut.com • planning@syracuseut.com

For Office Use Only:
Received: _____
PC Hearing: _____
Council Hearing: _____

Applicant Contact Information: **Updated: 3/2017**

Name: Vanessa McNeill	Business Name: Little Jay Birds Home Daycare		
Phone Number(s): 801-920-2699	Mailing Address: (If different from subject property location) Address: 1384 W 1700 S, Syracuse, UT, 84075		
E-Mail Address: vmcneill07@gmail.com	City: Ogden	State: UT	Zip Code: 84404
Relationship to Property Owner: Renter			

Property Owner Information: ***(If this information is the same as above, please write 'S/A')***

Name(s): Luz Derly Pietz	Mailing Address: (If different from subject property location) 3815 Prestwick Circle		
Phone Number(s): 224-304-3895	City: Syracuse	State: UT	Zip Code: 84075
Email Address: Ut.rental.dp@gmail.com			

Section(s) Of Syracuse City Code To Be Amended: ***(Please attach a separate sheet if necessary)***

10.85

Current Provision(s) Of Text To Be Affected By Proposed Amendment: ***(Please attach a separate sheet if necessary)***

attached page.

Proposed Wording Of Text Change: ***(Please attach a separate sheet if necessary)***

Add: To use as daycare with residential component

I hereby certify that the requested Text Amendment would comply with all required conditions and standards of the Syracuse Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the City's General Plan, and impose no insatiable demands for public services. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

DocuSigned by: Vanessa McNeill 99874AFF50354A0... 10/5/2020
Applicant Signature Date

DocuSigned by: Luz Derly Pietz 586EBED722EC4FE... 10/3/2020
Business/Property Owner Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received By:	Receipt #
Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____		
Land Use Authority Date:		
City Council Decision and Date:		

Application and Noticing Fees:

$200	Application Fee	$200.00
	Total	$200.00

Proposed Text Amendment(s) are not valid until application fees are submitted and the proposed text amendment(s) are approved by City Council. Once approved a copy will be provided to the applicant.

10.85.010 Purpose.

SHARE

The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone shall promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The professional office zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods. To this end, the regulations permit professional office buildings, medical, and appropriate non-automobile oriented financial facilities primarily for the service of the area residents. The intensity of development of such a district shall reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring residential districts. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-010.]

10.85.020 Permitted uses.

SHARE

The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.090.

(A) Administrative and executive offices.

(B) Animal clinics.

(C) Assisted living centers.

(D) Churches, synagogues, and temples.

(E) Financial planning, investment planning, real estate, and general business offices.

(F) Marriage and family counseling services.

(G) Medical and other health facilities.

(H) Professional nonretail services.

(I) Professional offices (for lawyers, engineers, and architects). [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-020.]

10.85.030 Conditional uses.

SHARE

The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.080.

(A) Accessory buildings (200 square feet or greater) (minor).

(B) Animal hospitals (major).

(C) Churches or religious service buildings (major).

(D) Optical shops (minor).

(E) Preschool centers (major).

(F) Public and quasi-public buildings (major).

(G) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 11-10 § 10; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-030.]



Syracuse City
1979 W. 1900 S.
Syracuse, UT 84075
801-825-1477

XBP Confirmation Number: 87077915

Transaction detail for payment to Syracuse City. **Date: 10/05/2020 - 4:14:53 PM**

Transaction Number: 134432087PT
Mastercard — XXXX-XXXX-XXXX-4580
Status: Successful

Account #	Item	Quantity	Item Amount
	CC Convenience Fee	1	$2.00
	General Plan Amendment	1	$200.00

TOTAL: *$202.00*

Billing Information
Vanessa McNeil Vanessa McNeil
, 84075

Transaction taken by: bleota

Chapter 10.85
PO – PROFESSIONAL OFFICE ZONE
Sections:

10.85.010 Purpose.
10.85.020 Permitted uses.
10.85.030 Conditional uses.
10.85.040 Minimum lot standards.
10.85.050 Distance between buildings.
10.85.060 Off-street parking and loading.
10.85.070 Signs.
10.85.080 Special provisions.

10.85.010 Purpose.
The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone shall promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The professional office zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods. To this end, the regulations permit professional office buildings, medical, and appropriate non-automobile oriented financial facilities primarily for the service of the area residents. The intensity of development of such a district shall reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring residential districts. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-010.]

10.85.020 Permitted uses.
The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.090~~.~~

A. ~~(A)~~ Administrative and executive offices.
B. ~~(B)~~ Animal clinics.
C. ~~(C)~~ Assisted living centers.
D. ~~(D)~~ Churches, synagogues, and temples.
E. Day care and Preschool centers.
F. ~~(E)~~ Financial planning, investment planning, real estate, and general business offices.
G. ~~(F)~~ Marriage and family counseling services.
H. ~~(G)~~ Medical and other health facilities.
I. ~~(H)~~ Professional nonretail services.
J. ~~(I)~~ Professional offices (for lawyers, engineers, and architects). [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-020.]

10.85.030 Conditional uses.

The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.080.

A. ~~(A)~~ Accessory buildings (200 square feet or greater) (minor).
B. ~~(B)~~ Animal hospitals (major).
C. ~~(C)~~ Churches or religious service buildings (major).
D. Dwellings, limited to one unit per property. Occupancy of the unit shall be limited to the business owner or employee and their family. (minor)
E. ~~(D)~~ Optical shops (minor).
F. ~~(E) Preschool centers (major).~~
G. ~~(F)~~ Public and quasi-public buildings (major).
H. ~~(G)~~ Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 11-10 § 10; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-030.]

10.85.040 Minimum lot standards.
All lots developed and all structures and uses placed on lots shall be in accordance with the following standards. Lot area for properties in this zone shall front existing minor or major collector streets of the City and include all property as described on the most recent plat of record.

(A) Lot area: minimum of one-half acre to maximum of 10 acres.
(B) Lot width: 100 feet.
(C) Front yard: 15 feet.
(D) Side yards: as required by site plan review.
(E) Rear yard: as required by site plan review.
(F) Building height: the height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 10 feet of the zone boundary line. In determining height, exclude uses not for human occupancy, such as chimneys, flagpoles, church towers, and similar structures. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-040.]

10.85.050 Distance between buildings.
In this zone, where there is more than one office building constructed on a site, there shall be a minimum distance between structures of at least 20 feet. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-050.]

10.85.060 Off-street parking and loading.
Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-060.]

10.85.070 Signs.
Signs permitted in this zone shall be those allowed in professional office zones by Chapter 10.45 SCC. [Ord. 12-05 § 2; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-070.]

10.85.080 Special provisions.
(A) Landscaping. In this zone, the following landscaping requirements shall include:

(1) Ten feet of landscaping along frontage areas not occupied by drive accesses.
(2) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).
(3) A minimum buffer of 10 feet adjacent to residential zoning.
(4) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).
(5) Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).
(6) Landscaping covering at least 15 percent of the development site. Landscaping shall be installed within four months of occupancy and maintained in good condition.

(B) Fencing. Where the site abuts a residential zone, a six-foot-high decorative texture solid masonry wall shall be located along the property line. All fencing must comply with Chapter 10.30 SCC.

(C) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary use building.

(D) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this zone:

(1) All lights shall have shields to direct all light toward the earth’s surface and away from reflective surfaces.
(2) Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.
(3) Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet, whichever is shorter.
(4) Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.
(5) The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.
(6) The level of lighting shall not exceed one-half foot-candle at any residential property line or one foot-candle at any nonresidential property line.
(7) Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.

(8) Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a nonprotruding diffusor. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-18-080.]

COUNCIL AGENDA

October 27, 2020

Agenda Item #d9

Potential Amendment to Ordinance 10.30.020 Relating to Building Materials

Summary
It has been requested to review the exterior cladding requirements for multi-family housing. Ordinance 10.30.020 explains that the 'option 3' that allows 0% brick, rock, stone can not be applied to townhomes, apartments, and nonresidential structures. However, there is a mixed use, multi-family housing project which is requesting to include a 'barn' design that does not have any brick rock or stone by design.

Goals of Discussion
Decide if this should be sent to the Planning Commission for a recommendation and to provide instruction to staff on desired wording.

(2) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

(3) Temporary Swimming Pools. Pools that do not have water pumps or heating systems and are of temporary nature shall not be left unattended. When said pool is not in use, it must be drained, and stored away from street view. If a temporary pool is left unattended with standing water, the pool shall be fenced to no less than 48 inches in height. [Ord. 17-16 § 1 (Exh. A); Ord. 15-12 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

* Code reviser's note: 24 inches follows International Building Code Section R105, elected to be the standard by the City Council.

10.30.020 Regulations for buildings and structures.

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(A) Regulations for All Residential Structures.

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

(2) Each residential structure shall have a permanent connection to all available utilities.

(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

(4) Materials shall not transition on outside corners and shall wrap around from the corner a minimum of 24 inches.

(B) Regulations for new residential construction must meet one of these three options:

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of masonry. On corner lots, the street side of the structure shall have a minimum height of four vertical feet of wainscot, composed of masonry. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of masonry and the remainder covered in cementitious fiberboard or plank. On corner lots, the street side of the structure shall have a minimum height of four vertical feet of wainscot, composed of masonry. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(3) Option 3. Single-family dwellings (excluding townhomes, apartments, and nonresidential structures) may have the front exterior walls constructed with 100 percent cementitious fiberboard or plank or masonry or any combination thereof only if the following qualifying architectural elements are present on the front facade: at least two or more textural variations such as, but not limited to, placing shake in the gables or wainscot of vertical battens, and containing a front porch of sufficient size for two seats and a walkway. On corner lots, the street sides of the structure shall have 100 percent cementitious fiberboard or plank or masonry product or combination of the two. The installation of aluminum or vinyl siding shall not be allowed on any side or rear of the home. Stucco shall be limited to rear and side facades.

The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.

These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include masonry in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with masonry towards the percentage requirements.

(4) Every residential dwelling shall have a minimum fully enclosed two-car garage (attached or detached) and having at least 400 square feet in total floor area. The Building Department shall not issue a building permit for construction of residential structure(s) unless plans for such structure(s) include the garage described in this subsection.

(a) All garages on detached single-family residential dwellings shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(b) On attached dwellings, a minimum of 50 percent of the garages on each building shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

COUNCIL AGENDA

October 27, 2020

Agenda Item #d10

Economic Development Plan

Summary

As part of a multi-fauceted approach to economic development, the CED department, with the guidance and support of council, has embarked on a three step approach to ramping up the city's economic development efforts. First step was to work with EDCU in it's 'Development Ready Communities Program'. We have completed the program and been deemed 'development ready'. Second step was to engage with Zion's bank for a fiscal resiliency study in looking at our expenses and sources of revenue and estimate scenarios in which the city will need to plan ahead to remain solvent. From that, we have a financial model that enables us to analize the financial ramifications of different market conditions and land use assumptions. The third step, was to hire Better Cities to guide us in creating an economic development plan that will take into account steps 1 and 2, gather direction from council and stakeholders, analyse economic and demographic data, and provide valuable intel into the strategies to employ for the most efficient use of the city's economic development resources.

During the February 25, 2020 work session, Better Citites gave a presentation on the scope of work for our Economic Development Strategic Plan and recieved initial guidance and intstruction from council. They have now completed a draft plan according to the scope outlined and input recieved and need additional input and direction by the stakeholders (you all) about the specific goals and objectives that will take the analisys and ideas and cement them into our official strategy. It is desired to adopt the final plan by way of ordinance but only after the council is comfortable and confident in the plan.

During the August 25 work meeting, the council was introduced to the draft plan. It was decided that further discussion was needed on the item to further digest the plan. Council also provided initial input and observations to Better Cities staff. Corresponding edits to the plan have been made reflecting the council's comments. On September 22, council reviewed the latest revised draft and requested an internally produced vision document be created that summarizes the most important items from the study, solidifies the city's economic development vision, and provides specific guidance as to what are the specific action items that we believe will most likely bring the city's vision to fruition. Since that time, staff has worked with the task force (Lisa, Jordan, Mayor, Brody, and Noah) to create the summary document. See attached.

Goals of Discussion

Review and discuss the summary document and draft plan, enumerate and prioritize goals and objectives. Identify if there are any missing goals or strategies. Decide if there is anything in the plan that we do not agree with. Lastly, decide approximate date to be on business meeting for adoption or if it needs more discussion on another work session.

Purpose Statement

As an accompanying piece to the Economic Development Strategic Plan (EDSP), which the city commissioned by Better Cities, the following visioning document was created. The document was created by a task force assigned by the mayor with the purpose to summarize the most important items from the lengthy EDSP, clarify the city's economic development vision, and provide specific guidance as to what specific action items are believed to bring the city's vision and EDSP to fruition.

Economic Development Vision

Syracuse City will become financially sustainable through the coordination of land use development, strategic branding, tax increment incentives, and city policies, while staying within the overall mission and vision for the City.

Goals/objectives enumerated in this vision document:

- Brand of the City as the “Un-I-15" alternative to ‘typical’ cities on the Wasatch Front.
- Support the development of experience-based businesses and activities to attract patrons to the City’s business sector.
- Plan for a variety of housing types in strategic locations
- Attract Daytime Population and Employment Opportunities through targeting aerospace engineering, distribution, manufacturing, and general Class A office uses
- Boost Property Value
- Maximize the WDC Interchange Potential
- Maintain and grow sales tax revenue

Goals/Objectives Summary:

- Goal: Brand of the City as the “Un-I-15" alternative to ‘typical’ cities on the Wasatch Front.

Due to Syracuse City’s unique location along the shores of the Great Salt Lake, and due to surrounding city’s existing regional shopping centers, the city may be facing stiff competition to attract large regional shopping centers or many national brand names. This is because the spacing of competing businesses, population counts within 5 miles, and traffic metrics that these companies use to identify future locations are lower than our competing city’s. This may not entirely be a negative for the city as it affords an opportunity to attract unique shopping experiences that are more interactive and potentially more ‘Amazon Proof’.

The city should actively seek out quality office, retail, and restaurant establishments that are unique or uncommon in the region. There are extensive lists of companies provided in the plan that should be targeted. The city should also uphold design requirements that create unique amenities and experiences as well as bolster its streetscape to be conducive to a boutique shopping experience.

The leading idea from the plan that the city should pursue is to work to develop a boutique retail experiential shopping center like Gardner Village or Magnolia Farms. This village is envisioned to be comprised of historical buildings that could be saved from demolition with road widenings and other development projects. A target property needs to be identified and partnership fostered with the landowner that may want to operate under this business model. Once relocated, the historical buildings would be leased out to the boutique and local agriculturally based businesses. The city should budget money to assist in site development, building relocation costs, and ongoing business support for the project. Once there is a critical mass of boutique shopping businesses, the city could begin marketing and branding efforts as the place to 'get away' from the standard run of the mill and repetitive products found in traditional shopping centers.

- Goal: Support the development of experience-based businesses and activities to attract patrons to the City's business sector.

It has been well documented that when there are regional sports tournaments, trails, events, and recreational activities that attract large numbers of people to a place, that the resulting economic impact from the gas, food, and even lodging that is purchased by the patrons can be significant. At times, the unique recreational activity is also a business such as axe throwing, shooting range or, bowling alley for example. These types of businesses often locate in retail centers and should be solicited to fill vacancies. A word of caution is that tourism-based economies can be seasonal and volatile but could be a boost to a well-rounded economic portfolio.

The leading ideas in this category include building the Shoreline Trail along the west edge of town, the Antelope Drive trail that would connect the Town Center to the AISP causeway, the regional park that would attract regional sports tournaments, the above mentioned 'Gardner Village' concept, and building a performing arts center that would attract large numbers of people. The city should also seek out, support, or even develop unique events such as races or festivals that will draw large numbers of people.

The creation and programming of various event venues has the potential to spur additional sit-down restaurants and economic growth. This could come in the form of a new performing arts center, reception center, or by programming the existing Amphitheatre on the Syracuse Arts Academy campus. The city should continue supporting the Syracuse Arts Council to program the facilities. There may also be the potential to partner with Davis County for tourism dollars.

The city is known as 'The Gateway to Antelope Island'. Boosting visitation to Antelope Island State Park could have positive economic impact to the city if we have the right businesses to entice the visitors to make a purchase within the city limits. The unique boutique businesses mentioned above, would be popular to fill this niche. Data suggests that many people visiting the island currently do not stop within the city in route to or from the park. Regardless, the city should continue work to meet regularly with AISP leadership, county tourism leadership, and state level leaders to bring investment to the park by way of improved amenities on the island and even off the island near the causeway on the east shores adjacent to Syracuse. On the island, a pier jutting out to the water would grant easy access for swimming, site seeing, and water sports. It has been envisioned that the area on the east shore near Syracuse could be improved to be a regionally significant open space with potentially a campground,

fishing pond, shooting range, and miles of trails for hiking, birdwatching, horseback riding, and mountain biking. The city should consider partnering with the county and state to acquire the land for the park. Once visitation and traffic to the area reach a critical mass, a hotel could be justified which would generate tourism spending and transient room tax.

- Goal: Plan for a variety of housing types in strategic locations

Housing is an important element to economic development because to attract high quality employers, the cost of living of the area has to be in line with the wages offered. If housing costs are out of reach for employees of a business, then it will be difficult to fill the positions needed to conduct business. Also, as mentioned earlier, retailers require certain amounts of population within a 5- and 10-mile circumference before locating their business in a new locale. This number varies by industry but often the number of 'rooftops' are a big factor in business expansion plans. The city should continue to add population in a variety of housing types to diversify the housing portfolio meeting the needs of all age and job categories. These new housing developments should be of high-quality design and construction materials. Another point to note is that population growth will result in added sales tax revenue to the city. The state distributes sales tax annually to cities on a per capita basis. Currently, the city receives about $90 per person per year in sales tax. As population increases, so will this disbursement.

- Goal: Attract Daytime Population and Employment Opportunities through targeting aerospace engineering, distribution, manufacturing, and general Class A office uses

Syracuse is a bedroom community. A large portion of the population leaves the city each day to go to work. A diverse and fiscally sustainable local economy relies on its population to not just live there, but also to add to the local economic pie by manufacturing, creating, and exporting goods, services, and products. Currently, the city's commercial businesses are mainly focused on serving our immediate community in the form of medical office and neighborhood shopping centers. Attracting a wider variety of employment opportunities to the city will result in added economic prosperity for our residents.

The plan indicates that office is a complex and competitive space right now. To compete, the city will need to incentivize the use and encourage developers to design the project with unique amenity offerings different from the competition. Office is most feasible near the WDC corridor, along Antelope Drive, and in the Town Center. The mixed-use zone is producing some new office space by using the leverage of market demand for multifamily to extract some office space with each project. This has been a successful way of creating office that should be continued where the location is appropriate.

The industrial market is currently strong. The city has had some near success with large acreage users in distribution and warehousing. To land the 'big fish', the city will need to continue work with the few large acreage landowners that exist to build the required infrastructure, so the sites are 'shovel ready'. The high priority items here are the construction of 2500 W and expanding high speed fiber internet throughout the city. 2500 W will require right of way to be acquired and the budgeting process for the project should begin as soon as possible. A cohesive master plan of the 2500 W area is also needed. Industrial areas include the Ninigret park area, Gateway storage area, and the large parcels the church

owns between 2000 W and 3000 W. These areas are where the city has the best chance of landing a large headquarters or major employer.

The city should purposefully target aerospace industries. There is a list of companies in the plan that should be pursued. Also, relationships with the Hill AFB community should be fostered and should attend as many Airforce outreach activities and meetings as possible.

- Goal: Boost Property Value

The city should continue with its ordinances requiring high quality building materials and efficient development patterns. Large, spread out parking areas and traditional suburban commercial patterns are not the most efficient use of land from a property tax generating lens. As the city matures, there will be infill opportunities that should occur on the unused parking areas and remaining parcels, keeping in mind the highest and best use for each parcel. As our various commercial projects age, maintenance and upkeep should be a priority. The town center project has been subject to some aging and neglect and should be cleaned up. The center needs refreshing of the landscaping, repairing the clock tower, and remedying the problematic traffic circulation patterns. As the commercial areas and other areas in the city are well maintained and designed, this should also result in maintained property values for nearby homeowners contributing to the economic wellbeing of our residents.

- Goal: Maximize the WDC Interchange Potential

The city will benefit from three freeway interchanges. This is sure to spur development pressures around each interchange. It is envisioned that a regional office complex may be feasible near the Antelope Drive interchange. Being near the golf course could add a unique offering setting it apart from the competition. The 'IBI' study envisions a rich office and residential development near the new road. The city will have to be strategic in land use planning the areas based off the way other cities plan their interchanges, as to avoid flooding the market with the same proposed uses. The development surrounding the interchanges has the potential to compete with the city's town center. A conscious effort in land use planning will be needed to ensure that new development does not cannibalize the existing town center businesses.

- Goal: Maintain and grow sales tax revenue

A common theme in each of the goals listed above, is the economic prosperity of the city and its residents. The city desires to have a stable, diverse portfolio of all revenue sources. Sales tax remains to be a major revenue source for the city year after year. Sales tax comes to the city by way of point of sale and based off population. As more items are purchased and more people move to the city, the sales tax revenue grows. There are several key locations for retail which generates the most sales tax, that should be preserved as such even if demand for other uses is high. Mainly, the hard corners located at the intersection of major roadways that have the access and visibility to support commercial retail or mixed use with retail on the first floor. There should be efforts to balance the city's desired architectural quality with the feasibility needed for success of these retailers.

Action items mentioned in this vision document:

- Actively seek out quality office, retail, and restaurant establishments that are unique or uncommon in the region.
- Uphold design requirements that create unique amenities and experiences.
- Develop a boutique retail experiential shopping center like Gardner Village.
- Seek out recreational types of businesses.
- Seek out, support, or even develop unique events such as races or festivals that will draw large numbers of people.
- Support the Syracuse Arts Council who can help program existing and future venues.
- Meet regularly with Antelope Island State Park leadership, county tourism leadership, and state level leaders to bring investment to A.I.S.P.
- Acquire land along the east shoreline of the Great Salt Lake for a passive recreation park.
- Continue to add population in a variety of housing types to diversify the housing portfolio meeting the needs of all age and job categories.
- Continue to use the mixed-use zone to create office space.
- Allocate budget as soon as possible for the 2500 W. project
- Purposefully target aerospace industries and foster relationships with the Hill AFB community.
- Clean up the town center landscaping, parking, clock tower.
- Strategically plan land uses around each West Davis Corridor Interchange.
- Protect hard corners of two intersecting major roads for retail as much as feasible.

Conclusion

As the strategies above are implemented, and the city's brand grows as a family friendly destination for outdoor recreation attracting people to our trails that will stop for gas, and as new employers create demand for lunch options, and as tourists flock to Antelope Island State park , the city's economic success will come to fruition. This success will be thanks to the of ongoing efforts by our entrepreneurs, city leaders, staff, and elected officials.

Syracuse City, Utah

Economic Development Strategic Plan

August 2020

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Chapter 1 EXECUTIVE SUMMARY

Better City was hired in early 2020 to conduct an economic study and retail analysis of the City of Syracuse (herein referred to as the "City"). This document represents the economic analysis of the city, including recommendations and strategy to help the community grow and diversify its local economy. The retail analysis of the community is provided as Appendix I, with the findings and insights from the retail analysis being referenced and used throughout the document.

MISSION AND GOALS FOR THE PLAN

Syracuse desires to be a vibrant, successful city with good parks and trails—the kind of place where people want to live while maintaining their current way of life with nice, quiet, clean, green neighborhoods where kids are free to roam around and be safe.

At the same time, the city could face financial pressures. In the near term, one risk factor is the possible loss of sales tax revenues due to the Covid-19 lockdown and subsequent recession. More permanent is the loss of sales tax revenues from the RC Willey store relocating to Layton. This loss of property and sales tax is significant. The plan outlined herein identifies ways by which the City may make up for these potential and real lost tax revenues.

There is a risk that doing nothing may require either reduced services and delayed maintenance or to raise taxes to maintain current levels of service. To build and maintain a sustainable economic base without significant increases in property taxes requires a concerted effort to increase rooftops and to attract businesses. Distribution facilities along SR 193 may be the best solution, along with attracting offices for aerospace companies associated with Hill AFB. To accomplish these goals requires that the remaining land in Syracuse City be considered and planned as a whole rather than in a piecemeal fashion. It may be challenging to balance the desires and rights of some property owners to continue farming or preserve open space with economic development goals.

Increasing rooftops

Interviews with stakeholders and public meetings exhibit strong resistance to terms such as *apartments*, *multi-unit*, or *density*. This may be a reaction to the older, monolithic products that are present in surrounding communities. Well-designed neighborhoods such as those in Daybreak adjacent to the Oquirrh Mountain Temple could be welcomed by Syracuse residents, particularly if they are attractive, share in property taxes, and offer the opportunity for Syracuse's children to raise their family in the community where they grew up.

Businesses

The open land along SR 193 and the highway's future connection to the West Davis Corridor could prove highly attractive to distribution companies. Moreover, although it might prove unlikely for Syracuse to attract professional offices of the type sought by and already located in neighboring communities along I-15, aerospace companies should be encouraged to locate some of their new offices along SR 193, capitalizing on the potential interest in remote working.

Outdoor recreation

Syracuse is both recreation-oriented and family-oriented. Recommendations include building a large regional sports complex with wide sidewalks and places for tournaments, expanding and connecting the City's Parks and bike paths, making the City more walkable, and widening the causeway to Antelope

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Island with a parkland along one side with bike paths and birdwatching towers. Becoming renowned for outdoor recreation and for pleasant walking and biking could attract employers which, in turn, would attract additional restaurants and shops.

Options

1. Stay as we are — a rural bedroom community with higher taxes where our children might purchase their second or third home, but not their first nor last.
2. Actively seek commercial development along 193—offices, distributors, and light industrial
3. Become a more vibrant neighborhood community with homes young families can afford, being a destination for outdoor recreation with open spaces, parks, and trails—the first choice for employees in nearby work centers such as Hill AFB

STRATEGY AND APPROACH

- Option 1 is not sustainable financially.
- Both option 2 and option 3 are recommended.
- Objectives, Action Steps, and Performance Indicators are proposed at the end of each of the following chapters.

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Chapter 2 PLACE-BASED GROWTH STRATEGY

What attracts visitors to places is aligned with the same determinants that also make places attractive to residents and businesses. Recreational opportunities are one of these determinants and in many cases are not appropriately recognized as an economic development driver. The development of recreational attractions contributes to quality of life and improves a community's competitiveness to attract and retain skilled workforce and high wage employers. Recreational amenities are often patronized and enjoyed by visitors and residents alike and drive spending at local businesses. This is beneficial when such visitation can be repeatedly monetized through local purchases, dining out, or hotel room nights that generate sales, RAPZ, and lodging tax, respectively. Identifying and developing recreational opportunities is a component to effective place-based growth strategies.

Place-based strategies represent a new and interesting opportunity to revamp development strategies. They are pushing individuals in localities to think seriously about their futures rather than wait for solutions to fall like manna from heaven. For example, Toronto, Canada resorted to place-based approaches to boost the city's competitiveness and position it as a "knowledge city" and a viable host for high-technology services, science and technology, and culture. A similar development strategy has been implemented in Glasgow, Scotland, as part of a concerted effort to cope with industrial decline. Place-based approaches can yield significant positive economic and social development results. Engaging in a robust, comprehensive strategic planning process helps to insure a truly efficient deployment of scarce resources, and that it be made operational as designed.[1]

A place-based strategy focuses on using a community's public amenities to make economic progress. Syracuse is recreation-oriented and family-oriented, so ***family-friendly outdoor recreation*** might be an appropriate theme. What are Syracuse's current strengths and what can be developed to build on those strengths?

- Gateway to Antelope Island (which of itself would benefit from enhancement)
- Relatively flat ground – pleasant for walking and bike paths
- Plenty of space for development, most of which is conterminous
- Large tracts of heretofore undevelopable land to the west of the city
- Three interchanges at the terminus of the imminent West Davis Corridor
- Residents' desire to maintain an upscale countryside environment while growing

Place-based growth strategies should be combined with efforts to support user generated content to market the community and its available recreational offerings and attractions.

[1] Andrés Rodrigues-Pose and Callum Wilkie, "Revamping Local and Regional Development Through Place-Based Strategies," *Cityscape*, Vol. 19, No.1 (U.S. Dept. of HUD, 2017), pp 156-165

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VILLAGE CONCEPT

One of the public comments received suggested locating a village type of commercial center where the oldest house in Syracuse is located. This village center would be like Gardner Village and would create a unique draw which brings people to shop and recreate in an area filled with boutique shops. A village commercial center works synergistically with a small-town feel which provides a high-end experience. This concept would do well in capturing visitation from AISP and serve as destination attraction for the surrounding region.

About Gardner Village

Gardner Village, located in West Jordan Utah, is a great example of a village commercial center. Gardner Village is a unique historic setting with boutique-style shops, dining, and event venues where you can host meetings, parties and weddings. Gardner Village is a favorite destination for women, attracts people from all over Utah, and an ever-growing tourist base from around the world. All the shops are owner operated and do not belong to a national chain. Leasing space varies from 312 sq. ft. up to approximately 8,600 sq. ft. to accommodate a variety of business needs, and the marketplace is on 8 acres. The area is enjoyable for the shopping experience inside the boutiques and for the charming atmosphere of the entire village.

History

Gardner Village began when a vacant Mill was converted into a furniture store and restaurant, while keeping many historic elements intact. The owner also owned the surrounding property, and put out an advertisement seeking historic buildings, which were then moved to the Gardner property. Historic homes, cabins, and even a train station were donated and renovated at the property to re-create a charming village, complete with a winding stream, brick-lined paths, and covered bridges.



Figure 1—Gardner Village Boutique Shops



Figure 2—Gardner Village Landscaping

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Figure 3—Gardner Village Water Tank Icon



Figure 4—Gardner Village Winding Stream



Figure 5—Gardner Village Conference Center



Figure 6—Gardner Village Reception Area

Gardner Village Directory



1. Gardner Village Event Venue Office
2. Aunt Elsie's Trinkets & Treasures
3. A Great Escape
4. Cottage Retreat Spa & Salon
6. Willow Hill Yarn Company
7. Lulus Boutique
8. Boda Bridal
9. Simply Flowers
10. Chocolate Covered Wagon
11. The Art Cottage
12. Santa's Toys - Seasonal Shop
13. American Rust Co.
14. Spoiled Rotten Children's Boutique
15. Storybook Nook
16. Plum Dandy

18a. Utah Sports Collective
18c. Mystique Dining
20. Layers Beautiful Bedding
21. Neighborhood Bakery
23a. Down to Earth
23b. Village Management Office
24. The Gathering Place
29s. Pine Needles
29n. Shopaholics
29nw. Posh Paperie
30. CF Home Furniture & Design
31. Archibald's Restaurant
32. Camera Shy

Performing Arts Center

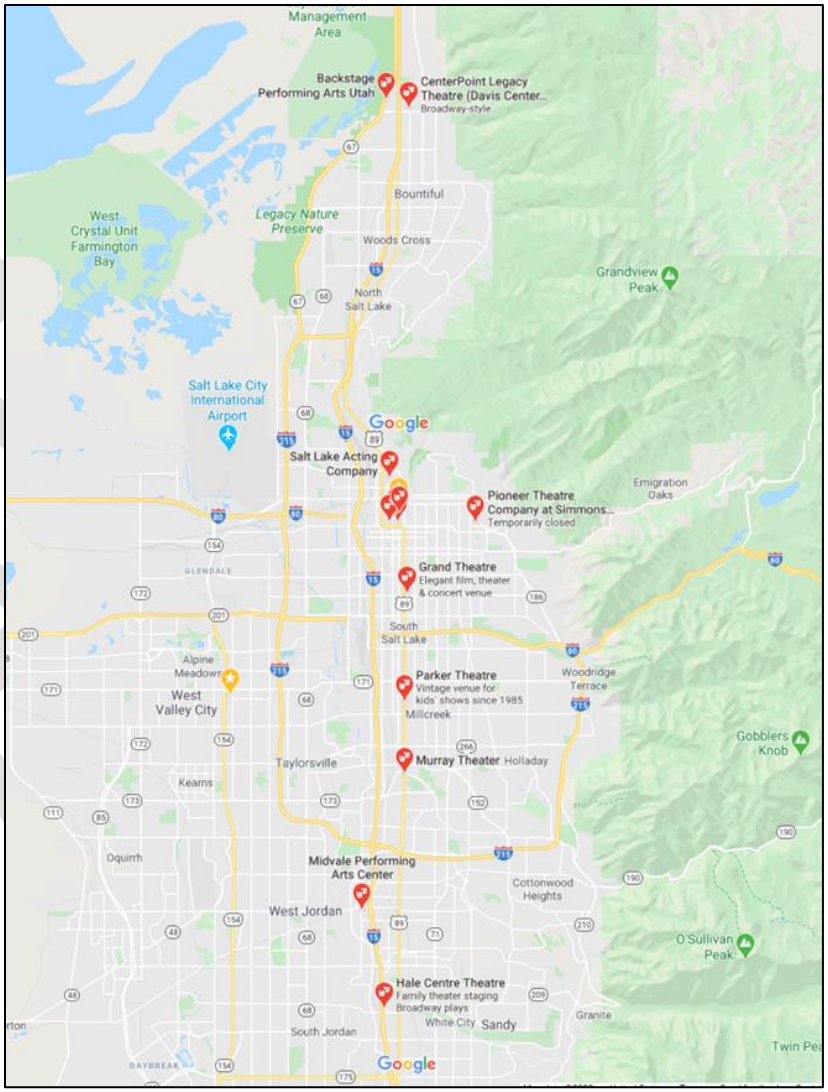
Performing Arts centers are popular in the Salt Lake Valley. As one travels north, however, there are few. That may change with the coming of the West Davis Corridor and the desire to construct an indoor performing arts center in Syracuse near the Antelope Drive interchange.

A Performing Arts Center can be a valuable resource to Syracuse: enlivening the city's culture, engaging minds, and providing opportunities for expression. Educators, for example, are recognizing the value of a well-rounded STEAM education (science, technology, engineering, art, math) wherein the Arts inspire self-discovery, expression, and creativity. It may well be that creativity was one of the most important steps in human development. What would our society be like without creativity?

The Hale Centre Theatre, for example, provides traditional plays and musical theatre productions on two innovative stages. Their mission is "to provide innovative, professional family theatre and theatre education that involves and elevates our community." With 24,000 season subscribers, it is said to be one of the nation's highest attended professional theatres. 500,000 patrons attend performances each year. Note that the most, if not all, productions are cast from within the community, using local artists.



Figure 7—Hale Centre Theatres at the Mountain America Performing Arts Centre



Map 1—Location of Performing Arts Centers

To build the Hale Centre Theatre, Sandy City financed more than half of the $80 million project cost with a $42 million bond which

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the theatre would pay back over the next 27 years as part of a lease agreement. The Centre was to raise the remaining $38 million through private donations.

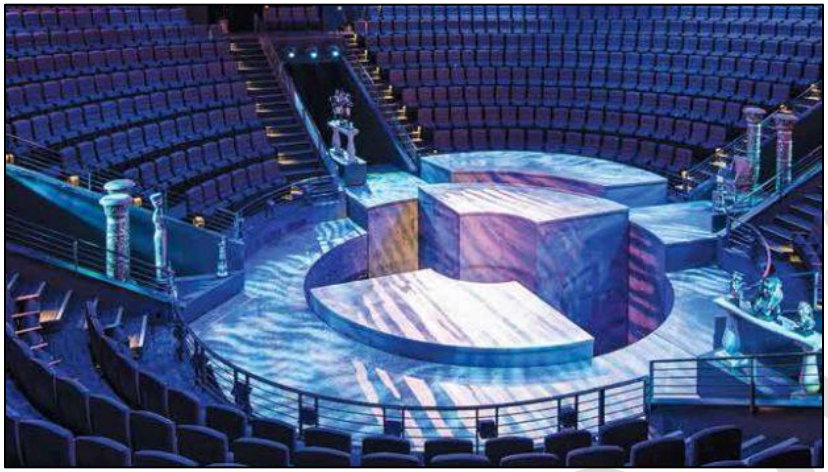


Figure 8—Innovative stage at Hale Centre Theatre. Photo by UC&D Magazine, 2017

Nationwide, more than half of all adults attend at least one arts and cultural event in a year, including live musical performances and live plays or musicals. According the National Endowment for the Arts, Utah leads the nation in attending live music, theater or dance performances, as well as in moviegoing. The creative industry in Utah is vibrant, providing over $700 million in total sales and $200 million in wages and salaries.

Festivals in Utah also contribute. The musical *Wicked* at the Eccles Theater last year had an economic impact on the state of nearly $40 million. The Sundance Film Festival alone generated almost $200 million towards the state's economy. The number 1 consideration for businesses to expand in Salt Lake City, for example, is the richness of the city's arts and culture scene.

The economic impact of the Tuacahn Center for the Arts in Ivins, UT, is estimated to be over $100 million to Washington County as patrons stay at hotels, eat at local restaurants, and shop. During 2019 more than 300,000 guests attended a production or concert at Tuacahn, half of whom are from Northern Utah and 30% from out-of-state. Tuacahn casts professional actors and employs more than 350 people in addition to more than 300 volunteers.



Figure 9—Tuacahn Amphitheatre

Arts-Friendly Neighborhoods

As Hill AFB grows, there could well be a need for corporate housing to rent on a temporary basis for relocating employees, military personnel, intern groups, and visitors. Syracuse may be uniquely positioned to provide a comfortable environment for such a complex. One would begin with a few villa-type residences to test the viability of the concept, perhaps renting initially through Airbnb, HomeAway, or VRBO, and later expanding the number of units and providing services as occupancy increases.

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Figure 10—Golf Course Villas by Marriott

When Antelope Island, the causeway, and connection to Syracuse are enhanced, many visitors might wish to stay overnight. If that proves to be the case, a small hotel might be built at the same site.

Starter homes on small lots with shared lawns and driveways are examples of what can be built to serve as permanent residences or as corporate housing, or both.



Figure 11—Shared lawn between homes in Daybreak, UT

A well-designed neighborhood such as the one above includes parks and park strips as part of a family-friendly environment.



Figure 12—Oquirrh Mountain Temple viewed from Daybreak, UT

Attractive Amenities

Many families travel in recreational vehicles and some stay at the RV park at Antelope Island. On the side of the causeway at Syracuse, it might prove beneficial to provide an upscale park. Regrettably, some view RV parks as crowded and unsightly.

Thoughtful planning and prudent investing can provide a park most would enjoy, such as the one below.



Figure 13— https://americasrvwarranty.com/the-best-rv-clubs-a-quick-guide/

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Figure 14—RV Resort Concept

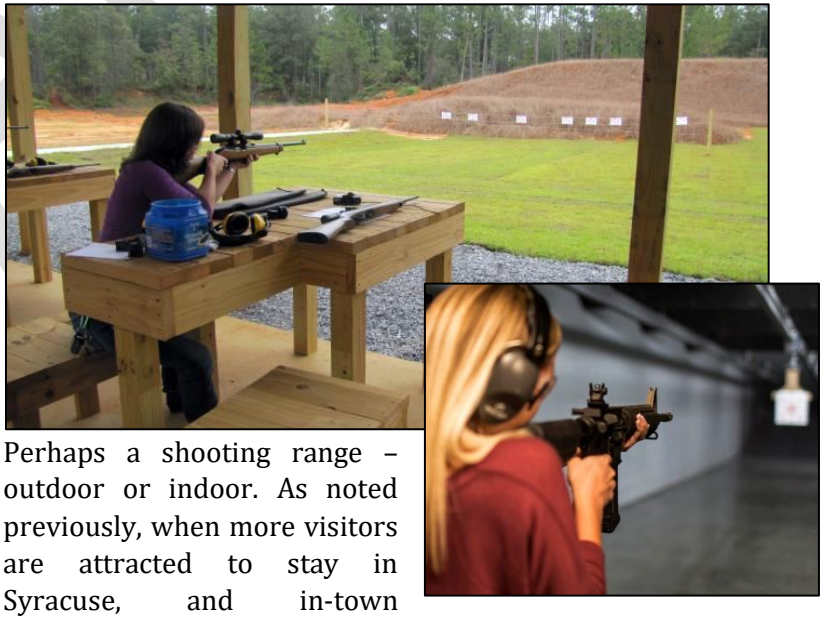
Visitors to Syracuse could be encouraged to stay longer with activities such as Big Shots Golf, a competitor to Top Golf that is targeting smaller markets. Land and tax increment could be structured to incentivize such a development.



Figure 15—BigShots Golf



Figure 16—BigShots Golf—experience enhanced by software



Perhaps a shooting range – outdoor or indoor. As noted previously, when more visitors are attracted to stay in Syracuse, and in-town employment grows, occupancy rates could justify a small hotel as well as restaurants, boutique shops, and who knows what else.

MINDFULNESS RETREAT CONCEPT

Mindfulness is a state of active, open attention to the present. This state is described as observing one's thoughts and feelings without judging them as good or bad.



SOURCE: *Psychology Today*

Mindfulness encompasses two key ingredients: awareness and acceptance. Awareness is the knowledge and ability to focus attention on one's inner processes and experiences, such as the experience of the present moment. Acceptance is the ability to observe and accept—rather than judge or avoid—those streams of thought.

The goal of mindfulness is to cultivate perspective on one's consciousness and identity that can bring greater peace mentally and relationally. Mindfulness may also be used in mindfulness-based therapies, to address stress, anxiety, or pain, and simply to become more relaxed.[2]

A mindfulness retreat could be an attractive complement to Syracuse's image as a quiet, restful, peaceful location along with everything else being contemplated for economic development. It might be that Syracuse could become a destination for a "mindfulness retreat" concept, with a unique ability for a salt lake float, a bath house, and a spa.

Concepts and Standards

There appear to be three organizations that conduct training in mindfulness and, to a certain extent, set standards for the practice.

1. UMASS Memorial Center for Mindfulness

The story of the Center for Mindfulness (CFM) begins in the 1970's at UMass Medical Center, where Dr. Jon Kabat-Zinn, PhD, began the original Stress Reduction clinic that soon developed into Mindfulness-Based Stress Reduction (MBSR). Since that time, more than 25,000 people have completed the 8-Week program with CFM and have worked with their own internal resources and abilities to respond more effectively to stress, pain, and illness.

2. UCSD Center for Mindfulness

The UC San Diego Center for Mindfulness (CFM) is a multi-faceted program of professional training, education, research, and outreach intended to further the practice and integration of

[2] https://www.psychologytoday.com/us/basics/mindfulness

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mindfulness and compassion into all aspects of society. They offer a broad range of mindfulness-based programs and initiatives.

3. Center for Mindful Self-Compassion

The Center for Mindful Self-Compassion was originally founded in 2012 by the developers of MSC, Christopher Germer and Kristin Neff, and is now an international nonprofit organization.

Case Studies

Among the top mindfulness retreats in the US likely to be relevant examples to Syracuse are the following:

Shambhala Mountain Center link

Red Feather Lakes, CO, 600-acres



SOURCE: Shambhala Mountain Center

The Shambhala philosophy teaches the wakefulness of human goodness and being with diverse offerings of mindful practices and expansive landscape. Cellphones don't work there. Guests can create a personal retreat package or register for a weekend, a week, or a month. Most retreats are three to five days with over 100 programs including Yoga Retreats, Mindfulness, Meditation and Qigong Retreats, Art and Creativity Retreats. Lodging varies from tent platforms to single-gender dorms to lodge suites with modern amenities. There is vegetarian and vegan cuisine, as well as regular meals, ranging from Italian to Indian.

Red Feather Lakes, CO 80545, Phone: 888-788-7221

The Standard Spa link

Miami Beach, Florida

A full lineup of meditation experiences and workshops, including garden fire-pit meditations, crystal sonic-sound bath meditations, healing through chakras, breathwork, and kundalini and yoga workshops. The holistic approach incorporates fitness, nutrition, and bodywork, the Standard offers a hydrotherapy playground featuring an arctic plunge pool, mud lounge, Scotch hoses, infinity pool, and hamam, plus services such as acupuncture and life coaching. Fresh, raw, organic, and Mediterranean cuisine (even a hamburger) as well as a selection of juices and smoothies. Relax in algae-infused detoxifying mud. "Part recovery center, part hydrotherapy playground and part Ashram". The Spa offers both individual and group retreats and workshops.

40 Island Ave, Miami Beach, FL 33139, Phone: 212-645-4646

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Rolling Meadows Retreat link

Brooks, Maine



SOURCE: Rolling Meadows Retreat

Silent meditation and yoga retreat that hosts up to 11 people on Maine's northeastern coast. Designed to increase awareness and simplify life, a daily schedule of multiple meditation sessions, yoga, and free time. Talking is encouraged during guided sessions, which offer opportunities to ask questions and discuss ways to integrate experiences into daily life. Fresh vegetarian.

Miraval Resort and Spa link

Tucson, Arizona

Meditation from beginner to advanced, including floating meditation, mindful stress mastery, forgiveness meditation, and a labyrinth. Focuses on art and photography, integrative wellness, culinary exploration, and meditation. Outdoor treatment rooms and a full spa and bodywork with Ayurvedic, reiki, and Thai massage therapies. Menu with vegetarian and vegan options.



SOURCE: Miraval Resort and Spa

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Stillpoint Lodge link

Halibut Cove, Alaska

inflatable kayaks, nature trails, paddleboard. Wellness activities at the lodge include massage, yoga, hot-tub and sauna and guided meditation. Scheduled group retreats and a cabin for private stays. Guided meditations, yoga, and a labyrinth for walking meditations. An organic garden and freshly caught halibut, salmon, oysters, and mussels - pescatarian menu.

46877 Stillpoint Trail, Halibut Cove, AK 99603, Phone: 907-299-7240



SOURCE: Stillpoint Lodge

Canyon Ranch Wellness Resort link

Lenox, Massachusetts

A variety of wellness events throughout the year including dance workshops, bereavement clinics and overall fitness workshops, visualization mediation, spiritual guidance, yoga, labyrinth, touch therapies, and full-service spa treatments. Programming options like tarot card reading, astrology, portrait drawing, mandala making, cooking classes, or a Rite of Passage ceremony. Chef-created meals, including vegetarian options

165 Kemble St, Lenox, MA 01240, Phone: 412-637-4100



SOURCE: Canyon Ranch Wellness Resort

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The Esalen Institute link

Big Sur, California

Various meditation practices are offered, from Buddhist to tantric. A number of live-in courses and workshops which include Arts and Creativity, Body and Movement, Meditation and Spiritual, Mind and Psychology and Nature and Sustainability. A meditation roundhouse with cliffside hot springs (clothing optional), healing arts, meditation and mindfulness workshops, such as yoga, music, self-connection, stress-reduction, and fulfilling relationships between fathers and sons. Family-style communal dining with vegetarian and gluten-free options

Meals use local produce and organic raw foods from the garden

55000 CA-1, Big Sur, CA 93920, Phone: 888-837-2536



SOURCE: Canyon Ranch Wellness Resort

The Omega Institute for Holistic Studies link

Rhinebeck, New York

Six learning paths spanning health, healing, and sustainable living, with more than 350 workshops, yoga teacher training, and rest and rejuvenation retreats. Guided and self-practice Meditation is integrated into classes like Zen archery, moving meditations, or meditation-focused workshops that teach techniques such as Vipassana meditation. Two- or five-day R&R retreats. Yoga, shamanic healing, acupuncture, massage, henna, facials, and chakra portraits. Mostly vegetarian meals. Hot-air balloon rides, kayak, canoe, or rowboat are nearby.



SOURCE: Omega Inst.

Strata Integrated Wellness Spa link

Colorado Springs, CO

Offers a combination of modern clinical practices, nutrition, naturopathy, spa treatments, fitness, and other wellness services. Nine treatment rooms, a salt inhalation room, an herbal sauna, and a therapy room with an Austrian weightless environment bed. Salon services.

3314 Mesa Road, Colorado Springs, CO 80904, Phone: 719-428-2202

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Green Mountain at Fox Run link

The oldest wellness and weight loss resort exclusively designed for women. The spa also addresses body image and total health The non-diet integrated health approach incorporates nutrition, fitness, and emotional and behavioral health. Guests stay between 1 and 4 weeks. 40 beds available in private or shared bedrooms. Three balanced healthy meals a day and snacks.

4416, 262 Fox Ln, Ludlow, VT 05149

Feathered Pipe Ranch link

Helena, MT

North America's first non-guru-based retreat center. Traditional indigenous American and Indian wellness practices. Weeklong retreats include hatha and vinyasa yoga, mindfulness, meditation, Ayurvedic instruction, and Mindful Unplug experiences to disconnect participants from the modern world and reconnect them with nature and the human body.

P.O. Box 1682, Helena MT 59624, Phone: 406-442-8196

Franciscan Spirituality Center link

La Crosse, WI

Open-door policy for all religious and cultural backgrounds. Programs and experiences include spiritual discussions, meditation accompanied by traditional Tibetan singing bowls, and dream workshops. Three hermitages, (simple self-catering cottages which can be hired on a daily basis).920 Market Street, La Crosse, WI 54601, Phone: 608-791-5295

Full Circle Retreat link

Viroqua, WI

Group programs are designed to help cultivate peace, stability and ease by focusing on one's own personal experiences. Guided retreat programs on weekends during the summer but extensions are welcome for one to practice meditation techniques.

Viroqua, WI 54665, Phone: 608-675-3828

Heartspring Sanctuary link

Alexander, NC

Accommodation in an historic cabin. Various three to five-day packages include accommodation, meals and treatments which include meditation, massage, energy sessions, life coaching, foot massage and detox programs.

Haney Road, Alexander, NC 28701, Phone: 828-216-4100

Mercy Center link

Burlingame, CA

Operated by the Sisters of Mercy. Both private (silent) and guided retreats for individuals and groups and "Unplugged" day visits. V Various prayer, massage and meditation.

2300 Adeline Drive, Burlingame, CA 94010, Phone: 650-340-7474

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Coppertoppe Inn and Retreat Center link

Hebron, NH

Individual retreats and also guided mindfulness retreats. Yoga and tai-chi classes. Options for vegetarians, vegans and other dietetic requirements.

8 Range Rd, Hebron, NH 03241-7230, Phone: 603-744-3636

Sedona Wellness Retreat link

Sedona, AZ

Primarily aimed at people who want to change their lifestyle, lose weight and release toxins in their bodies. Treatments are based around healthy eating (mostly fresh organic vegetables and fruit) and various forms of fasting, complemented with activities like yoga, Qigong, and meditation to increase mindfulness.

125 Kallof Place, Sedona, AZ 86336, Phone: 928-239-4589

Spirit Mountain Retreat link

Idyllwild, CA

Can accommodate up to 15 people for one day retreat programs or five private bedrooms for a longer retreat. Private, couples' or group retreats include meditation, massage, spiritual guidance and creative activities aimed at encouraging.

25661 Oakwood Street, Idyllwild, CA 92549, Phone: 951-659-2523

Valley Mindfulness link

Florence, MA

Concentrates on teaching Mindfulness-based Stress Reduction (MBSR) and Mindful Self-Compassion (MSC). Eight-week courses. Also offer private courses or retreats and online courses.

45 Main St, Florence, MA 01062, Phone: 413-570-0312



SOURCE Sedona Wellness Retreat

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IMPLICATIONS – PLACE-BASED GROWTH STRATEGY

The development of recreational attractions contributes to quality of life and improve a community's competitiveness to attract and retain skilled workforce and high wage employers as well as visitors, driving spending at local businesses.

Place-based strategies represent a new opportunity to revamp development strategies to boost a city's competitiveness, yielding significant positive economic and social development results. Marketing is best done through user-generated content.

Syracuse is recreation-oriented and family-oriented, so ***family-friendly outdoor recreation*** might be an appropriate theme. Likely options might include:

- A concept similar to Gardner Village, with a small-town feel drawing in people to shop and recreate.
- A performing arts center, of which there are several in the Salt Lake Valley, but few in Syracuse's market area.
- Mindfulness retreat
- *Recreation complex as described in the next chapter.*

Proposed Objectives

- Syracuse has a portfolio of family-oriented offerings that work together to build a unique image for the City.
- Syracuse is well-known as a "place" where people want to live, work, and visit.

Proposed Action Steps

- Create a place-based plan, identifying components, where to locate them, how each supports the others, and how to bring the portfolio to fruition.
- Develop expertise in encouraging user-generated content favorable to the City.

Proposed Performance Indicators

- % of target populations who would recommend Syracuse to their friends as a place to live, work, and visit.
- The number of visitors to Syracuse and Antelope Island

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Chapter 3 ANTELOPE ISLAND STATE PARK

The City of Syracuse is considered a gateway community, in that visitors must travel through the City to access Antelope Island State Park (AISP). AISP attracts 523,590 visitors annually and represents a significant opportunity for the City. The map below shows the point of origin for visitors to Antelope Island in 2019. The park can attract visitors from across the United States.

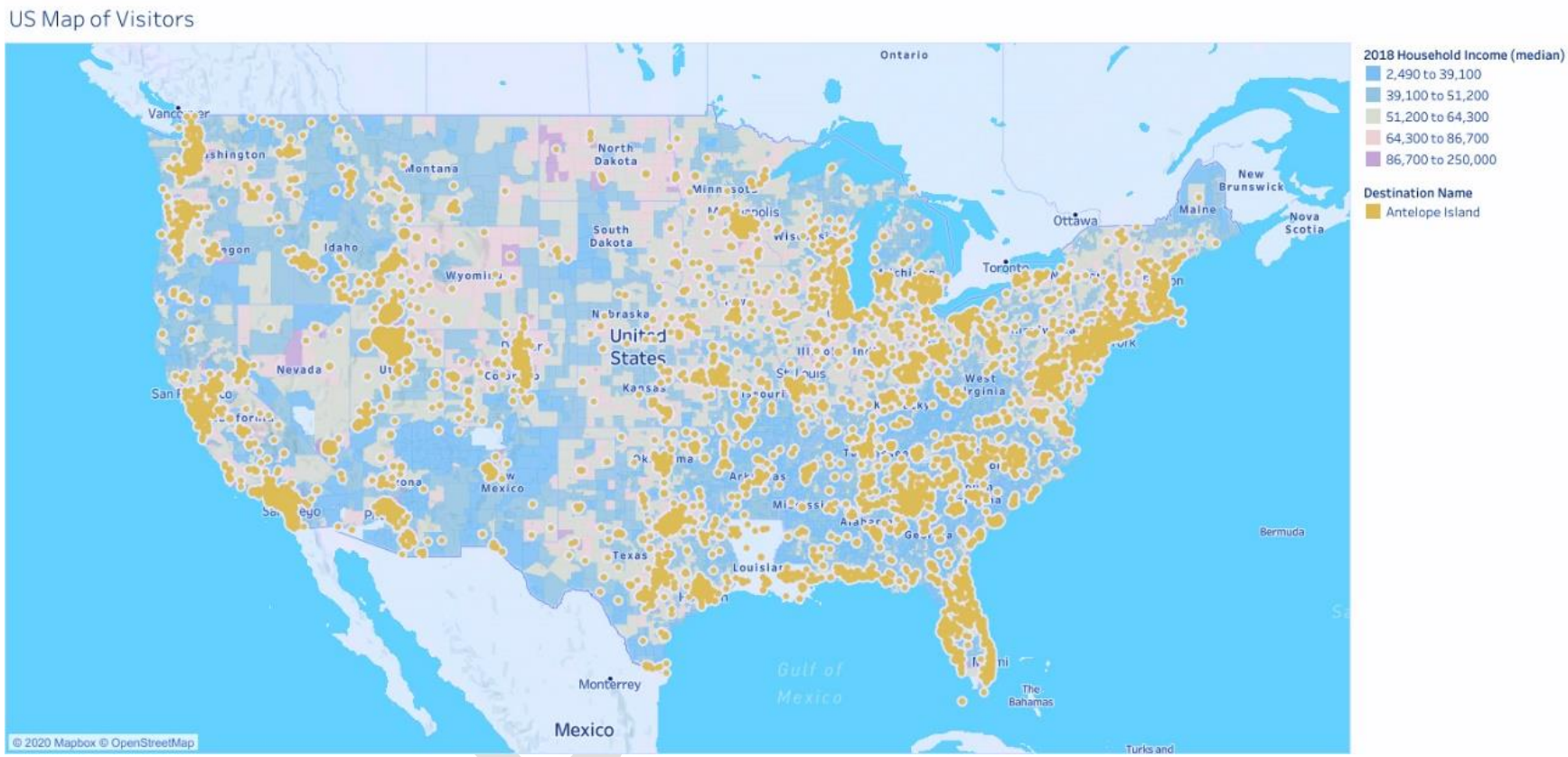


Image Courtesy: See Source

Figure 17—Antelope Island Visitation in 2019 by Household Income

The map below shows the closest counties to AISP as being Weber, Davis, and Salt Lake. There is no causeway connecting the southern tip of the island to Salt Lake County, requiring longer trips through Davis County and Syracuse to access the island.



Figure 18—County Boundary Map

Wildlife roaming unfenced around Antelope Island include Bison, Big Horn Sheep, Pronghorn, and Mule Deer. The theme of the park is to represent a historical western environment that is rugged and quiet – a wild place minutes from the Wasatch Front. Being simple is part of the park's charm.



SOURCE: State of Utah

Figure 19—Roadway throughout Antelope Island

In the past 10 years, visitation has doubled from 265,000 to about 510,000 expected this year. The park is open year-round. However, during the six weeks from the end of April through May and sometimes into June visitors might wish to stay in their cars – bug season.

Among amenities now at the park are:

- Visitors Center and Gift Shop
- Three campgrounds with a fourth under construction
- 50 miles of non-motorized trails
- Public beach with restrooms and showers
- Island Buffalo Grill (open seasonally)
- Fielding Garr Pioneer Ranch

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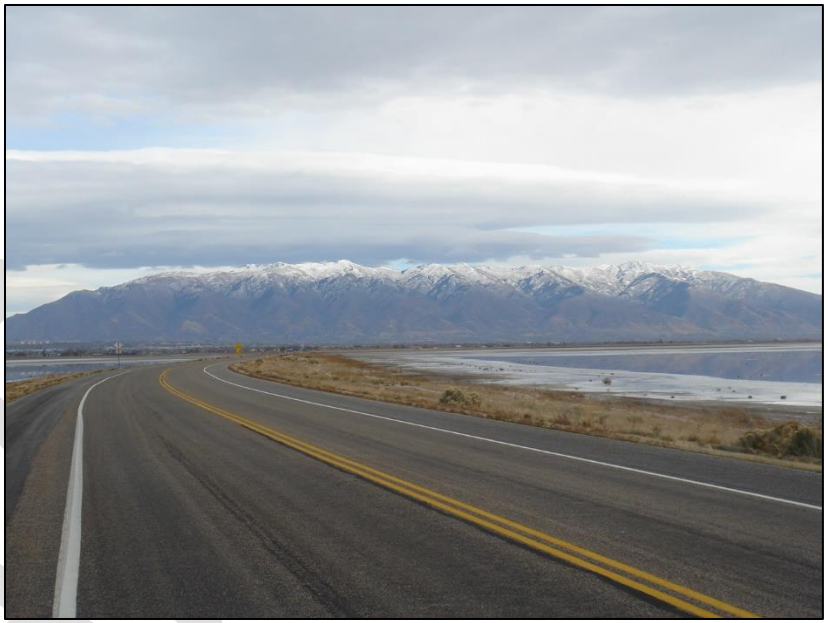


SOURCE: State of Utah

Figure 20—Fielding Garr Pioneer Ranch

Improvements desired at the park include:

- Modernizing and expanding the Visitors Center
- Modernizing the three campgrounds
- Perhaps a lodge or small hotel with a conference center



SOURCE: State of Utah

Figure 21—Causeway connecting Antelope Island to Syracuse, UT

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SOURCE: State of Utah

Figure 22—North Across Antelope Island from Frary Peak



Figure 23 - Antelope Island

The lack of hospitality infrastructure adjacent to the Park indicates that AISP may lack sufficient desirability as a recreational destination to warrant visitation volume, repeat visits, and lengths of stays that leave people tired and hungry. If that were the case, the private sector would have already reacted to the market demand and invested in uses that meet those needs.



Figure 24—AISP, Photo by Stephen Boyd, Oct 2018

This may be due to AISP being an underutilized place for the State of Utah, especially given the expected rapid growth in Davis and Weber Counties and anticipated growth. How can Antelope Island become a jewel among the State's parks – enhance for enjoyment by both visitors and residents? A candid assessment of the State Park leaves much to be desired. Among other things, Antelope Island is synonymous with barrenness, desolation, and flies. Despite this, local visitation has grown to be equal to out-of-state visitation which is likely a function of two variables: 1) growth in population and housing development within the tri-county area

resulting in increased visitation and 2) residents may view AISP as a recreational resource that is accessible and affordable when compared to alternative recreational opportunities.

Improving the desirability of Antelope Island State Park as a recreational destination will not only improve quality of life for residents in the tri-County area but also create / enhance the demand drivers for commercial uses in Syracuse. The State Park as it is presently positioned represents a lost opportunity to the stakeholders that currently benefit from its use including the City of Syracuse, Davis County Tourism Bureau, Davis County, and the State of Utah. Strategically repositioning the State Park and making consistent and phased investments to improve its offerings, attractiveness, and desirability as a recreation destination could fundamentally change the existing demand drivers of real estate in Syracuse. Phasing may result in smaller incremental projects but when taken together over a period could amount to a significant investment and recreational enhancement. Improving the desirability of AISP would start with making active transportation improvements to the causeway.

CAUSEWAY ENHANCEMENTS

This stretch of man-made roadway is the only vehicular access to the island and was originally built in 1967. According to the 2009 Antelope Island State Park Resource Management Plan 2009:

"Following several wet winters, the Great Salt Lake reached flood levels in the early 1980s, damaging both causeways as well as many park facilities and beach areas. Without access, the park had to be closed in June 1983, returning it to a nearly isolated state for 10 years. During much of this period, park personnel reached the island by boat. In 1987, the Division organized the first annual bison roundup to inoculate and improve the condition of the bison herd. Due to the efforts of several key legislators and Davis County, funding to repair the causeway was appropriated by the Utah Legislature in 1992. Davis County, through an agreement with the state, is responsible for maintaining the causeway, including the culverts. Antelope Island State Park collects an additional fee earmarked to help support causeway maintenance. In July 1993, AISP was officially reopened to the public."[3]

Note that funding for repairing the causeway was appropriated by the State legislature. Twenty-seven years after repairing the causeway and reopening AISP to the public, the causeway still leaves much to be desired. From shoreline to shoreline, the causeway is approximately 350 feet wide which varies more or less along its length, with a two-lane paved road through the middle. Approximate measurements of the road indicate that it is 40 feet wide with 12-foot travel lanes in both directions and 8-foot paved shoulders. On either side are 7-foot soft shoulders with a gentle slope that continues to the shoreline.

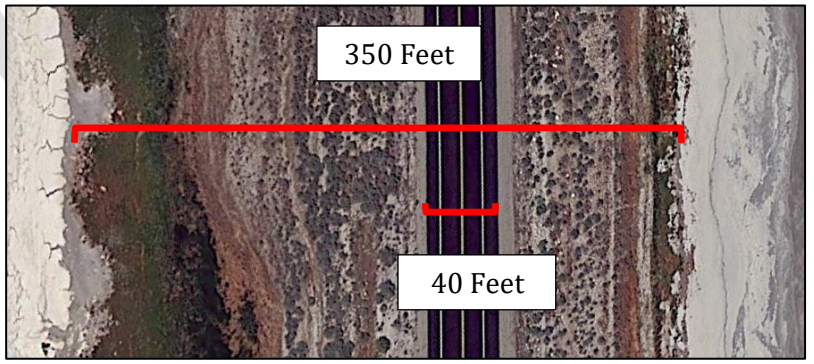


Figure 25—Causeway Width Estimates

[3] Antelope Island State Park Resource Management Plan 2009. Page 12.

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Interestingly, the causeway when measured from the gate to the marina, is almost exactly 7-miles long. This is a unique characteristic that could be highlighted for purposes of attracting active transportation and events to the causeway and AISP.



Figure 26—Mileposts along Causeway

The 7-mile causeway appears to have adequate width to accommodate expansion. An initial phase could be the development of dedicated bike and pedestrian lanes in both directions. This can be accomplished by importing fill dirt and road base to raise the base elevations of the soft shoulder to the existing street grade and paving over it, engineered to meet street standards. This will provide bicyclists with a safe, dedicated route. This has and will continue to become more and more difficult to find in Davis and Weber counties. Preferred bicycling routes have historically been in flat rural areas which have seen an increase in road traffic due to new development as well as bicycle / vehicular conflict. Routes will continue to see interruption due to road intersections, curb cuts, pedestrian use, and vehicular traffic. Conversely, the causeway represents a 7-mile stretch of uninterrupted enjoyment with beautiful, majestic landscapes.

Marathon and ultrarunners frequent the causeway as well due to its isolation, lengths of uninterrupted road, and flat topography. A dedicated pedestrian lane will improve the safety of these runners and create separation from bicyclists and automobiles.

As biking and running across the causeway becomes more popular, additional improvements should be pursued to beautify the causeway and provide shade for the bike and pedestrian lanes. Future improvements could include adding a landscaped hard median, landscaped parking strip (also referred to a boulevard), and additional travel lanes in both directions. These could be accommodated by building up the base elevations of the gently sloping area between the bike and pedestrian lanes and the shoreline, relocating the dedicated bike and pedestrian lanes, restriping the road for additional travel lanes, and installing the landscaped medians.

It would also be good to have the upgraded bike path on Antelope Island connected to the proposed bike path across the causeway and connected to an updated trail system in Syracuse. Also desirable would be a more attractive entry to the causeway from Syracuse.

The landscaped median and parking strip could include vegetation such as trees, shrubs, and native grasses. These landscaped strips could be watered with drip irrigation lines buried beneath rip-rap or mulch. The State's Division of Water Quality indicated that Type II effluent as described in section 11.5 of Rule R317-3 from the North Davis Sewer District would not be allowable for use as drip irrigation. Just as there are springs and freshwater seeps on the Island, fresh water can be reached through the lakebed which could be used to irrigate native trees, shrubs and grasses planted along the green parkway on the causeway.

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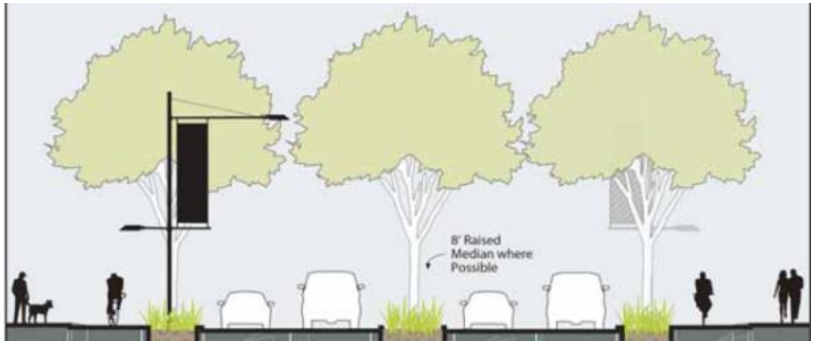


Figure 27—Causeway Improvements Concept

In addition to these improvements, additional fill dirt could be imported to build out attractions along the causeway. Over time, these could be developed at every mile interval, providing something different to do at each stop. These attractions could include turnouts for viewing areas, platforms for observing birdlife, flat-water equipment rental (kayaking, paddle boarding, etc.), exercise stations along a smaller 0.5-mile to mile stretch, picnic tables, gazebos, etc.



Figure 28—Claytor Lake Gazebo, courtesy Virginia State Park Staff



Figure 29—Birdwatching Tower

Water Highway

Another concept includes creating a channel next to the causeway to create a "water highway" that would provide safe and dedicated lanes for kayakers and paddleboarders. This concept could also include "water skijoring", which describes the activity of skiing whilst being pulled by a dog, horse, ATV, or motor vehicle.[4] The following are social media posts (user generated content) from a group enjoying these activities in an aqueduct in the Bonneville Salt Flats.

Should a channel be developed, the lakeside channel berm could be expanded to include a bridal and/or ATV trail that could accommodate the towing of water-skiers. This could be positioned as being more economical than renting a boat, safer than waterskiing in open water as not being as exposed to the elements, more convenient and accessible than waterskiing with a boat, better pacing than a tow cable, and no mechanical systems would be needed. A hydrology study would need to be done to determine the viability of this water highway concept. Utilizing the causeway as one side of the channel would mean only one additional berm would need to be developed.



Figure 30—Water Skijoring



Figure 31—ATV Tow Crew



Figure 32—Water Highway

[4] See Skijoring and Water Skijoring

BOULDER PARK

Bouldering is an exciting sport, with more than 9 million plus climbers and 600 related facilities in the United States. In bouldering, one can experience similar challenges as rock climbing, although the height is usually only 10-20 feet above the ground. With the popularity of nature play, boulders can also link to other structures, climbing ropes, or to a balance course.



SOURCE: snowkingmountain.com

Boulder parks use natural or manufactured rocks which can be fitted with climbing holds. The International Play Equipment Manufacturers Association and the Consumer Products Safety Commission maintain standards most providers comply with.

A boulder park in Jackson hole has three such rocks from easy to difficult as well as a picnic shelter, horseshoe pits, green space, and a playground with swing sets and slides – all free of charge.



SOURCE: jhtownpump.org

Wood fiber, sand and pea gravel can all be used as safety surfacing as well as rubber tiles, chips or poured-in-place.



SOURCE: jhtownpump.org

Boulder parks are designed to fit a community's environment. They can even be crafted from molds of real rocks to capture the diversity of climbing holds in nature, such as these rocks in Moab.



SOURCE: MoabBoulderPark (Facebook)

Syracuse could locate a boulder park near the causeway entrance. The profiles can be designed with specific areas for children, beginning climbers, or more advanced climbers. Landing surfaces could use recycled shredded rubber, rubber tiles or other material consistent with local codes. Coatings last and are proven even in downtown Jackson, Wyoming with piled snow during the winter months.

Nature Play Park

A nature play park could be added to the boulder park.



SOURCE: thprd.org—Tualatin Hills, OR



SOURCE: Oregon Parks and Recreation

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Pier or Boardwalk to the Water

A brief boardwalk extends from the Island Buffalo Grill to the grassy strip. Why not consider extending the boardwalk all the way to the lake's water? At the water's edge visitors could rent kayaks or inflatables rentals.



SOURCE: abcnews.go.com - Myrtle Beach

Boardwalks consist of raised platforms, requiring the installation of footings into the substrate. The materials used to make boardwalks can vary based on substrate composition and other adjacent environmental factors, including salt, sunlight, moisture, and sediment composition. To withstand corrosion from the salt environment, for example, boardwalks could be constructed from wood or fiberglass framing with wood, composite, or vinyl.

Along the elevated boardwalk towers could be built for taking pictures of family members floating in the water or birdwatching. The boardwalk could also be a place to stroll while watching the lake's famous sunsets.



SOURCE: ournaturalheritage.org

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Inflatable Playground Concept

Inflatable water features allow for a variety of activities that appeal to families and young adults. The City can combine these offerings with the other attractions to increase the number of activities that are available in and near the causeway.

The features can be small, like the iceberg below, or can be much larger and more complex features, such as slides, trampolines, slip-and-slides, and other obstacles.



SOURCE: Campingworld.com

Figure 33 - Inflatable Climbing Wall



SOURCE: Directinflatables.com

Figure 34 - Inflatable Trampoline and Slide



SOURCE: WGN-TV

Figure 35 - Inflatable Obstacle Course

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Causeway from Syracuse to Antelope Island

Following are examples of causeways developed in other locations. The *Calzada de Amador*[5], located in Panama, used to be a strip of tarmac linking Panama City to three small islands. Panama developed a 15-year plan to enhance the mile-long causeway and today the Amador Causeway is home to some of Panama's top attractions and activities.



Figure 36—Master Plan for the Calzada de Amador

[5] https://www.lonelyplanet.com/articles/the-amador-causeway-panama-citys-booming-boardwalk

Below is a picture of a narrow section of the causeway after improvements had been made. Notice the dedicated bike and pedestrian lanes, benches, trees, and lighting.



Figure 37—A narrow section of the Calzada de Amador, Panama City, Panama.



Figure 38—Poolside Bar, Calzada de Amador, Panama City, Panama



Figure 39—Birdseye View, Causeway and Biomuseu, Calzada de Amador, Panama City, Panama

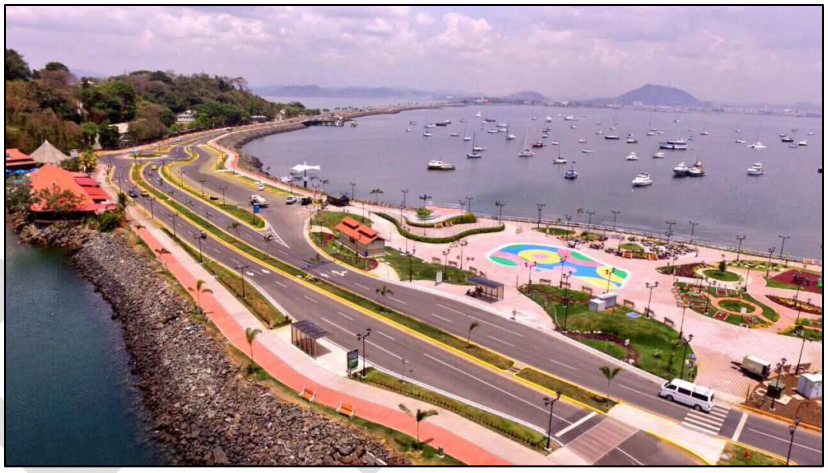


Figure 40—Birdseye View, Calzada de Amador, Panama City, Panama

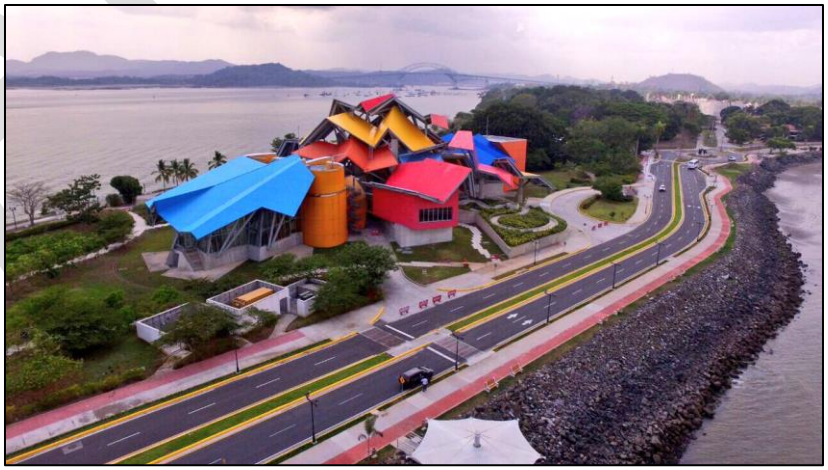


Figure 41—Causeway and Biomuseu, Calzada de Amador, Panama City, Panama

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Figure 42—Causeway and Expanded Attractions Area, Calzada de Amador, Panama City, Panama

The Calzada de Amador is an example of causeway improvements that were deemed suitable in a tropical climate. The AISP causeway could be planned and developed with attractions and activities suitable to a temperate climate.

Another example is Vermont's Colchester Causeway, which is a converted former railroad route that connects with the Burlington Bike Path.[6]



Figure 43—Island Line, Colchester Causeway, Burlington, VT

[6] See https://www.railstotrails.org/trailblog/2010/december/01/vermonts-island-line/ and https://www.boston.com/travel/travel/2017/08/01/biking-across-lake-champlain-on-an-old-rail-causewayhttps://www.localmotion.org/island_line_trail_map



Figure 44—Photo by Richard Due



Figure 45—Wilson Ring / AP

The Lower Yahara River Trail along existing railroad tracks, connects parks and trails in Madison, Wisconsin.[7]



Figure 46—Yahara River Trail

Conversion to a causeway of a site where dredge spoils were deposited from boat channels provided the first public access to a national wildlife refuge on Cedar Bonnet Island, NJ.[8]

Wildlife Safari

Much of the experience at AISP is not unlike a safari. Many patrons stay in their vehicle in search of wildlife and drive up to meet it. How could this experience be enhanced? One concept to consider would be to introduce additional wildlife to the AISP or somewhere in Syracuse in free roam enclosures. Relocating animals from less than ideal environments and working in partnership with other organizations could create a win-win solution.

[7] https://madison.com/wsj/news/local/stunning-lower-yahara-river-trail-opens-sunday-after-years-of-anticipation/article_b65c3280-ce79-5534-b516-a209ed31bc57.html

[8] See State of New Jersey Press Release and 72 Causeway

Consider the Hogle Zoo in Salt Lake City, which is located on 40-acres, requires patrons to walk through the attractions (up-hill), and is located on prime real estate for redevelopment. The future of zoos in general is uncertain but some like Jon Coe, inventor of the Zoo360 concept for the Philadelphia Zoo speculate that "the top zoos … will evolve into … the "unzoo"–turning upside down the traditional approach of bringing animals to humans for their edification. The unzoo will reverse the setup, giving animals space to roam and bringing the humans into their environment.[9]



Figure 47—Hogle Zoo 40-Acre Footprint

AISP has plenty of land to accommodate these animals. At 42 square miles or approximately 26,880 acres, that is roughly 660 SF for every resident of Salt Lake, Davis, and Weber counties. The fact that the State Park is an island is also unique in that land access to and from the island is limited to the causeway, making it difficult for wildlife to "escape the island."

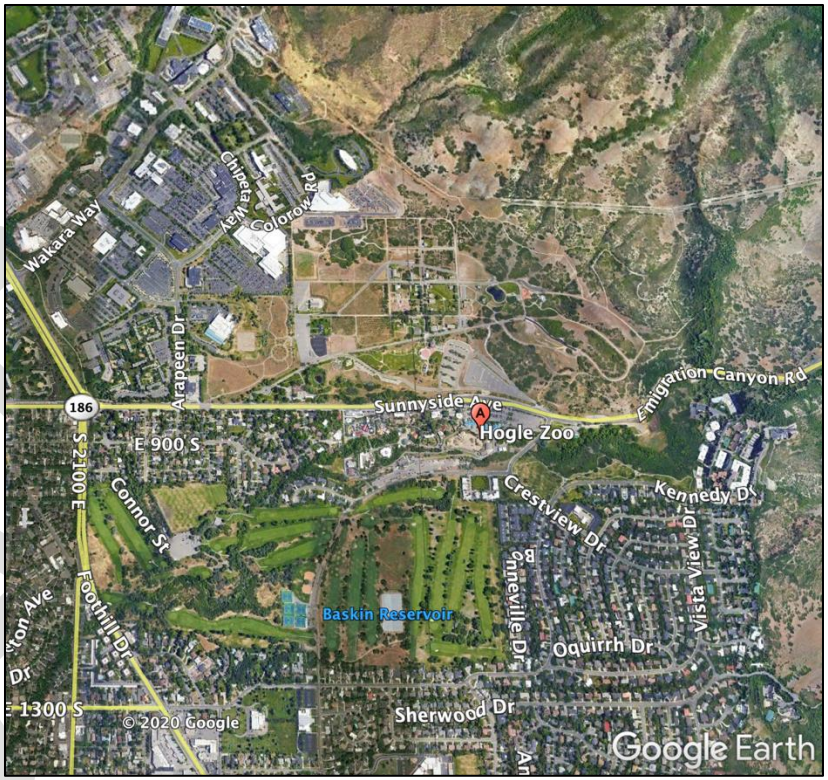


Figure 48—Hogle Zoo Location is Prime Real Estate

Another exotic animal enclosure is found at Lagoon with their Wild Kingdom Train. This would be another possibility to explore relocating these animals to a larger exhibit with more room to roam at AISP or in Syracuse.

A wildlife safari similar to the one found in Winston, Oregon, would likely be a large draw and increase visitation to AISP. This facility is a 600-acre drive-thru animal park that is focused on

[9] See Future of Zoos by Time Magazine.

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conservation, education, and animals in wide open spaces and has over 200,000 visitors per year.



Figure 49—Birdseye View of 600-Acre Drive-thru Safari Loop



Figure 50—Drive Thru Safari at Circle G Ranch



Figure 51—350-Acre Alabama Safari Park

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AISP Funding and Political Landscape

Funding improvements could come from the Utah Department of Transportation, RAPZ tax, Transportation Alternatives, Outdoor Recreation Grant, and a direct State appropriation. Also, the State Park recently increased the admittance fee to provide ongoing funding for the maintenance of the causeway.

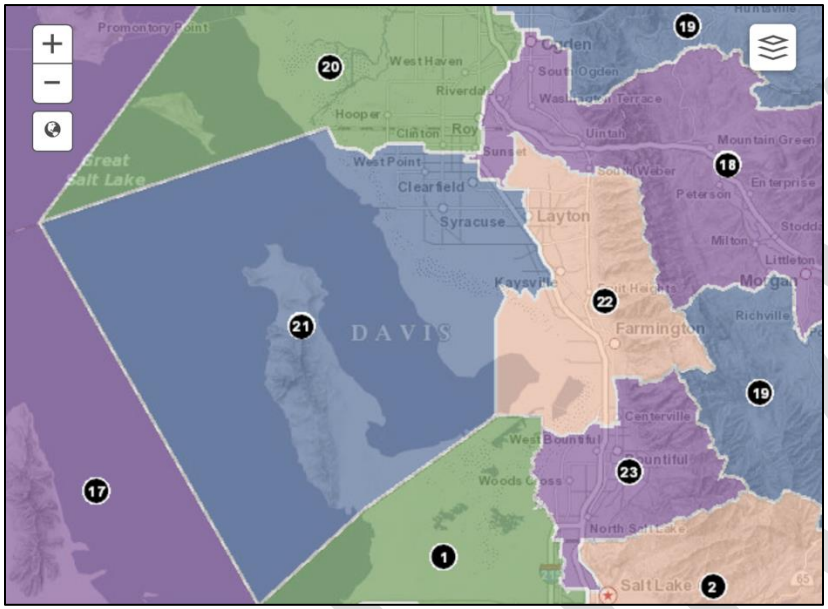


Figure 52—Senate District Boundary Map

The political landscape within the State of Utah favors Davis County. Currently, the President of the Senate is J. Stuart Adams, who represents parts of Davis County in Senate District 22. In addition to Senator Adams who represents District 22, Senators David Buxton and Jerry Stevenson represent districts 20 and 21, respectively and are all Republicans. See above for the Utah Senate district map.

The Speaker of the House is Brad Wilson, House District 15, whose district covers AISP. In addition to Representative Wilson, Representatives Paul, Lisonbee, Handy, Barlow, and Hawkes. represent districts 13, 14, 16, 17, and 18, respectively and are all Republicans. See below for the Utah House of Representatives district map.

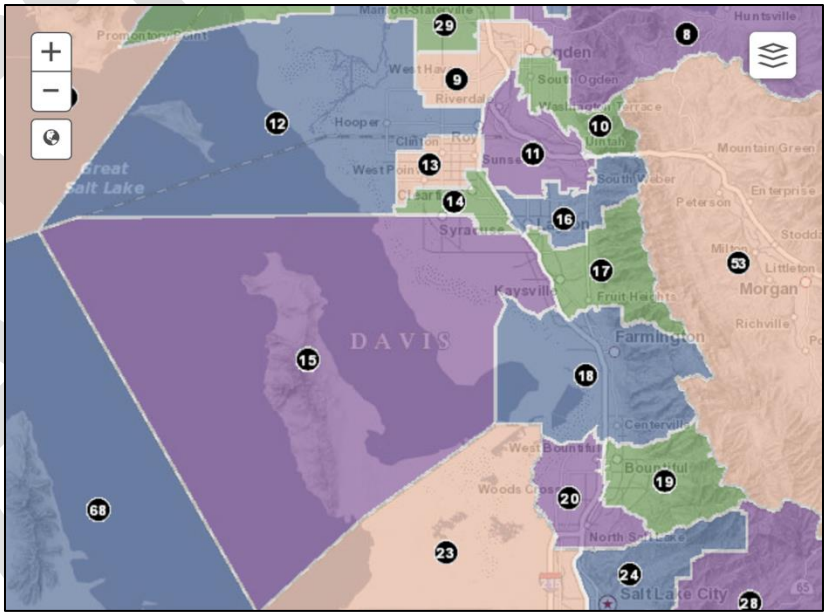


Figure 53—House of Representatives District Boundary Map

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Implications – Antelope Island State Park

Syracuse is the gateway to Antelope Island, but not many stop on their way in and out. Enhancing the Syracuse entry point, the causeway, and Antelope State Park will improve quality of life for local residents and will also contribute greatly towards Syracuse truly becoming a destination "place".

Significant opportunities for the Syracuse entry point include creating a boulder park, a sports complex, and an RV park.

The 7-mile causeway could be beautified and made more functional by moving the roadway to one side and planting a green parkway along the other side with walking and bicycling paths among native trees, shrubs, and grasses. Over time, amenities could be added such as birdwatching towers and a water highway.

On Antelope Island itself, in addition to updating the three campgrounds and modernizing and expanding the visitors center, these enhancements are suggested: a pier or boardwalk to the water, an inflatable playground, and a paved bike path throughout the park, which would be connected to the causeway's bike path and on to the City's network of paths.

Proposed Objectives

- Greatly boost Syracuse and Antelope Island from being relatively obscure to becoming bright jewels among Utah's portfolio of attractions.
- Considerably increase visitation to Antelope Island and Syracuse, with far more visitors opting to stay overnight.

Proposed Action Steps

Live up to our slogan "Gateway to Antelope Island"

It may be an opportune time for Syracuse and AISP to pursue an appropriation for causeway improvements. It is recommended that the City work in partnership with AISP and other stakeholders in the region to secure funding for a master plan and engineering study focused on enhancing the causeway, including attractions and activities, followed by an effort to secure funding for the improvements. Examples of action steps:

Conduct a feasibility study to attract recreation-based activities to the area such as trails. Launch the "Gardner village'" idea by buying the John Diamond land, buying and relocating historic buildings. Develop a school curriculum for fieldtrips (float like a cork). A boardwalk around the pond (fishing), a camp site, RV park, or even a hotel. On-theme commercial enterprises such as, Chuck-A-Rama, a bike shop, and an Outdoor gear/ kayak/ hunting shop. Consider a nine-hole golf course or other golfing venues. Given the nature of the land neighboring the Syracuse entry to the causeway, a wetlands study might be advisable.

Proposed Performance Indicators

- % of the population along the Wasatch Front who would recommend visiting Syracuse and Antelope Island.
- % of visitors who would return and would recommend visiting Syracuse and Antelope Island
- Number of visitors to Antelope Island

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Chapter 4 DEMOGRAPHICS

Analyzing demographic trends is important for understanding the past and future of the City's residents. An analysis was conducted to examine the City, the County, and surrounding counties with an eye toward how these trends related to economic development. The goal for demographic trends should be a variety of ages, occupations, incomes, and housing options so that the community is well diversified in its workforce and residents can age in place and stay in the community throughout their lifetime.

POPULATION

The Davis County Community and Economic Development Department estimates that the County has a total population of approximately 360,439. This estimate is believed to be more accurate and recent than the 2018 5-year estimates from the US Census Bureau.

As shown in Table 1, Syracuse represents approximately eight percent of the County total population and is currently the fifth-largest city in those terms. However, the City has a large amount of undeveloped land and is currently eighth in terms of population density, meaning that there is potential for the City to represent a more significant percentage of the County as it is further developed. According to the General Plan, the City's population is expected to exceed 60,000 residents.[10]

Currently, the most populous city in Davis County is Layton, which makes up more than a fifth of the County's population. Syracuse's proximity to Layton and distance from the I-15 corridor currently puts the community at a disadvantage for attracting regional commercial and business opportunities. Some of this may be mitigated by strategic development in parcels along the West-Davis Corridor.

City	Est. Pop. (2020)	% of Total
Layton	74,758	20.7%
Bountiful	44,469	12.3%
Clearfield	32,642	9.1%
Kaysville	31,350	8.7%
Syracuse	28,828	8.0%
Clinton	23,170	6.4%
Farmington	22,391	6.2%
Unincorporated	21,653	6.0%
North Salt Lake	20,277	5.6%
Centerville	17,802	4.9%
Woods Cross	11,514	3.2%
West Point	10,732	3.0%
South Weber	6,949	1.9%
West Bountiful	5,711	1.6%
Fruit Heights	4,945	1.4%
Sunset	3,248	0.9%
Total	360,439	100%

SOURCE: Davis Community and Economic Development

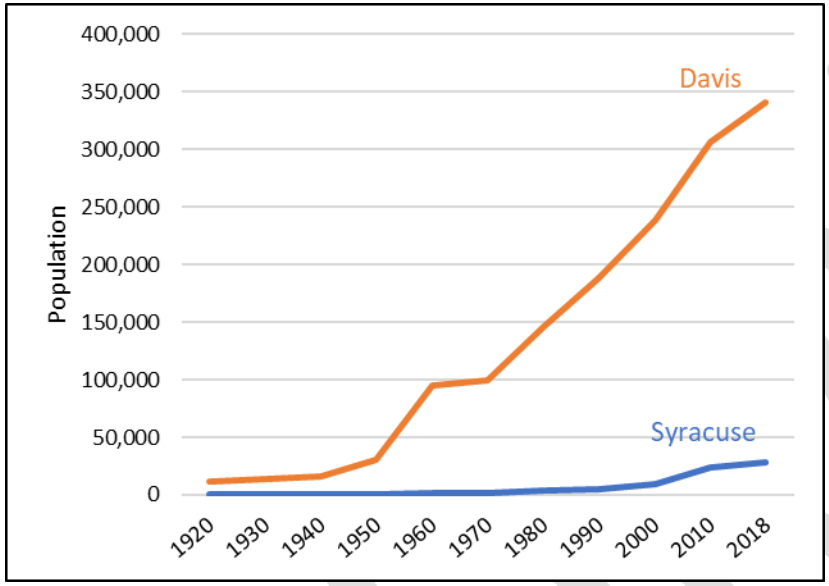
Table 1—County Population Estimates by City (2020)

Figure 54 shows the population growth of the City and the County since 1920. In the last century, Davis County has experienced rapid growth starting in the 1940's. Syracuse did not see its rapid growth until much later than the County. This is supported by the median age of buildings in the City, which are much newer on average than for the County as a whole.

[10] Syracuse City General Plan (2019), page 1.

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It is likely that the County will see a slowdown in growth as cities—especially those landlocked by the Front Range and/or Salt Lake—reach full buildout. It is likely that Syracuse's growth rate will continue outpacing the County for several decades. As is evident in the General Plan, the City has been planning for this growth and will need to continue discussing needs and priorities as large parcels of land become a scarce resource within the State.

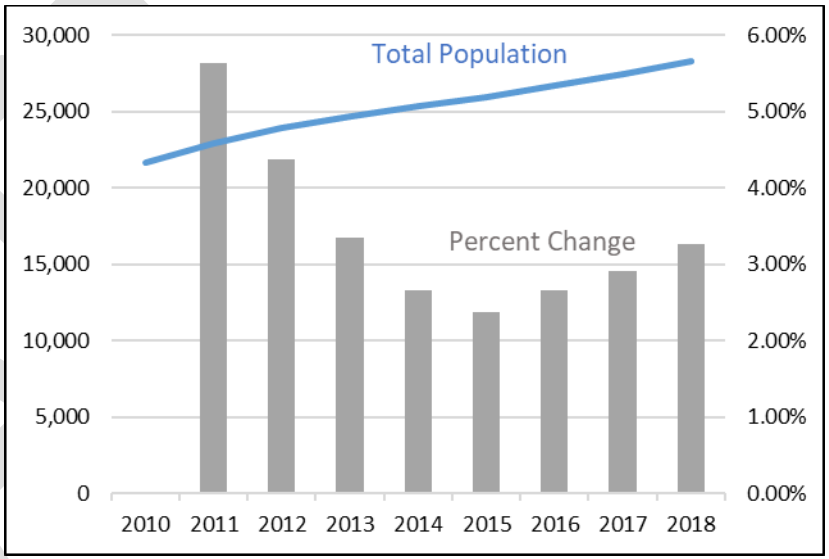


SOURCE: City and Town Intercensal Datasets

Figure 54—City and County Decennial Population Trends

City Growth Patterns

The City has seen consistent growth since 2010, with an average of 3.4 percent annually between 2010 and 2018. The City is expected to continue this growth for several years to come. Davis County Community & Economic development department estimates that the City will increase to approximately 32,065 by 2025. The City will need to work with developers now to ensure housing, infrastructure, and government services are able to accommodate this level of growth. It will be important to understand and predict what will be needed to support a larger population and if the tax base will be sufficient at buildout.

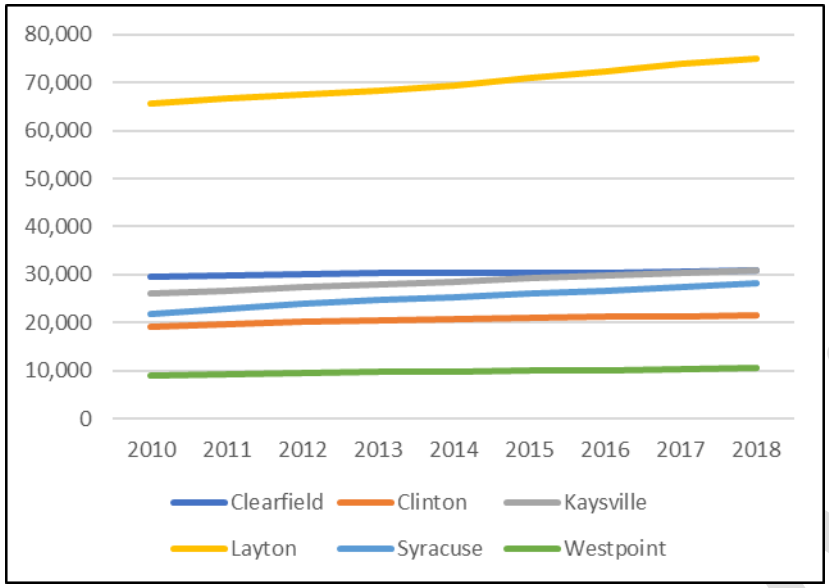


SOURCE: ACS 5-year Estimates (2010-2018 surveys)

Figure 55—Syracuse Population Trends

When compared to the population of surrounding communities, Syracuse sits in the middle of the pack. Due to its large land area and proximity to the air force base, Layton is more than double the population of all of its neighbors. Syracuse is catching up with Clearfield and Kaysville and might, if trends continue, pass them within the next five years. Syracuse's population grew an estimated 6,650 between 2010 and 2018.

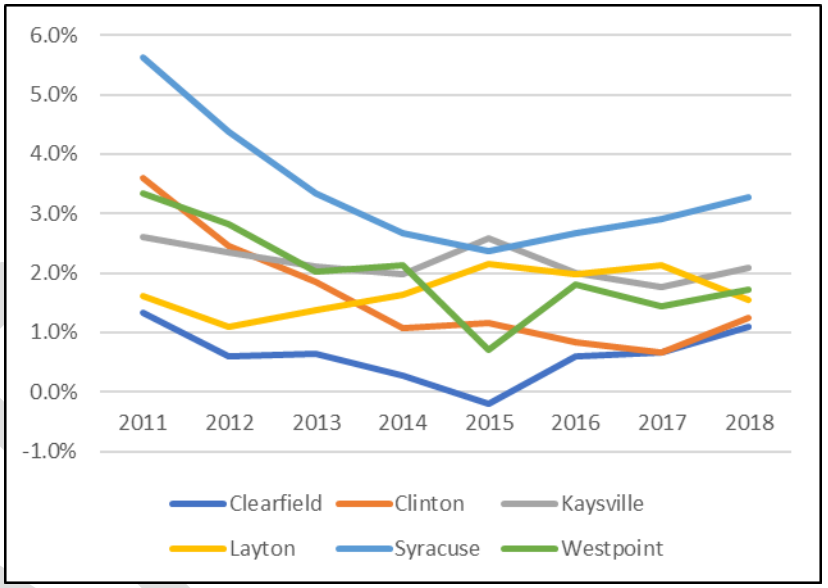
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SOURCE: ACS 5-year Estimates (2010-2018 surveys)

Figure 56—City Population Growth Nominal Comparisons

When comparing these same estimates in terms of year-over-year growth, it becomes readily apparent that Syracuse is the fastest-growing community percentagewise, with an average increase of 3.8 percent between 2010 and 2018. Since 2010, Syracuse has grown a total of 30.7 percent, or almost a third.



SOURCE: ACS 5-year Estimates (2010-2018 surveys)

Figure 57—City Population Growth (%) Comparison

County Growth Patterns

It is well known that Davis County has experienced significant population growth since 2010, but it is also important to understand was factors are contributing to that growth and what it means for the County's cities.

More than three-quarters of the County's population increase is attributable to "Natural Increase", meaning that the number of new births exceeded the number of deaths (see Table 2). Between 2010 and July 1 of 2019, the County received an estimated 52,704 births and had an estimated 15,309 deaths. While this signifies a likely strain on the public-school system due to the number of children being enrolled, this is good news for the County's economy because there will be new workers entering the

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workforce and replacing the high number of retirees expected to be leaving the workforce in the next two decades.

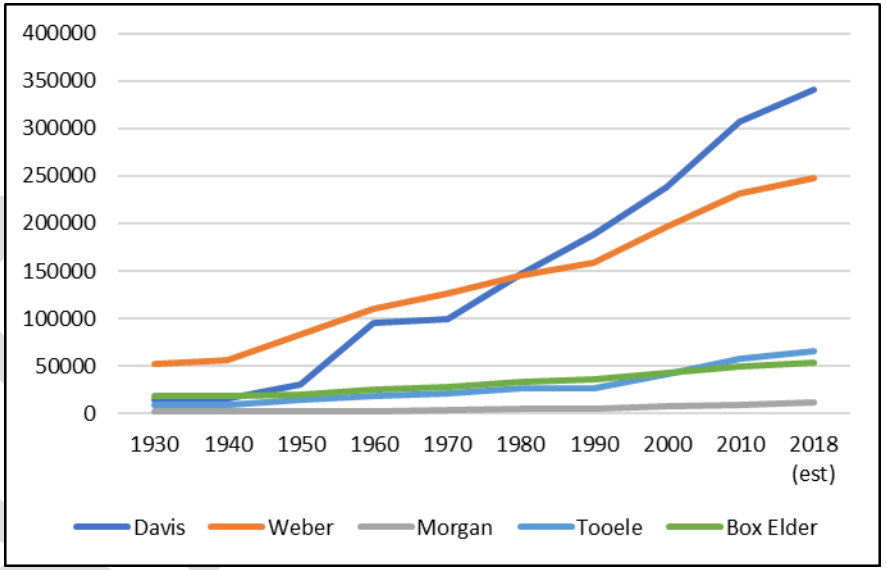
The remaining quarter of population change is attributable to "Net Migration". Under this category, migrants can be counted as international (if moving from a country outside the US or one of its territories) or domestic (if moving from state to state).[11] Because both these numbers are positive, it can be assumed that Davis County is a desirable location to live and is drawing people in from around the world as well as from other states.

Davis County	Total Population Change	Natural Increase			Net Migration		
		Total	Births	Deaths	Total	Internt'l	Domestic
Nominal Estimates	**48,989**	**37,395**	*52,704*	*15,309*	**11,734**	*2,381*	*9,353*
Percentage Estimates	**100.0%**	**76.3%**			**24.0%**		

SOURCE: US Census Bureau

Table 2—Estimates of the Components of Resident Population Change

Davis County has experienced more rapid growth than any of the surrounding Counties in Northern Utah. Weber County is the closest in terms of population, economic characteristics, and rates of growth. Both Tooele and Box Elder Counties are expected to see increased growth in the next century as Davis and Weber are fully built out and land prices become cost prohibitive. Syracuse's delayed growth means that it may end up competing with cities in Tooele and Box Elder, as opposed to other cities in Davis County, as people look for housing and jobs.

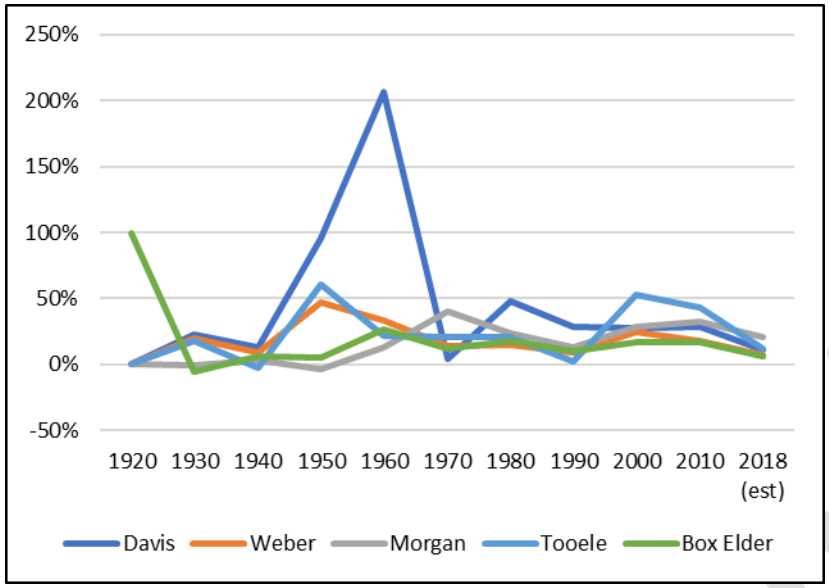


SOURCE: US Decennial Census Datasets

Figure 58—Population Growth County Comparison

When analyzed in terms of growth rates, Davis County had significant population growth between 1940 and 1960. Since then, it has been more on pace with surrounding counties (see Figure 59).

[11] Please note that these categories are not representative of immigrant status. A US citizen moving from outside the Country to Davis County would be categorized as an international migrant under these categories.

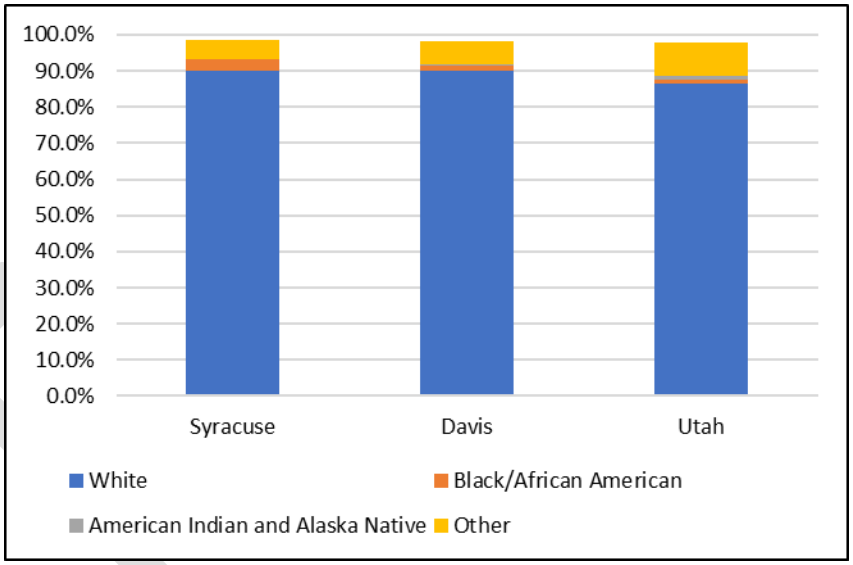


SOURCE: US Decennial Census Datasets

Figure 59—Percent County Population Growth

Race & Ethnic Profile

Approximately 90.1 percent of residents in the community identify as white. This is like the County (at 90 percent) and a big higher than the state (at 86.4 percent). However, the City is unique in that it has a much higher share of residents who identify as Black/African American (at 3.1 percent compared to the County's 1.3 percent and State's 1.2 percent). The City should identify this minority group's needs and foster Black/African American entrepreneurship and business ownership.

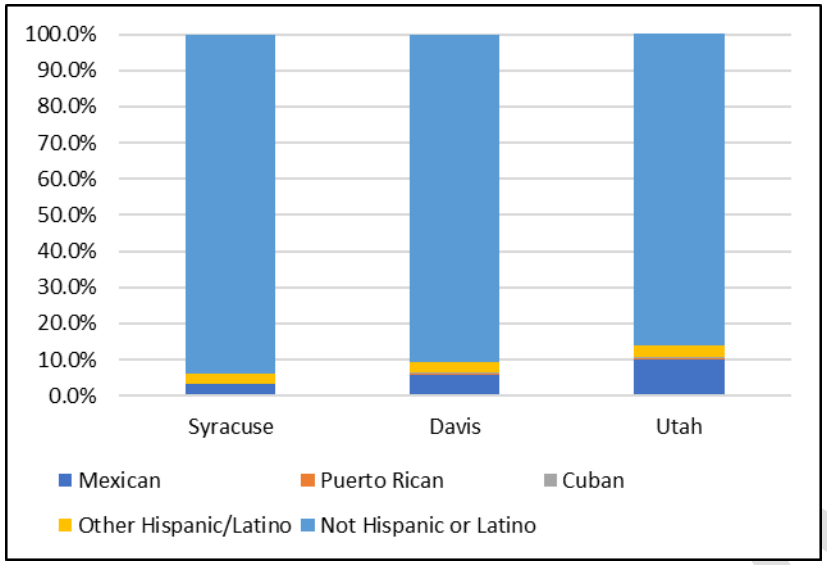


SOURCE: ACS 2018 5-year Estimates

Figure 60—Race Profile Comparison

Only around six percent of the City's residents identify as Hispanic or Latino. This is much smaller than the County's 9.4 percent and the State's 14 percent. The City should explore why the City is not appealing to this minority group (if it is) and see if it can do better to service this group's needs.

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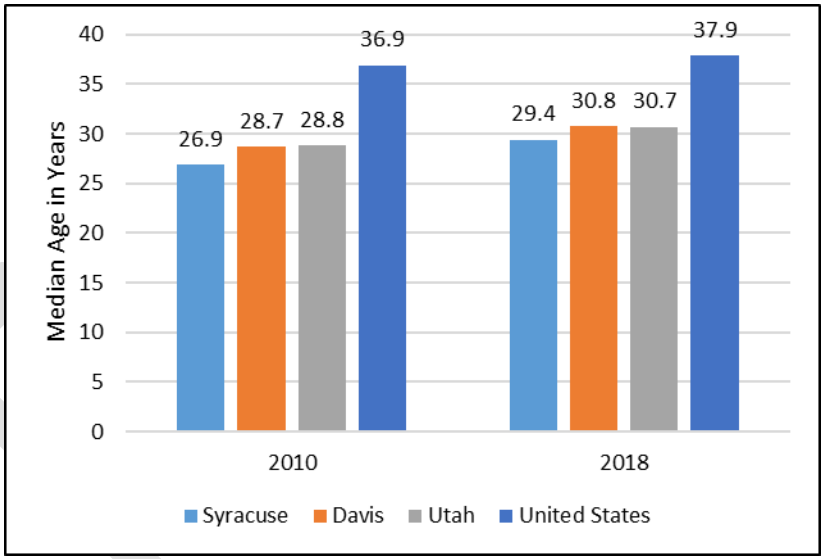


SOURCE: ACS 2018 5-year Estimates

Figure 61—Hispanic/Latino Profile Comparison

Age Comparison

As can be seen in Figure 62, the median age in the City increased slightly between 2010 and 2018. This trend is also reflected in the County and State and is unsurprising given the State's lowering birth rates and maturing neighborhoods. The City has a very low median age, which can be very beneficial because it means that the City will he a healthy working age population for many years to come.



SOURCE: ACS 2018 5-year Estimates

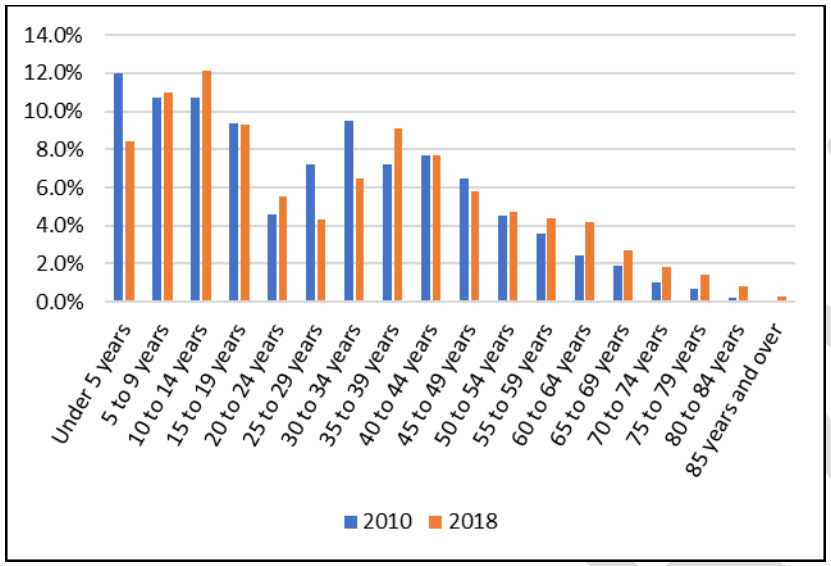
Figure 62—Median Age over Time, Select Geographies

Figure 63 shows the change in age composition of the City for 2010 and 2018. This is important because it can show what age groups are contributing the most to the increase in the median age. The age groups which experienced the largest decrease in share were those under five years (-3.6 percent), 30 to 34 years (-3 percent), and 25 to 29 years (-2.9 percent). The age groups which experienced the largest increase were 35 to 39 years (+1.9 percent), 60 to 64 years (+1.8 percent), and 10 to 14 years (+1.4 percent).

The increase in the median age is largely attributable to the highest age categories. There has been an increase in every age category above 40 to 49 years. The most likely contributor to this increase is the aging of the resident population.

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The loss of the under 5 and 25 to 29 age categories is concerning because it indicates that there are fewer young families in the neighborhood then there were in 2010. When looked at with the housing data (discussed starting on page 58), it seems that the City is already becoming unaffordable for this family type.

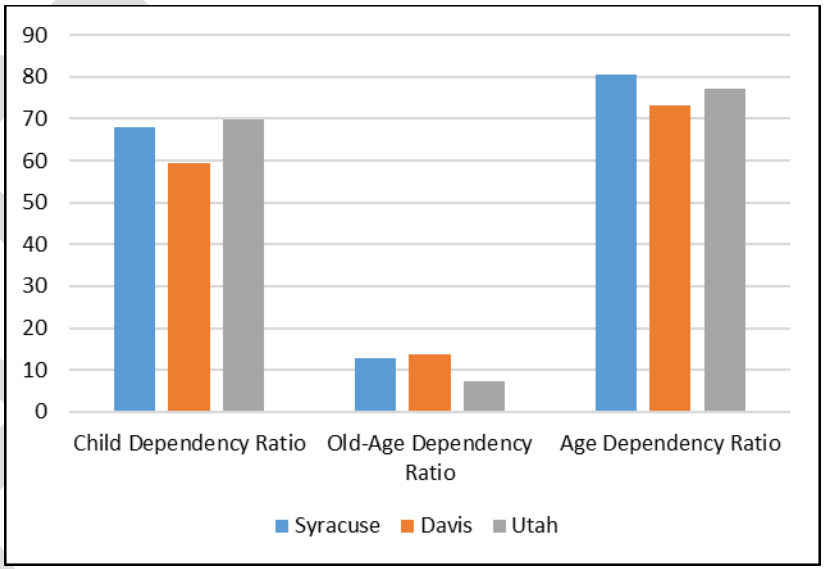


SOURCE: ACS 2018 5-year Estimates

Figure 63—Demographic Changes (2010-2018)

Another way to analyze the community in terms of age is by looking at age dependency ratios. Both children and those in their old age are dependent on working class individuals to support them, either through voluntary transfers to family members and friends or through governmental transfers such as CHIP, WIC, social security, and Medicaid.

Figure 64 shows dependency ratios at the City, County, and State. It is apparent that the City is more closely aligned with State than it is with the County. Overall, the City has a higher age dependency rate than the County and the State. This means that the City's workforce must support more age-dependent groups per capita. The City should keep this in mind as it evaluates economic development opportunities and the strains that some families may be facing as they try to support children and the elderly.



SOURCE: ACS 2018 5-year Estimates

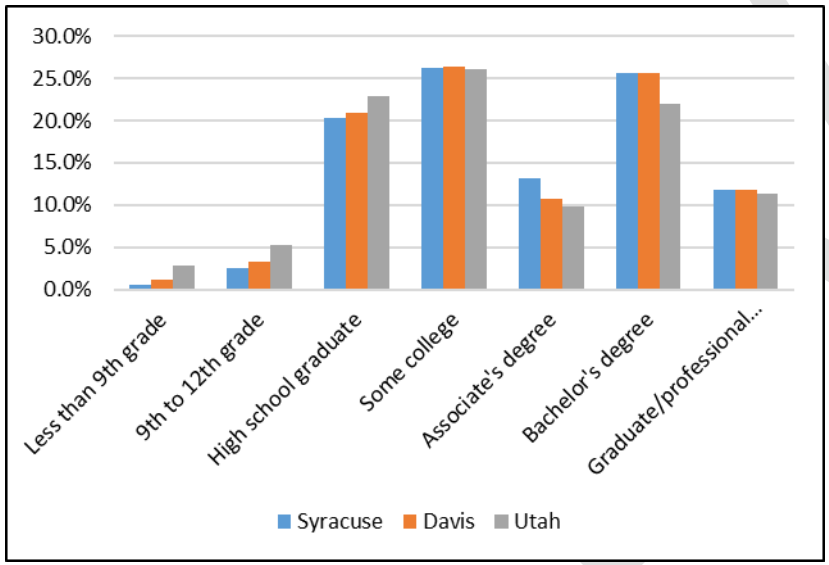
Figure 64—Age Dependency Ratios

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EDUCATIONAL ATTAINMENT

Understanding education levels is critical for economic development. While an educated workforce is important for the modern economy, it should not be viewed as the best or most appropriate proxy for workforce readiness. The City should emphasize high school graduation (or equivalent) for its adult population, followed by creating and working through diversified workforce pathways to ensure that various occupations and careers are available for the City's residents.

The City has a highly educated workforce, with a higher share of its population with college experience than at the County or State levels. This is beneficial for high-skilled and technical careers and was one of the strengths mentioned in the EDCUtah report.



SOURCE: ACS 2018 5-year Estimates

Figure 65—Educational Attainment, Population 25 years and above

School Comparison

A quick analysis of the City's schools was performed to understand what role they play in economic development. Davis School District has 91 schools, making it one of the largest districts in the State. Overall, Davis District has high attainment and graduation scores, making it desirable for younger families (see Table 3).

		Utah	Davis District	Weber District	Salt Lake District
K-8th Grade	**Number of Schools**	1046	91	44	38
	ELA Proficiency	47.4%	52.4%	40.1%	44.7%
	Math Proficiency	47.2%	53.3%	42.2%	46.1%
	Science Proficiency	51.0%	54.7%	41.3%	48.1%
High School	**ELA Proficiency**	48.7%	61.3%	45.4%	42.2%
	Math Proficiency	38.0%	49.4%	31.9%	38.5%
	Science Proficiency	34.8%	42.2%	26.5%	36.1%
	ACT 18+	62.7%	68.9%	57.9%	51.9%
	4-year Grad. Rate	87.0%	95.3%	86.8%	76.7%

SOURCE: Utah State Board of Education

Table 3—District and State Comparison

Looking at Syracuse's Elementary Schools, it seems that they perform slightly lower than the district's average (with individual schools performing slightly above or below).

Elementary Schools					
Name	Total Enrollment	ELA Proficiency	Math Proficiency	Science Proficiency	USBOE Total Score
Bluff Ridge School	938	52.7%	58.5%	58.7%	72
Buffalo Point School	997	53.4%	49.3%	53.0%	68
Cook School	816	46.8%	47.8%	59.4%	72
Syracuse School	961	48.7%	44.5%	55.3%	71
Average	928	50.4%	50.0%	56.6%	71

SOURCE: Utah State Board of Education; Syracuse Arts Academy not included because it covers both Elementary and Middle

Table 4—Elementary School Comparison

When looking at the Jr. High level, Syracuse seems to be on par with surrounding middle schools (see Table 5).

Middle Schools					
Name	Total Enrollment	ELA Proficiency	Math Proficiency	Science Proficiency	USBOE Total Score
Legacy Jr High School	1442	53.7%	56.6%	55.5%	74
North Davis Jr High School	943	41.1%	45.4%	41.0%	74
Syracuse Jr High School	1266	47.7%	47.8%	47.5%	74
West Point Jr High School	1380	51.5%	55.6%	53.2%	72

SOURCE: Utah State Board of Education; Syracuse Arts Academy not included because it covers both Elementary and Middle

Table 5—Middle School Comparison

Syracuse high school is one of the best-performing High Schools in North Davis.

High Schools					
Name	Total Enrollment	ELA Proficiency	Math Proficiency	Science Proficiency	USBOE Total Score
Clearfield High School	1929	50.9%	34.9%	31.7%	127
Layton High School	1983	55.2%	40.6%	38.1%	135
Northridge High School	1898	47.7%	35.1%	27.2%	125
Syracuse High School	2199	57.8%	45.2%	38.7%	133

SOURCE: Utah State Board of Education

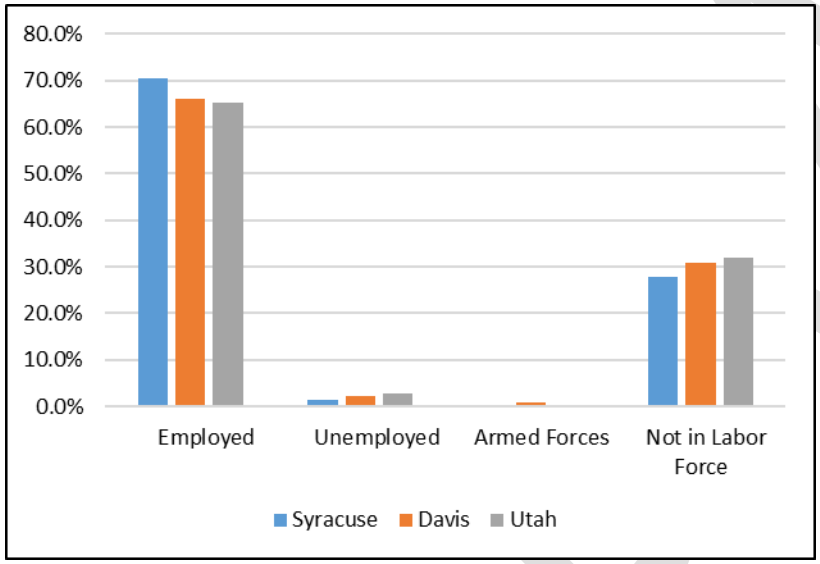
Table 6—High School Comparison

Overall, the City's schools perform well regionally are likely to be viewed as an asset for families looking to move into the area. The City should continue to support its schools and ensure that there is strong coordination between the high school and post-secondary schools.

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EMPLOYMENT

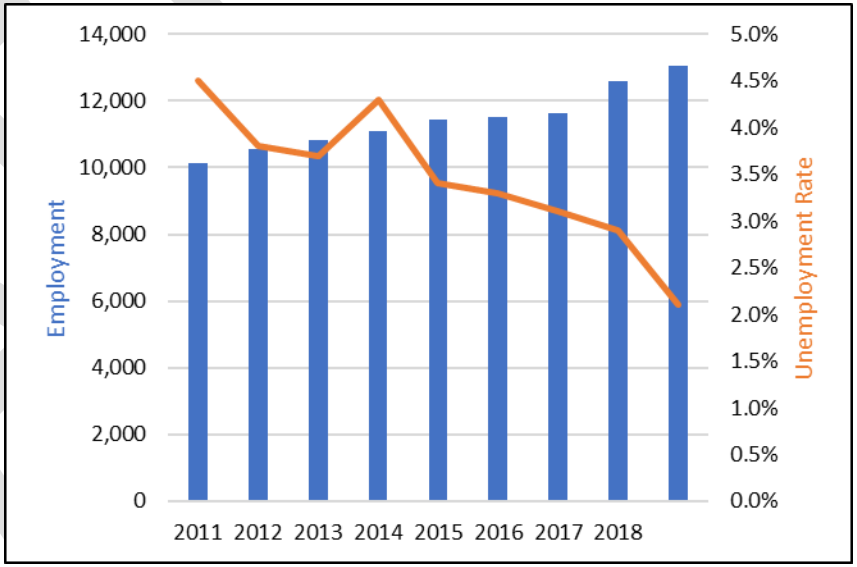
As of the 2018 survey data, employment in the City is very high, with more than 70 percent of the City's residents in the labor force. The City also has a relatively small amount of its population not in the labor force (27.7 percent). This means that residents in the community are participating in the labor market and contributing to the City's economic base. This estimate is particularly meaningful because of the City's low unemployment rate, signifying that most people who want to work (are in the labor force) can find jobs. It is likely that the economic recession has caused a large shift in these estimates, especially in the short term.



SOURCE: ACS 2018 5-year Estimates

Figure 66—Employment Status

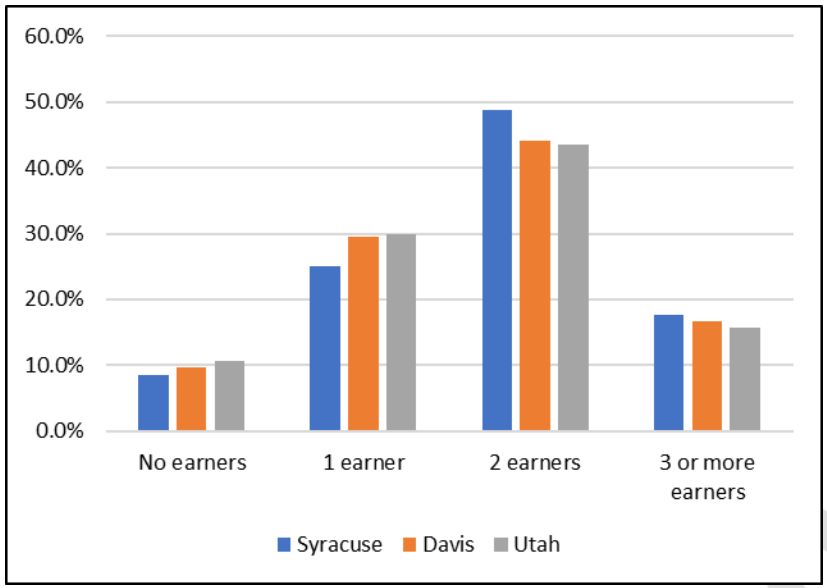
The City has experienced an increase in its total employment every year since 2010 (see Figure 67). This increase has occurred because of two factors: 1) positive population growth from employed individuals, and 2) a tightening labor market whereby those in the labor market are able to find suitable employment. It will be important, however, that the City seeing how the coming recessionary trends will impact employment, especially for families which had members who lost their jobs and are struggling to pay bills.



SOURCE: ACS 2018 5-year Estimates

Figure 67—Employment Data

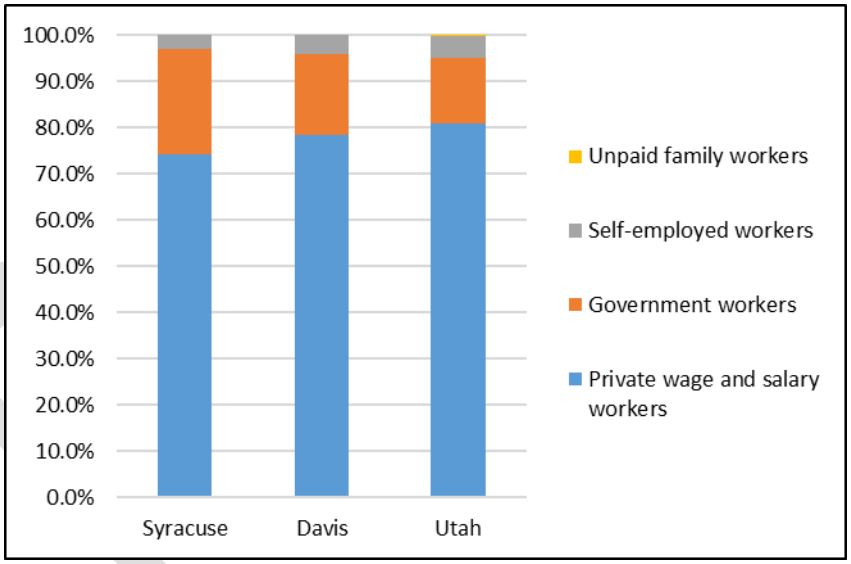
When looking at high employment, it became important to understand what that meant at the household level. As is shown in Figure 68, Syracuse has a higher share of its population with two or more owners when compared to the County or the State. Approximately 66 percent of the City's households have income from two or more earners.



SOURCE: ACS 2018 5-year Estimates

Figure 68—Household Income by Number of Earners

Breaking down the workforce into class of workers, it becomes apparent that the City is heavily reliant on private and government jobs (see Figure 69). Together, these job types make up approximately 97 percent of residents' employers. This means that only around three percent of the City's workers are self-employed. This is one percentage point lower than the County's share of entrepreneurs (at 4.1 percent). The City should try to champion local entrepreneurship so that it can further diversify its economic base and have locally owned businesses that are more willing to invest in the local economy.



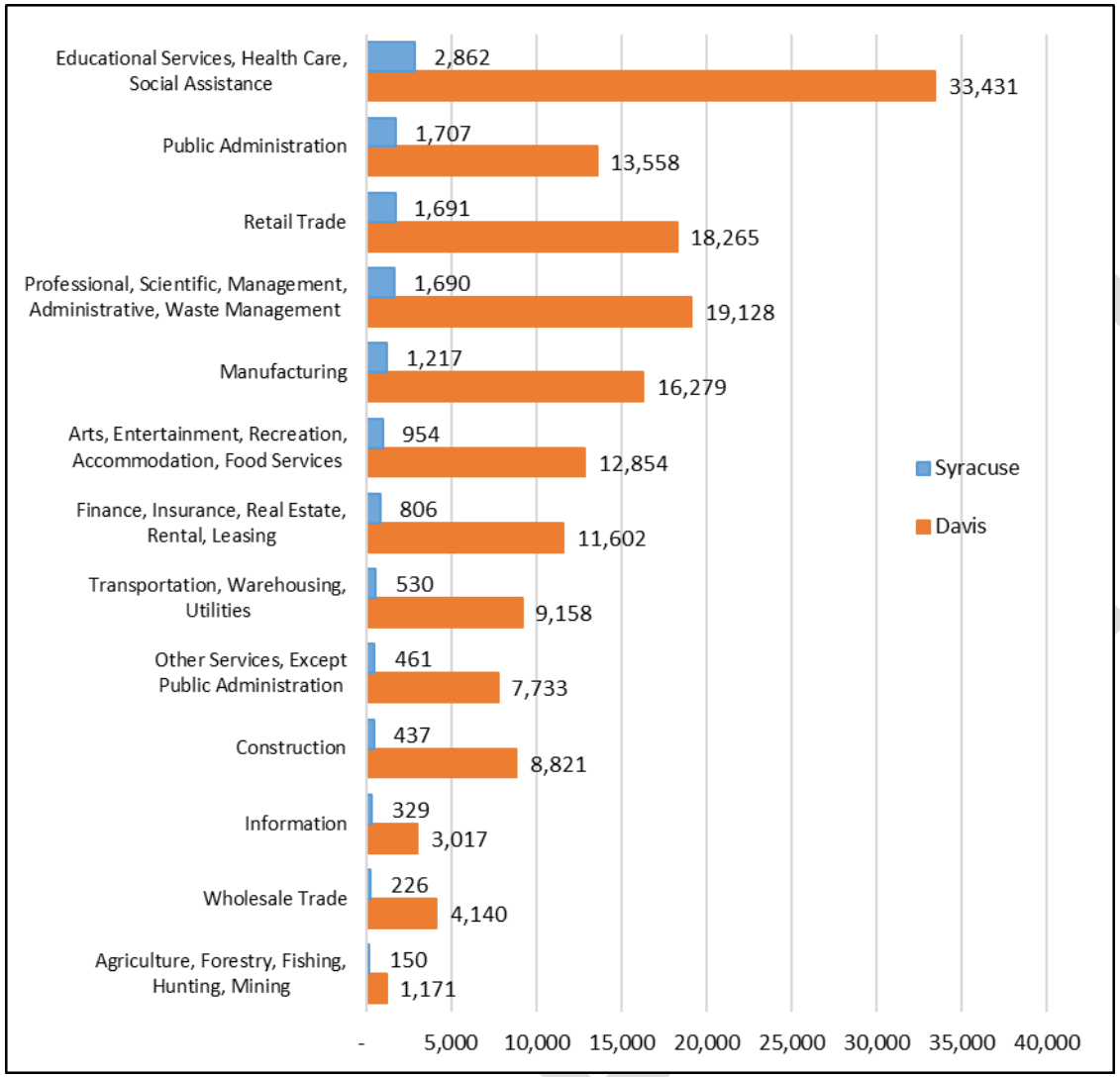
SOURCE: ACS 2018 5-year Estimates

Figure 69—Class of Worker Comparison

Jobs by Industry

Another important way to analyze employment is to look at the most common industries. As shown in Figure 70, the majority, or approximately 70 percent, of workers in the City are in the "Educational Services, Health Care, and Social Assistance" (2,862 workers); "Public Administration" (1,707 workers); "Retail Trade" (1,691); "Professional, Scientific, Management, Administrative, and Waste Management" (1,217); and "Manufacturing" (1,217). It is good that the City is well diversified in this manner and is not overly- reliant on one industry group, with the largest (Education, Healthcare, and Social Assistance) making up approximately 22 percent of total jobs. This will protect the City from industry-specific events.

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SOURCE: ACS 2018 5-year Estimates

Figure 70—Number of Jobs by Industry

Aerospace Engineering Students—Northern Utah: Programs Participating in the American Society for Engineering Education (ASEE)

No Utah universities are noted in the ASEE 2018 list of the 71 participating **undergraduate** degree programs related to Aerospace engineering although the following three are listed with other undergraduate engineering degrees as follows:

- Utah State University (8)
- University of Utah (13)
- Brigham Young University (6)

Utah State University, with Aerospace M.S. and PhD degrees, is the only Utah school noted in the ASEE list of roughly 130 universities with **graduate** degree programs related to aerospace engineering, although the following three are listed with other graduate engineering degrees as follows:

- Utah State University (15)
- University of Utah (25)
- Brigham Young University (10)

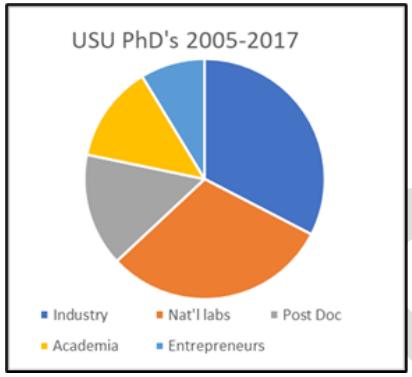
Utah State University

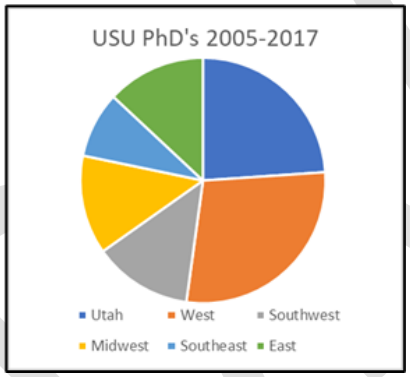
MS, Aerospace Engineering

PhD, Aerospace Engineering (began Fall 2015)

Previous employers of alumni:

- SpaceX
- Northrop Grumman
- Sandia National Lab
- Blue Origin
- NASA
- Boeing
- Hill Air Force Base
- Aerion
- Lockheed Martin





Weber State University

BS Mechanical Engineering

University of Utah

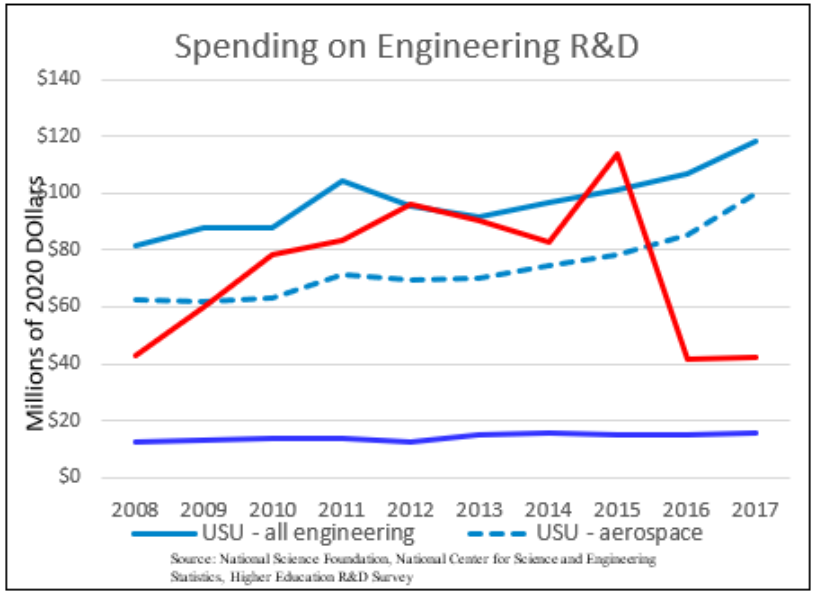
BS Mechanical Engineering with Aerospace emphasis

Westminster College

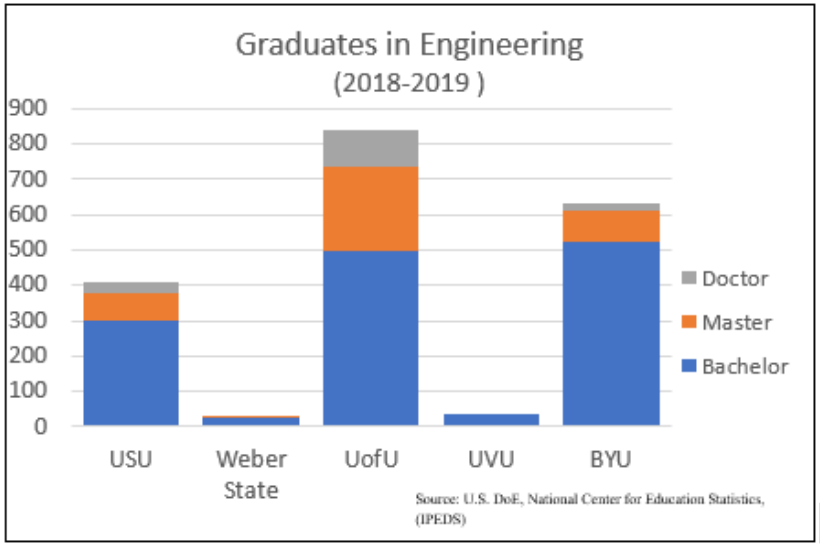
3-2 engineering program with Aerospace-related BS from USC or Washington U

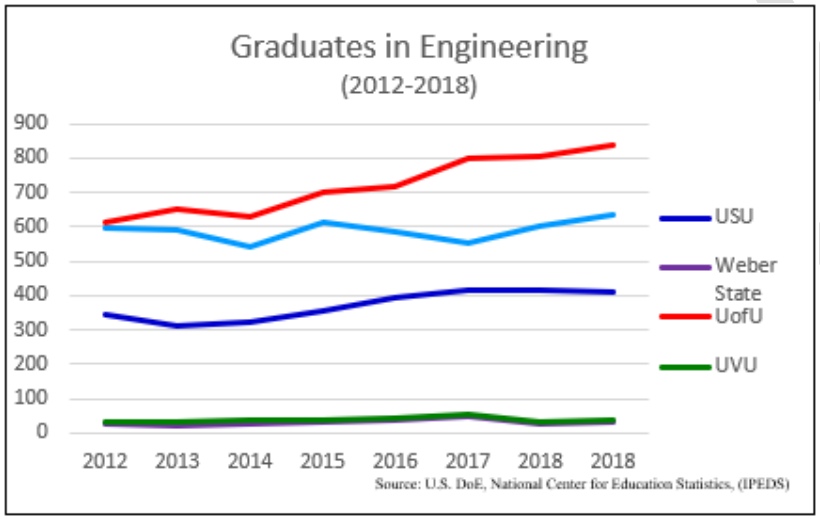
Brigham Young University

BS Mechanical Engineering with Aerospace emphasis.



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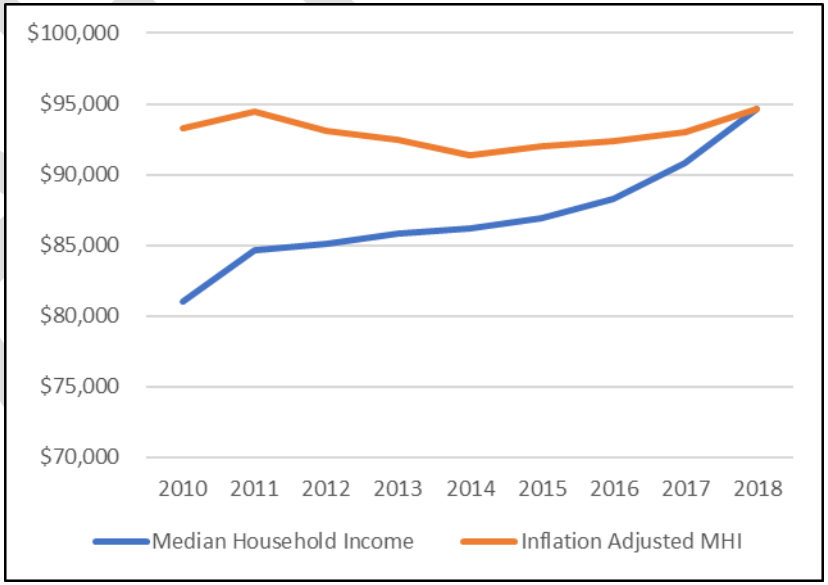




Income and Poverty

Income and poverty estimates were analyzed to understand the level of income, purchasing power, and rates of inequality and poverty the City is experiencing. These estimates will help guide the community as it determines what projects are viable and what type of development projects should be prioritized based on the community's goals and vision.

The City's median household income has increased continually year over year, from $80,994 in 2010 to $94,659 in 2018. However, when adjusted for inflation it become apparent that real household incomes have remained relatively flat over the period.

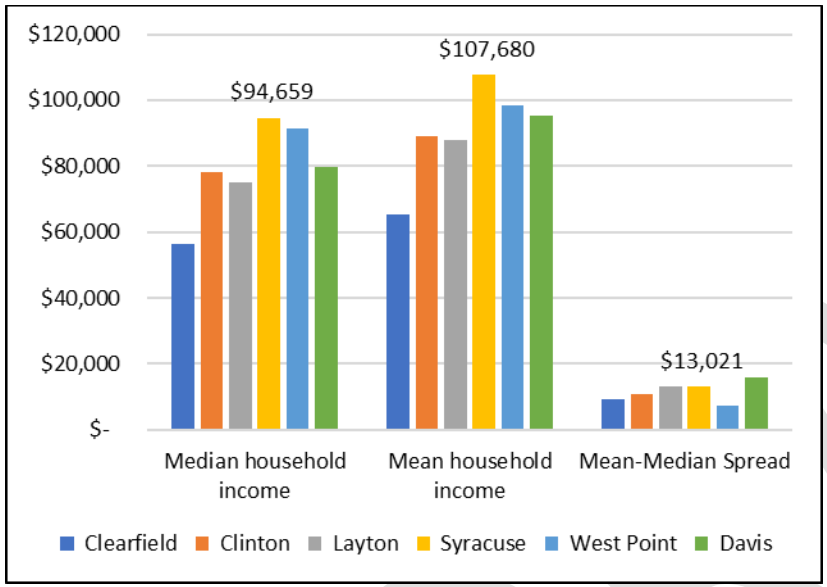


SOURCE: ACS 5-Year Estimates (2010-2018 surveys)

Figure 71—Median Household Income, 2010-2018

With a median household income of $94,659, Syracuse has some of the highest levels of income in the County. This is largely because of the City's very high labor force participation rates,

meaning that each household likely has two or more members contributing to household incomes. There is also a large spread between the mean and median incomes, suggesting that there is are some high-earning households which are pulling up the mean away from the median.

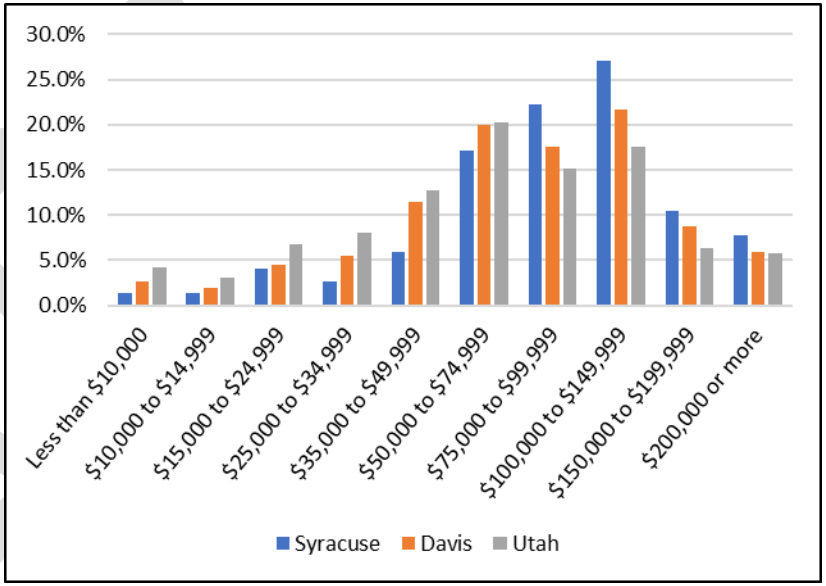


SOURCE: ACS 2018 5-year Estimates

Figure 72—Regional Household Income Comparison

Figure 73 breaks down income estimates into income brackets. The City has very high levels of income, with around 85 percent of households earning greater than $50,000 per year. The largest income bracket, representing more than 2,087 or 27.1 percent of total households, is the $100,000 to $150,000 bracket. As seen in the figure, Syracuse has a higher share of high incomes for every bracket above $75,000.

A key part of the retail analysis section of the document will be measuring how well the City is able to capture spending from its residents to support infrastructure and services.

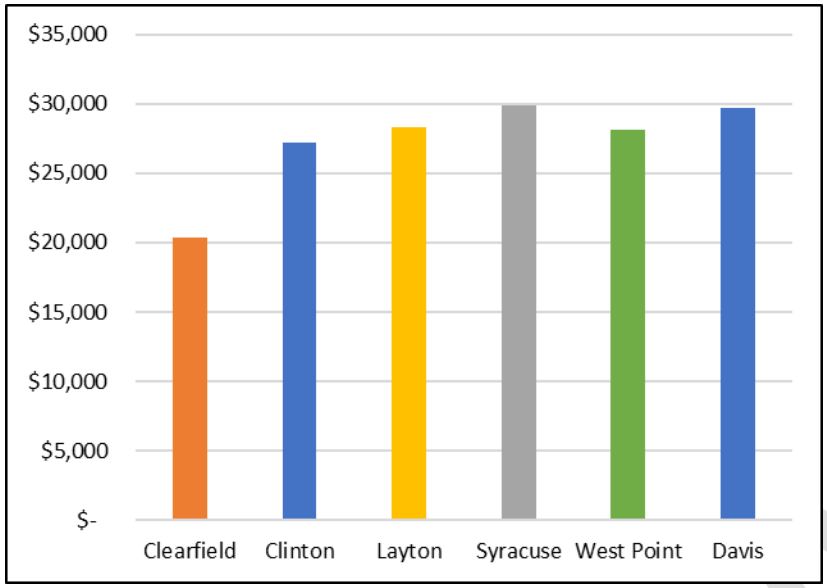


SOURCE: ACS 2018 5-year Estimates

Figure 73—Income and Benefits by Income Bracket

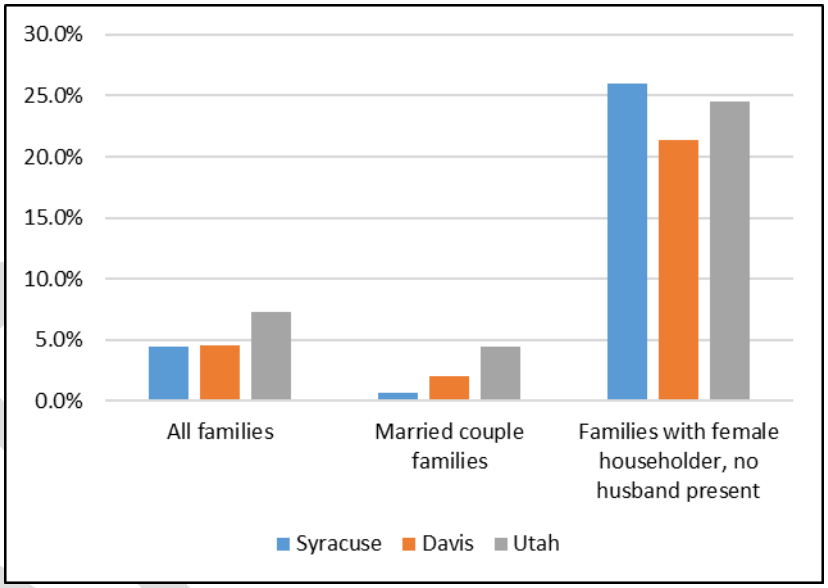
Knowing that the City has a smaller population base and high incomes, it should come as no surprise that the per-capita income in the City is also quite high, at $29,844 per person. This is slightly higher than the County's per capita income estimate and higher than most surrounding communities.

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SOURCE: ACS 5-year Estimates

Figure 74—Per Capita Income Comparison



SOURCE: ACS 5-year Estimates

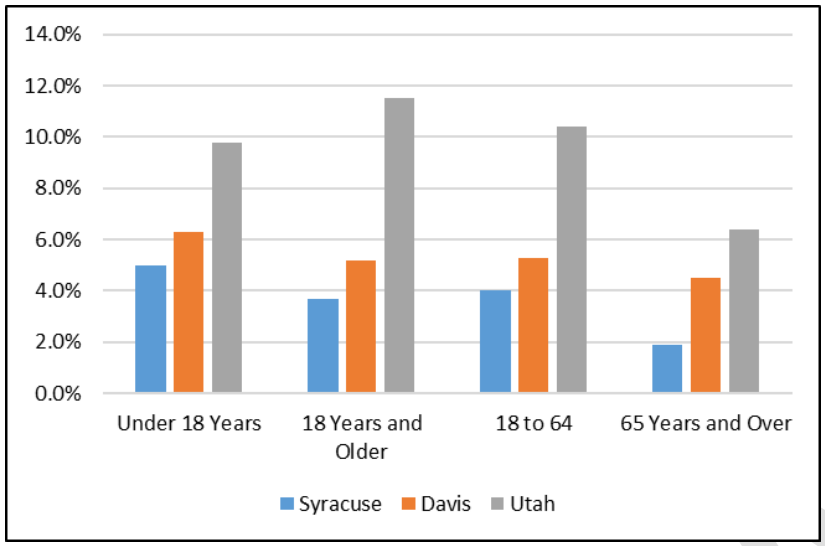
Figure 75—Poverty Rate by Family Type

The City needs to understand how many of its families live at or below the poverty line. Syracuse and Davis County each have low poverty rates, with less than five percent of all families in poverty. However, this should still be a concern for the community because it still represents more than 300 families who are living in poverty.

Families with a female householder and no husband are especially at risk, with more than a fourth of these families living in poverty (see Figure 75). The City should coordinate with appropriate State and nonprofit organization to services these families.

When broken down by age, poverty estimates show which groups are at highest risk. Children are at greatest risk of living below the poverty line, with five percent of the City's population below the age of 18 living below the poverty line. Those 65 years and over are the least likely to live below the poverty line.

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SOURCE: ACS 2018 5-year Estimates

Figure 76—Poverty Rate by Age

IMPLICATIONS – DEMOGRAPHICS

Syracuse's distance from I-15 has kept the City from being the first choice for regional commercial and business opportunities. The West Davis Corridor should place Syracuse in a more favorable position to attract new businesses and may increase the rate of growth in resident population.

The school district's attainment and graduation scores may make it desirable for younger families to move to Syracuse. The City has a young, well-educated workforce, half of whom have earned a college degree. With two thirds of households having two or more earners, median household incomes are high, though a large majority work outside the City.

Proposed Objectives

- Ensure housing, infrastructure, and government services accommodate growth while maintaining the City's unique character.
- Improve residents' readiness to be hired in jobs which can be based in Syracuse.
- Further diversify the employment base.

Proposed Action Steps

- Continue to synchronize residential and commercial construction, infrastructure, and the provision of services in concert with the long-term plan.
- Champion local entrepreneurs to build within the City Encourage completion of technical certification or college degrees.

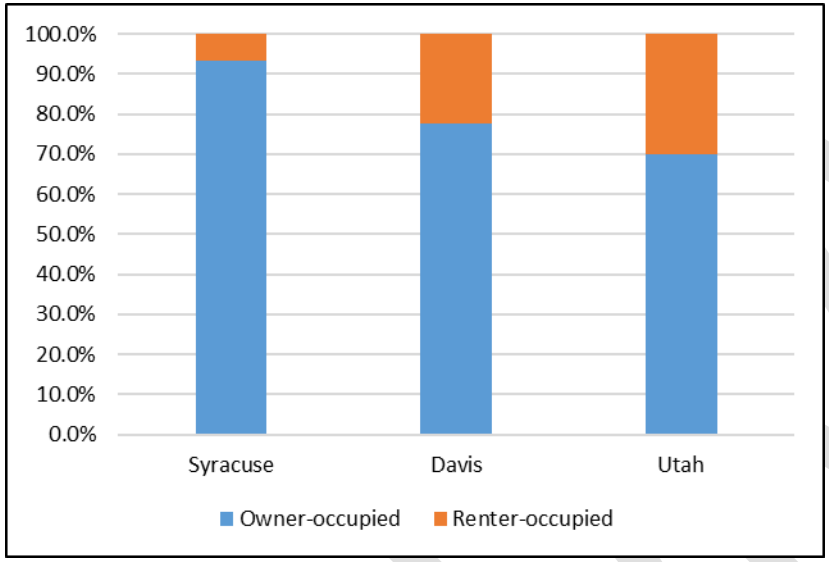
Proposed Performance Indicators

- % flex capacity in utilization of government sources
- $ value of businesses started and retained locally
- % of students who complete a degree or certification

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Chapter 5 RESIDENCES AND EMPLOYERS

When analyzing the housing stock within the City, it is best to start with occupancy by type. This estimate captures both traditional rental units (such as apartments) as well as single family homes which are being rented out. As shown in Figure 77, Syracuse has a very high ownership rate, with more than 93 percent of total units being owner-occupied. This is much higher than the County's rate of 77.6 percent and State's level of 69.9 percent.



SOURCE: ACS 2018 5-year Estimates

Figure 77—Occupancy by Type

When looking at the units by structure type (see Figure 78), it seems that the most significant factor related to high ownership rates is that a vast majority of structures are single family detached homes. This is in line with the historical development of the community, the role the City plays in the regional economy as a bedroom community, as well as the voice of community members as discussed in the general plan and SWOT analysis.

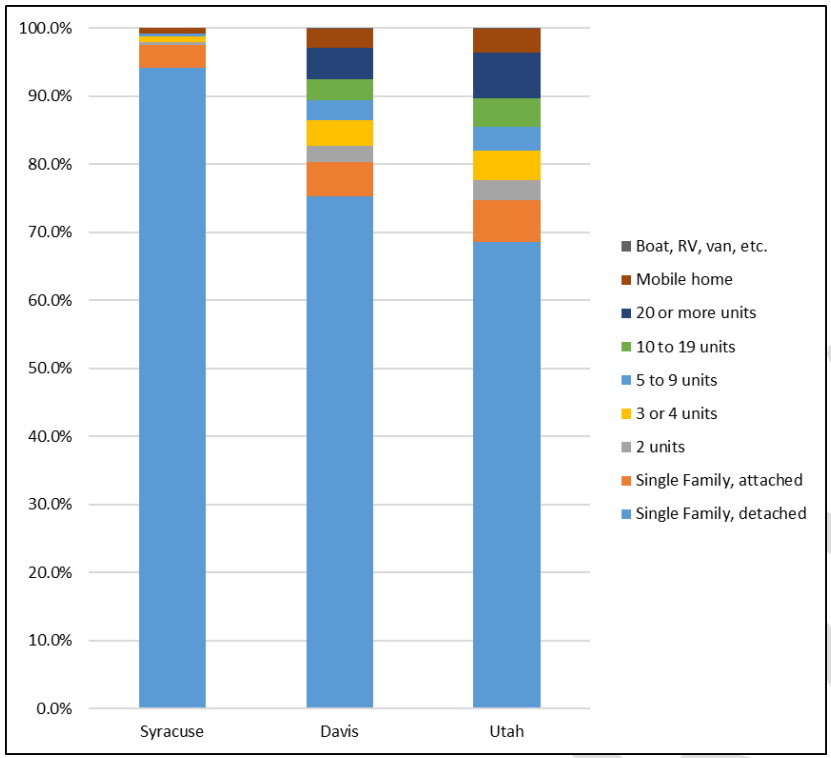
First, the Community experienced the majority of its growth between 1990 and 2010, with approximately two-thirds of all units constructed in those years (see SOURCE: ACS 2018 5-year Estimates

Figure 80). Because of the City's location and relatively inexpensive land, developers have found Syracuse a prime location for building large neighborhood communities. This is currently a popular housing type and has seen strong demand, as evidenced by the City's low vacancy rates.

Secondly, the City plays a role of a bedroom community, with most of the City's workers commuting an average of 26.7 minutes to work. Single family homes in suburban neighborhoods favor this economic condition and has driven most of the City's population growth.

Finally, the City's residents are not wanting multifamily housing types. According to the General Plan, residents favor ADUs, such as basement apartments, and backyard cottages for alternative housing. While this solution could certainly address housing affordability and increase the number of rental units available, it seems that, based on the low share of renters, few individual landowners are doing this.

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SOURCE: ACS 2018 5-year Estimates

Figure 78—Housing by Structure Type

The Missing Middle

When looking at what a lack of multifamily housing could mean for the community, it is helpful to think of what is referred to as the "missing middle". Often when multifamily housing is brought up, community members think of large apartment buildings or acres of cookie-cutter townhomes, which is not what is being discussed here. But the missing middle refers to housing types that are denser than detached single-family units but that are smaller than midrise apartments (see *Figure 79*) and are strategically placed so that conform with and buffer single family developments. It will be important for the City to consider and champion for these units for several reasons:

Affordability—The City's current approach to housing means that the City is becoming unaffordable for lower-income families. Missing middle housing types are more affordable, per square foot, than detached single family homes and make housing more attainable for young couples, seniors, and households with only one earner.

Age in Place Housing Options—As the City's residents age, they will start looking for smaller, one-story patio homes that are easier to maintain. If the City does not provide this product type, seniors will be forced to leave the city to find this type of housing.

Retail and Commercial Considerations—Retailers often look for a certain number of households and income levels within a specific drive time to justify that there is adequate purchasing power to justify the cost of a new outlet or center. A lack of density will make the City less competitive and the City could lose out on a new retailer because there are not enough households. The City should add density, especially near larger intersections and on busy roads, so retailers will be willing to open in City boundaries.

Protection Against Consumer Preferences—Detached single-family units have been popular since the 1950's and is considered part of the American Dream. But younger millennials are pushing for walkable neighborhoods with smaller yards. While it is uncertain if this trend will continue, it raises a concern that the City's lack of housing diversity puts it at risk if consumer preferences steer away from single family homes toward more dense, walkable-unit options. The City will need to consider how diversifying its housing stock can protect against these kinds of trends.

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The City should be able to leverage additional "Missing Middle" unit types so that it does not disrupt the small-town feels of the City's current neighborhoods. For more information on this type, visit missingmiddlehousing.com.

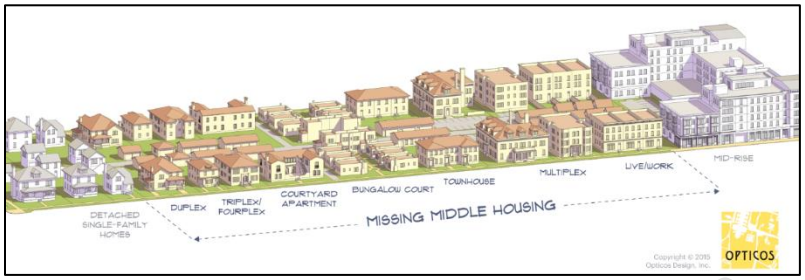


Figure 79—Missing Middle Housing Types

Below are examples of missing middle housing types that are complementary to Syracuse's current development patterns.

Side-by-Side Duplex

Sometimes referred to as twin homes, these units are attached by a single wall. They can be accessed from the front or a shared driveway.



Left: Hinesburg, VT (Source: NNECAPA Photo Library)
Right: Centerville, UT (Source: Google Maps)

Stacked Duplex

Consists of two units that are stacked on top of each other.



Source: Missingmiddlehousing.com

Mansion Homes

Mansion homes are units that are intended to look like large single-family units, but which have multiple entrances and shared walls.



Left: Mansion Home in South Jordan, UT (Source: Google Earth)
Right: Mansion home Example (Source: Coloradohomes.com

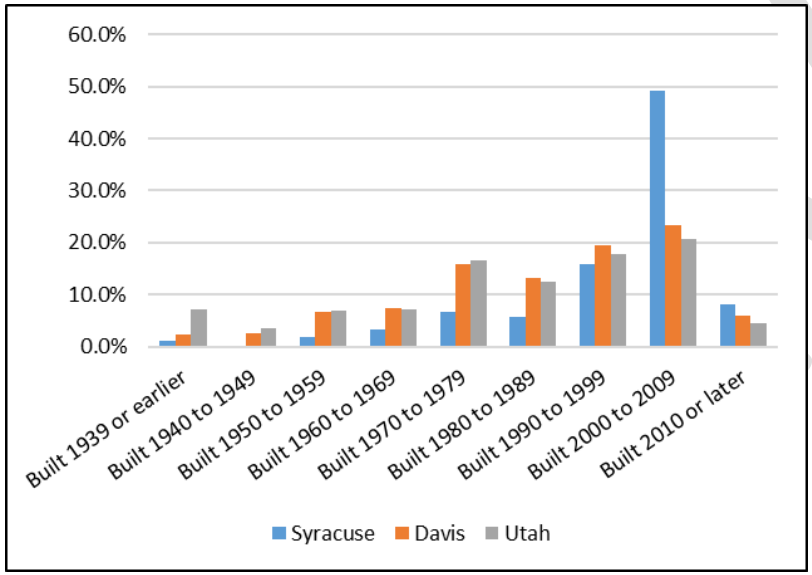
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Live/Work

A small- to medium-sized structure (can be attached or detached) that consists of one dwelling unit above or behind a flexible ground floor space for product or service distribution.



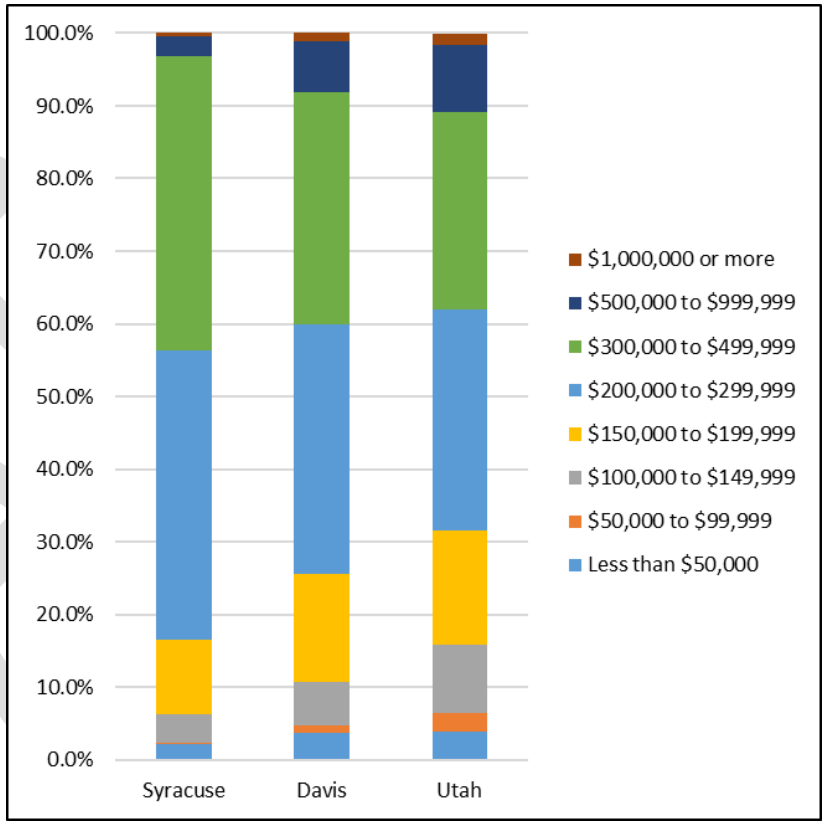
Left: Live/Work example (Source: Missingmiddlehousing.com)
Right: Live/Work in Park City, UT (Source: WFRMLS)



SOURCE: ACS 2018 5-year Estimates

Figure 80—Age of Housing Stock

Figure 81 shows a breakdown of the housing stock by price for the City, County, and State.



SOURCE: ACS 2018 5-year Estimates

Figure 81—Comparison of Housing Stock by Price

Given the City's median household income, relative age of the homes, and favorability of single-family types, a skew toward homes in the $200K-$500K range are the most common (making up a total of 80% of the housing stock).While there is certain a much smaller share of homes priced under this range, there is also

a noticeably small share of homes priced above this range. The City should evaluate how it can better serve both end of the market to have a more rounded housing stock.

To determine how affordable the homes are for the City's residents, it is best to compare ownership costs to total household income. Ownership costs in this survey are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (incl. first, second, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance; utilities (electricity, gas, water, and sewer); fuels (oil, coal, kerosene, wood, natural gas, etc.); condominium fees (if applicable); and mobile home costs. Generally, households should attempt to purchase a home where monthly ownership costs will be 30 percent or less of household income.

Selected Monthly Owner Costs as a Percentage of Household Income	Syracuse	Davis County	Utah
Less than 20%	47.5%	48.2%	45.8%
20 to 24.9%	21.4%	18.5%	18.1%
25 to 29.9%	11.6%	12.5%	11.9%
30.0 to 34.9%	5.8%	6.4%	7.2%
35.0% or more	13.7%	14.3%	17.0%

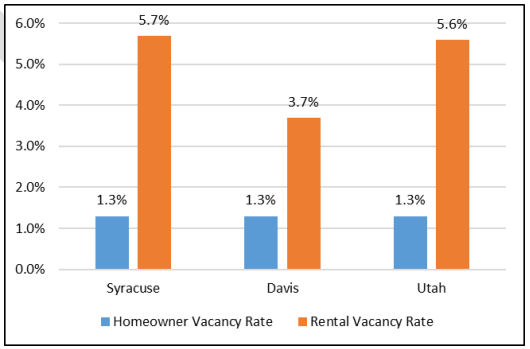
SOURCE: ACS 2018 5-year Estimates

Table 7—Housing Ownership Costs as Percentage of Household Income (Units with a Mortgage)

As shown in Table 7, Syracuse's households have done very well at following this rule. For units with a mortgage (which makes up more than 87 percent of the total units), a little less than half are spending 20% or less of their household income on housing costs. Approximately 80.5 percent of these households spend less than 30 percent or less. This is good news for the community because it means that its current residents are not cost burdened to live here and should shore up these household from foreclosure if economic recovery from COVID-19 takes a long time.

Syracuse's owner vacancy rate is on par with both the County and the State, at approximately 1.3 percent (see *Figure 82*). This is estimated to be around 93 units, which the City should monitor to prevent these units becoming blighted if they are not occupied in the short term.

The rental vacancy rate is higher than the County and similar to the State, but due to the relatively small share of rented units this estimate is likely to be highly volatile and could increase or decrease significantly by just one unit becoming vacant or occupied.



SOURCE: ACS 2018 5-year Estimates

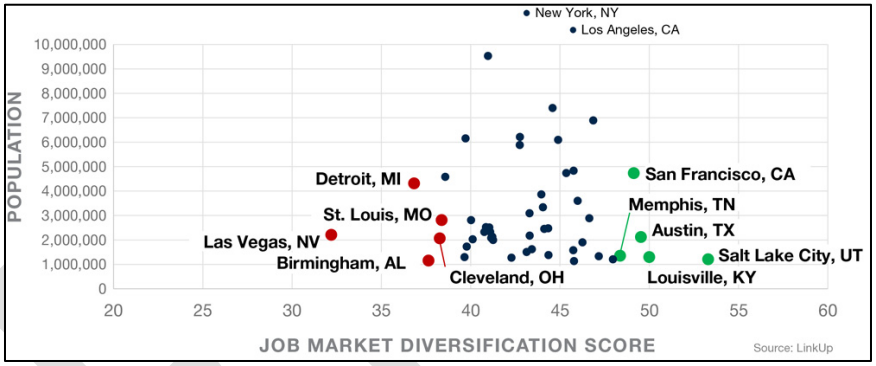
Figure 82—Vacancy Rate by Type

The City has an affordable housing stock and low vacancies; however, it is also becoming unaffordable for young families and too heavily weighted toward detached single-family units. It is unlikely that unaffordability will be a persistent issue as the housing stock ages and newer homes appear in the market. However, a lack of housing options, while providing economic benefits in the short term, should be addressed through "Missing Middle" unit types.

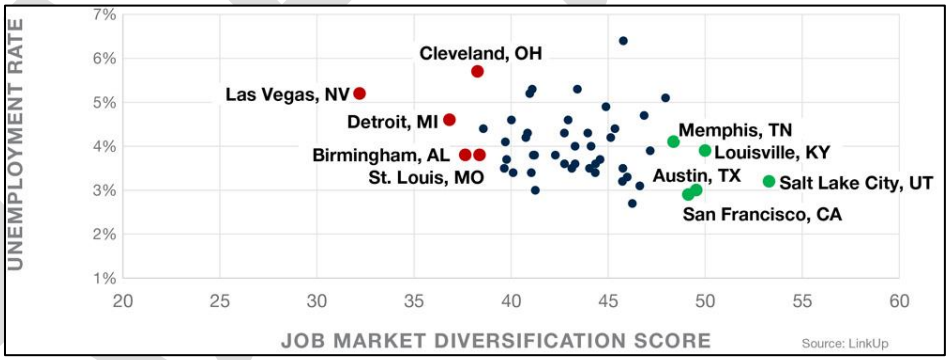
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DIVERSITY OF THE JOB MARKET

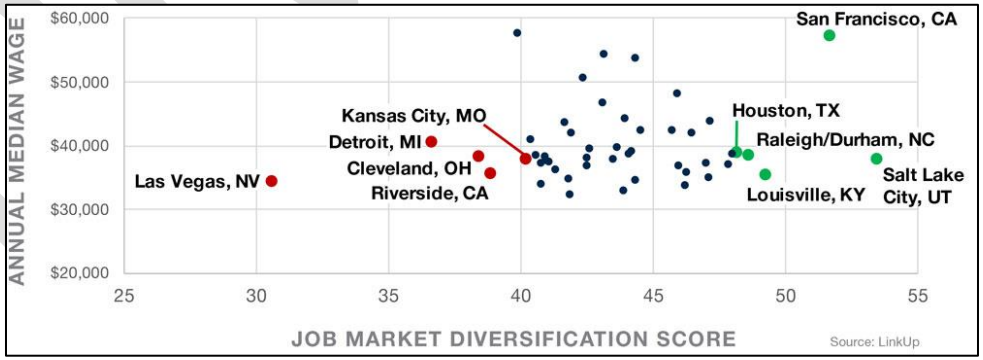
Every few years, LinkUp publishes a report on job market diversification, among large cities, in 2018, Salt Lake City[12] was ranked #1…



…which helps explain SLC's low unemployment rate…



…despite SLC's mid-range median wages:



[12] SLC is a reasonable proxy for the Wasatch Front given that Provo, for example also ranked #1 in job market diversity among mid-markets.

Utah's Position Relative to Other States

Utah is ranked #4 in CNBC's annual report of *America's Top States for Business in 2019*, driven by the economy (#3) and quality of life (#9) while being in the top 20 in other categories.

CATEGORY	SCORE	2019 RANK	2018 RANK	GRADE
Workforce	258	18	11	C+
Economy	297	3	2	A+
Infrastructure	193	17	10	B
Cost of Doing Business	217	18	23	B+
Quality of Life	219	9	12	B-
Education	99	20	34	B-
Technology & Innovation	96	21	19	C+
Business Friendliness	118	13	12	B
Access to Capital	50	19	18	B
Cost of Living	26	25	22	C+

Forbes ranks Utah as #3 among *Best States for Business*:

Rank	State	Business Costs Rank	Labor Supply Rank	Regulatory Environment Rank	Economic Climate Rank	Growth Prospects Rank	Quality of Life Rank
#1	North Carolina	4	9	1	13	13	16
#2	Texas	3	10	21	4	1	15
#3	Utah	23	2	6	8	7	9

Utah was ranked No. 1 in the nation for total job growth at 3.6%. Utah is also ranked No. 5 nationally in unemployment with a low rate of 2.8%.

"Utah is one of the top states in the nation for aerospace and defense employment with an employee base of roughly 30,000 people." Utah has high employee concentrations of aerospace engineers, materials scientists, machine operators, and many other aerospace related occupations" "Utah's Aerospace and Defense industry accounts for approximately 944 establishments and 31,390 jobs and is projected to grow by 2 percent per year over the next decade."

Utah is ranked #18 by PwC in **aerospace industry attractiveness**, held down by:

- Infrastructure (#36) (quality: roads, railroads, air infrastructure, electrical supply)
- Industry (#33) (size, growth, number of companies)
- Economy (#26) (GDP, Manufacturing output, exports)

Utah is ranked by Bureau of Labor Statistics regarding **Aerospace Engineers** (May 2019):

- #17 in total employment
- #16 in employment per 1,000 jobs
- #29 in annual median wage

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IMPLICATIONS – RESIDENCES AND EMPLOYERS

Syracuse has a very high rate of owner-occupied housing. The vast majority of homes are single-family detached, which is in line with residents' and developers' preferences until now. The City's residents view most multi-family housing types as undesirable.

If continued, the City's current approach to housing could mean that the City may become unaffordable for those who are starting a family or starting their first real jobs as well as for those retiring and looking for smaller homes – Syracuse's own children and seniors could be forced to leave the city to live elsewhere.

Moreover, a lack of density makes a city less attractive to retailers, restaurants, and other businesses who would otherwise come and stay in Syracuse. There are many attractive options for residences in Syracuse's missing middle where homes share lawns and parks, for example.

Proposed Objectives

- Build and maintain Syracuse's character as a desirable place to live and work
- Provide homes for Syracuse's new families and seniors

Proposed Action Steps

- Identify a set of neighborhood and housing alternatives that are approved by a majority of Syracuse's residents.
- Work with owners of large parcels to free up space for these neighborhoods.
- Find developers proved to be willing and able to create great neighborhoods.

Proposed Performance Indicators

- Progress vs. milestones in identifying neighborhood alternatives.
- % of desired acreage made free for development.
- Number of qualified and proven developers who now work with Syracuse to develop great neighborhoods.

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Chapter 6 Office Development Feasibility

The City has identified office uses as one of its development targets in the West Davis corridor. This section analyzes the current and projected office market to determine the feasibility of office development in Syracuse. National trends are first analyzed to discuss the supply and demand for office generally, followed by an analysis of the Wasatch Front (including Weber, Davis, Salt Lake, and Utah Counties), Davis County, and a 10-mile radius around Syracuse's city center.

National Trends

Office performed well after the Great Recession, with strong employment growth and service-based companies driving demand for the creative reuse of classic buildings as well as the development of accessible and sustainable new office towers and parks. There has been significant investment in office properties, especially in the Western United States, which saw $51.2 billion in office deals in 2019.[13]

However, these trends have been completely up ended by the coronavirus pandemic, which forced workers to work from home for several months to slow the spread of the virus. This forced many businesses to turn to online tools, such as video conferencing software and team collaboration tools, to replace in-person meetings and conferences. The coronavirus is likely to have a significant short-term impact, along with several considerations and significant uncertainty as to the medium-term impact of the virus.

Lease Rates and Office Demand

Lease rates have fallen as businesses have halted their plans to expand or upgrade their space. Several businesses have furloughed their workforce, waiting for states to ease restrictions and for consumer spending to rebound. This had led to a considerable softening in demand, driving lease rates down as tenants renegotiate their offer prices and landlords look to fill new vacancies.

As the economy recovers, it is unknown as to whether tenants will require more or less space than before. On one hand, tenants who are in dense buildings with little space between employees might look for larger spaces or look for less-dense communities that are safer and reduce health risks. On the other hand, some businesses may prefer newly found remote work alternatives and might require smaller offices to accommodate fewer local employees. Several large employers, such as Twitter, Facebook, and Microsoft, have embraced remote work as their new normal, with Twitter going so far as to announce that some of its employees can work remotely for as long as they want.[14] Other businesses might follow if their employees as just or even more productive as they were in the office.

Landlord Expenses

Landlords will see a rise in their expenses as they adjust to federal and state regulations. Cleanings will need to be done more frequently, with better chemicals. Tenants will demand more from their landlords to ensure that their workers are healthy and safe. These trends are likely to continue into the medium term,

[13] SOURCE: Integra Realty Resources, 2020 Viewpoint Office Report

[14] https://www.usatoday.com/story/tech/2020/05/22/coronavirus-remote-work-post-pandemic/5242420002/

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especially if the virus has multiple waves and the risks of globalization and disease become more salient.

Underwriting Requirements

As uncertainty is added to office demand, lenders will increase their underwriting requirements to ensure that landlords will not go into foreclosure. This will mean lower loan-to-value ratios and stricter requirements from banks and other financial institutions.

Wasatch Front

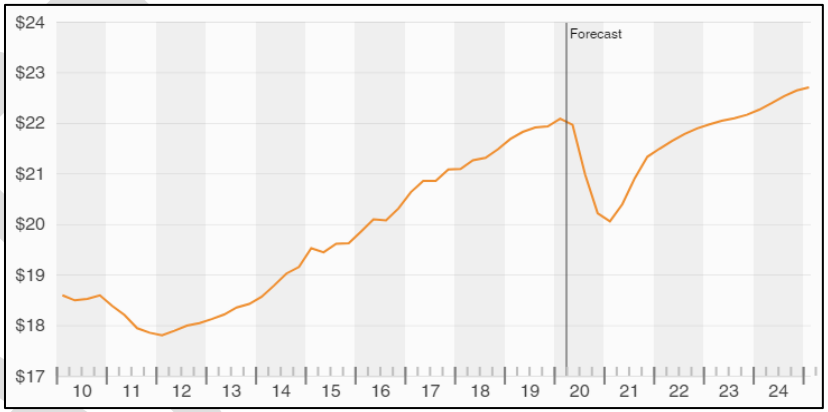
Office product in the Wasatch Front (Weber, Davis, Salt Lake, Utah counties) was in a growth phase for several years, with moderate employment growth providing upward pressure on lease rates. The tech sector and supporting businesses have demanded a significant amount of office space in Utah and Salt Lake counties, with some spillover into Davis and Weber counties. As of Q12020, the Wasatch Front area consisted of 4779 buildings and represented almost 110 Million square feet of office space (see Table 8).

Wasatch Front	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Net Absorp. (SF)	Market Rent ($/SF)
Class A	264	31,763,841	2,290,448	7.2%	741,232	$27.46
Class B	2,802	64,307,325	4,210,464	6.5%	(34,988)	$19.80
Class C	1,703	13,836,503	603,771	4.4%	(43,998)	$14.57
Total	4,779	109,933,611	6,800,061	6.2%	662,246	$22.70
Class A&B	3,066	96,071,166	6,845,944	7.1%	706,244	$23.19

SOURCE: Better City, CoStar

Table 8—Wasatch Front Key Indicators by Property Class

However, the coronavirus pandemic is expected to have a significant impact on office space moving forward. Figure 83 shows the forecasted decrease in market rents, with prices not stabilizing until 2021 Q4 and not returning to the pre-pandemic prices until 2023.

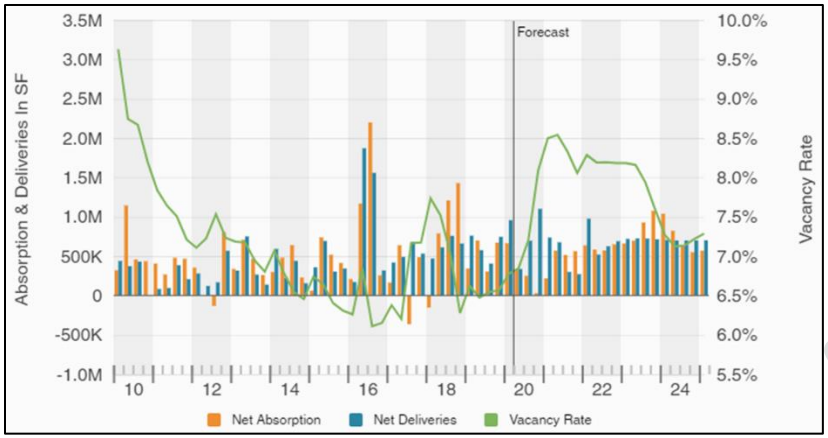


SOURCE: CoStar

Figure 83—Wasatch Front Market Rent Per SF, 2010-2025

Figure 84 forecasts that vacancies will increase past eight percentage points as new deliveries come online but absorption is soft. Many of the projects which have already broke ground will be seen through to completion, while several proposed project will be withheld or cancelled until the market becomes more favorable. This will lead to a decrease in the vacancy rate as demand increases and supply is more realistic with the demand after the virus.

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SOURCE: CoStar

Figure 84—Wasatch Front Net Absorption, Net Deliveries, and Vacancy Rate, 2010-2025

Some leading indicators of the virus pandemic are already visible in the data, with vacancies increasing sharply from 6.8 percent at the end of 2019 to more than 7.5 percent at the end of May. Class B and Class C products, often occupied by smaller and less profitable firms that are more sensitive to changing economic conditions, will likely be harder hit than Class A offices. This might be a benefit to Syracuse as tenants of large B and C offices consider building satellite offices elsewhere. Class A buildings represent the newest and highest quality buildings in markets. They are often better-looking buildings with the latest construction, and with modern, high-quality building infrastructure.

Davis County

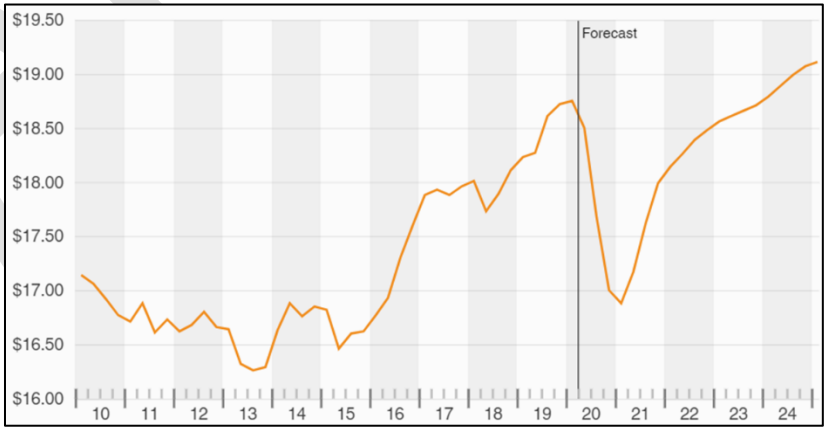
Davis County has seen strong office growth, with net absorption of more than 60,600 square feet between 2019Q1 and 2020Q1. However, the County still represents only a small portion of total office space in the region (at less than 5.6 percent; see Table 9).

Davis County	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Net Absorp. (SF)	Market Rent ($/SF)
Class A	17	864,807	135,856	15.7%	40,054	$26.96
Class B	239	3,858,756	193,612	5.0%	25,935	$17.84
Class C	191	1,385,278	83,196	6.0%	(5,355)	$17.02
Total	449	6,112,169	412,664	6.8%	60,634	$19.65
Class A&B	256	4,723,563	329,468	7.0%	65,989	$20.79

SOURCE: Better City, CoStar

Table 9—Davis County Key Indicators by Property Class

Like the region, Davis county is forecasted to see a sharp drop in market rates, not reaching stability until 2023 or beyond. According to the forecast, market rates will not return to a pre-coronavirus level until 2023 Q1 (see Figure 85).



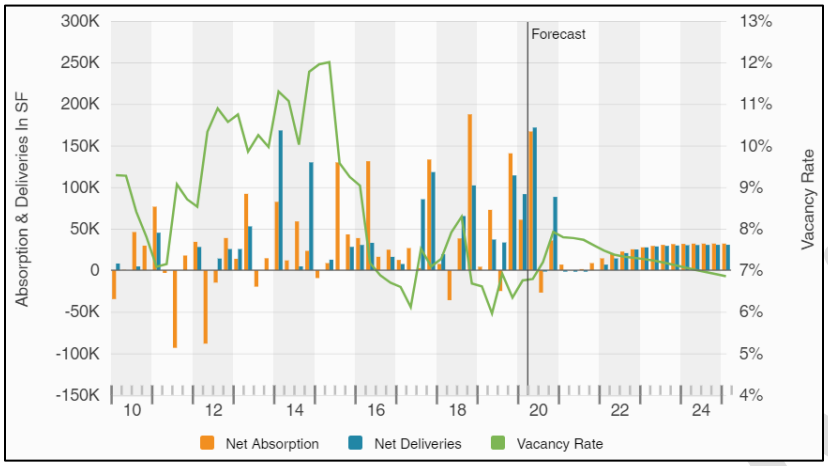
SOURCE: CoStar

Figure 85—Davis County Market Rent Per SF, 2010-2025

As shown in Figure 89, net deliveries are expected to outpace absorption, causing a sharp rise in the vacancy rate at the end of 2020. However, few deliveries are expected in 2021, which means

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that the vacancy rate should stabilize much soon than the rest of the region.



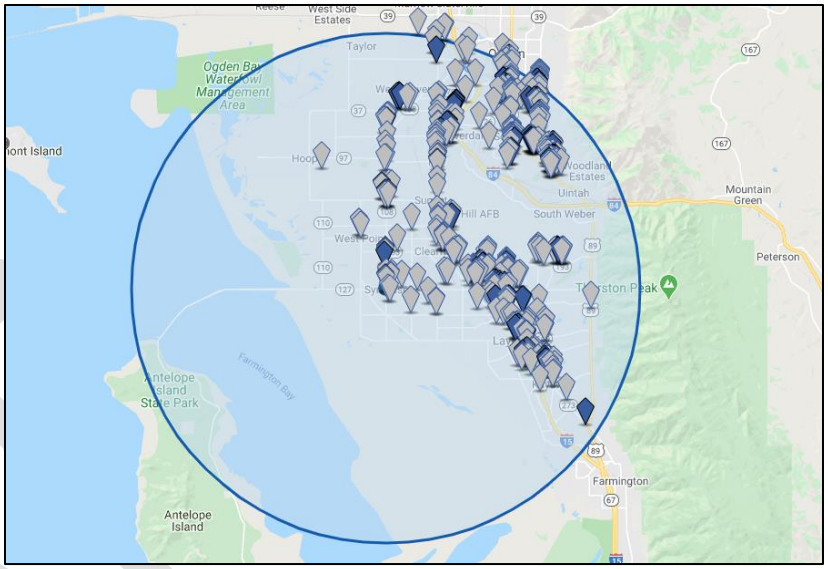
SOURCE: CoStar

Figure 86—Davis County Net Absorption, Net Deliveries, and Vacancy Rate, 2010-2025

Primary Market

A primary market was constructed using a 10-mile radius from Syracuse city center. This analysis shows what office buildings the City would compete with if office were developed in the short term. As shown in Map 2, the City will be competing with properties along the I-15 corridor, Ogden's central business district, and Hill Air Force Base.

However, given a post-Covid-19 world, Syracuse could be competitive for any new, remote, offices as organizations at Hill Air Force consider spreading out to satellites. The City might particularly focus on the east-west route along SR 193 from the West Davis interchange to the Base. Being new, these should be developed as Class A facilities.



SOURCE: CoStar

Map 2—Office Properties within a 10-mile radius from Syracuse

10-mile Radius	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Net Absorp. (SF)	Market Rent ($/SF)
Class A	14	576,969	77,123	13.4%	30,215	$27.20
Class B	273	4,540,037	294,935	6.5%	(28,901)	$16.36
Class C	185	1,463,688	42,667	2.9%	9,725	$14.77
Total	473	6,581,822	414,725	6.3%	11,039	$18.40
Class A&B	287	5,117,006	372,058	7.3%	1,314	$18.87

SOURCE: Better City, CoStar

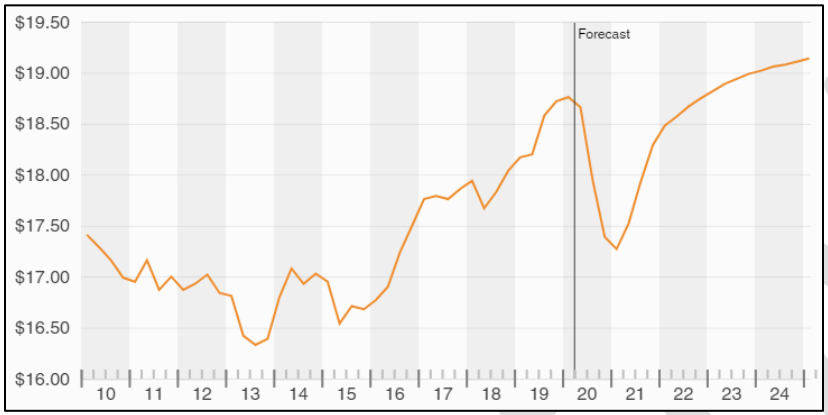
Table 10—Primary Market Key Indicators by Property Class

The primary market consists of more than 6.5 million square feet of office space, two-thirds of which is Class B. Net absorption was positive for the quarter, especially in Class A product. However,

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Class B is likely to perform better in the short term as tenants become more cost-conscience.

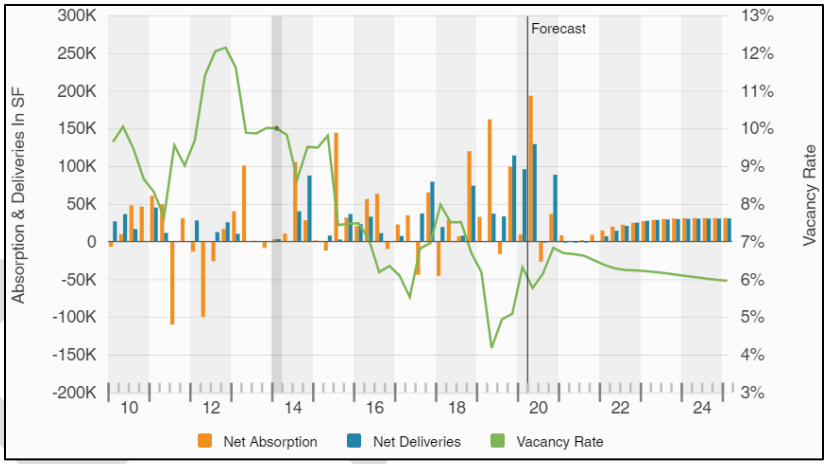
Market rates have experienced growth comparable to Davis County and are expected to experience a similar decline in rates for the remainder of 2020, with a rebound expected in 2021 and stabilization in 2022.



SOURCE: CoStar

Figure 87—Davis County Market Rent Per SF, 2010-2025

The primary market is well situated for the demand shock resulting from the coronavirus pandemic. The primary market has experienced high absorption so far this year, and with less than 100,000 SF forecasted to be added to the market it is actually forecasted that the primary market will continue to see a decrease in vacancies over the short term (see . This support the analysis presented earlier, that companies will favor larger spaces in less crowded cities and business parks.



SOURCE: CoStar

Figure 88—Davis County Net Absorption, Net Deliveries, and Vacancy Rate, 2010-2025

Development Pipeline

There is approximately 9.8 million square feet of office in the development pipeline, with 3.8 million already under construction. Due to the coronavirus pandemic, it is unlikely that the 6 million square feet of proposed office will all occur, especially in the short term (see Table 11).

Geography	Under Construction SF	Proposed SF	Total Pipeline
Salt Lake, Utah, Weber	3,582,049	5,850,561	9,432,610
Davis	219,000	219,000	438,000
Sum	**3,801,049**	**6,069,561**	**9,870,610**

Table 11—Office Development Pipeline, Wasatch Front

There are several projects underway which will greatly impact the feasibility of office use in Syracuse. While this is not intended to be a survey of all development, it shows major projects which are planned or under construction in the surrounding cities.

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North Station Park

Farmington has seen incredible success with its Station Park development, which has brought in millions of square feet of retail, entertainment, and housing. To complement and enhance the development, the City has also planned a 240-acre mixed-use development intended as a lifestyle community. The north station park development is planned to include 1.6 Million square feet of office, 100,000 square feet of retail, and 1,700 housing units.

This development will strongly appeal to younger professionals who are looking for immediate access to shopping, entertainment, and access to work, either in the development itself or because of its proximity to the nearby Frontrunner station. This area will be very appealing because of the nearby amenities, including Station Park, Lagoon, and short commutes via the I-15 corridor.



SOURCE: Inspire Development

Figure 89—North Station Park Development

Falcon Hill Aerospace Research Park

Falcon Hill is the first US Air Force public/private partnership and their largest enhanced use-lease The 550-acre development on the west side of Hill AFB, includes space for IT, communications, the Department of Defense, aerospace, military, and government contracting. It will be LEED certified, Class A office space, with retail, a hotel, and conference center planned in later phases.



SOURCE: R&O Construction

Figure 90—Falcon Hill Aerospace Research Park

However, Covid-19 could cause those facilities to be reconfigured to allow physical distancing, thus reducing the number of workers in those buildings, which in turn might cause companies to look elsewhere nearby for satellite offices, perhaps eastward along SR 193 towards the new interchange with the West Davis Corridor,

Combined, there is approximately 219,000 SF of office under construction and an additional 175,000 SF planned within Davis County (see **Error! Reference source not found.**).

Status	Address	City	Class	Land (AC)	True Owner	Building SF	Estimated Delivery
Under Construction	1075 W Farmington	Farmington	B	0.77	Brian Call	5,000	June 2020
Under Construction	612 N Kays Dr	Kaysville	B	1.75	Unknown	14,000	July 2020
Under Construction	1400 Legend Hills Dr	Clearfield	B	7.41	Unknown	200,000	May 2020
Proposed	147 E Union Ave	North Salt Lake	B	7.17	Daniel McGregor	1,000	Unknown
Proposed	1566 S 800 W	Woods Cross	B	0.52	Dell Nichols Commercial Real Estate	3,279	Unknown
Proposed	913 N 3200 W	Layton	B	0.21	PJF Corporation	4,500	Unknown
Proposed	179 S Main St	Layton	B	1.32	Francis McKay Winkel SR	89,000	Unknown
Proposed	320 Station Parkway	Farmington	B	3.47	CenterCal Properties	77,000	Unknown
Total				**22.61**		**393,779**	

SOURCE: CoStar, Better City

Table 12—Under Construction and Proposed Office Projects in Davis County

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Legend Hills

The Legend Hills office complex has about 40 adjacent acres zoned for office and retail. The new RC Willey store is located adjacent to the site. Legend Hills will be the closest office park and direct competitor to office development along the West Davis corridor.



SOURCE: Colliers International

Figure 91—Legend Hills Development

Implications – Office Development Feasibility

Syracuse City identified office uses as one of its development targets. However, although Davis County has seen strong growth in offices, the City's distance from I-15 has hindered such development in Syracuse compared to surrounding cities where offices have been and are being built.

Nevertheless, the Covid-19 pandemic has caused many companies to reconsider their historic preference for large, centrally located offices. Reflecting on a post-pandemic world, organizations are considering reducing their uses of central locations in favor of more remote, satellite operations.

With the intersection of the West Davis Corridor with SR 193, Syracuse might well be in an advantageous position, particularly with organizations serving Hill Air Force Base, to attract offices and light industry to relocate along SR 193. This, however, will require working with owners of large properties to sell their lands for commercial as well as residential developments.

Proposed Objectives

- Attract commercial developments along SR 193 from the West Davis interchange eastward to 2000 W (or 1000 W).
- Make properties along SR 193 available for development.

Proposed Action Steps

- Conduct a feasibility study and develop a detailed picture of what development could look like along SR 193 and what benefits it would bring.
- Persuade owners of properties along SR 193 to sell.
- Identify target commercial organizations
- Persuade them of the advantages of locating remote operations along SR 193.
- Create TIF and other relevant financial incentives.
- Budget for construction and infrastructure.

Proposed Performance Indicators

- Progress vs. milestones.
- % of desired acreage made free for development
- % of acreage developed
- Net dollar value to the city of new developments

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Chapter 7 TRANSIT-ORIENTED DEVELOPMENT

Part of UTA's vision with the frontrunner network is to leverage the rail line's stations to build "high-intensity developments, designed primarily for pedestrians and cyclists, and oriented toward transit hubs…" Known as Transit-Oriented Development (TOD), UTA has made significant progress toward this goal, with several of its stations in development or planning phases.

TOD often includes a mix of office, retail, and housing, combined with the ease and convenience of public transportation. Although Syracuse does not have a FrontRunner station within its borders, TOD should be considered in the City's strategy because of the unique role that it will play regionally because of walkability and access to transit alternatives such as the Frontrunner and bus rapid transit (BRT).

Frontrunner Stations in Weber and north Davis were analyzed to better understand their current development status and discuss their impact on the City's development strategy.

OGDEN STATION

Ogden City has seen significant redevelopment of its downtown core, increasing the market demand for land in the downtown area. UTA passed a resolution in March 2019, choosing Ogden as one of its top-priority TOD sites. The resolution is different than its more general visioning because it allows the agency to proactively work with communities to develop surplus UTA land adjacent to the stations; however, the decision does not mean that construction is imminent nor fast-moving.

According to a 2019 article from the Standard Examiner[15], Ogden City's plans to develop the grounds near Union Station include large public open spaces, museums, art galleries, high-density housing, retail, meeting and event space, and administrative offices. It is unclear what role UTA's land (highlighted in red in Figure 92) will play in that future development. Currently, the area is zoned as a Central Business District (CBD), with the general plan classifying the parcels as an urban mixed-use center.



SOURCE: Google Earth, Weber County Assessor

Figure 92—Ogden Station

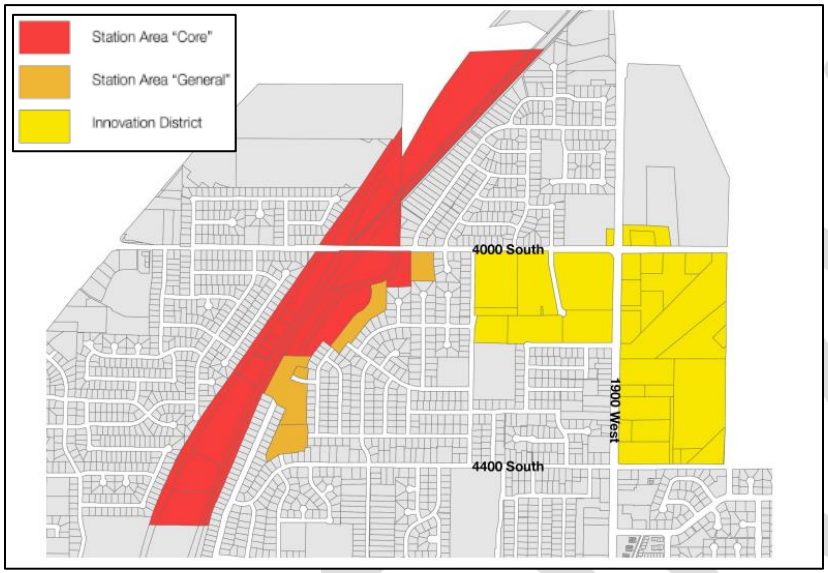
ROY STATION

Roy station is currently adjacent to single-family residential uses and is difficult to access, making development prohibitive. Additionally, the Roy Station is the least utilized station in the entire Frontrunner network. Roy leadership understand the role

[15] Shaw, Mitch. "Ogden, Clearfield FrontRunner stations tabbed for future development." *Standard Examiner.* March 29, 2019. Link here.

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these 18 acres could play in the future and are working with UTA to develop the land immediately adjacent to the station, shown on Map 3 in red and orange. City leaders would like to rezone the areas using form-based code, freeing up the land for a wider range of uses than current zoning permits. However, form-based code may be difficult to adopt and would have significant impacts on development in the area if accepted.

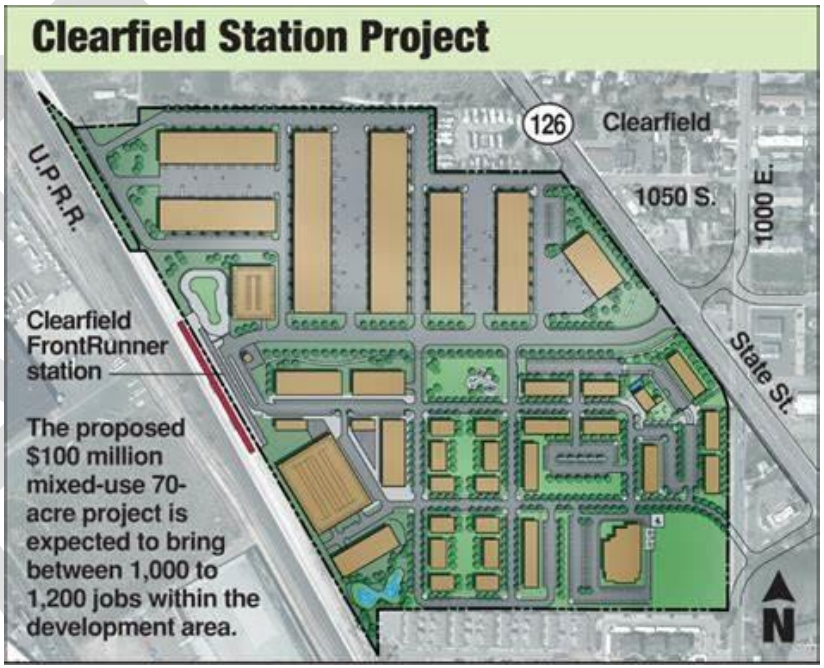


SOURCE: City of Roy

Map 3—Roy Station

Clearfield Station

Clearfield has already begun development in the Clearfield Station Area, which has approximately 70 acres of available land. The first phase of the project, the Clearfield Station Apartments, were completed in 2018. The station will continue to be developed in additional phases and seems to be well-positioned for traditional TOD in terms of a balanced walkable site comprised of office, high density residential, and retail components. If UTA's current plans are followed, the site will contain more than 3,000 residential units, parking, and 700,000 square feet of commercial and office space.



Source: Standard Examiner

Map 4—Clearfield Station

Layton Station

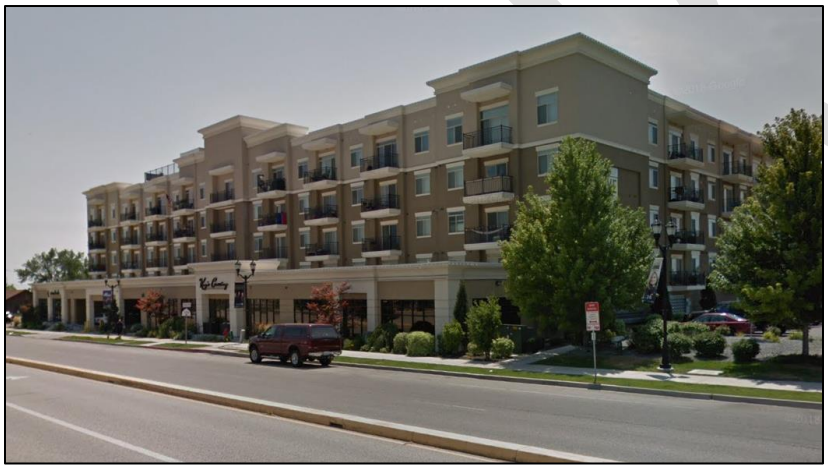
Layton Station's TOD is small but has seen good absorption. Kay's Crossing, a luxury apartment community, was completed in 2014. It features 156 units and has direct access to the transit station. There is development potential on the eastern side of Main Street (see highlighted area in Figure), but the land has not yet been

assembled for redevelopment purposes. A tax increment district was recently established which should increase development activity in the next few years.



SOURCE: Google Earth, Weber County Assessor

Figure 93—Layton Station



SOURCE: Google Earth

Figure 94—Kays Crossing Apartments

As the City determines what type of office uses would be appropriate along the West Davis Corridor and in other key nodes, it should be aware of what types of development is happening at the nearby FrontRunner stations and should be proactive in not targeting the same niches and industries.

Office Space Evolution

The City should focus on developing Class A office space, especially in industries that are highly represented in the region or which could provide support to activities at Hill Air Force Base. The key to having successful office projects with strong rental rates and occupancy will be in finding ways to encourage the private sector to develop differentiated and desirable product types that are unlike other offerings in the region. Competing sites along the I-15 corridor, frontrunner TOD sites, and WDC are likely to offer more abundant commercial amenities, transit access, and nicer finishes.

According to Cushman & Wakefield, one of the world's largest commercial real estate firms, the workplace will no longer be a single location but an ecosystem of a variety of locations and experiences to support convenience, functionality, and wellbeing.

Likely trends:

- Social distancing, elevator protocols, touchless sinks and paper towel dispensers, washing hands, wearing masks
- Disposable desk covers
- Frequent and visible sanitizing
- Cubicles or plexiglass or other dividers
- Meeting room seating placed further apart
- Outposts in areas where multiple people live
- Better IT security connecting homes and offices

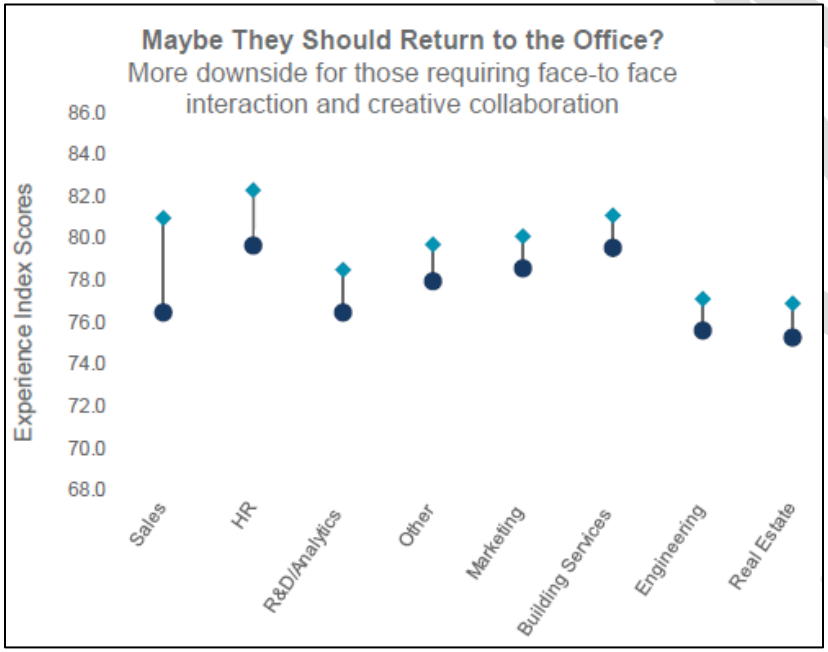
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The work week may transition to one-three days at home or nearby satellite office and two-four days at the centralized office. This may entail desk-sharing and re-designed meeting rooms.

- Nationwide Insurance, by November 2020, is closing offices in six markets and having thousands of employees use a permanent work-from-home model.

Ford COO Jim Farley said recently many salaried employees can work from home, and the company could eliminate offices. The shutdown is "really an opportunity to redesign how we do work," he said.

Which people struggle the most working at home?

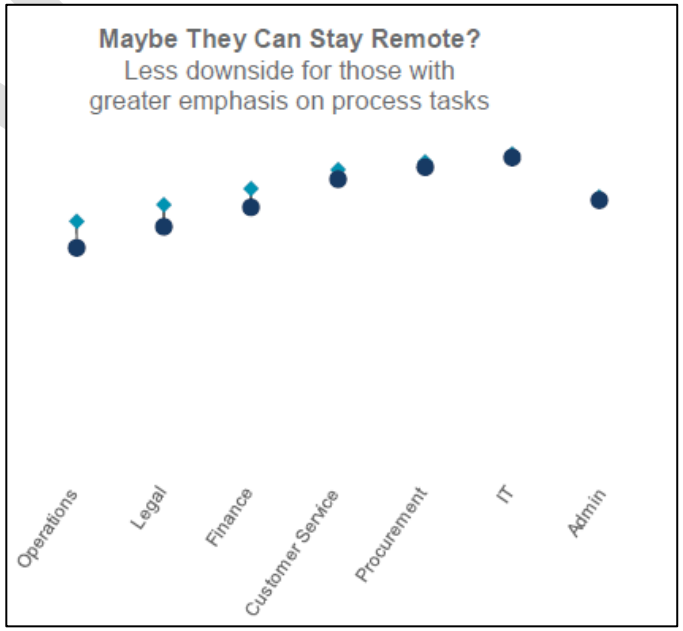


SOURCE: Cushman & Wakefield

Figure 95—Office Jobs that "Should" Return to the Office

These two charts from Cushman & Wakefield show the difference employees feel between working at home compared to working at the office. The larger the gap, the more downside is perceived by those who were previously office-based. Half of respondents feel they are personally connected to their company's culture. Nearly two-thirds of respondents agree that they are learning, although informal learning and mentoring are challenges. Goldman Sachs are concerned that having everyone working from home could potentially damage their culture. Morgan Stanley, on the other hand, believe that "we've proven we can operate with no footprint." Barclays are considering renting space in their branches for call center workers.

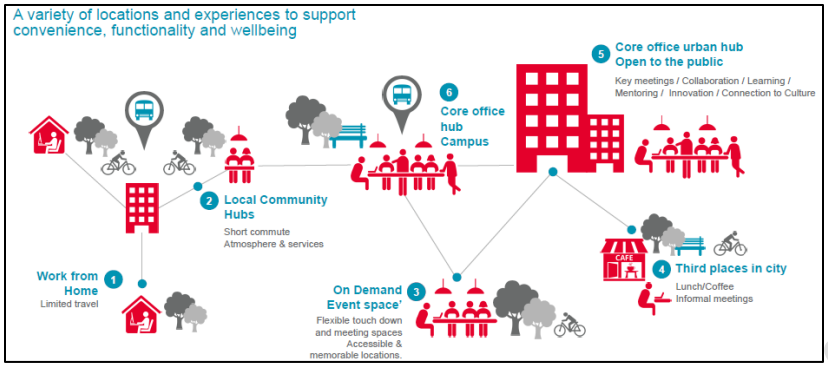
Which people appreciate the most working at home?



SOURCE: Cushman & Wakefield

Figure 96—Office Jobs that "Should" Continue Working from Home

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SOURCE: Cushman & Wakefield

Figure 97—Post-COVID Office Types Map

MetLife believes there may be a permanent shift to remote working. They consider four factors:

- Workers who will permanently begin working from home full time
- Workers who will adopt flexible schedules such as working from home one or two days per week
- How firms will change space needs because of flex working
- How firms will change layouts to be better prepared for future pandemics.

Twitter is now letting employees work from home indefinitely. Several companies are looking into increase their use of co-working providers, such as WeWork and Knotel. Citigroup, for example, is considering opening satellite offices with short-term leases outside New York City.

According to *The Economist*, some bosses are predicting radical changes that will delight chief financial officers eyeing potential savings from dumping expensive city-center locations. Jes Staley, chief executive of Barclays, has said that large headquarters buildings may become a "thing of the past". Mr. Aubert "would be very surprised if corporations in professional services kept more than 50% of their real estate, and it might be significantly less".

McKinsey, a consulting firm, writes that "During the pandemic, many people have been surprised by how quickly and effectively technologies for videoconferencing and other forms of digital collaboration were adopted. For many, the results have been better than imagined. 80 percent of people questioned report that they enjoy working from home. Over time, some firms could reduce their real-estate costs by 30%."

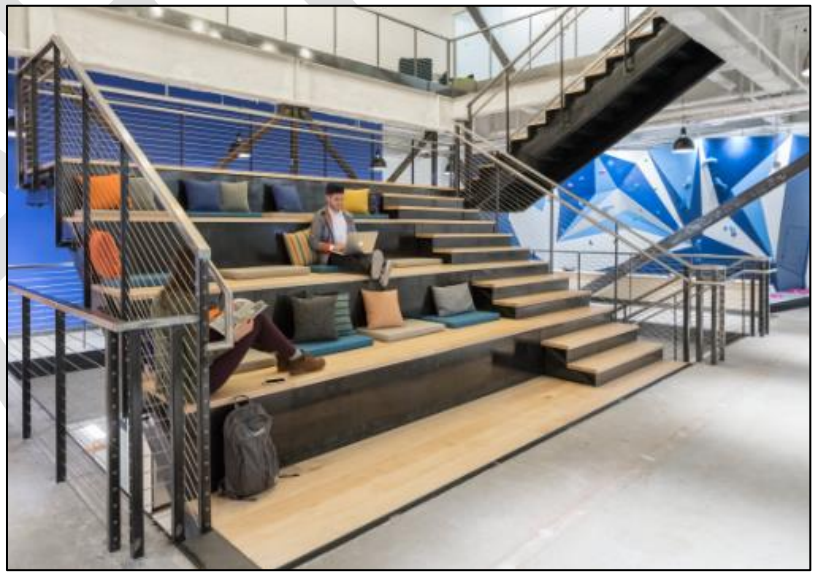


Figure 98—New Office Design Concept

Hybrids may develop, such as working one-to-three days at home or nearby satellite office and two-four days at centralized offices, reimbursing employees for home office expenses, including desks, desk chairs, ergonomic chair cushions, and fronting internet costs.

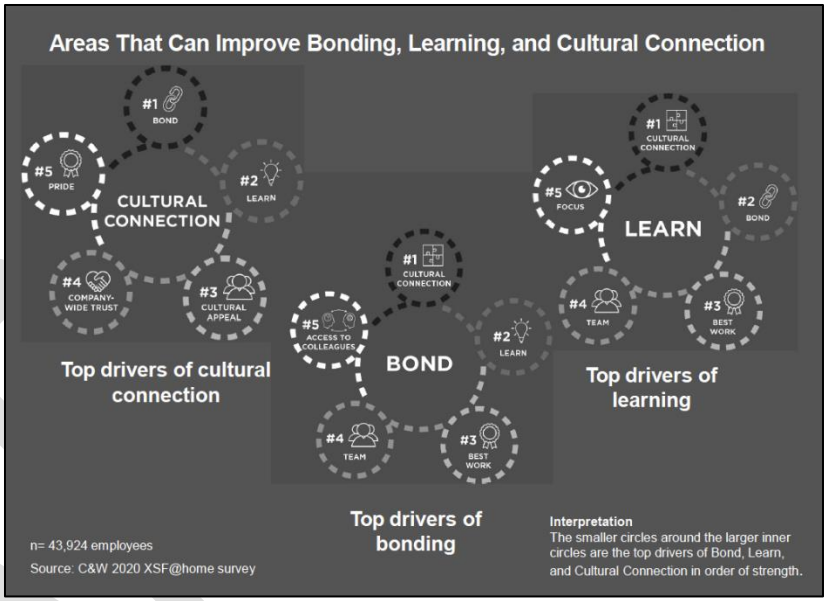
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Syracuse can foster home and satellite offices by assembling land, marketing to relevant firms, boosting internet capabilities, beautifying the city, enhancing recreation and the arts, and by holistically managing growth according to the Strategic Plan.

COVID-19 has accelerated the adoption of a distributed workforce model that relies on software technologies and broadband infrastructure for virtual workplace connectivity. Considering this shift, office development post-COVID will likely have new and evolving characteristics than office development pre-COVID. Cushman & Wakefield recently released a Future of the Workplace report ("C&W Report") that includes several considerations that are not met by virtual environments. These include the continued need for employees to have personal connections and opportunities for learning.

Certain functions that require face-to-face interaction and creative collaboration will continue to need office space. Conversely, those functions that are task oriented can likely continue to be performed virtually. An article by McKinsey suggests:

"Organizations could create workspaces specifically designed to support the kinds of interactions that cannot happen remotely. If the primary purpose of an organization's space is to accommodate specific moments of collaboration rather than individual work, for example, should 80 percent of the office be devoted to collaboration rooms? Should organizations ask all employees who work in cubicles, and rarely must attend group meetings, to work from homes? If office space is needed only for those who cannot do so, are working spaces close to where employees live a better solution?" …



SOURCE: Cushman and Wakefield

Figure 99—Cushman & Wakefield's Future of the Workplace

"While some organizations have reduced … [real estate] … costs by thinking through footprints—taking advantage of alternative workplace strategies and reviewing approaches to managing space—many corporate leaders have treated them largely as a given. In a post–COVID-19 world, the potential to reduce real-estate costs could be significant."

"Organizations must also use this moment to break from the inertia of the past by dispensing with suboptimal old habits and systems. A well-planned return to offices can use this moment to reinvent their role and create a better experience for talent, improve collaboration and productivity, and reduce costs. That kind of change will require transformational thinking grounded in facts. Ultimately, the aim of this reinvention will be what good companies have always wanted: a safe environment where people can enjoy their work, collaborate

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with their colleagues, and achieve the objectives of their organizations."[16]

In the future, the C&W report suggests a workplace ecosystem where employers may "provide a variety of locations and experiences to their workforce" combined with the ability to work remotely. Office space may be in amenity-rich environments with affordable quality of life, excellent broadband connectivity, and supportive services. Office space would be optimized to accommodate curated events, corporate academies, and an atmosphere that is conducive to creative collaboration and innovation. So, what does office space designed for employee bonding, expression of company culture, employee wellbeing and creativity look like? Following are examples of office space that has already been developed and may be a harbinger of additional evolutions in space design:

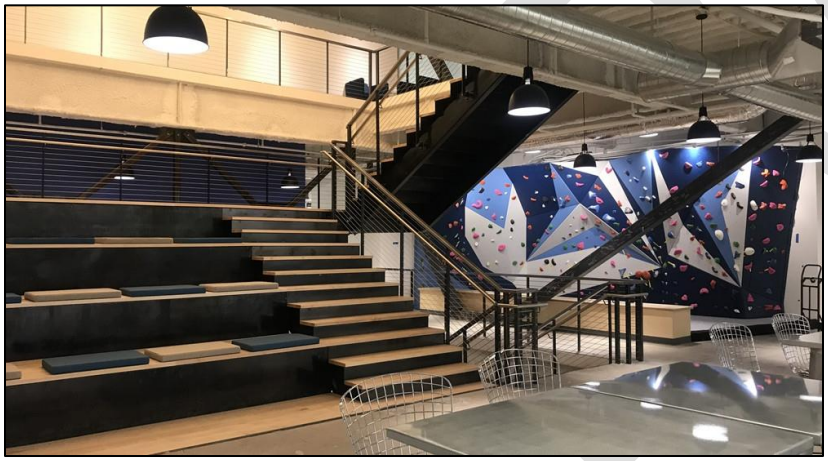


Figure 100—Lucid Technologies Stairwell / Bouldering Wall

These spaces provide opportunities for bonding and the expression of and connection to company culture.

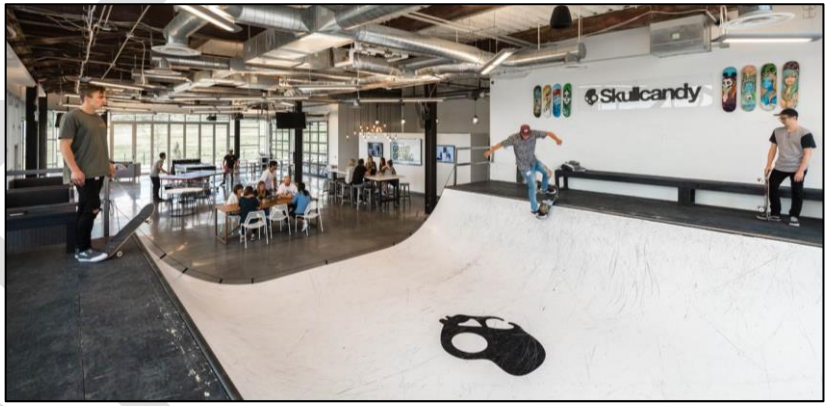


Figure 101—Skullcandy Corporate Offices + Skate Ramp



Figure 102—Square, Inc. HQ Work Cubbies

16 https://www.mckinsey.com/business-functions/organization/our-insights/reimagining-the-office-and-work-life-after-covid-19#

Work cubbies provide space for small group interactions and alternative workspace for collaboration.

Vivint's office space, "embraces a type of work, play, live lifestyle that blurs the lines between the three and encourages a seamless melding of all aspects of life to improve employee happiness and retention and increase productivity."[17]



Figure 103—Vivint Corporate Office + Shipping Container Office Space



Figure 104—Vivint Software Corporate Office + Basketball Court



Figure 105—Selgas Cano's Madrid Office

This architectural firm designed and now occupies this unique office concept, integrated in the treescape of downtown Madrid.

[17] https://www.iida-intermountain.org/2018-best-awards-winners



Figure 106— Amazon Menlo Park HQ



Figure 107—Biophilic Design at Amazon's Menlo Park HQ's[18]



Figure 108— Camaraderie Event at VMWare's Campus[19]

[18] https://guild.co/blog/why-is-biophilic-design-the-key-to-the-office-of-the-future/

[19] https://fortune.com/2016/03/14/vmware-best-companies/

An emerging trend in office design is the incorporation of natural elements that trigger positive biological responses, referred to as biophilic design. Utilized in Amazon's headquarters, the corporate giant invested heavily in bringing in natural environments in the workplace to improve wellbeing, productivity, and creativity.[20]

As seen above, tech companies have taken many creative liberties in the design of their office spaces. Although these examples highlight Class A product, they are excellent case studies of what office space and business parks / campuses may look like in the future. Bouldering / climbing walls, an indoor gym, skate ramp, and biophilic designs indicate a blending of work, life, and play. As the City pursues businesses to locate in the City, there may be opportunities to partner with the private sector in reinventing the traditional business park including the following characteristics:

- Amenities (dedicated or shared) focused on:
  - the expression of and connection to corporate culture;
  - employee wellbeing; and
  - bonding activities;
- Optimized designs that can accommodate:
  - large and small group interactions;
  - curated events
  - learning / corporate academies;
- Atmosphere that improves:
  - collaboration,
  - creativity and innovation, and
  - productivity;
- Locations that can:
  - enhance employee quality of life;
  - provide connectivity to nature;
  - offer high broadband speeds; and
  - provide flexible zoning to foster community hubs.

Office Space Recommendations

Syracuse's location makes the City less competitive for office development. To mitigate this, the City will need to work with developers who are willing to build unique and differentiated products that will allow the development to be a destination rather than a commodity.

Modern companies are looking for innovative, amenity-rich developments that support a modern workforce. Shared amenities such as electric vehicle charging areas, rooftop decks, greenspaces, infrastructure for alternative commuting, partnerships with local restaurants, and other amenities will make Syracuse's office products more enticing for companies that do not want a traditional, "vanilla" office experience.

Case Studies

Several developments have overcome similar problems with location, such as the Westlake Business Park in West Valley City, Utah. The park, shown in Figure 109, includes several amenities, including a campus environment, fitness center, bike storage, EV charging stations, covered parking, and includes the Stonebridge Golf Course and walking/jogging paths as part of the landscaping. The newest campus, called the Soleil Technology Park, will deliver in August 2020 and includes EV charging stations, covered parking, keyless entry, a food truck court, a common lounge with

[20] https://greenroofsaustralasia.com.au/news/biophilic-office-designs-drive-productivity-and-creativity

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game space, a fitness center, and solar panels on the roof for balanced energy use.



SOURCE: CoStar

Figure 109—Soleil Technology Park

As shown in Table 13, the park is enjoying low vacancy rates and above-average rental rates compared to products within a 5-mile radius, putting it more on par with properties located in Salt Lake's business district.

	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Market Rent ($/SF)
Westlake Park	13	1,398,444	72,425	5.20%	$ 19.36
5-mile Radius	172	8,387,540	847,781	10.10%	$ 18.41
Salt Lake County	1,634	65,193,857	5,181,280	7.90%	$ 23.83

SOURCE: CoStar, Better City

Table 13—Soleil Tech Park Comparison, as of Q2 2020

Millrock Park is another development that is located away from the I-15 corridor, but which has experienced incredible success due to its unique positioning. Located at the mouth of Big Cottonwood Canyon, the 22-acre campus takes advantage of the topography so that each of the four buildings allows for an unobstructed 360-degree view from every building. In addition, the developer designed three-quarters of the parking stalls to be underground, so the park has significantly more greenspace. It is positioned directly south of the Old Mill Golf course and a mere 10 minutes from the Solitude and Brighton ski resorts. The complex also includes shared common space with a lounge.



SOURCE: Millrock.net

Figure 110—Millrock Park Development

The office park has enjoyed success, with an average gross rent per square foot of more than $32.33 per square foot. The park

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commands rates much higher than comparable office properties within a 5-mile radius. However, the park has recently experienced high vacancy rates which have only been enhanced by the coronavirus pandemic.

	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Market Rent ($/SF)
Millrock Park	4	39,338	54,456	11.10%	$ 32.33
5-mile Radius	456	11,038,547	906,666	8.20%	$ 24.40
Salt Lake County	1,634	65,193,857	5,181,280	7.90%	$ 23.83

SOURCE: CoStar, Better City

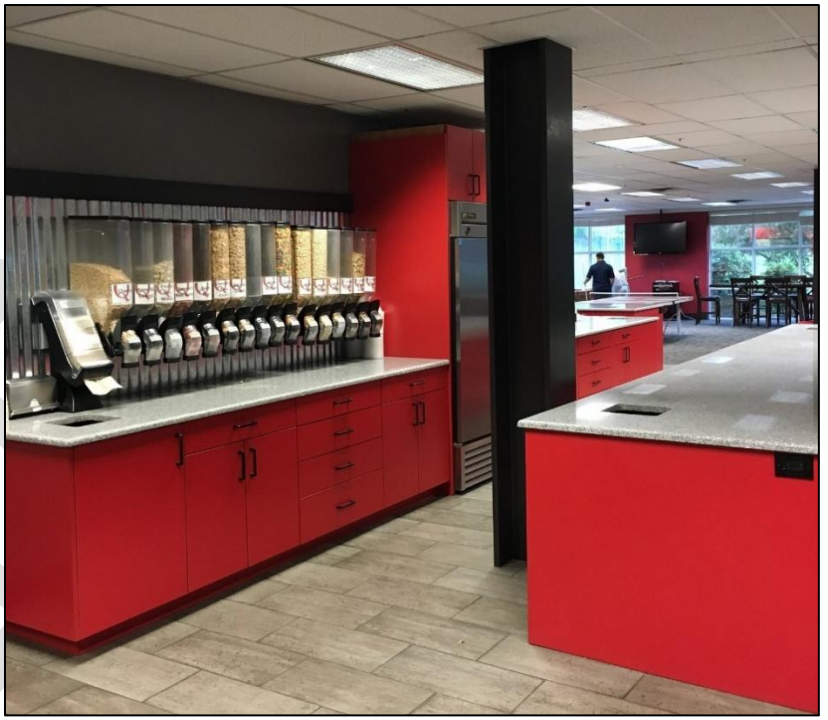
Table 14—Millrock Park Comparison

The Riverwoods business park in Provo Utah features 112 acres with views of Mount Timpanogos, access to Provo Canyon and Sundance ski resort, a water feature, charging stations, and nearby shopping including an AMC movie theater. Unlike the previous case studies, this park includes both Class A and Class B products.

This park has been able to draw in several up-and-coming companies, such as Qualtrics and Vivint, which are both significantly contributing to the area's local workforce. Syracuse will want to capture similar "satellite hubs" to have a similar effect.

The Park has slightly higher vacancy but also enjoys higher rental rates than the average of properties in a 5-mile radius.

	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Market Rent ($/SF)
Riverwoods	22	1,290,430	165,890	12.90%	$ 21.21
5-mile radius	434	8,821,532	920,648	10.40%	$ 19.44
Utah County	918	21,676,479	2,299,685	10.60%	$ 22.53



SOURCE: CoStar, Better City

Figure 111—Cereal Bar in Riverwoods Development

The Inova Park in southeast Denver is a suburban Class A office building which has leveraged its amenities to create a unique and differentiated product. The park is located next to a new TopGolf entertainment facility and the park includes a Food Truck Court, shuttle service to light rail, and a 285-unit apartment complex.

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SOURCE: CoStar

Figure 112—INOVA Dry Creek Park

Looking at market data, the differentiated product type once again shows higher market rents when compared to the surrounding area and even the County as a whole. However, its more unique offering also increases vacancy rates, especially in times of economic hardship as was the case in Q2 2020, when this data was collected.

	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Market Rent ($/SF)
Inova Park	2	433,745	62,579	14.40%	$ 29.11
5-mile Radius	713	44,017,453	5,723,387	13.00%	$ 26.25
Arapahoe County	366	22,569,183	3,084,190	13.70%	$ 26.83

Table 15—INOVA Comparison

Takeaways

The City's current zoning and future land use plan allow for sufficient office space, which should suit the City's needs in the medium and long terms. The previous examples describe various approaches and amenities, but those adopted by the City should be decided in partnership with a developer and based on market research and specific feasibility studies. However, the City should engage with and push for unique products so that it can better compete with the surrounding communities which have better freeway access, are closer to an airport, or have a larger workforce base. The end goal should be attracting corporate headquarters or satellite offices that can build the daytime workforce.

The City should also pursue a partnership with Hill Air Force Base to provide overflow office space for contracted workers and/or base personnel. This will allow the city to capitalize on the region's largest employer and reduce turnover of leases.

Office should be built with destination placemaking in mind. City leadership should evaluate what role other uses could play in placemaking that will attract office tenants (examples above include golf course, golf entertainment center, fitness center, trails, etc.). Ideally office products should increase the quality of life of the workers and residents, be well-suited to Syracuse's unique character, and build the daytime workforce to increase demand at local shops and restaurants.

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IMPLICATIONS – TRANSIT-ORIENTED DEVELOPMENT

Because Syracuse is distant from I-15 compared to neighboring cities and the City does not have a FrontRunner station, the City has been at a significant competitive disadvantage in attempting to attract traditional office development.

However, in a post-Covid-19 world, Syracuse could be competitive for any new, remote offices as organizations at Hill Air Force consider spreading out to satellites. The City might particularly focus on the east-west route along SR 193 from the West Davis interchange toward the Base. Being new, these should be developed as Class A facilities with attractive exteriors.

Syracuse City, therefore, should focus on developing Class A office spaces along SR 193, as noted in the previous chapter. Focus on particular niche opportunities is clearly needed given the strong competition from communities along I-15 and connected directly to FrontRunner stations.

The key to having successful office projects with strong rental rates and occupancy will be in finding ways to encourage the private sector to develop differentiated and desirable product types that are unlike other offerings in the region as well as being part of a differentiated ecosystem wherein the City can combine office spaces with outdoor recreation, arts and entertainment, and other amenities likely to be desirable to remote workers and potential new residents – destination placemaking.

Proposed Objectives

- Partner with Hill AFB to provide overflow or satellite space.
- Build offices with placemaking in mind
- Increase the quality of life for workers and residents
- Build the daytime workforce to increase demand at local shops and restaurants.

Proposed Action Steps

- *The same action steps as listed in Chapter 7 plus*:
- Pursue a partnership with Hill AFB and with companies located on or near the Base.
- Define components of and gain community consensus for the City's "place-making " plan.
- Engage with target developers to assure differentiated, unique products.

Proposed Performance Indicators

- Progress vs. milestones – partnership with Hill AFB
- Progress vs. milestones – "place-making" plan
- % of open space filled with construction plans meeting the city's criteria for differentiated, unique buildings.
- Public recognition of Syracuse's uniqueness.
- % utilization of office buildings

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Chapter 8 INDUSTRIAL FEASIBILITY

The City's location and land prices makes the city well positioned for industrial development. This section analyzes industrial property types and the feasibility of industrial development in Syracuse.

NATIONAL TRENDS

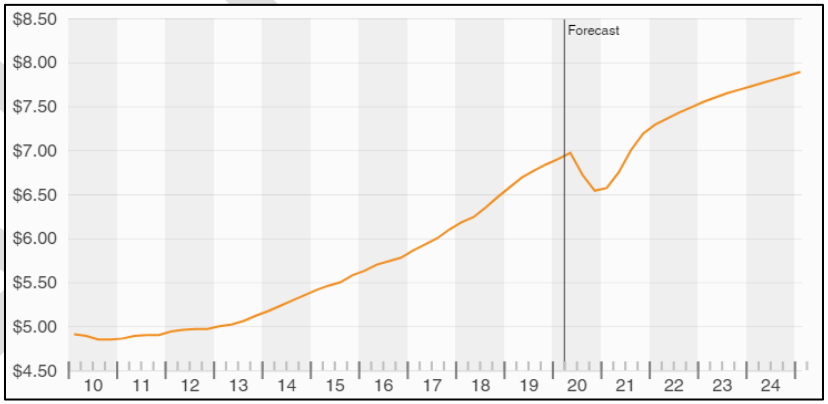
Industrial has performed very well in the last decade, seeing strong growth from supply-chain facilities and e-commerce distribution facilities. Industrial property investment and transaction rose across YoY for all regions within the United States and analysts predicted strong growth for 2020. The coronavirus pandemic has slowed, but not stopped this growth in industrial, which is expected to weather the storm of COVID-19 better than any other property type and to see recovery more quickly.

However, this recovery is not expected to be the same across the board. Markets heavily reliant on tourism and travel will see slower recoveries because of the lower demand from those sectors. Conversely, markets with e-commerce, cold storage, and mini-warehousing uses are expected to see strong gains, with demand expected to favor these uses as consumers move toward online shopping. Manufacturing facilities are also likely to see increased demand as supply chains reevaluate supply chains and move some operations back to the United States.

Impacts to smaller warehouse projects will be significant as the economy recovers, especially space occupied by small business owners. This will drive lenders to require lower LTVs and to practice stricter underwriting requirements for smaller or newer property that do not have a record of good tenancy. Industrial development is also expected to see a slowdown from softened demand and financing constraints.

WASATCH FRONT

Industrial has seen tremendous growth in the last ten years, with rental rates increasing approximately 40 percent from 2010 to 2020. It is expected that rental prices will fall for the remainder of the year before rising again in 2021 (see Figure 113).



SOURCE: CoStar

Figure 113—Wasatch Front Industrial Property Rent per SF (2010-2025)

Industrial inventory accounts for more than 214.6 Million square feet with around 45 percent of the total stock classified as Class B industrial (see Table 16). Class A was the only product type that saw positive absorption in 2020Q1.

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Wasatch Front	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Net Absorp. (SF)	Market Rent ($/SF)
Class A	124	24,721,939	2,984,236	12.1%	598,067	$ 6.50
Class B	2,162	96,654,891	3,218,165	3.3%	(91,498)	$ 6.77
Class C	4,160	92,822,665	1,720,919	1.9%	(165,906)	$ 5.50
Total	6,490	214,671,801	7,930,620	3.7%	341,863	$ 6.29
Class A&B	2,286	121,376,830	6,202,401	5.1%	506,569	$ 6.64

SOURCE: Better City, CoStar

Table 16—Wasatch Front Key Indicators by Class

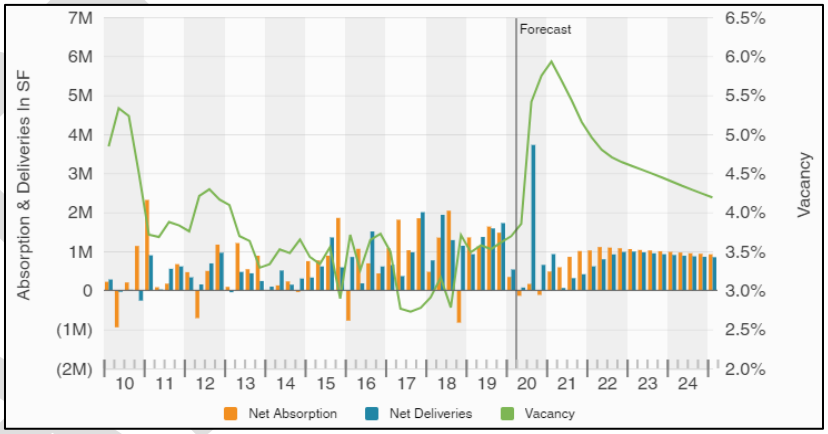
Looking at industrial properties by secondary type, the Wasatch Front contains a large share of Warehousing (48.1 percent), manufacturing (23.9 percent) and distribution (19.3 percent). These uses will be favorable for the region and should help the Wasatch Front stay stable during the recession and to recover quickly (see Table 17).

Wasatch Front	# Buildings	Inventory SF	Percent of Inventory	Market Rent ($/SF)
Warehouse	3,515	103,169,815	48.1%	$ 6.43
Manufacturing	1,436	51,308,482	23.9%	$ 5.99
Distribution	377	41,354,973	19.3%	$ 5.63
Service	768	6,484,890	3.0%	$ 10.45
No secondary type	143	3,149,682	1.5%	$ 7.57
Industrial Showroom	138	2,801,964	1.3%	$ 8.15
Food Processing	28	2,584,083	1.2%	N/A
Truck Terminal	44	1,862,358	0.9%	$ 6.84
Refrigeration/Cold Storage	14	1,396,291	0.7%	N/A
Industrial Telecom Hotel/Data Hosting	27	568,519	0.3%	$ 8.04
Total	6,490	214,671,801	100%	$ 6.29

SOURCE: Better City, CoStar

Table 17—Wasatch Front by Secondary Type

The Wasatch Front is expected to see more than 3.7 million square feet of industrial deliveries later this year. This might push vacancy rates to around six percent at the beginning of 2021, not returning to a normal level for several years due to softened demand.

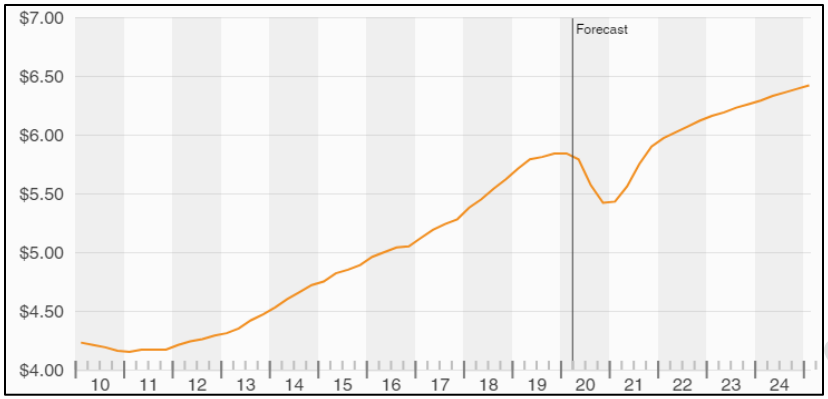


SOURCE: CoStar

Figure 114—Wasatch Front Net Absorption, Net Deliveries, and Vacancy Rate, 2010-2025

DAVIS COUNTY

Davis County has experienced a significant amount of growth in industrial property types. Since 2010Q1, the County has added 1.1 Million square feet of industrial space, or more than 110,000 square feet per year. Despite additional space, rental prices have increased by more than 35 percent. However, because of the pandemic rental prices are expected to drop in the short term to approximately 5.5 per square foot before rebounding in 2021.



SOURCE: CoStar

Figure 115—Wasatch Front Industrial Property Rent per SF (2010-2025)

Davis County's inventory consists mostly of Class B and Class C product, with less than 300,000 square feet of Class A office spread out along the I-15 corridor. Because of this, prices for Class A and Class B product is higher than along the Wasatch Front generally. Davis County experienced negative net absorption of 170,000 during Q1, showing some weakness in industrial property within the County. However, this drop seems to be driven by the pandemic because the County has enjoyed positive absorption for seven out of the last 10 quarters. It is likely that absorption will increase as the industrial properties stabilize and the economy begins the process of recovery.

Davis County	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Net Absorp. (SF)	Market Rent ($/SF)
Class A	8	286,677	82,120	28.6%	-	$ 7.80
Class B	263	10,204,078	335,486	3.3%	(98,307)	$ 8.33
Class C	385	14,059,199	126,592	0.9%	(71,750)	$ 4.47
Total	656	24,549,954	544,198	2.2%	(170,057)	$ 6.16
Class A&B	271	10,490,755	417,606	4.0%	(98,307)	$ 8.16

SOURCE: Better City, CoStar

Table 18—Davis County Key Indicators by Class

Davis County is not expecting delivery within its market in the short term. This will prove beneficial to the county because vacancies will remain fairly stable and will return to normalcy faster than the Wasatch Front and the primary market.

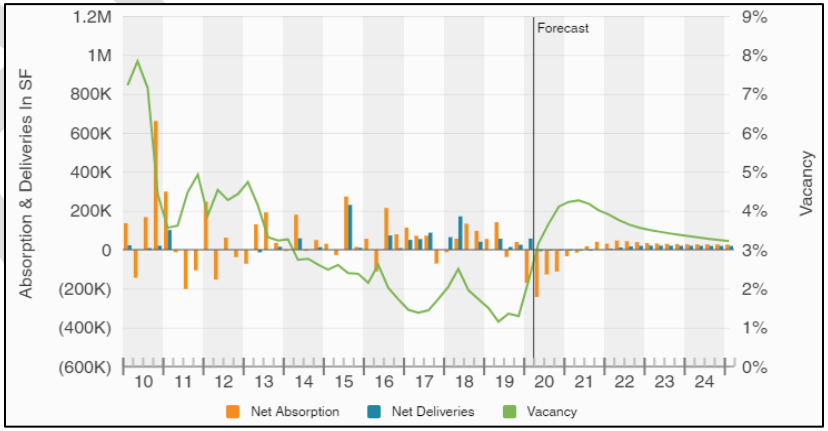
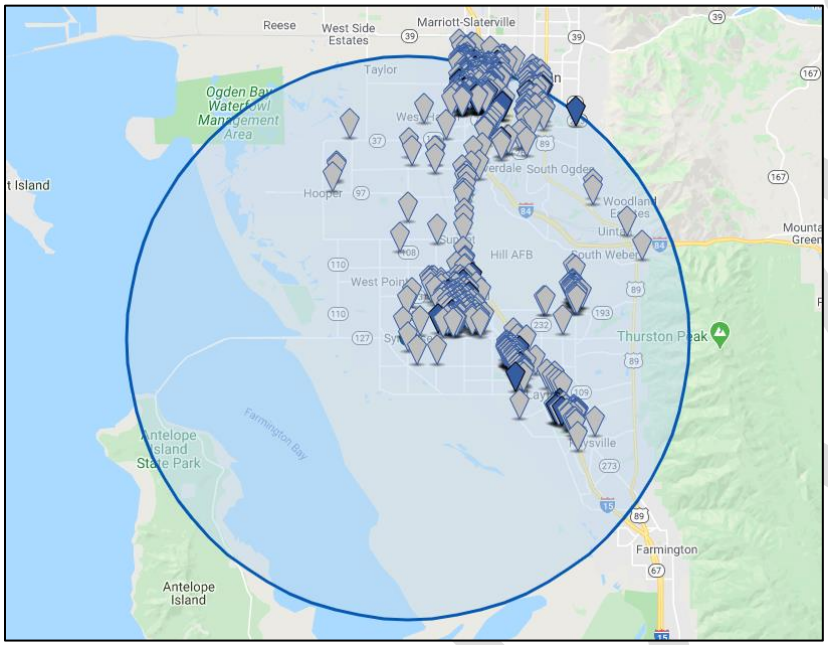


Figure 116—Davis County Net Absorption, Net Deliveries, and Vacancy Rate, 2010-2025

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PRIMARY MARKET

The primary market has seen an increase in industrial property of approximately one million square feet over the last 10 years, matching that of Davis County. Most of the properties added recently are in west Ogden, Kaysville, and at the southwest corner of Highway 193 and 1000 W. Syracuse is well positioned for industrial properties, especially on the northeast corner of the City's boundaries because of its proximity to the Freeport Center.



SOURCE: CoStar

Map 5—Industrial Properties within a 10-mile radius of Syracuse

Growth in the primary market has been strong with very low vacancies in all classes as of 2020Q1 (see Table 19). However, vacancies are expected to rise sharply, exceeding vacancies expected in Davis County and the Wasatch Front. The primary market is also expected to take longer to recover.

10-mile Radius	# of Buildings	Invetory SF	Vacancy (SF)	Vacancy (%)	Net Absorp. (SF)	Market Rent ($/SF)
Class A	5	137,557	-	0.0%	-	$ 7.80
Class B	284	10,164,841	389,213	3.8%	(112,077)	$ 7.40
Class C	433	14,271,369	204,090	1.4%	(158,178)	$ 4.49
Total	723	24,578,517	520,025	2.4%	(270,255)	$ 5.58
Class A&B	289	10,302,398	389,213	3.8%	(112,077)	$ 7.47

SOURCE: Better City, CoStar

Table 19—Primary Market Key Indicators by Class

As shown in Table 20, the primary market consists of primarily of warehousing and manufacturing (together making up more than 79% of the stock). This high level of concentration places some risk on the primary market and should be diversified if possible.

Primary Market	# Buildings	Inventory SF	Percent of Inventory	Market Rent ($/SF)
Warehouse	392	14,968,137	60.4%	$ 4.93
Manufacturing	173	4,772,985	19.3%	$ 7.97
Distribution	53	2,132,860	8.6%	$ 6.35
Refrigeration/Cold	4	905,977	3.7%	N/A
Food Processing	3	763,295	3.1%	N/A
Service	64	494,742	2.0%	$ 8.41
Industrial Showroom	24	487,818	2.0%	N/A
No secondary type	12	136,813	0.6%	$ 8.65
Industrial Telecom				
Hotel/Data Hosting	2	22,230	0.1%	N/A
Truck Terminal	1	8,000	0.0%	N/A
Total	728	24,762,591	100%	$ 5.58

SOURCE: Better City, CoStar

Table 20—Industrial Inventory by Secondary Type

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There are only a few deliveries expected in the primary market this year. Despite this, vacancies are expected to see a share spike, not returning to a stable level for several years.

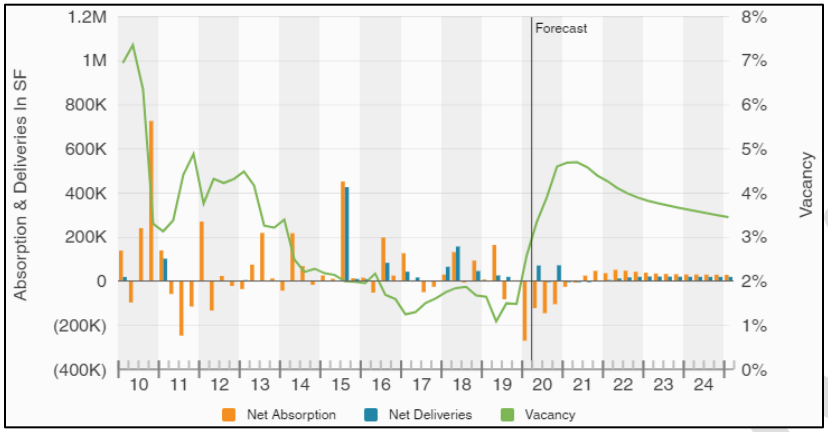


Figure 117—Primary Market Net Absorption, Net Deliveries, and Vacancy Rate, 2010-2025

Development Pipeline

Because of the recent strength of industrial property, significant investment has been made in new development of this type. The Wasatch Front has approximately 13.7 million square feet of industrial space in the pipeline, with 3.8 million square feet already under construction.

Geography	Under Construction SF	Proposed SF	Total Pipeline
Salt Lake, Utah, Weber	3,840,029	9,455,921	13,295,950
Davis	-	414,584	414,584
Sum	**3,840,029**	**9,870,505**	**13,710,534**

SOURCE: Better City, CoStar

Table 21—Industrial Development Pipeline, Wasatch Front

Davis County does not have any industrial property currently under construction; however, there are a few properties planned which may impact Syracuse's market for this type, along with some other large developments in surrounding counties.

390 Exchange Place

A 113,000 square foot warehouse is planned just north of 24th Street in Ogden, across the tracks from the Union Station. This building's proximity to rail and I-15 will make it very competitive in the market. However, the space is just proposed and will not deliver until 2021 at the earliest.



SOURCE: CoStar

Figure 118—390 Exchange Place (Rendering)

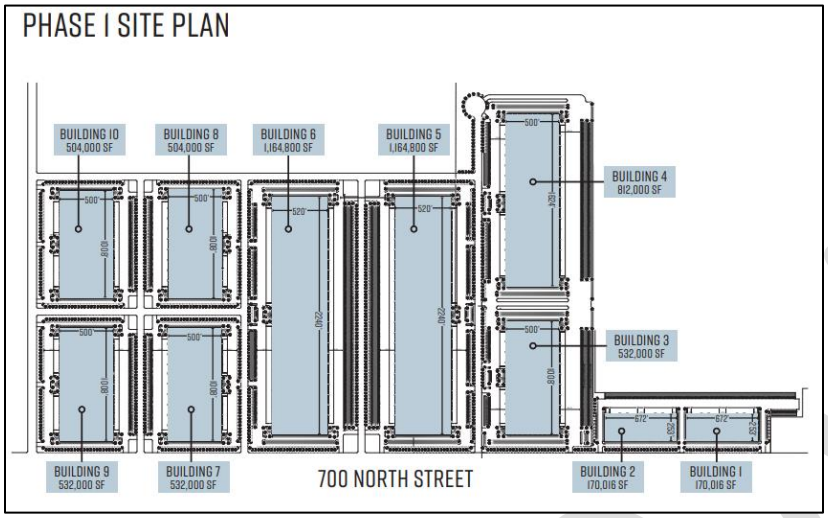
SLC Global Logistics Center (Salt Lake City, UT)

Buildings two and three of the SLC global logistics center near the Salt Lake City Airport are currently under construction and will add 808,000 square feet of distribution space. However, the two buildings are part of a much larger plan which will include more than 6 Million square feet of space to the market.

This property will be valuable because of its access to the SLC Airport and I-80 to the south. There is already more than 1,000 acres of industrial and office development in this area, giving it

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clustering advantages for transportation- and airfreight-based companies.



SOURCE: CoStar

Figure 119—SLC Global Logistics Center Phase I Site Plan

Business Depot Ogden

Ogden's Business Depot is expected to see significant expansion over the next ten years. A 200,000 square foot building of industrial space in being constructed for the Boyer Company. Buildings like this are likely to come online as the BDO continues developing.



Source: CoStar

Figure 120—Boyer Company Building (Delivers Dec 2020)

Clearfield Freeport Center

The Freeport Center was built in 1942 as the Clearfield Naval Supply Depot, which was decommissioned in 1962. The land and buildings were converted to what is now the Freeport Center. Because of its unique history, the Center can offer huge amounts of warehousing and industrial space for an affordable price. Several businesses have been attracted to the Freeport Center because of the low cost of living, large talent pool, and Utah's "free port" law, which exempts inventory stored within the state from tax liability.

The Freeport Center offers more than 7 million square feet of space, with rentable sizes starting at 4,000 square feet. The center is home to several large employers, including Lifetime, ATK, and Americold. The Freeport Center has an additional 60 acres available for expansion.

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Source: Google Earth

Figure 121—Freeport Center

Industrial Development Recommendations

Freeport's expansion area might take some time to develop, slowing Syracuse's development strategy in the short term. In the medium term, the 193-corridor will be well positioned to provide land for overflow space and for corporate/regional headquarters that are sheltered from the industrial park. The City should develop relationships with the Center's stakeholders so that it is ready to provide land and incentives for any users for which the Freeport Center direct is not the most suitable.

Implications – Industrial Feasibility

The City's location, open lands, and land prices position the City well for industrial development. Markets expected to see strong gains include e-commerce, mini-warehousing, and cold storage, with demand expected to favor these uses as consumers move toward online shopping.

In the longer term, manufacturing facilities are also likely to see increased demand as organizations reevaluate their supply chains and move some operations back to the United States and spread them out rather than locating centrally.

Syracuse should seek to develop commercial or light-industrial facilities along SR 193 in addition to, and probably in conjunction with, new office buildings through the previously-mentioned partnerships at Hill AFB and with Freeport Center stakeholders.

Proposed Objectives

- Build strong relationships with Hill AFB and Freeport Center organizations aimed at gaining warehousing and light-industrial facilities.
- Create an attractive and productive corridor along SR 193.

Proposed Action Steps

- Identify target warehousing and light-industrial types and organizations
- Develop relationships with those organizations and with developers willing and able to succeed within guidelines that will make the area attractive and productive.

Proposed Performance Indicators

- Progress vs. milestones – relationships at Freeport Center
- Progress vs. milestones – relationship with developers
- Dollar volume of business done along SR 193.

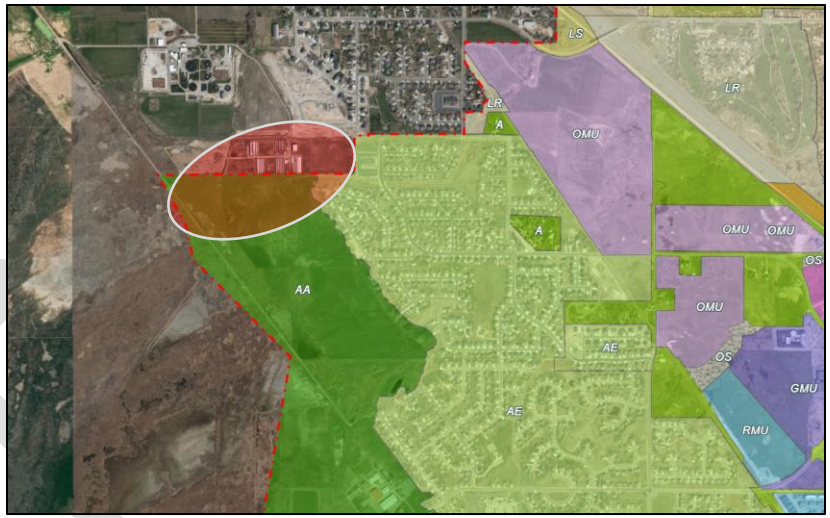
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Chapter 9 West Davis Corridor

Syracuse has been forward-thinking regarding the West Davis Corridor. However, development in Syracuse will compete directly with other access points along the corridor. Current zoning and general plans for each community located along the corridor was analyzed to determine what type of development would be occurring and how that could impact Syracuse's plans for development of its access points.

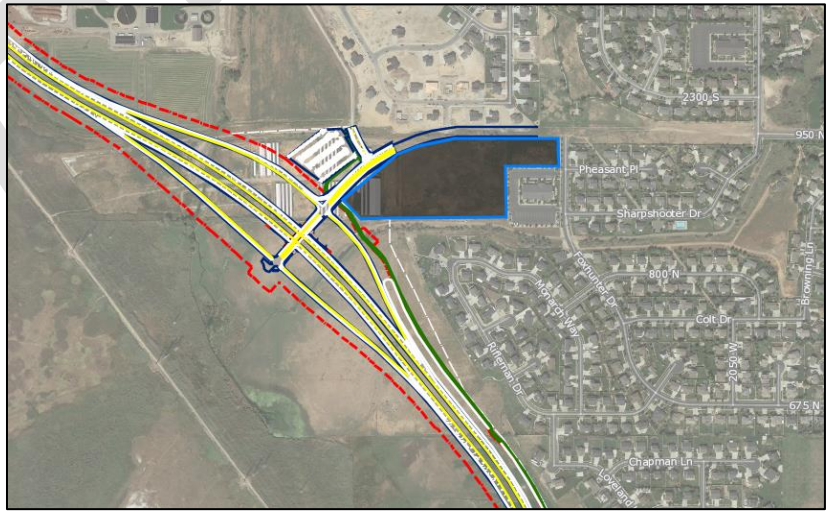
Farmington

Currently, all the parcels for the Farmington exit are zoned as agricultural and low-density residential, with no current plans showing otherwise. It is likely, however, that the City will update its general plan to include the access point, likely placing medium-to-high-density residential and possibly some industrial or office uses. The exits' position on the northern boundary of the city (see Map 6) will make it difficult for Farmington to develop more than approximately 10 Acres (highlighted in blue in Map 7).



SOURCE: Farmington City

Map 6—Farmington Zoning Map



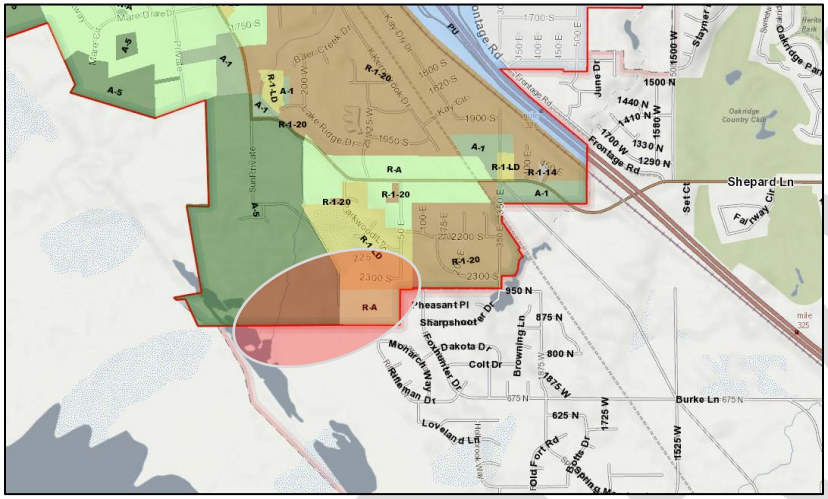
SOURCE: Better City, UDOT

Map 7—South Side of Kaysville/Farmington Exit (Planned)

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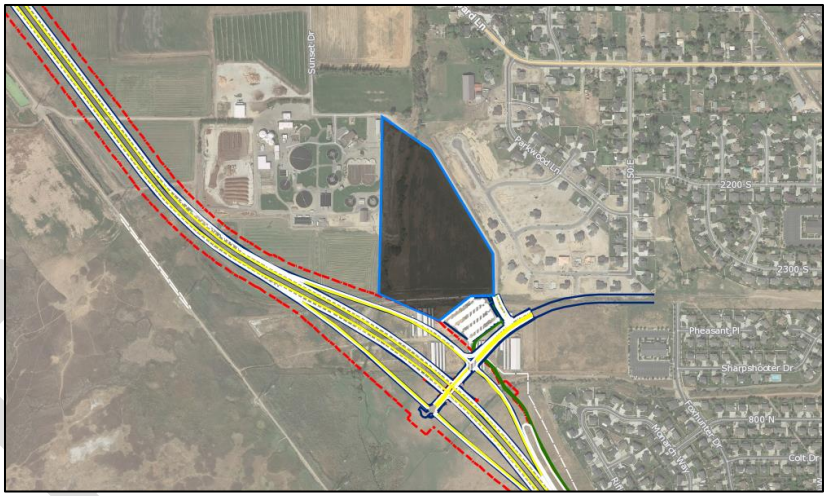
KAYSVILLE

Kaysville has two access points, both of which are well positioned and have some developable acreage. There is approximately 18 acres of undeveloped land on the southern side (currently zoned agricultural, see Map 8) which could be developed with commercial use and could capture some traffic from the planned park and ride users (see Map 9).



SOURCE: Kaysville City

Map 8—Kaysville Zoning Map I

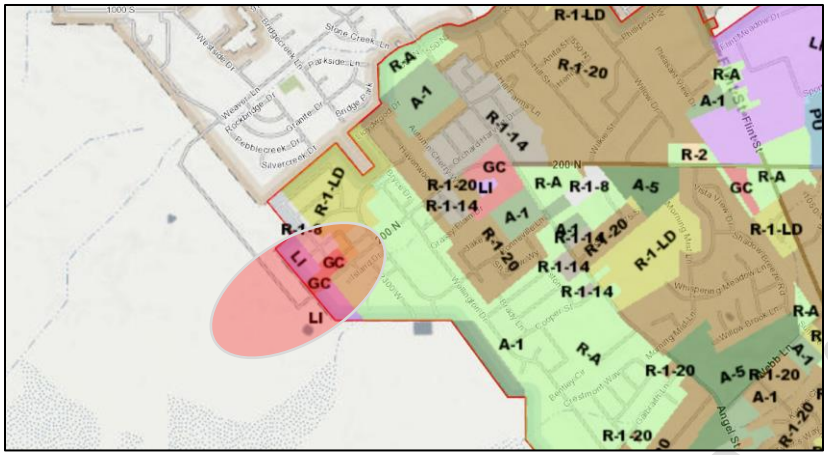


SOURCE: UDOT

Map 9—North Side of Kaysville/Farmington Exit (Planned)

The northern Kaysville access point is more defined, with some general commercial and light industrial already zoned (see Map 10). However, the planned corridor currently this area, so it is unclear if there could be any development or if the corridor will render this zoning obsolete.

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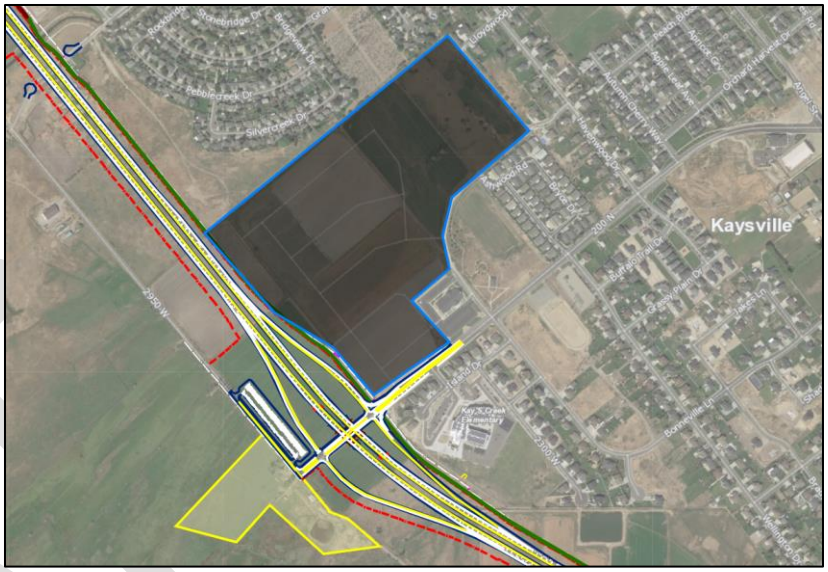


SOURCE: Kaysville City

Map 10—Kaysville Zoning Map II

There is approximately 60 acres on the northeast corner of the intersection which would be suitable for significant development of residential, commercial, or industrial uses (blue area in Map 11). However, the area is currently zoned residential and would need to be rezoned before allowing those types.

The land immediately to the south of the planned park and ride is designated as a mitigation area and will remain undeveloped (see area shown in yellow on Map 11).



SOURCE: UDOT

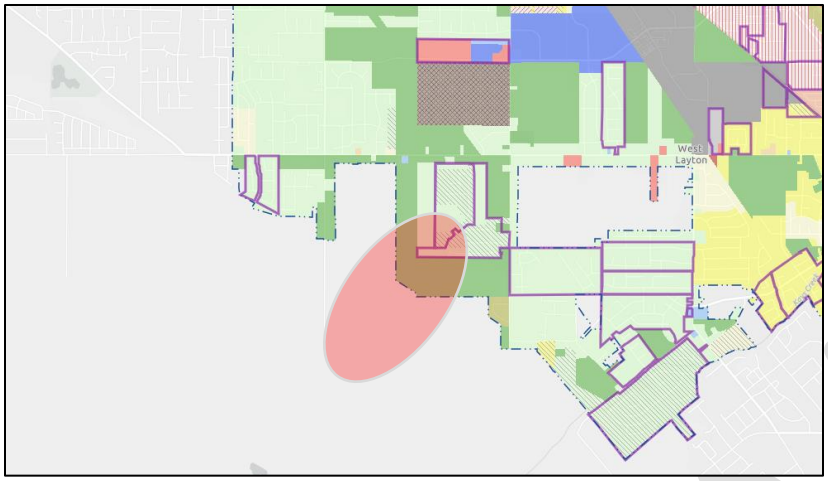
Map 11—Northern Kaysville Access Point

LAYTON

While currently zoned for agricultural uses (see Map 12), Layton has plans to develop a 320-acre business/research park. The park will connect the corridor to Gentile Street, providing great access for workers and residents. It is also planned that Layton Parkway will be extended to intersect near the corridor exit. If this park goes through as currently planned, it will take up a significant share of office and commercial absorption for several years.

The City should follow this development and understand how it is playing out before it moves forward on plans to develop office and commercial uses.

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SOURCE: Layton City

Map 12—Layton Zoning Map



SOURCE: Layton City

Map 13—Layton General Plan Map

IMPLICATIONS – WEST DAVIS CORRIDOR

Development in Syracuse will compete directly with other access points on the new corridor.

Although the area around Farmington's interchange is zoned otherwise, the city could change its plans in order to place higher-density housing and possibly commercial uses. Kaysville's two access points also have developable acreage and the northern interchange is zoned commercial. Layton plans to develop a 320-acre business and research park.

With that much rivalry, it might not make much sense for Syracuse to compete with the three other cities for commercial operations at Syracuse's southern interchange with the West Davis Corridor. However, creating a differentiated environment eastward along SR 193 from the northern interchange might be advantageous.

Proposed Objectives

- Fully utilize the north West Davis Corridor interchange.
- Fully utilize the central West Davis Corridor interchange.
- Find the best use for areas abutting the south interchange.

Proposed Action Steps

- It might make sense to take another look at plans for the southern interchange.

Proposed Performance Indicators

- *Same performance indicators as for development of the two other interchanges with SR 193 and Antelope Drive*.
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Chapter 10 Market with User-Generated Content

There are several ways of promoting a product, service, or offering. Three common ones are listed below:

1) Paid Media—This is traditional advertising, such as print, television, radio, or billboard ads
2) Owned Media—Functional-use media with some crossover into promotion, such as websites, blogs, Facebook pages, apps, etc.
3) Earned media—word-of-mouth promotion such as Facebook likes/comments, twitter posts or mentions, reviewers, and enthusiasts

While all three are valuable in terms of driving behavior, earned media comes at no cost to the provider or owner of the offering and is often much more effective than paid or earned media. This section describes one variation of earned media, known as user-generated content.

User-generated content (UGC) is unpaid advertising that is created and distributed by fans of a product or brand. It can include just about anything: testimonials, tweets, blog posts, videos, pictures, snaps, and more.

Key Findings:

- Two-thirds of consumers actively seek online reviews before making purchases.
- 88% of consumers trust online reviews as much as they trust the people they know.
- Three out of every four consumers rely on social media content to influence their purchasing decisions.
- 74% of millennial travelers say user-generated content has a greater impact on them than professional photos.
- Video is the preferred visual content option for users. The average engagement rate for Facebook video posts is twice that of non-video posts. Moreover, Facebook videos are shared 89 times more than other content.
- Snapchat now reaches more aged 13-34 in the US than Facebook or Instagram
- In addition to YouTube, Pinterest, Instagram, and Twitter, other UGC powerhouses include Devianart, Flickr, and Reddit. Many people scan the reviews on Amazon or Yelp.

Examples of User-Generated Content

GoPro

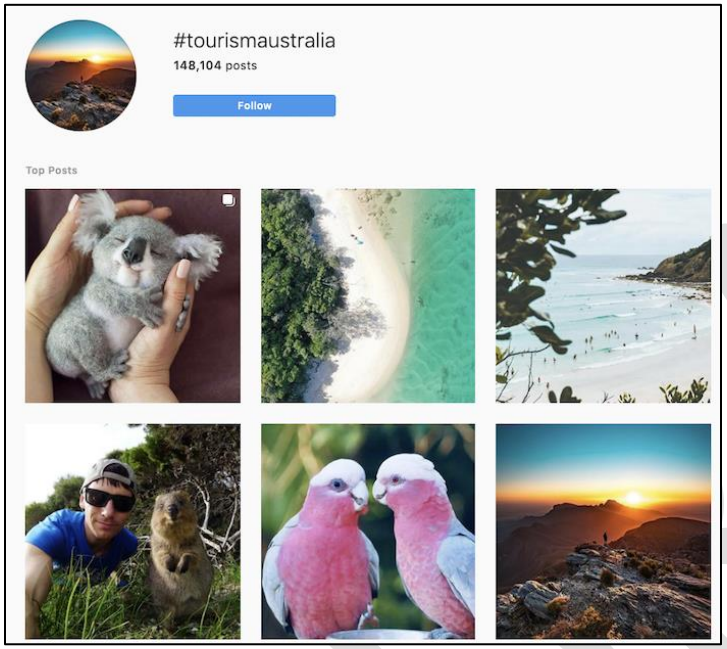
GoPro has delegated the power of marketing to its customers and constantly creates campaigns, contests, and challenges to encourage its users to create valuable & influential content for their campaigns.



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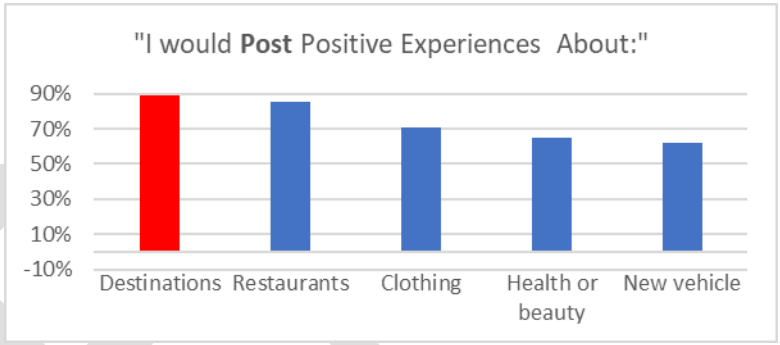
Tourism Australia

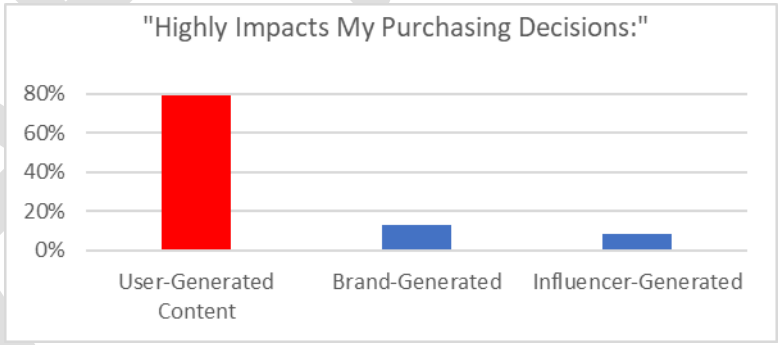
Tourism Australia's Social Media Program focuses on stimulating conversations about Australia through key platforms including Facebook, Twitter, Instagram and Pinterest[21].

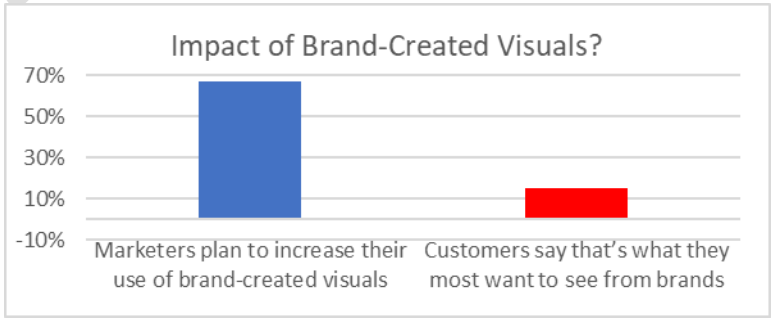


"Our Facebook page has a high level of engagement and concentrates on showcasing beautiful and unique images from all over Australia. **We mainly post user-generated content**, which encourages fans to continue sharing their own stories and experiences on an ongoing basis. Every Friday the best images from the week are chosen and featured in the Friday fan photo album, which receives thousands of likes, shares and comments."

Survey of User-Generated Content[22]







[21] Tourism Australia - link

[22] 2019 survey, US, UK, Australia by Stackla - link

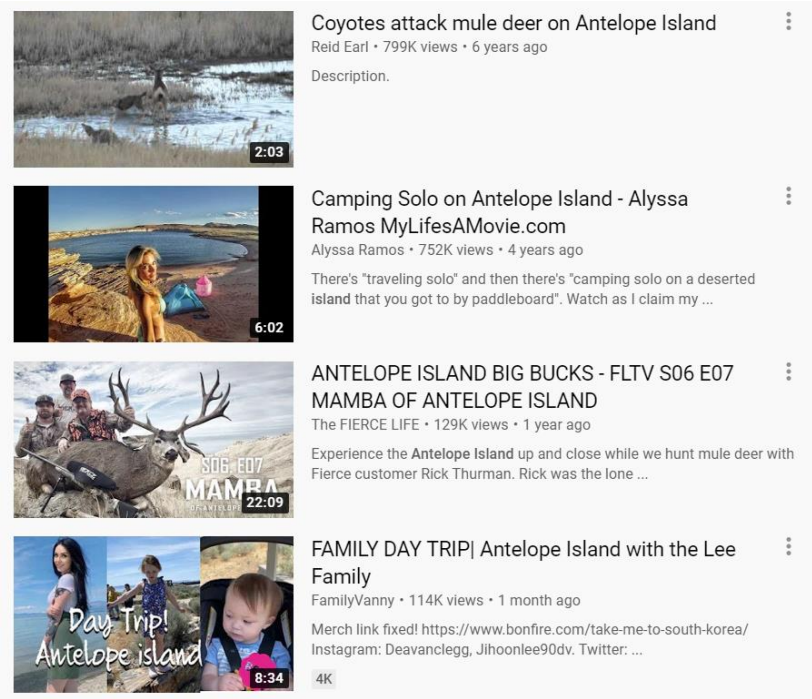
LEVERAGING UGC TO DRIVE VISITATION AT ANTELOPE ISLAND

The City should use UGC to increase visitation at Antelope Island State park. UGC can be a cost-effective way to help City leaders understand the experiences of content creators and leverage their input to create earned marketing.

When searching for "Antelope Island" on YouTube, the most-viewed videos fit into three categories:

1) Nature watching—The most-viewed video in the category (with more than 800,000 views) shows coyotes attacking a mule deer. Other nature videos show the annual bison round up, as well as panoramic or cinematic shots
2) Camping/Hunting—The second most-viewed video (with 752,000 views) comes from travel blogger Alyssa Ramos, who camped on a nearby island she travelled to by paddleboard. Other top videos show a hunter who won mule deer tags.
3) Daytrips and Tourism—Daytrips and tourism videos represent the remainder of the top videos. This category includes family vloggers, as well as professionally produced tourism videos from Utah State Parks and Recreation (34,000 views and the Davis Area CVB (20,000 views)

This list is a sampling of how the park is currently viewed and discovered. The City will need to help change the conversation so that the island is seen as a fun, safe, attractive area to visit.



SOURCE: Youtube.com

Figure 122—Most-viewed Antelope Island Videos

One of the best examples of positive UGC for the island comes from local vlogger LoganDBeck, who shares his videos in both English and Taiwanese. His video has more than 67,000 views, a majority of whom are from outside the United States.

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#美國旅行 #美國猶他州 #Antelopeisland
美國沙漠鹽島嶼 - 千萬不要游泳！ Antelope Island - Great Salt Lake (4K) - Life in Taiwan #158

67,398 views • Aug 22, 2018 1.8K 17 SHARE SAVE

These types of videos drive additional interest in the Stake Park while giving viewers an authentic opinion of the park.

As do Instagram posts…

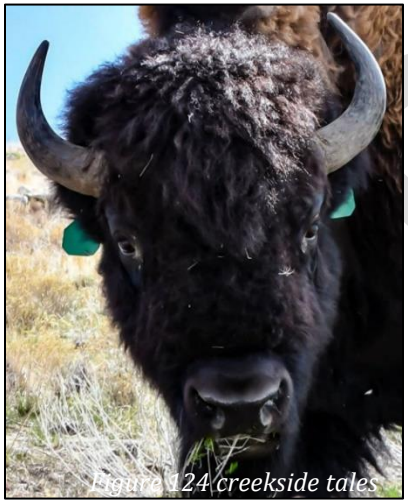


Figure 124 creekside tales

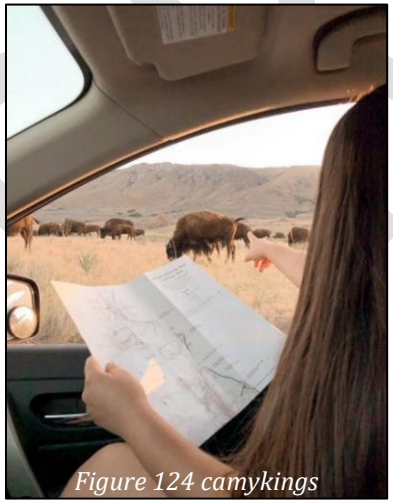


Figure 124 camykings

The City can use comments on videos and photos to gauge the level of interest in the park and how it is received from people all around the world.



ANTELOPE ISLAND TRAVEL VLOG | Utah Mini-Roadtrip Adventure

4,187 views • May 7, 2018 101 6 SHARE SAVE

Happy Hour With Matt 2 years ago
Awesome video!! I had no idea this place existed in Utah! Thanks for sharing!! Where will you be going next?
REPLY

Ben Turton 2 years ago
Thanks for the video
REPLY

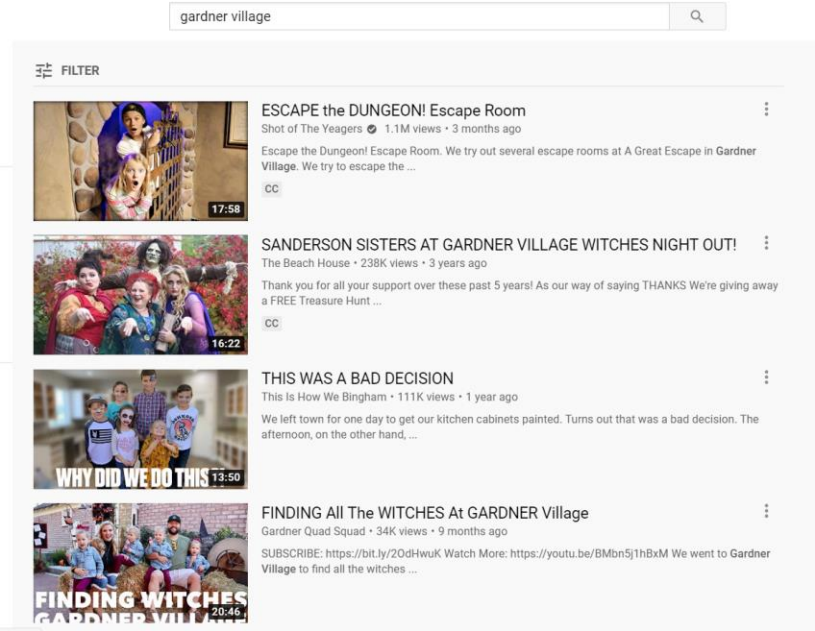
Gary Collins 2 years ago
Having fun with friends is priceless; even with annoying gnats eating your face (hint, cigars resolve that). Good video, Samery. I'm sure you needed the break.
REPLY

AYYUB 2 years ago
First
1 REPLY

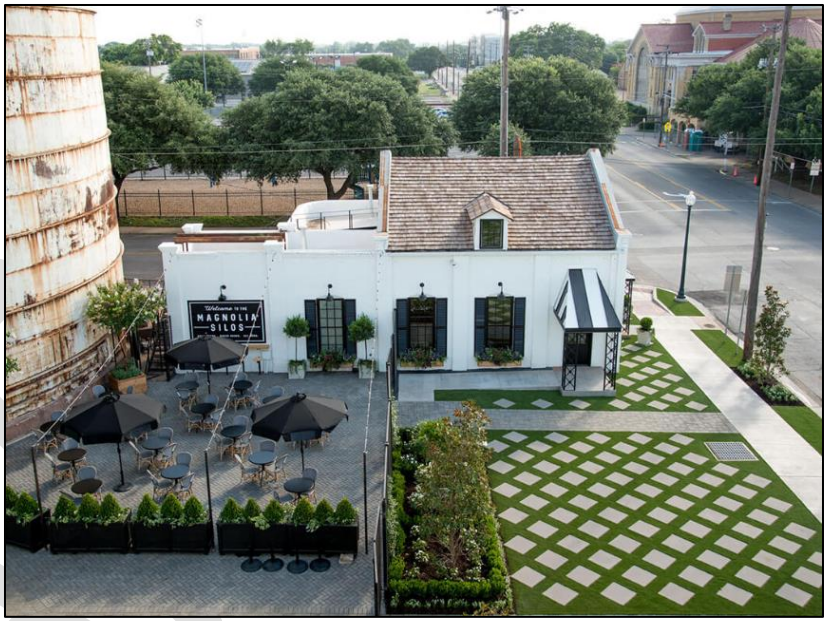
Angel Fights 1 year ago
Looks like fun
REPLY

Monica Martinez 2 months ago
This is a beautiful place to take a drive for sure but if you are coming to Utah there are so many other amazing places to go! I live a few blocks away from this island. Those mosquitoes are super annoying! One thing I can say for sure is the sunset is beautiful. I can see it from my deck every evening:)
REPLY

Gardner Village has done a great job of attracting vloggers with large view counts which show off the best of the attraction's offerings. The Village is able to provide a range of activities and events which are enjoyable for the vloggers and engaging for audiences. Top videos include the Village's dungeon escape room, which has more than 1.1 million views.



Magnolia Farms in Waco, Texas has had a significant impact on tourism to the City. Popularized by HGTV's Fixer Upper, Magnolia Farms has been able to include several modern amenities while still keeping the rustic, farmhouse charm.



SOURCE: https://magnolia.com/silos/

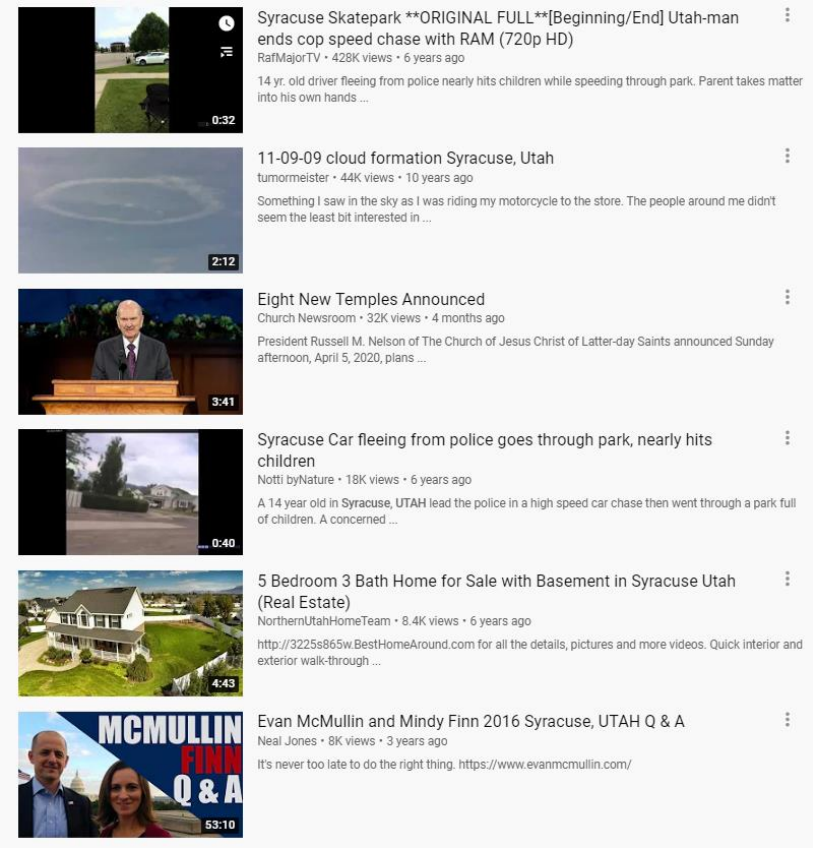
Figure 125—Magnolia Farms in Waco Texas

As the City evaluates what types of attractions it could leverage to drive visitation and enhance visitor's experiences, it should find similar ways to preserve the culture and heritage of the area while still providing modern amenities. One YouTube video of a visit here has had 198k views.

UGC IN SYRACUSE

A similar analysis was performed for the City of Syracuse. As was found with Antelope Island, there is not a concerted marketing effort that shows off Syracuse's amenities and attractions. The most viewed video is from a police chase in 2014 (with 428,000 views). The next most-watched video of a cloud formation only has 44,000 views.

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Some examples that the City could use to improve its user-generated content is to include events that will draw people to the community for experiences, such as the Punkin Chunkin competition in Delaware, Rowley's Red Barn in Santaquin, and Black Island Farms.

Punkin Chunkin

Punkin Chunkin is an annual contest in which several teams compete to hurl a pumpkin solely by mechanical means for distance. The event was popularized by coverage of the event on the Science Channel with a peak of more than 30,000 spectators attending the event in 2016.

Syracuse should work with entrepreneurs to find events that can become a destination attraction that can draw people in and create popular UGC.

Rowley's Red Barn

Rowley's is a farm which has been able to draw people from all across the state due to its freshly-made apple juice, homemade ice cream, and events and activities including tractor racing, giant slides, apple cannons (see , hay pyramid, jumping pillows, and zip lines. The brand has been so successful that it has been able to expand to southern Utah. Syracuse has hundreds of acres of farmland and could leverage its culture and heritage to attract more visitors through similar types of attractions and events.



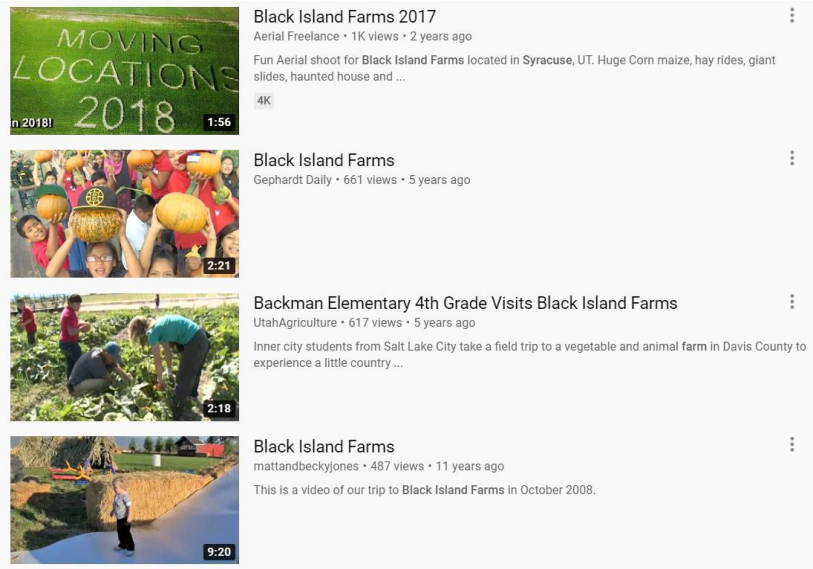
SOURCE: visithendrickscounty.com

Figure 126—Apple Cannon at Beasley's Orchard in Hendricks County, IN

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Black Island Farms

Black Island farms is a 50-year business that is based in Syracuse, Utah. The farm includes an annual corn maze, cow train, straw pyramid, giant slide, chute slide, corn box, corn snake, pig races, and concessions. The City should approach Black Island Farm to generate better user-generated content and drive increased visitation to the community. The farm already has positive content on YouTube which could be expanded and enhanced by the City's resources.



OPEN LAND

On the Syracuse side of the causeway to Antelope Island are substantial tracts of land which could be enhanced with opportunities complementary to Syracuse's place-based strategy such as a motocross or BMX track, a cable park, or a shooting range. Also, in that area, a wholesale nursery or even a vineyard would help beautify and add value to what is now a rather dreary tract. As mentioned above, the interchange of the West Davis Corridor and Antelope Drive, a performing arts center would catalyze other development. So would a villa-type Airbnb resort near the golf course, phased in with just a small number of units to test the market and adding more units as the project stabilizes. An amenity such as BigShots Golf would round out family-friendly features in that location.

Trails and Open Spaces - There are several trails that that the City is working on connecting to form a cohesive and inviting trail network. The City is also working on the development of additional parks and other open spaces to enhance quality of life.

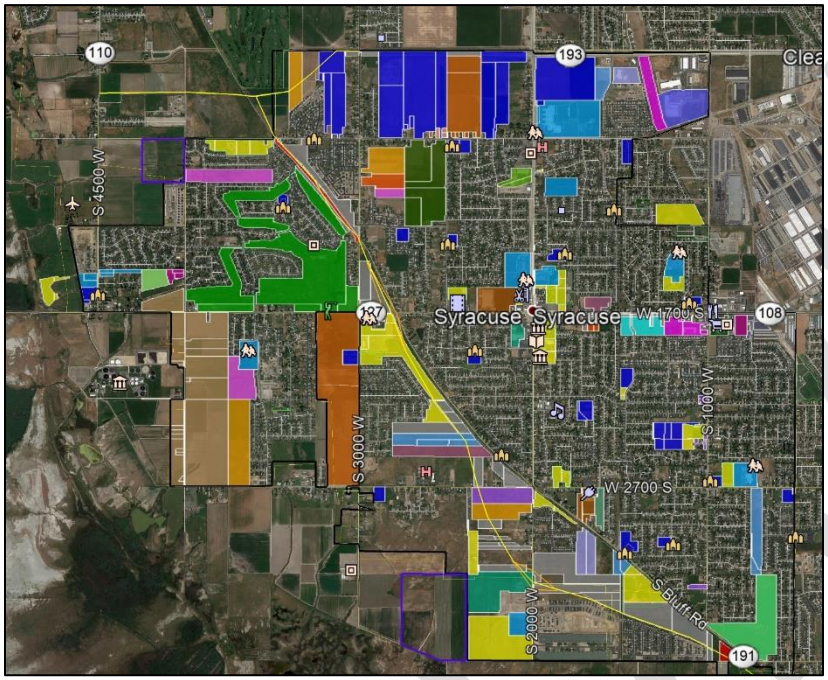
Other "**Undevelopable Land**" – Much of the land on the southern side of the City is below sewer fall and cost prohibitive for development purposes. However, this land may still be available for other opportunities such as outdoor recreation and other uses. The city already has 50 acres of land which is awaiting funding for use as a regional sports park.

Syracuse desires to be a vibrant, successful city with good parks and trails – the kind of place where people want to live while maintaining their current way of life with nice, quiet, clean, green neighborhoods where kids are free to roam around and be safe.

This can be accomplished by connecting all of Syracuse's potential assets into one cohesive place-based strategy. To do so requires

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gathering support of the Syracuse community, Davis County, the State of Utah, and large property owners on the borders of Syracuse City. To accomplish these goals, it would be good if the remaining land in Syracuse City could be considered as a whole rather than be developed in a piecemeal fashion. For example, the map below shows undeveloped large properties in Syracuse City, most of which are contiguous to each other.



SOURCE: Better City, Google Earth

Figure 127—Large Undeveloped parcels in Syracuse

IMPLICATIONS – MARKET WITH USER-GENERATED CONTENT

User-generated content increasingly influences people's decision-making about products and services, particularly selection of destinations. Therefore, it is increasingly important to discover, curate, and display content created by people who love the brand. With an effective place-based strategy, Syracuse and Antelope Island State Park can become well-known and popular brands.

The City should use UGC to increase visitation at AISP. UGC can be cost-effective in helping City leaders understand the experiences of content creators and leverage their input to create earned marketing. Syracuse could improve its user-generated content by including events that draw people to the City for experiences.

Proposed Objectives

- Host events that draw visitors to Syracuse and AISP.
- Syracuse and AISP are seen as top Utah attractions.

Proposed Action Steps

- Form a group to develop and shepherd a joint strategy between Syracuse and AISP.
- Launch a public/private partnership to create events.
- Define a process to gain and market favorable UGC
- Identify how to best measuring reach, engagement, and referrals, for example, on social media

Proposed Performance Indicators

- Results on social-media: engagement, reach, referral
- Number of favorable posts on social media.
- % of attendees who would recommend the City's events.

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Appendix I - Review of Prior Plans

A review of recent studies and plans was conducted to ensure that ideas and suggestions from prior reports were included in this study. A brief review of each plan is provided, along with key takeaways and important graphs, charts, or maps. The studies and their findings will be referenced throughout the document.

Syracuse City General Plan (Syracuse City)

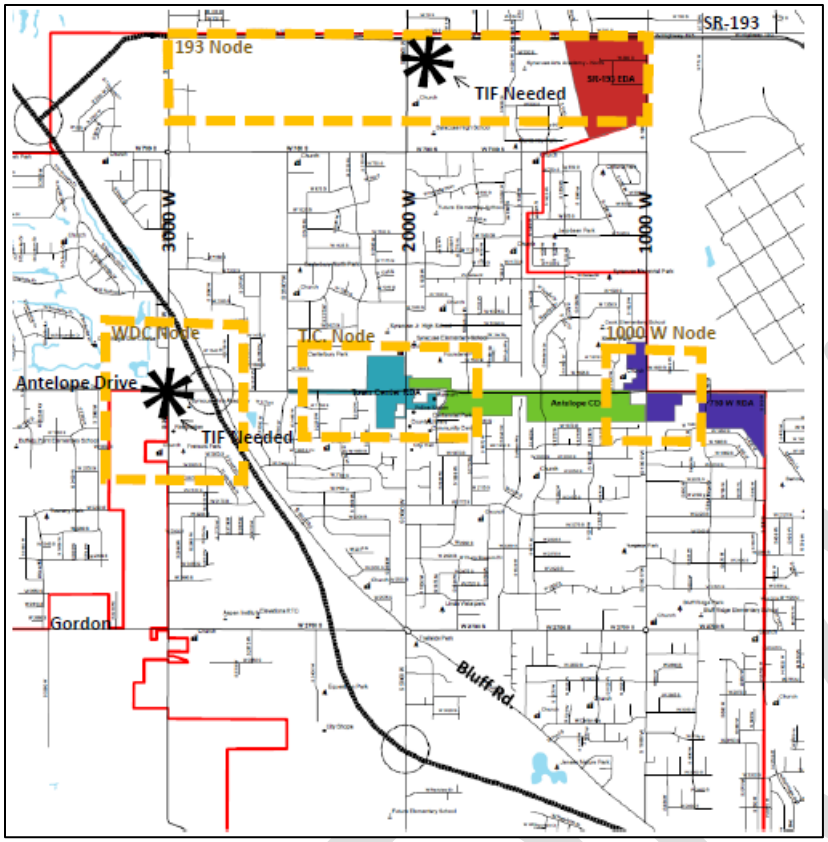
Date Completed: September 2019

Purpose of Document: aid in identifying preferred solutions to challenges and to lay a pathway toward achieving our long-term vision.

Key Findings:

- The document was necessary because of the announcement of the West Davis Corridor. The City Council felt it was necessary and appropriate to update the plan accordingly
- The City's population has tripled in the past 20 years and is expected to more than double in the next 30
- The City receives and average of 300 home permits per year
- The City is approximately 10 square miles, of which 35% is farmland, grazing, or fallow
- There are 400 acres of land that may be annexed for development in the future
- Growth is driven by proximity to employment centers (i.e. SLC, Ogden, Hill AFB) and family-friendly environment
- The transportation network is too automobile-oriented, making the school-age children, the elderly, and the disabled at risk due to high-speed traffic and wide roads
    - A more balanced approach to mobility should be taken
- The West Davis Corridor (WDC) is expected to be constructed in the next four or five years (2023-2024)
- The corridor will reduce commute times, increase traffic in the town center, improve access to Antelope Island State Park, and increase the speed of land development
- Development should be prioritized around the planned 2000 West interchange to broaden the tax base, provide economic development, and increase housing options with minimal impact to local roads and neighborhoods
- There should be active transportation infrastructure from the Town Center to Antelope Island Causeway
- According to the Department of Workforce Services, approximately 93% of Syracuse residents commute out of the City for work
    - There should be a focus on attracting employment opportunities for residents to increase daytime population
- The City's Redevelopment Agency will strategically use TIF to incentivize desired jobs or products (see Map 14).
    - Additional TIF areas should be established around the WDC interchange on Antelope Drive and the intersection of State Route 193 and 2000 West
- It is recommended that a comprehensive economic development plan be commissioned to further study and establish an economic development strategy for the entire city.

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Map 14—Current and needed TIF Areas

- With shorter commute times, the WDC makes hospitality and regional employment centers more feasible
    - These uses should be a priority for this node
    - Medium-high-density housing, commercial, and big box retail as secondary priorities, although big box retail appears to be declining post-Covid-19.
    - Billboards should remain prohibited here
- Town Center (2000 West and Antelope Drive) should be cleaned up revitalized and to remain a hub for economic development in the City, where highest residential and commercial densities are permitted, a mixed-use area with residential development and walkability prioritized along with quality pedestrian amenities.
    - Use RDA funds to fix the clock, get the fountain going, clean up landscaping…)
    - Fill up vacancies, fill pads, a "'free land" contest: best proposal gets free land.
- The 1000 West and Antelope Drive node is anchored by a grocery store
    - Properties further from the intersection should transition to office and commercial space with residential components
    - Medium-density residential is also appropriate and should be used to provide a buffer
- State Route 193 between 1000 West and 3000 West features large contiguous tracts of land that front a newly-built state highway
    - As land develops regionally, these large parcels with proximity to urban centers will become rarer and more valuable
        - The City should not allow single-family development along this corridor to allow for higher-yielding land uses
        - These tracts of land would facilitate major employment centers, such as data centers, light industrial manufacturing, or office complexes
        - Medium- high-density residences should also be planned for this node as a buffer

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- City residents prefer accessory dwelling units (ADUs), such as basement apartments and backyard cottage apartments, as a preferred way of providing housing options, although ADUs may not be sufficient to meet projected growth.
- Housing is becoming less affordable as housing prices rise year-over-year.

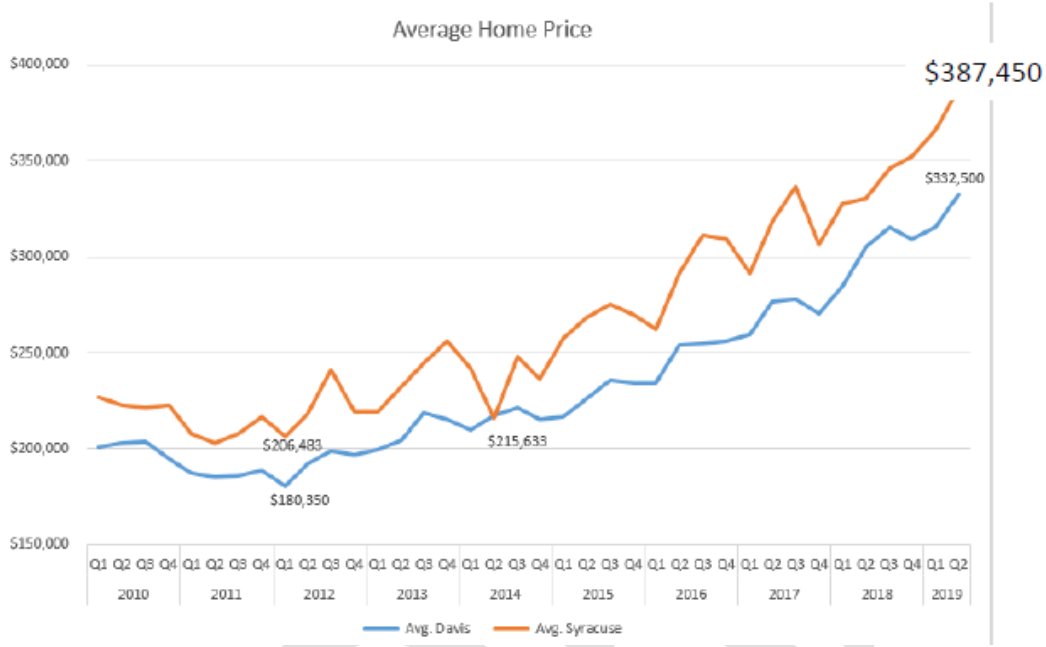


Chart 1—Avg. Housing Prices (Q1.2010-Q2.2019)

Davis County AMI	Dollars Earned (minimum)	% of Syracuse Residents	Sustainable Housing Costs	Sustainable Home Price
100%	$75,961.00	64.8%	$1,899.03	$332,000.00
80%	$60,798.00	26%	$1,519.95	$264,000.00
50%	$37,980.50	3%	$949.51	$162,200.00
30%	$22,788.30	6.2%	$569.71	$94,300.00

Chart 2—Housing Affordability based on Income

- The City has a target of 4.95 acres of city parks per every 1,000 residents
- The City encourages landowners who desire to continue farming their land to continue to do so, for as long as they like, without pressure from the City to develop
- As the City grows, it should look for opportunities to acquire land for parks and park amenities alongside community growth

Antelope Dr. Corridor Study (IBI)

Date Completed: October 2018

Purpose of Document: Vision and design guidelines that will guide the development within the study area along the Antelope Drive Corridor.

Key Findings:

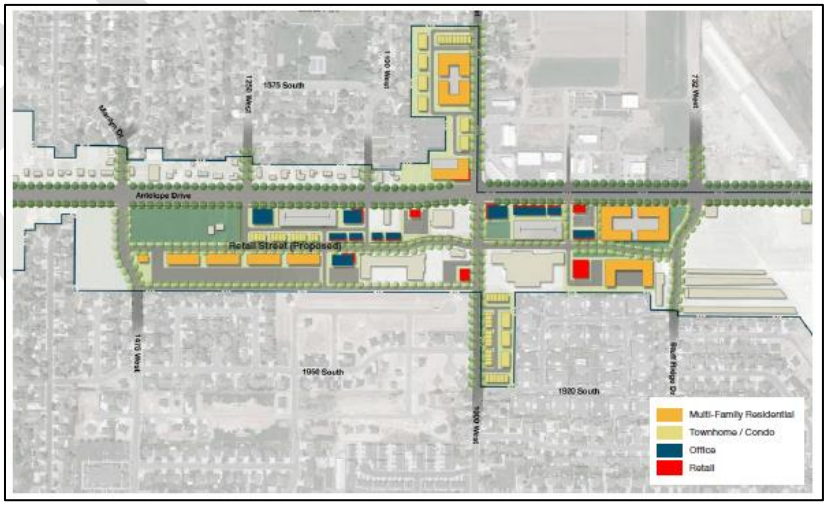
- West Davis Corridor will open the area for significant investment and increased travel to the City
- Three Overarching Goals
  - Increase Daytime Population
  - Capture Tourism
  - Improve Mobility and Safety

- Guiding Principles
    - Create Unique Nodes of Interest
    - Create Mixed-use neighborhoods
    - Create "Places"
    - Minimize impacts to existing neighborhoods
    - Develop a strong identity
    - Encourage high-quality development
    - Promote walkability and bikability
- Development of nodes along Antelope Drive is recommended, with a new one near the future West Davis Corridor (see Map 15).



Map 15—Development Nodes

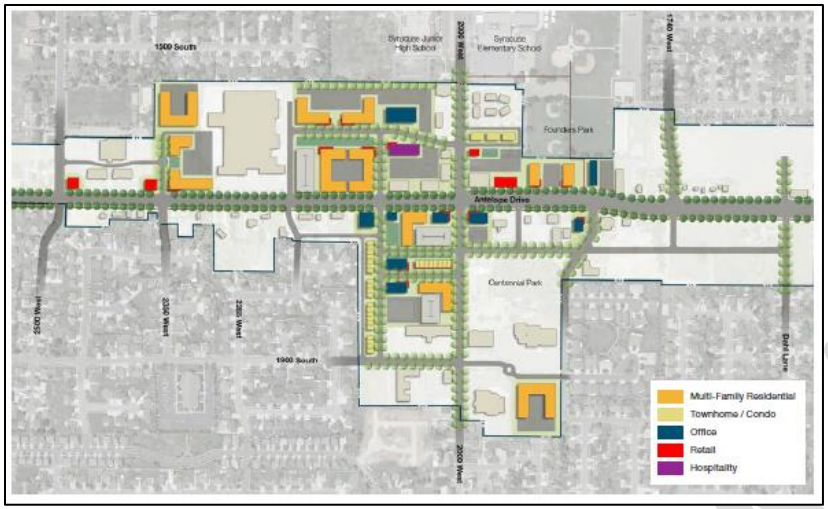
- Development of open spaces is important and should respond to the land uses in the area; each node should have 2-3 open spaces (i.e. smaller parks and plazas)
- There should be a major trail along antelope drive to promote multimodal options
- Syracuse is projected to double its population by 2060, from an estimated 26,750 to 53,389
- Businesses along the antelope drive corridor account for appx. 70% of the city's sales tax revenues
- RC Willey and Walmart account for 61% ($510,000) of the City's sales tax
- Include the West side in a CRA
- Future development is intended to be infill uses that will help create a walkable neighborhood/town center with buildings that address the street and add interest that encourages visitation
- East Node—Small village center with walkable neighborhood, grocery store, heritage farm park, and a farmer's market (see Map 16).



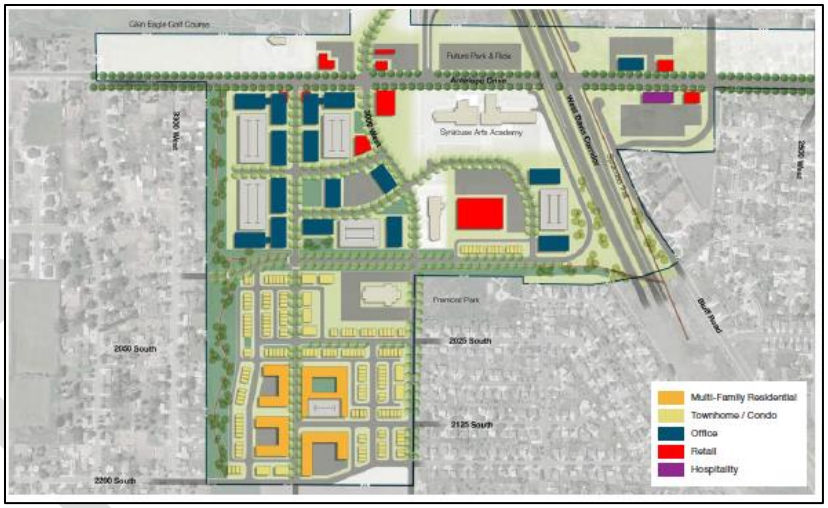
Map 16—East Gateway Node

- Town Center—Main commercial and retail uses in the City as well as the Civic Center with Centennial Park and Founder's Park (see Map 17).

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Map 17—Town Center Node



Map 18—West Gateway Node

- West Gateway—The new gateway into antelope island and connected to the West Davis Corridor. Centered around office and other daytime uses to become a regional commercial center (see Map 18).

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- The Clearfield FrontRunner station is less than three miles from the Town Center node and is serviced by Route 626. The need for Bus Rapid Transit will arise as the nodes are developed and are included as part of the plan.

COMMUNITY ASSESSMENT (EDCUTAH)

Date Completed: 2019

Purpose of Document: Strategic Planning Document

Key Findings:

- As of 2019Q2, total employment for the City was 5,110
- The average worker in the City of Syracuse earned annual wages of $42,464 (an increase of 4.3% in the region over the preceding four quarters)
- Cost of living is 2.9% higher in the City than the U.S. average

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- The City had an estimated population of 27,444 and a labor force participation rate of 73%
- The City is experience significant outflow from daily migration
- The largest sector in the City is Educational Services (941 workers), followed by Retail Trade (814 workers) and Health Care and Social Assistance (800 workers).
- Arts, Entertainment, and Recreation has the highest location quotient (2.55)
- Major employers in the City include:
    - Walmart (250-449 employees)
    - Black Island Farms (100-249 employees)
    - RC Willey Home Furnishings (100-249)
    - Smith's Food and Drug (100-249)
    - Syracuse Arts Academy (100-249)
    - Syracuse RTC (100-249)
- Employers responsible for the most job postings in the community 2018Q4-2019Q1 include:
    - Syracuse City (21 ads)
    - SCI-Sorensen Companies (16)
    - Minnis Solar Consultants (15)
    - Walmart (14)
- The largest employment occupations include:
    - Education, Training, and Library Occupations (641 workers)
    - Office and Administrative Support Occupations (600 workers)
    - Sales and Related Occupations (596 workers)
- Location Quotients by Occupation include:
    - Education, Training, and Library Occupations
    - Construction and Extraction Occupations
    - Community and Social Service Occupations
    - Personal Care and Service Occupations
- The community as seen wage growth of 44.7% in the last five years
- Areas of Strength
    - Workforce (High participation, high educational attainment, low median age)
    - Miscellaneous Costs (Electricity Rates, state, and local sales tax rates)
    - Proximity to Major Markets (Close to large market, high county population, high city population)
- Areas of Opportunity
    - Proximity to Colleges & Universities (no colleges or universities in the community)
    - Quality of Life & Outdoor Recreation (higher cost of living, lower purchasing power, no professional sports team within the community, poor air quality

SWOT Results (City of Syracuse—Visioning Committee)

- Strengths
    - Strong Community, family-friendly atmosphere, adequate open space, and well-maintained recreational facilities
- Weaknesses
    - Few businesses, high traffic counts, low employment opportunities, lack of housing affordability, weak tax base
- Opportunities
    - Growth, improved accessibility through West Davis Corridor, tourism to Antelope Island, town center as development opportunity

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- Threats
    - Poor planning, uncontrolled growth, need for residential density that may impact small-town character

Theme Results

- Many residents want a Farm (83% yes, 11% no), Craftsman (71% yes, 17% no), or Old Main Street (60% yes, 37% no) development theme.

IMPLICATIONS – PRIOR STUDIES

The west Davis Corridor can be a game-changer for Syracuse City, bringing growth – for good or ill – in population and the economy. 35% of the City is farmland, grazing, or fallow. An additional 400 acres of land can be annexed for development in the future.

Proposed Objectives

- Broaden the tax base, provide economic development, and increase housing options.
- Increase the daytime population to attract retail stores and restaurants.
- Maintain Syracuse's unique character.
- Minimize impact to local roads and neighborhoods

Proposed Action Steps

- Prioritize development around the planned interchanges at Antelope Drive and SR 193.
- Use TIF to attract employers and export jobs.
- Define what Syracuse's unique character is and who are the target audiences – residents, visitors, and businesses.

Proposed Performance Indicators

- Results of opinion surveys of residents
- % likelihood of targeted employers to invest in Syracuse
- % of TIF areas defined and approved
- Dollar value of TIF grants
- Number of new export jobs created

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Appendix II – Interviews Report

[*Compendium of direct quotes from the stakeholders interviewed*]

Attractiveness of Syracuse

We are going through an identity crisis in Syracuse, moving away from a farming community with large lots and homes. We want to be a vibrant, successful city with good parks and trails—the kind of place where people want to live. The goal is to maintain our way of life—nice quiet clean neighborhoods where kids would be free to roam around and be safe.

One of the things that attracts people to Syracuse is that it is near the lake and we do not have a lot of traffic. However, we are in a high-growth phase, which can be exciting to be part of. Sadly, Syracuse seems to have a combination of people not wanting to pay taxes, being okay with a shotgun approach to doing many little things rather than launching a few great ones.

As to our appearance along main roads: there are only a couple of our buildings that are nice. It would be good to see real stone or brick on the buildings. Mowing, trimming, fences are not as well-maintained as surrounding communities. We are not very walkable.

A lot of our people really struggle with change. One of our greatest battles is to show them that things will actually be better and that coming generations will be able to live here. Nevertheless, it would be nice if new residential developments complemented our culture, providing more density, but looking great. A hallmark of our city should be to have good architectural standards—it makes a difference.

What is our competitive position relative to, say, Farmington and Layton? We have had pockets of development that just do not tie together. We have a lot of developers who want to build here but we do not have a concerted answer for them. Great companies coming here want to see that the city will be a good partner rather than having our hands out for immediate tax benefits, or private owners who immediately jack up their land prices.

We are really struggling with medium- and high-density. How can we mix commercial in with high-density? We view ourselves as higher-end and we want to keep it that way. But if we get a plan that reflects our rural, family-centered community we might have more credibility. We need to find middle ground. As we get more people here in Syracuse, that will drive growth of retail and other small businesses. We need to be balanced in our growth, with each sector growing at about the same pace—parks and trails, low-density homes, medium-density residences, offices, commercial retail, and light industrial.

Businesspeople said, "I love the town of Syracuse—let the leaders in the city know how much we appreciate them—from the fire marshal on up." And: "The City has strong standards, and we try to meet them. This is a good environment for business growth." An advantage for Syracuse is that there are not a lot of 100-acre pieces of ground in the region like we have. We could divide 50- to 100-acre blocks into large parcels that would be attractive to businesses. Note, however, that businesses considering expensive communities like ours are concerned about the fact that many of their workers cannot live here, and commuting to here is expensive, so they choose to locate nearer where their lower-income employees live.

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OFFICES

Syracuse is a great place for professionals to practice. Attracting commercial offices is attractive—it is a matter, though, of persuading people to come here. We do have an educated population and north Davis County is short on office space. That is a niche we are trying to fill—office space along Antelope Drive around the interchange. Perhaps satellite offices for Northrup or Boeing, particularly as worries increase about concentrating large groups of people into central offices.

Having said that, attracting businesses to locate traditional offices here will be hard because we do not have the radius of rooftops that a lot of businesses want. We are more likely to attract professional services who do not need a large radius of population. "Let's think about remote workers; work on keeping business here in town."

Some say, "I would love to get remote workers, but we really need much more extensive high-speed internet service—fiber service is needed throughout the residential neighborhoods. We either need the current providers to step up their game or to find other options." Businesses along 193 or Antelope Drive might have access to Utopia now, but residential areas do not.

According to Jonathan Bell, Utah State Fiscal Analyst, there is an emerging trend of flight from urban back to rural. "Right now, we are seeing families throughout Utah beginning to move to rural communities including using the CARES payments to pay for their moves. In the past, bandwidth has prevented this, but that is changing as high-speed fiberoptic becomes more available to residences."

Once the West Davis Corridor is in, offices for aerospace companies would be a good element. Medical offices, perhaps in Syracuse, could become the medical office hub in NW Davis and Southern Weber County. Between 2000 & 3000 West there are some areas where professional buildings could do well—especially medical buildings near the treatment centers. Why not Silicon Slopes—we could attract a small component of that because of access to parks and open space. "If I'm working at an office at the intersection of WDC and Antelope, I could take a bike to the island and back during lunch—we could really market that more than other cities can."



In the future, we are likely to have hybrid businesses where a warehouse is in the back with the office and retail displays in the front, or even ghost kitchens for example—flex space such as is found in Lindon, UT. Having supporting columns every 30-50 feet or so they can rent out space of almost any size.

We need a good mix of commercial and residential, with open space. For example, we have talked about an outlet mall. The biggest are in Park City or Jeremy Ranch and nothing is close. We are in a good position to capitalize on the aerospace industry and to increase daytime employment, primarily light industrial manufacturing or warehousing. Indeed, warehouses and cold storage are attractive because of our proximity to the West Davis Corridor and eastward across 193 to I-15. That would be okay if the trucks are not on the other roads through town. 193 would be great but nearer the high school might create opposition.

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People in Syracuse are beginning to see that businesses need to make money. Indeed, it would be good to offer incentives to bring them here. However, some seem to have been looking to get benefits immediately rather than looking long term. They seem desirous of turning a businessperson upside down and shaking out every dime they can find. What can we offer free-of-charge to attract businesses? Stuff that might cost a bit up front but would bring in a long-term tax and employment base. There may be some things we can do from a utility perspective. Or the city could acquire property and offer it at below-market rates to be recaptured through taxes later.

RETAIL, RESTAURANTS

The critical issue for restaurants failing in Syracuse has been the lack of daytime traffic. About 80% of our population works outside the city, so restaurants do not want to come here because there will not be a sufficient lunch crowd. Restaurants do not bring businesses; businesses bring restaurants. We need to bring in businesses that will drive daytime traffic. If we do so, then restaurants will follow.

In the future I see more reliance on internet shopping, on the acceleration of decline in big box stores, and a lot more emphasis on experiential opportunities. A store I would love to see here would be a good bakery, making goods right here, more specialized, better quality. "I don't know why someone has not opened a good bakery."

We have no hotels in Syracuse. We have a few small-end restaurants. There is one movie theater. If it could pull in a hotel, that could also support restaurants and retail. "I would like to put a hotel west of the golf course." A study showed the potential to sustain two hotels. It would be perfect to have a hotel right next to the golf course.

HOUSING

"My children cannot afford a home in Syracuse." "Our children will not be able to return because they cannot afford single-family homes in Syracuse and there is not much rental space here." "I do wish we had more housing opportunities for young families." "It would be good to provide housing in this community for demographics that support the community such as teachers, police, fire, journeymen, and apprentices."

The city needs more income, and that comes from rooftops. We have the land, but demand is growing faster than the supply of housing. Employers in the area would like to see more housing and the employee base needs it. Employers in the region provide a good array of different jobs—leadership, engineering, equipment workers—and they would like to see affordable housing in Syracuse, not low-income, because we pay better than average in the rest of the county. If employees cannot get housing nearby, it is more difficult to recruit. "Syracuse needs to make it affordable for someone earning $70k per year or so. Assuming they could afford a mortgage around $1,500 per month, that would imply a $300K home. However, most here are in the $400s.

We are missing the 20-somethings in our city. Due to a lack of housing diversity, we particularly lack lower-cost residences. It would be good to have starter- or entry-level homes, which we do not have today. Over 90% today are single-family attached. We have a huge gap in the 25-35 age range—smaller families, young professionals, singles of all ages leave and would only come back if there were something here for them.

"Medium- or high-density is a stab in the heart."

There is a huge resistance to starter homes, attached, or other types of higher-density homes. There is a great feeling in Syracuse

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hoping we can stay clear of the compacted housing: "let's have bigger houses and more income."

- "Even apartment buildings are being considered!"
- "You know what kind of people live in those places?"
- "A lot of the houses that are coming in are rentals—very close together with no yards."
- "They are trying to stuff in as many as they can —millennials and younger."
- "I have heard awful things said about people who live in apartments: Crime! Nosiness!"

Words such as "Apartments" or "Light Industrial" are triggers that get a lot of people angry. One can sit through a lot of meetings where people came to speak in opposition. Some of us are not really welcoming to people of middle to low income. Many of the residents want this to be a bedroom community. But we need to expand the tax base. We need to get City and Chamber together and speak the same language.

We will have to win some over. Many people here are up in arms about reducing lot sizes. We need to find a way to make smaller lots happen. There is a fear that the kind of people who live in the newer places will be transient, impermanent. Some do not want anything with the word "apartment" in the name. Even Townhouses are resisted. Smaller lots are coming, but they are resisted.

Housing—a balance of housing types

"In Syracuse, there needs to be a variety of housing stocks, but we don't need to bring in apartment buildings. Fill the empty middle with attractive homes." Apartments are definitely opposed. A slight majority would be okay with apartments, but the rest are not happy. Many could accept 2-story townhomes. But not 3-story. "We keep getting requests for 3-story units. They are too big, too tall." A 2-story townhome along an arterial would work. We might get a one-story duplex and that would be okay. Most recognize and even advocate having more people, but they definitely want to preserve the high-quality standards of the city, which seems to be upscale compared to areas around.

One-third of our land is still available. We expect population to double so will need to have smaller lots. The single-family home on a ¼-acre lot or less will be the staple. Some see a growing segment in townhomes and multi-family, specifically in areas now zoned commercial or near our town center, 1000 West, and at interchanges along the West Davis Corridor.

It would also help the community to bring more of Hill AFB workers. There will always be a housing shortage at Hill AFB. Syracuse needs to recognize that other cities will be competing for people to locate there. We really need to consider more recession-proof ideas, such as rentals.

We have too much land zoned commercial. We need more residential. No housing that needs elevators. Should be garden-style apts. or townhomes. There is a variety of quite attractive middle-range home styles: Mansion homes, like Daybreak, Live-Work homes, and Courtyard apartments.

One product that is going to be successful will be single-family detached in tiny lots, differently from townhomes because they are detached. The trend is to build smaller and smaller lots, say 3500 sq. ft. lots, the homes of which have no shared walls and a little back yard. They are selling rapidly because that is what people can afford. Much better than a townhouse. We need to have a comprehensive, cohesive plan on future development, so it does not happen in scattered fashion.

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West Davis Corridor

The biggest issue we have now is that we have no freeway access—people like to be a couple minutes from the freeway to get to large stores or work in the SLC-Ogden corridor. People would love to live here but for the lack of a freeway.

The West Davis Corridor makes Syracuse a good central point for transportation to the north, to the south and to the east, not just along Antelope Drive but also around the connection to 193. It will be a lot faster to get to the SLC airport along the corridor – less than half-an-hour rather than 45 mins or more. Perhaps the WDC will bring people into the city rather than just from the east, where our residents go for work. We need to have a plan so that we are ready when WDC comes. If we do not, good developers will have gone elsewhere. We should seek developers who want to leave a legacy, not just to build and immediately sell to whomever.

We will know by next year what UDOT will use and what is surplus land which we can persuade UDOT to let us help them find buyers. All developers are just waiting for the highway to start. It will benefit because people will be driving through Syracuse, so hopefully we could change our business infrastructure around each of the interchanges. The best place to locate new development is where Antelope and the Corridor meet. There is still some open space there.

I would put a class-A commercial property around the interchange at 193 & WDC. It would be great to have a retail center there like Farmington Center. How can we make WDC become an employment corridor? The whole area around West Davis Corridor will probably develop but could take a long time. The corridor should not affect too much to the north over the next ten years, mostly because it is planned to end in West Point. But later it might change a lot.

Antelope Drive

How should we develop the three major nodes along Antelope Drive at 1000W, 2000W, and WDC? Unfortunately, we have long swaths of what looks like blight along Antelope Drive. Moreover, some of our development has been poorly thought-out. So, we get empty buildings and potential developers shy away.

"I see high-density residential along Antelope Drive. It appears every vacant field up and down Antelope is desired for townhomes. Along Antelope Drive all we are getting is petitions for multi-unit housing. One hope is to attract more professional office space. Along Antelope Drive and 2000 West, we would like to see mostly commercial serving people stopping on the way to or from the Island.

Antelope Island

Each year we see half a million visitors to Antelope Island. One study showed that ~40% of the visitors to Antelope Island are foreign and ~30% are out-of-state visitors. Many come with RVs and we do not have an RV park on the Syracuse side. An RV park has some potential. We get inquiries from those visiting Antelope Island such as: "where can we stay?" There might be an opportunity if we could get businesses to realize how many come off Antelope Island. The folks managing Antelope would like us to have a hotel and other amenities.

"I love the concept of being a gateway to Antelope Island but don't see it. It's not a great destination—smell, bugs, desert." "I just don't think Antelope Island has much to offer. It is not Yellowstone." People go there for a short trip, either locals or people from elsewhere. It would be good to have something else for them to see. If we could come up with a lot of little things, people might stay the night here because there is something to do

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- There are a lot of bike rides out to the island, but none of the bike companies were interested. Not much of Antelope island allows for motorized vehicles
- Could build stuff on the Island because there just is not much there – Great Salt Lake Museum
- *Idea—could the width of the causeway be doubled to provide dedicated lanes for walking and biking, nice landscaping with native grasses – gazebos and stops along the 7-mile causeway to activate for recreation, wildlife towers? It would be a worthwhile but massive undertaking.*

Sports & Recreation

Our community is recreation-oriented, family-oriented, and not averse to debt. "Recreation really resonates with me—biking, hiking, kayaks, climbing gyms, go-carts." People spending money on recreation would be great. It would be good to have a big sports complex like in Kaysville with big wide sidewalks and places for tournaments.

There is not a regional sports park in the area. Sports guys are traveling all over the place, including to Idaho. Talking about soccer & other tournaments. The land on the SW corner has been talked about for a regional sports park. We need the funding to put the sports park in place. Land was given to the city for us to develop.

Some might like to see western heritage reflected along a riding trail, biking trails, and hiking trails. Accommodation for horses and dogs would put icing on the cake in Syracuse. It is important to note that, although trails are nice here, they are not as well connected as one might wish. We would also like to see more good trails alongside the roads, particularly for bikes.

"It is good to have lots of parks, but ours do not seem to be as well-maintained as in neighboring cities." We would like to be known for trails—for walking, biking, horses, which would connect our parks together—we have a master plan for the park system, but it should be updated.

Everyone wants a nice trail system—more trees and more trails

More splash pads! "Farmington put pickle ball courts in, but Syracuse keeps coming to the community to pay for it. Can't we do that as part of our budget?" Our Rec is bursting at the seams. We need more parks and facilities. We are kind of struggling to keep up with parks. And we need more trees.

The new Temple

The Temple will bring a lot of people to the city. It would be good to work with the Church of Jesus Christ of Latter-Day Saints to develop the property around the temple, like how the Church worked with Tooele. The temple will be located on a 12-acre site at the intersection of 2500 West and 1025 South. The City needs to look at businesses that might take advantage of that. What will those visitors want? The surroundings will probably be single-family homes. One would also like a city park nearby.

Undevelopable land

North Davis Sewer does not allow any lift—gravity only. So west of 4000 W cannot be developed for buildings; it is used now for farming. But perhaps a sod farm, a shooting range, or storage area might work—something that does not generate sewer water. What about an RV park for those returning from Antelope Island? "That unused area might be a long-term opportunity, but let's look at other areas with higher priority." Moreover, if the lake starts rising again, we will want that area as a buffer.

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PLANNING FOR THE FUTURE

We anticipate growth will continue. We are at a crossroads, but there are a lot of positive feelings about the past. A lot of people are pushing strongly for growth, but many people want to stay small: "Why worry about the tax base?" they say.

Many seem to be resisting doing anything about the inevitable growth—they want to kick the can down the road and delay the inevitable for as long as possible. We have been stuck in a stalemate for the past 10 years. A lot of good property has remained vacant due to resistance. If it were not for the few big retailers we have, we would be struggling.

The likely consequences of doing nothing are to either reduce services and delay maintenance or raise taxes. "What are you going to do to cut the city budget?" is a question raised in every election. Yet many also complain when the city tries to cut services. We do not have a good commercial base, so even though we do not have much debt, we would have to raise the tax rates if we cannot get more business here. Citizens are not very excited about paying taxes.

We need to determine what would be sustainable over the long term, to diversify and expand the tax base, and not just react in a knee-jerk fashion. That becomes more critical now that RC Willey is leaving. We really need to increase our tax base, making sure we have more coming in to help pay for capital projects coming in. But let us start with what we have now, the assets we have, what the community culture is.

We do have an advantage for Hill AFB due to less traffic conflicts and easier access for employees. We can maintain a rural feel and environment for workers with quick access to the base, the best place to live near the base.

One of the benefits we have is 193, a direct East-West route to the Base. 193 should be our economic engine. We want it to look good architecturally. But we really do not want it to be like SR201 in West Valley – huge industrial buildings. We want it to look and feel suburban – a place where you would like to go jogging.

We need to talk a lot about branding – capitalizing on recreation, outdoors, authenticity.

PRELIMINARY OPTIONS

1. *Stay as we are—a rural bedroom community where our children might purchase their second or third home.*
2. *Actively seek commercial development, particularly along 193*
    - *Offices—particularly to build daytime population to support restaurants*
    - *Flex-space with warehouse in the back and attractive retail in the front.*
    - *Light Industrial, particularly aerospace*
3. *Become a more vibrant neighborhood community*
    - *Homes young families can afford*
    - *First choice for employees in nearby work centers—AFB*
    - *Destination for recreation*
    - *Open space, parks, trails*

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IMPLICATIONS – INTERVIEWS

Syracuse seems to have a combination of people not wanting to pay taxes, being okay with a shotgun approach, and doing many little things rather than launching a few great ones, while most residents want Syracuse to be a vibrant, successful city with a strong economy, good parks and trails—the kind of place where people want to live. The goal is a middle ground, to maintain a way of life with nice, quiet, clean neighborhoods where kids are free to roam around and be safe, where good architectural standards are a hallmark of the city, and where people want to visit and work.

Proposed Objectives

- 80/20 consensus on Syracuse's future state
- Businesses say they will thrive here
- Economic strength from offices and light industry
- Attractive homes our children can afford

Proposed Action Steps

- Flesh out options 2 and 3
- Develop a clear, detailed, visually-compelling picture of what Syracuse should be like in 2030
- Gain consensus on the compelling 2030 development plan
- Attract offices – remote satellites for large companies
- Develop attractive, affordable neighborhoods

Proposed Performance Indicators

- % of residents who agree with the 10-year end state
- % of target businesses who say want to invest here
- # of new export jobs brought to Syracuse

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Appendix III – Retail Market Profile

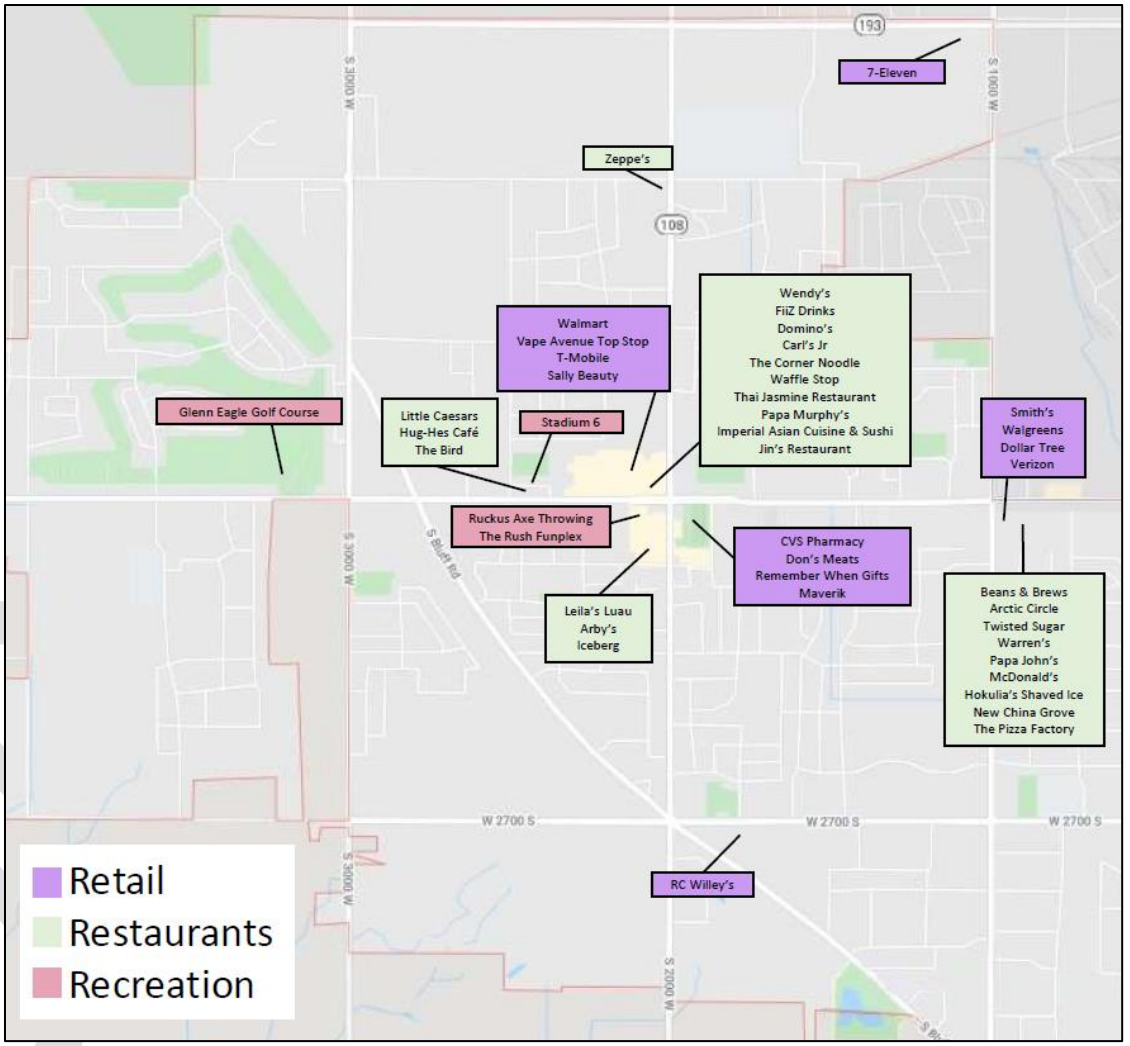
A review of businesses in Syracuse shows that there are more fast food places than sit down restaurants, most retail are grocery/pharmacy and fuel/gas stations, and there are only four recreation businesses. Out of all businesses registered in Syracuse, the largest categories are online sales/home based businesses, followed by contractors, dental offices, and preschools.

The table below provides the total number of businesses which are retail, restaurants, and recreation in Syracuse. The table also provides the percentage compared to the total number of businesses registered in Syracuse (384).

Type	Total	Percent
Retail Sales	8	2.1%
Fuel/Gas Station	3	0.8%
Grocery/Pharmacy	4	1.0%
Restaurant	9	2.3%
Fast Food	15	3.9%
Food Truck	3	0.8%
Recreation	4	1.0%

SOURCE: Syracuse, Better City

Table 22—Retail, Restaurant, & Recreation Businesses



SOURCE: Better City, Google Maps

Figure 128—Local Retail Map

The City is unlikely to attract more restaurants until there is greater demand, which is indicated by daytime population and proximity to offices or major employers.

Syracuse's retail businesses cater to residents. Because neighboring communities have greater density and are closer to main thoroughfares, they have been able to support big box retailers. For Syracuse to increase retail offerings, the City will need businesses which provide unique inventory or experiences—to attract from a larger market area by providing people with a reason to go out of their way to make a purchase. The construction of the West Davis Corridor (WDC) will likely create new opportunities for commercial development.

Population near Wal-Mart	**1 Mile**	**3 Mile**	**5 Mile**
2025 Projection	11,947	65,581	142,915
2020 Estimate	11,047	61,251	133,631
White	93.3%	91.2%	90.4%
Black	1.0%	1.8%	2.1%
American Indian & Alaskan	0.6%	0.8%	0.9%
Asian	2.0%	2.5%	2.6%
Hawaiian & Pacific Island	0.6%	0.7%	0.7%
Other	2.6%	3.0%	3.4%
US Armed Forces	87	358	1,604
Households near Wal-Mart	**1 Mile**	**3 Mile**	**5 Mile**
2025 Projection	3,341	17,837	42,289
2020 Estimate	3,078	16,633	39,511
Owner Occupied	90.5%	87.4%	75.8%
Renter Occupied	9.5%	12.6%	24.2%
Average Household Income	$108,491	$101,276	$88,653
Median Household Income	$96,457	$90,956	$79,239

SOURCE: CoStar

Table 23—Wal-Mart Demographic Summary Report

Population near Smith's	**1 Mile**	**3 Mile**	**5 Mile**
2025 Projection	15,083	91,816	169,608
2020 Estimate	14,088	85,955	158,578
White	89.5%	89.8%	90.3%
Black	3.4%	2.3%	2.1%
American Indian & Alaskan	0.9%	0.9%	0.9%
Asian	2.5%	2.7%	2.6%
Hawaiian & Pacific Island	1.0%	0.8%	0.7%
Other	2.7%	3.5%	3.4%
US Armed Forces	84	1,393	1,970
Households near Smith's	**1 Mile**	**3 Mile**	**5 Mile**
2025 Projection	3,792	26,560	51,189
2020 Estimate	3,527	24,855	47,841
Owner Occupied	88.0%	73.3%	74.4%
Renter Occupied	12.0%	26.7%	25.7%
Average Household Income	$103,615	$88,625	$87,562
Median Household Income	$92,098	$77,478	$77,586

SOURCE: CoStar

Table 24—Smith's Demographic Summary Report

The demographic summary surrounding the two major grocery retail anchors in Syracuse are provided in the tables above.

Syracuse's key opportunity to capture greater spending would be by increasing the retail and recreational opportunities in the community. The prime location for this would be along 1700 South (including the planned WDC interchange), as currently the main draw for people to pass through Syracuse is as they go to-and-from Antelope Island.

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Retail Trade Area Mapping

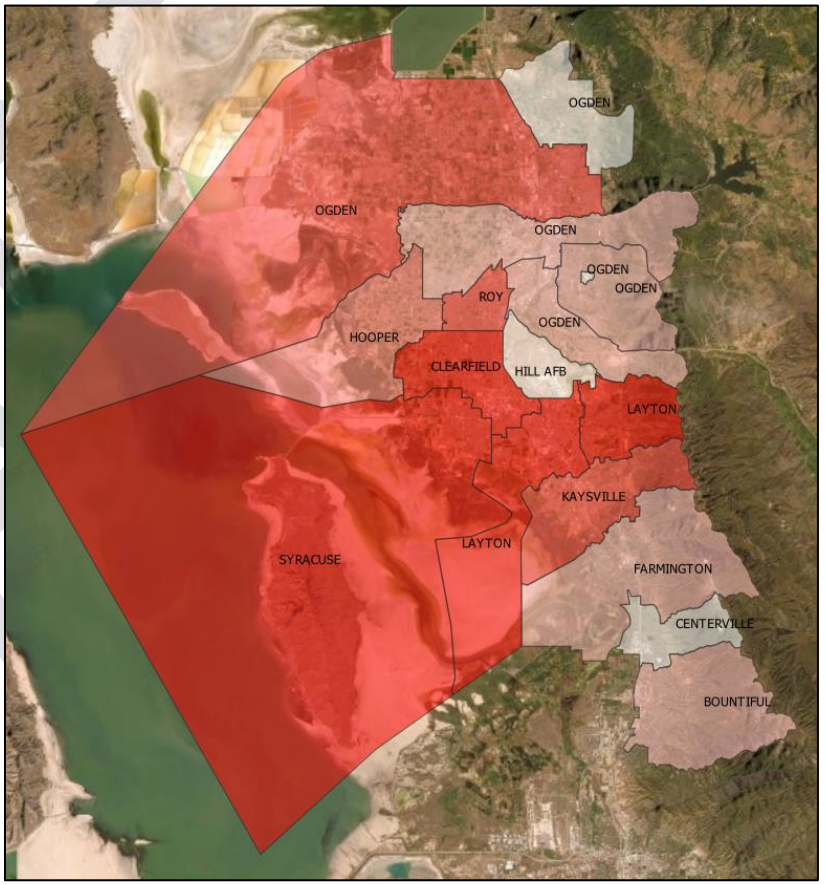
In order to delineate a boundary map of the Retail Trade Area, geolocation data from visitors to Syracuse and spending data from credit card expenditures in the City of Syracuse (specifically within the 84075 zip code) from May 2018 to January 2020 were analyzed.[23] The top spending zip codes are in Table 4, and the top visiting zip codes are in Table 5. The Retail Trade Area Map highlights communities with highest visitation, with heat map coloring based on average spending.

Top Spending Zip Codes		Spend Share
84075	Syracuse	43.33%
84015	Clearfield	16.83%
84041	Layton	12.01%
84040	Layton	2.01%
84067	Roy	1.57%
84037	Kaysville	1.34%
84404	Ogden	0.88%
84315	Hooper	0.70%
84405	Ogden	0.64%
84401	Ogden	0.63%
84025	Farmington	0.60%
84403	Ogden	0.55%
84054	North salt lake	0.48%
84010	Bountiful	0.48%
84601	Provo	0.41%
84414	Ogden	0.26%
84014	Centerville	0.25%

SOURCE: See Source

Table 25—Primary Sources of Spending in Syracuse

The overlap in these datasets show that for both visitation and spending in Syracuse, the communities of focus include Syracuse, Clearfield, Layton, Roy, Ogden, Kaysville, Hooper, and Farmington. Since data is based on zip codes, the Retail Trade Area Map also includes the municipalities that share their zip codes with these communities, including Riverdale and South Weber (Ogden zip code), Clinton and West Point (Clearfield zip code), and Fruit Heights (Kaysville zip code).



SOURCE: Better City, QGIS

Figure 129—Retail Trade Area Map

[23] For Consumer Data Privacy, the credit card spending data analyzes origination zip codes that meet a minimum transaction quantity threshold, typically 0.1 percent of the total reported transactions. Home location zip codes are based on device behavior patterns, anonymized for data privacy.

Visitation Data				ACS Demographic Information										
% Unique Visitors	Zip Code	City Name	Avg. Distance from Syracuse	Popu-lation	Median Income	Bachelor Degree or Higher	Female	Male	Median Age	25 to 34	35 to 44	45 to 54	55 to 64	65+
15.62%	84015	Clearfield	3	64,837	$62,057	21.4%	50.1%	49.9%	30	16%	14%	11%	8%	8%
10.92%	84075	Syracuse	1	27,610	$90,681	36.5%	48.4%	51.6%	30	11%	17%	12%	8%	6%
9.22%	84041	Layton	5	50,502	$62,906	27.2%	49.2%	50.8%	28	16%	15%	8%	8%	7%
7.36%	84067	Roy	6	38,803	$66,506	19.9%	49.4%	50.6%	31	17%	13%	10%	11%	10%
4.08%	84037	Kaysville	8	36,883	$93,214	48.4%	49.0%	51.0%	31	11%	12%	13%	10%	10%
4.07%	84404	Ogden	13	60,840	$55,885	16.4%	48.9%	51.1%	32	16%	15%	10%	10%	10%
3.12%	84403	Ogden	9	37,990	$60,453	32.1%	49.9%	50.1%	32	16%	12%	11%	11%	12%
2.73%	84405	Ogden	7	31,953	$62,006	28.2%	51.8%	48.2%	33	14%	13%	12%	10%	14%
2.52%	84401	Ogden	11	37,231	$44,951	20.4%	48.9%	51.1%	32	16%	13%	12%	11%	9%
2.24%	84010	Bountiful	18	46,086	$68,134	42.5%	51.0%	49.0%	33	15%	12%	10%	9%	16%
2.23%	84414	Ogden	16	29,833	$79,505	33.2%	50.9%	49.1%	33	13%	14%	12%	9%	12%
1.82%	84040	Layton	7	23,683	$90,796	39.3%	50.9%	49.1%	36	11%	12%	11%	16%	12%
1.81%	84315	Hooper	7	8,624	$95,478	23.9%	48.8%	51.2%	32	13%	16%	13%	10%	8%
1.41%	84025	Farmington	11	22,673	$97,440	45.8%	48.8%	51.2%	30	15%	15%	11%	8%	9%

SOURCE: See Source, American Community Survey

Table 26—Primary Visitors Demographics by Zip Code

Demographic information for each area is pulled from the American Community Survey and provides further insight on the people who live in the retail market area. Median income across the retail market area ranges from $44,951 to $97,440, while median age ranges from 28 to 36.

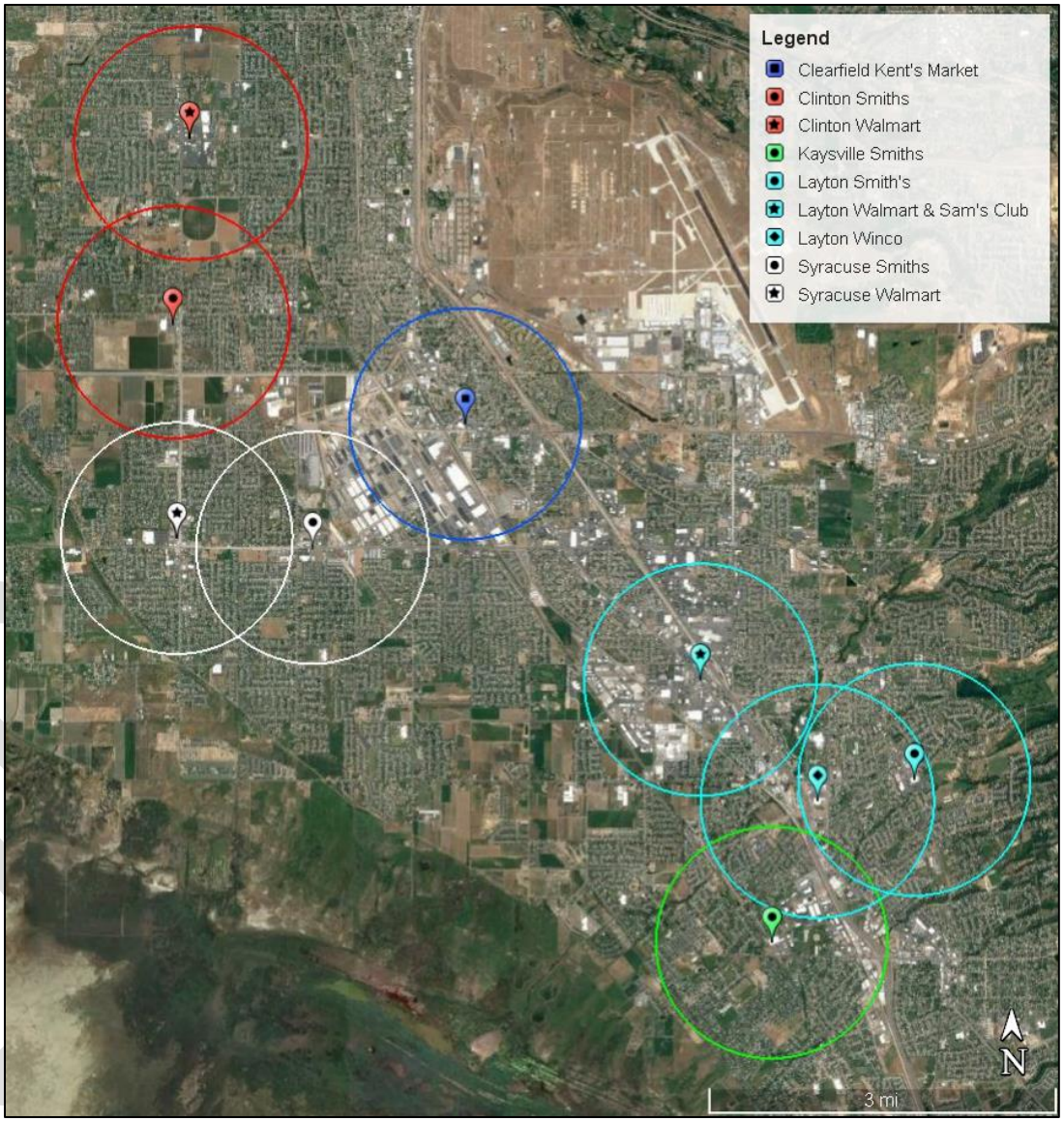
The communities within the retail market area are all located within 20 miles of Syracuse, with the highest spending coming from the communities within 10 miles of Syracuse.

Please note that Clearfield has such a high percentage of visitation likely due to their proximity to Syracuse and their significantly higher population.

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Custom Retail Trade Areas

There are nine grocery anchored shopping centers in the area and within ten miles of Syracuse, two of which are in Syracuse. The rings in Figure 2 show the one-mile radius around each of these shopping centers. Note the lack of housetops within the Syracuse Smith's market radius due to the Freeport Center and the significant overlap with Walmart. This reduces the purchasing power within the primary market area for this store and the ability to capture market share. However, it is the closest store to a wide area of Syracuse, Clearfield, and Layton residents that live to the south and east. This may account for the high spending that is occurring in Syracuse from these zip codes.



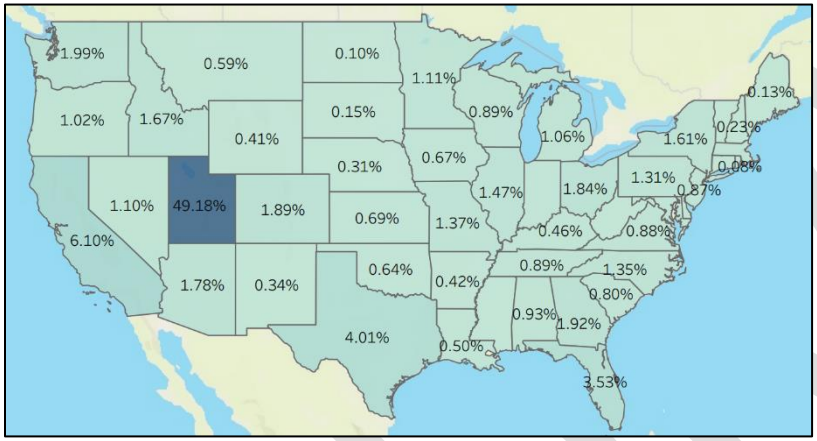
SOURCE: CoStar

Figure 130—Grocery Anchored Shopping Centers

Mobile Data for Location Decisions

Antelope Island Visitors

The Antelope Island Visitation Analysis (see pages 16-25) indicates that in 2019, visitors within 50 to 300 miles primarily came from Utah County, with some visitors from Idaho and Montana as well. The analysis of visitors from the United States showed that almost half (49.18 percent) of visitors to Antelope Island were from Utah, with the next highest visitation from California (6.10 percent), Texas (4.01 percent), and Florida (3.53 percent).

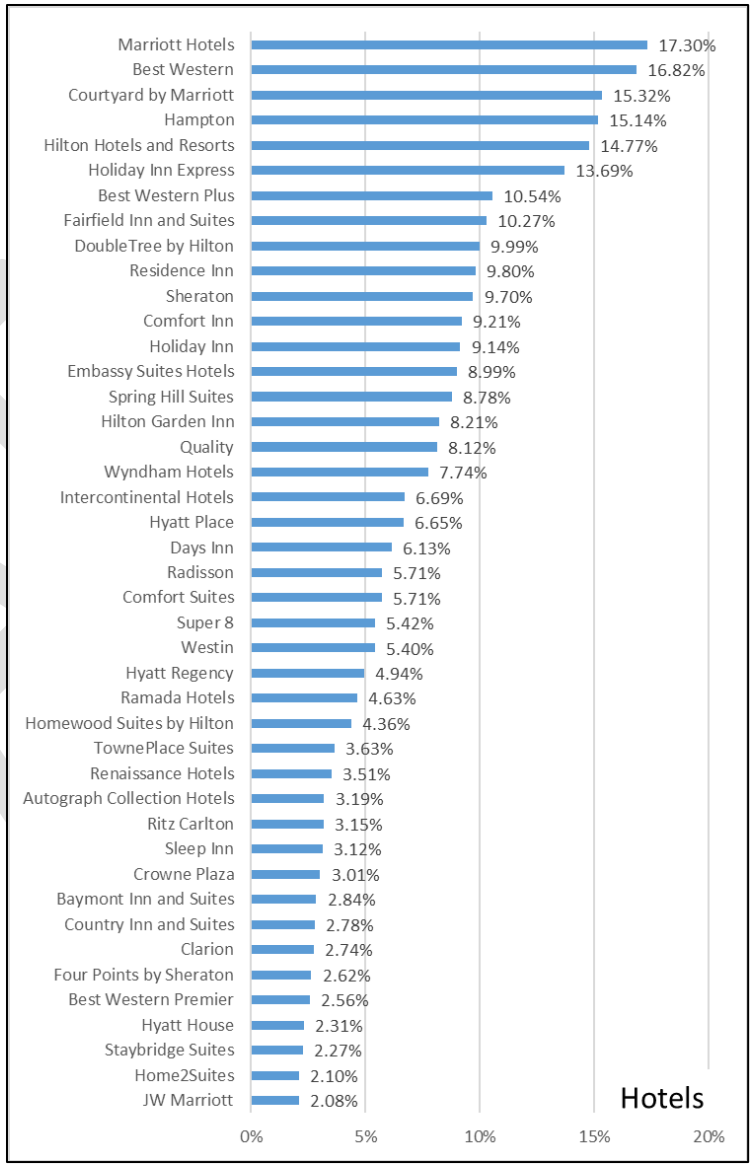


SOURCE: See Source

Figure 131—Percentage Visitors by State

Visitation is highest in July, followed by June. There is very low percentage of people who visit both Antelope Island and the Walmart or Smiths in Syracuse.

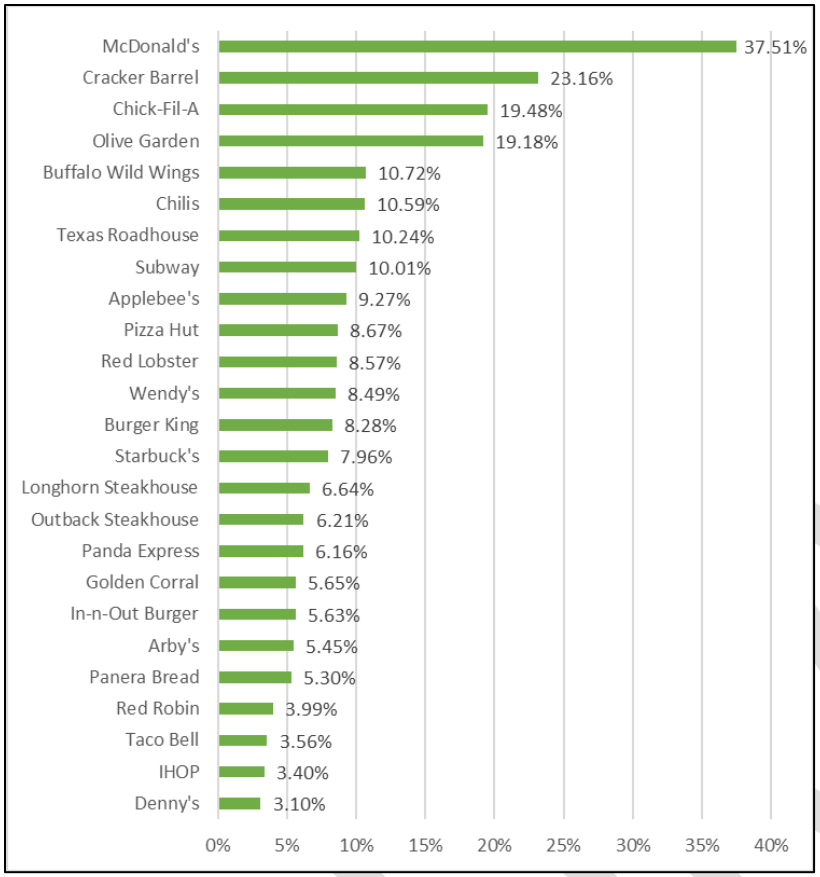
The favorite chains and most visited locations of those who patronized Antelope Island in 2019 are in the following Tables.



SOURCE: See Source

Figure 132—Antelope Island Visitors' Favorite Hotels

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SOURCE: See Source

Figure 133—Antelope Island Visitors' Favorite Restaurants

Proximity to Antelope Island is a potential asset for Syracuse. Business recruitment efforts should consider what would appeal to people who are on their way to-and-from Antelope Island and those who are having daytrips, both for visitors from Utah as well as those from other states. Knowing where visitors are from will also enable Syracuse to conduct targeted marketing campaigns to inform visitors about other things to do in the area when they come to visit.

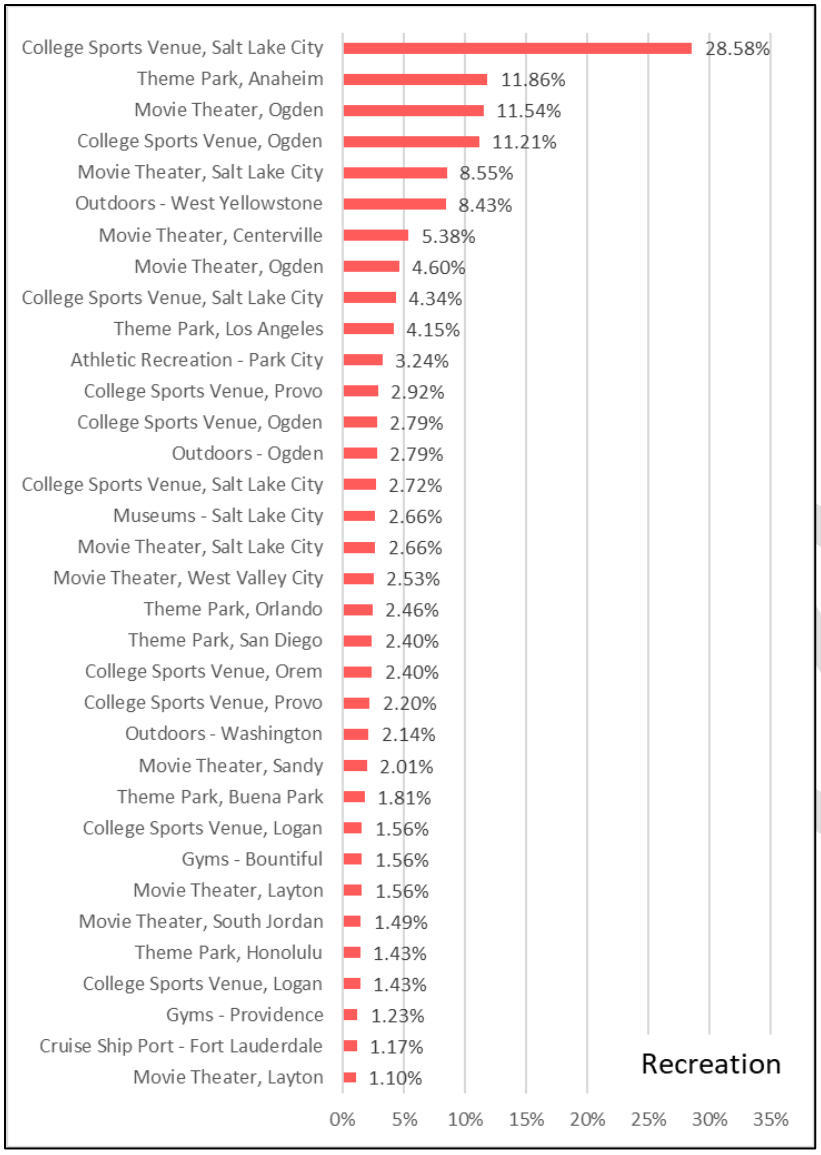
Resident Favorites

By utilizing mobile location technology that analyzes location data collected from mobile devices, an analysis of the favorite places for Syracuse residents was conducted through filtering the preferences on devices observed whose behavior patterns indicate they have a home residence in Syracuse. The following Tables show residents' preferred places to recreate, eat, and shop in 2019.

- Top leisure activity visitation was at movie theaters, gyms, college sports venues, and theme parks.
- Top restaurants included McDonald's, Cracker Barrel, and Olive Garden.
- Top retail shopping locations included Walmart, Gymboree Malls, and The Children's Place Malls.

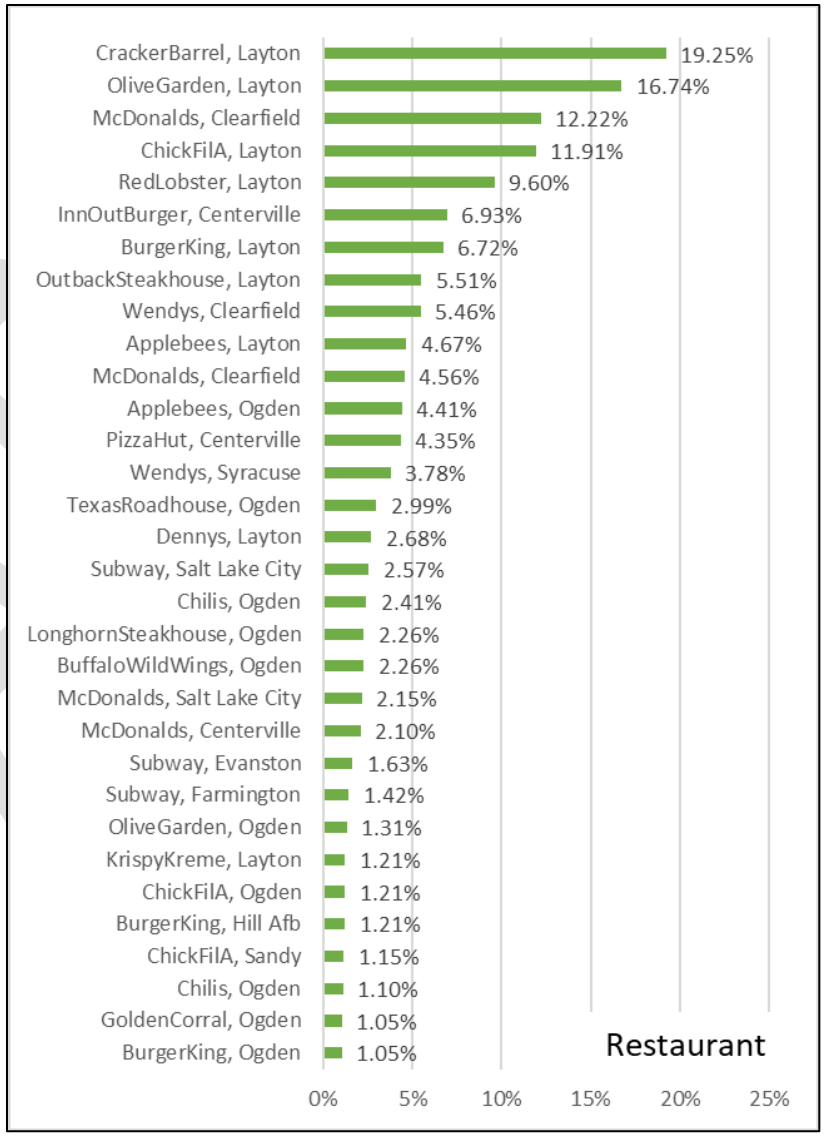
These shopping patterns indicate that visitation is primarily at places that cater to families with children. In addition to food, clothing is a major category, with some pet and hobby supply stores and sporting goods stores as well. While the specific stores identified here would not thrive in Syracuse, niche stores with unique appeal that would draw similar clientele would be ideal.

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SOURCE: See Source

Figure 134—Resident's Favorite Leisure



SOURCE: See Source

Figure 135—Resident's Favorite Restaurants



SOURCE: See Source

Figure 136—Resident's Favorite Shopping

Opportunities & Recruitment

When recruiting companies, it is important to know the inventory of available properties to lease or purchase, as well as pads for development. Targeted recruitment can fill in the existing spaces and developable land. Along with area information, any business considering expanding or moving to a new location will want to know what space is available and at what cost.

Once Syracuse has embarked on its Place-Based-Growth-Strategy, it would be well to contact remaining big box retailers who might appreciate Syracuse's new ability to attract visitors. Consideration might be given to surviving and thriving retailers such as Costco, Home Depot, Lowes and remaining sporting goods retailers.

Retail Opportunities

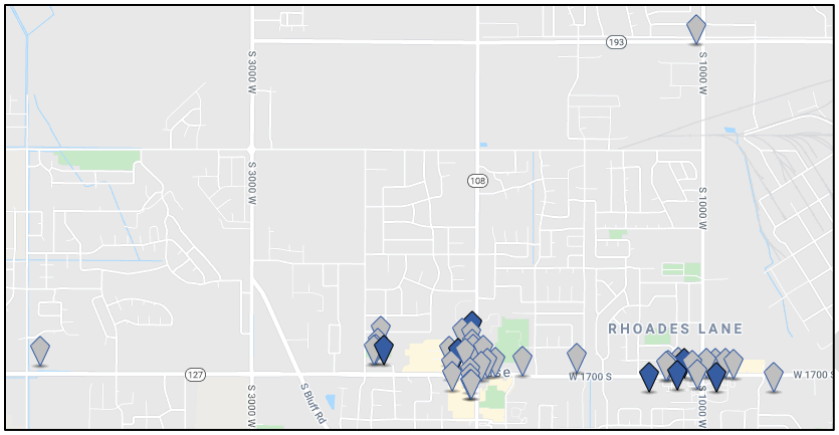
Retail locations in Syracuse are located mainly along the major intersections on 1700 South. According to CoStar, there are currently seven commercial properties available for lease in the City.

Property Address	SF	$/SF	Status
2000 W 1700 S	3,720	$23.00	Existing
2058 W 1700 S	4,000	$18.00	Existing
893-975 W 1700 S	5,110	$15.00	Existing
1043 W 1700 S	6,000	N/A	Proposed
1000 W 1700 W	6,000	N/A	Proposed
2432 W 1700 S	6,052	$16.00	Existing
1089 W 1700 S	25,765	N/A	Existing

SOURCE: CoStar

Table 27—Available Retail Properties

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SOURCE: CoStar

Figure 137—Overview of Retail Properties in Syracuse

A close-up view of properties available for lease (indicated with blue markers) in the primary commercial nodes are shown in Figures 5 and 6.



SOURCE: CoStar

Figure 138—Walmart Area



SOURCE: CoStar

Figure 139—Smith's Area & Syracuse 6 Theater Area

Retail Recruitment

There are a variety of retail and recreation businesses that could be a good fit for Syracuse. A variety of concepts are outlined below.

Businesses which capitalize on outdoor assets can make use of a variety of attractions nearby, including Antelope Island, the trail network, and the Howard Slough Waterfowl Management Area (WMA). These could include businesses that facilitate exploration of Antelope Island and the trails, such as ATV Tour/Rental companies and Bicycle Tour/Rental companies. Because birdwatching is an activity done at Antelope Island and the Howard Slough WMA, businesses which provide supplies for birdwatching such as Birding Supply Stores or Camera Equipment Stores would work well. Plein Air Painting Supplies and Classes could also appeal to this audience. Outdoor enthusiasts could also make use of retailers which provide Outdoor Clothing and Supplies, as well as destination attraction activities to allow them to add more fun to their daytrip, such as Breweries, Zip Lines, Escape Rooms, or a variety of other areas to spend time relaxing and having fun.

Businesses which match appeal demonstrated in the visitation data would include options for those who are looking for retailers

geared towards families with children, possibly Children's Clothing Boutiques, Toy Stores, or Pet Supply Stores. The stores would ideally be very experiential and unique to give people more of a reason to come shop in Syracuse rather than one of the major big boxes in the region. A regular store in a strip mall without synergistic stores around it may struggle to get enough traffic to stay viable. For these types of stores, it would be particularly useful to identify multiple options which would pair well together and co-locate in an experiential development (such as a village commercial center, explained in the next section). Additionally, such an area would also be a good place to locate artisan businesses, such as bakeries, chocolate shops, cafes, stationary boutiques, or glass blowing studios.

Businesses which complement announced developments and could operate synergistically with them could also do well in Syracuse. The development of a temple for the Church of Jesus Christ of Latter-day Saints was announced, so an Event Center or Reception Hall may have appeal. The development of a regional sports park may spark additional interest and need in Sports Supply Stores.

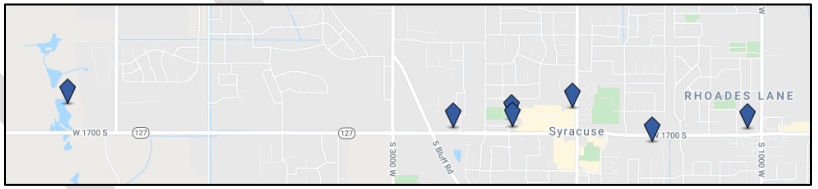
A list of Retail Recruitment Prospects is provided below. These include a sampling of businesses from each of the categories described above.

A key factor which will help these businesses be successful is if their sales do not depend entirely on local sales. Ideally the retailers in Syracuse will also have an online presence which will allow them to sell their merchandise to a larger audience than the local market area provides. Because there are already a variety of online/home based businesses in Syracuse, small shopfronts could also provide options for existing online retailers to additionally sell wares through a physical location.

Development Opportunities

On CoStar there are seven land parcels listed for sale on or near 1700 South and one listed for lease on 700 South. Most of these pads are about an acre.

This list provides some immediate opportunities which can be presented when approaching businesses and developers who are looking for sites for ground up development projects.



SOURCE: CoStar

Figure 140—Land for Sale

Property Address	Acres	Price	Price/AC	Status
1066 W 1700 S	0.65	$569,000	$875,385	Sale
1556 S 2000 W	0.94	$249,000	$264,894	Sale
1563 W 700 S	1.00	N/A	N/A	Lease
2678 W 1700 S	1.04	$906,048	$871,200	Sale
2372 W 1700 S	1.09	$350,000	$321,101	Sale
2376 W 1700 S	3.57	$1,100,000	$308,123	Sale
1601 W Antelope Dr	10.00	$3,920,400	$392,040	Sale
4580 W 1700 S	235.00	$8,499,000	$36,166	Sale

SOURCE: CoStar

Table 28—Available Land

New developments are an opportunity for the community to brand itself, so developments should complement and support the City's goals and not be haphazard or disjointed in their goals, appearance, or functions. Office developments support

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restaurants, hotels support event centers and experiential businesses, and residential developments support retail.

A list of Developer Recruitment Prospects is provided below.

Community Branding Recommendation

The City of Syracuse has a family-centric and high-income community without the bustle of many surrounding communities. Commercial development can strategically mirror these elements, to have a retail development which matches the area.

Village Commercial Center

A village commercial center could create a unique draw which brings people to shop and recreate in an area filled with boutique shops. A village commercial center works synergistically with a small-town feel and provides a high-end experience.

About Gardner Village

An example of this type of commercial center is Gardner Village, in West Jordan, with its unique historic setting and boutique-style shops, dining, and event venues for hosting meetings, parties, and weddings. Gardner Village is a favorite destination for women, attracts people from all over Utah, and an ever-growing tourist base from around the world. All the shops are owner operated and do not belong to a national chain. Leasing space varies from 312 sq. ft. up to approximately 8600 sq. ft. to accommodate a variety of business needs. The marketplace is on 8 acres.

Gardner Village started with a vacant Mill converted into a furniture store and restaurant. The owner also owned the surrounding property, and put out an advertisement seeking historic buildings, which were then moved to the Gardner property. Historic homes, cabins, and even a train station were donated and renovated at the property to re-create a charming village, complete with a winding stream, brick-lined paths, and covered bridges.

The pictures below provide an idea of the village setup and appearance. The area is enjoyable for the shopping experience inside the boutiques and for the charming atmosphere of the entire village.



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ANTELOPE ISLAND VISITATION

Data covers January 31, 2018 to March 31, 2020 and is provided by See Source©. All the charts and figures in this report are from See Source. The data is derived from geo-analytics data (anonymously collected from mobile devices) and credit card spending data. Consumer Data Privacy is a top priority and visibility of potentially sensitive information is restricted. All geo-analytics and spending information is anonymized and aggregated so any individual device cannot be identified.

Antelope Island – Drive Time Radius Visitor Demographics

Table 8 is demographic information from US Census data correlated to visitors.

Key Visitor Data		ACS Demographic Information											
Place	Visitors	Population	Median Income	Bachelor or Higher	Female	Male	Median Age	Households w/Children	25 to 34	35 to 44	45 to 54	55 to 64	65+
Clearfield, UT	4.99%	64,837	$62,057	21%	50%	50%	30	46%	16%	14%	11%	8%	8%
Layton, UT	3.74%	50,502	$62,906	27%	49%	51%	28	45%	16%	15%	8%	8%	7%
Syracuse, UT	3.00%	27,610	$90,681	37%	48%	52%	30	53%	11%	17%	12%	8%	6%
Kaysville, UT	1.66%	36,883	$93,214	48%	49%	51%	31	47%	11%	12%	13%	10%	10%
Roy, UT	1.64%	38,803	$66,506	20%	49%	51%	31	39%	17%	13%	10%	11%	10%
Ogden, UT	1.38%	60,840	$55,885	16%	49%	51%	32	37%	16%	15%	10%	10%	10%
Bountiful, UT	1.06%	46,086	$68,134	43%	51%	49%	33	35%	15%	12%	10%	9%	16%
Layton, UT	0.97%	23,683	$90,796	39%	51%	49%	36	37%	11%	12%	11%	16%	12%
Farmington, UT	0.88%	22,673	$97,440	46%	49%	51%	30	47%	15%	15%	11%	8%	9%
Ogden, UT	0.87%	37,990	$60,453	32%	50%	50%	32	34%	16%	12%	11%	11%	12%
Hooper, UT	0.85%	8,624	$95,478	24%	49%	51%	32	44%	13%	16%	13%	10%	8%
Ogden, UT	0.84%	37,231	$44,951	20%	49%	51%	32	32%	16%	13%	12%	11%	9%
Ogden, UT	0.81%	29,833	$79,505	33%	51%	49%	33	44%	13%	14%	12%	9%	12%
Salt Lake City, UT	0.74%	35,841	$44,669	17%	48%	52%	31	36%	17%	14%	12%	8%	8%
Ogden, UT	0.72%	31,953	$62,006	28%	52%	48%	33	35%	14%	13%	12%	10%	14%
Herriman, UT	0.68%	44,128	$95,835	34%	51%	49%	26	62%	14%	18%	10%	6%	3%
West Jordan, UT	0.67%	47,200	$82,985	25%	49%	51%	29	55%	16%	17%	11%	7%	4%
Tooele, UT	0.63%	49,493	$68,417	23%	50%	50%	31	46%	14%	15%	11%	9%	9%
Salt Lake City, UT	0.56%	36,160	$63,650	46%	50%	50%	33	28%	20%	14%	11%	10%	12%
American Fork, UT	0.55%	46,939	$86,767	45%	49%	51%	27	50%	10%	14%	11%	9%	9%
Hill AFB, UT	0.54%	3,606	$52,525	31%	45%	56%	23	64%	26%	12%	3%	2%	0%
South Jordan, UT	0.53%	65,890	$99,682	41%	50%	50%	33	43%	13%	16%	12%	9%	9%
Salt Lake City, UT	0.53%	39,122	$52,962	26%	50%	50%	34	29%	17%	13%	12%	11%	12%
Midvale, UT	0.52%	33,343	$54,232	29%	50%	50%	31	30%	24%	16%	10%	8%	8%
Salt Lake City, UT	0.52%	40,665	$82,571	47%	52%	48%	40	26%	14%	13%	11%	14%	19%
Draper, UT	0.50%	46,111	$110,270	50%	49%	51%	32	49%	14%	16%	14%	9%	7%
Salt Lake City, UT	0.50%	22,202	$64,163	62%	49%	51%	37	16%	20%	14%	12%	13%	15%
Salt Lake City, UT	0.50%	22,507	$74,918	61%	50%	50%	35	25%	20%	18%	12%	11%	9%
Centerville, UT	0.49%	17,000	$84,397	48%	51%	49%	37	35%	10%	14%	12%	12%	15%
Salt Lake City, UT	0.49%	17,859	$40,909	57%	43%	57%	29	10%	33%	10%	7%	8%	9%

SOURCE: See Source, American Community Survey

Table 29—Primary Antelope Island Driving Distance Visitor's Demographics by Zip Code

Percentage Visitors by State

Figure 15 shows how 100 percent of visitation from the United States is divided among states according to 2019 geolocation data. Not shown are Hawai'i (0.19 percent) and Alaska (0.16 percent). Almost half of all visitors to Antelope Island are from Utah.

To better see which states—outside of Utah—visit Antelope Island, in Figure 16 Utah visitors were omitted. This enhanced visualization granularity clearly shows that the highest out-of-state visitation is from California, Texas, and Florida, respectively.

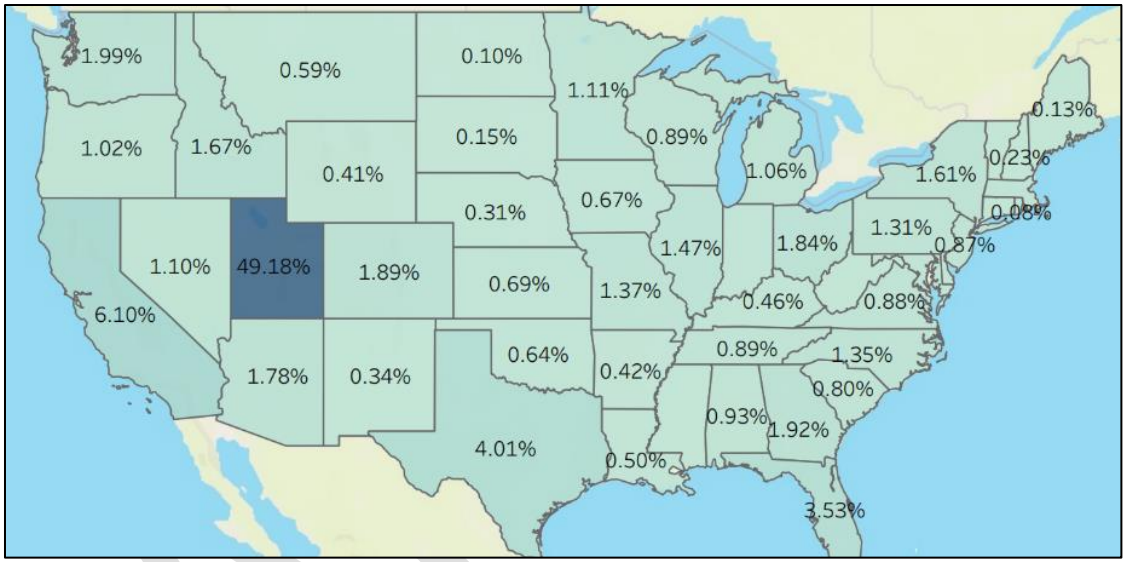


Figure 141—Percentage Visitors by State

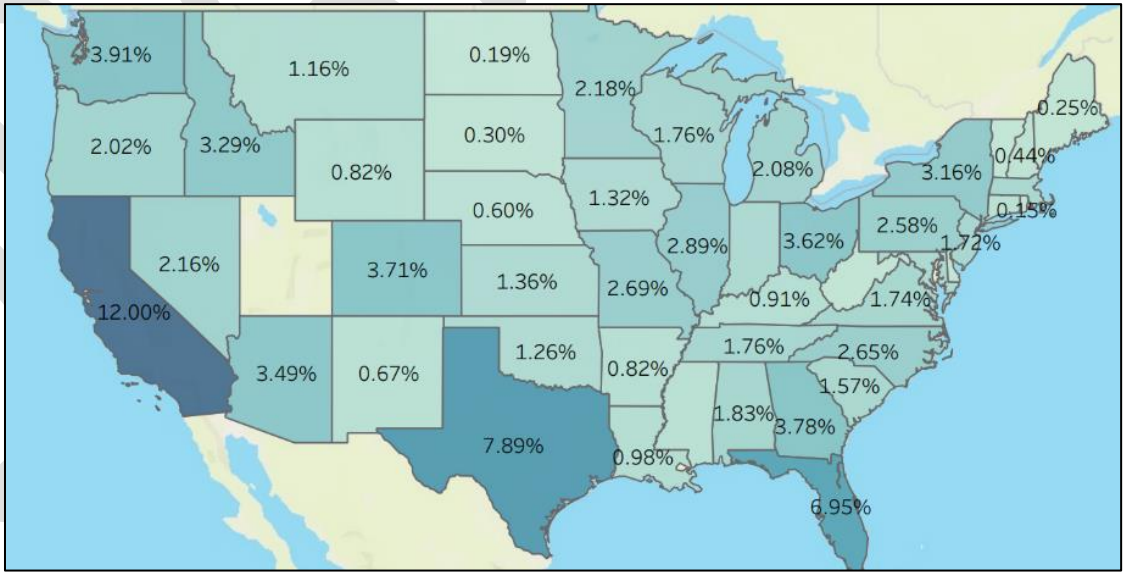


Figure 142—Percentage Visitors by State – Utah Omitted

Number of Visitors

Visitation from people living within the tri-county area (which includes Davis County, Weber County, and Salt Lake County) is generally highest in April, with small peaks in June or July and in September or October. Visitors from within the tri-county area also visit consistently throughout most of the year, with visitation at its lowest through the winter months.

Antelope Island visitation from people living outside of the tri-county area is generally highest in July, with much more consistently high visitation throughout the summer months.

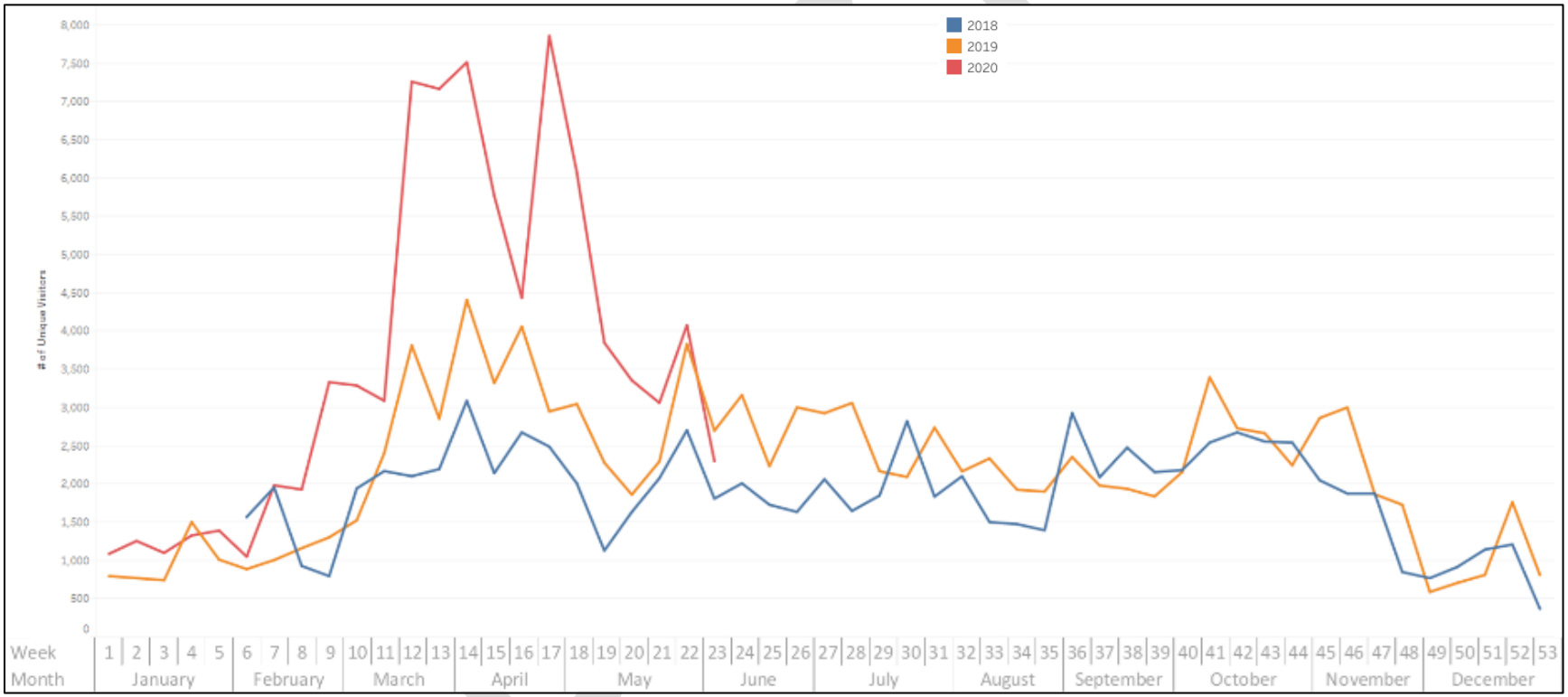


Figure 143—Weekly Visitors Within Tri-County Area



Figure 144—Weekly Visitors Outside of Tri-County Area

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The major increase in visitation from individuals who live within the tri-county area in the spring of 2020 is attributed to COVID-19. Similar fluctuations were seen in other outdoor recreation areas throughout the country, as people sought outdoor activities which were safe to visit within their immediate area.

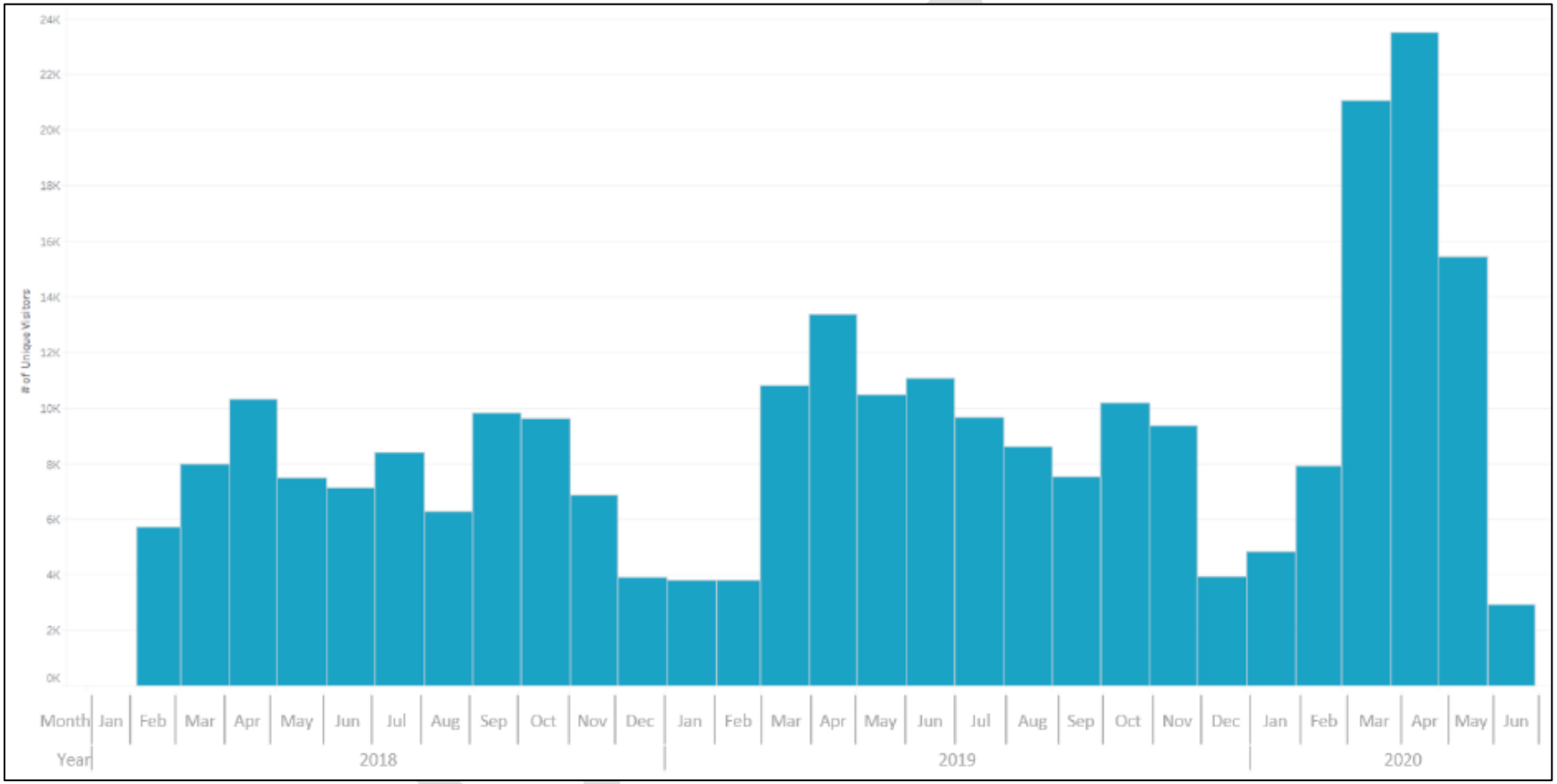


Figure 145—Monthly Visitors Within Tri-County Area

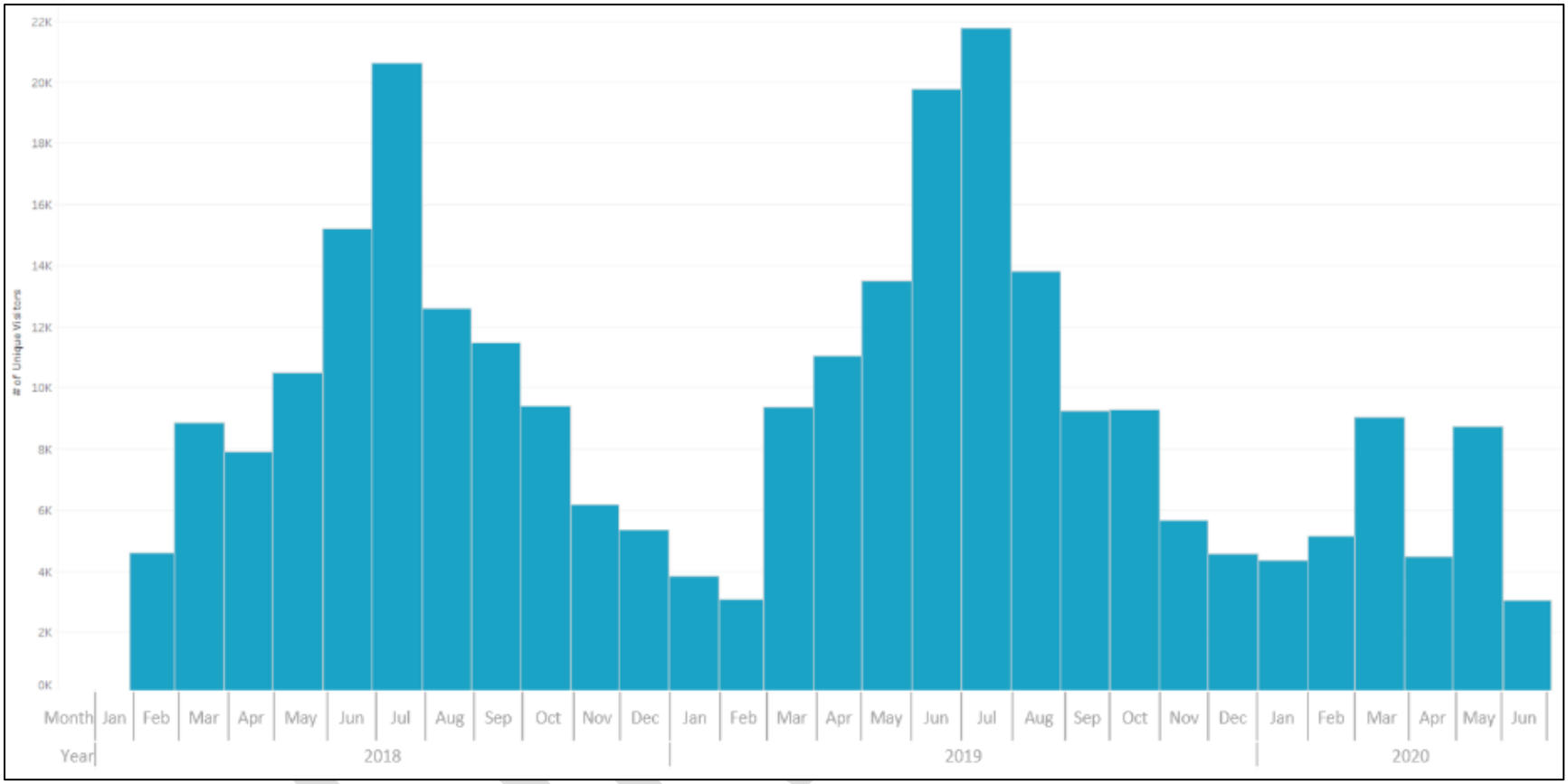


Figure 146—Monthly Visitors Outside of Tri-County Area

Length of Stay

The visitation data shows how many people visit Antelope Island on multiple days within a quarter. (Data is analyzed by quarter instead of by year since the goal is to see how often people are returning to Antelope Island within the course of a single trip.)

In 2019, visitors from within the tri-county area had slightly higher repeat visitation in Q1, shown in Figure 21. Visitors from outside the tri-county area had slightly higher repeat visitation in Q4, shown in Figure 22.

Most visitors to Antelope Island only visit this State Park once within a quarter.

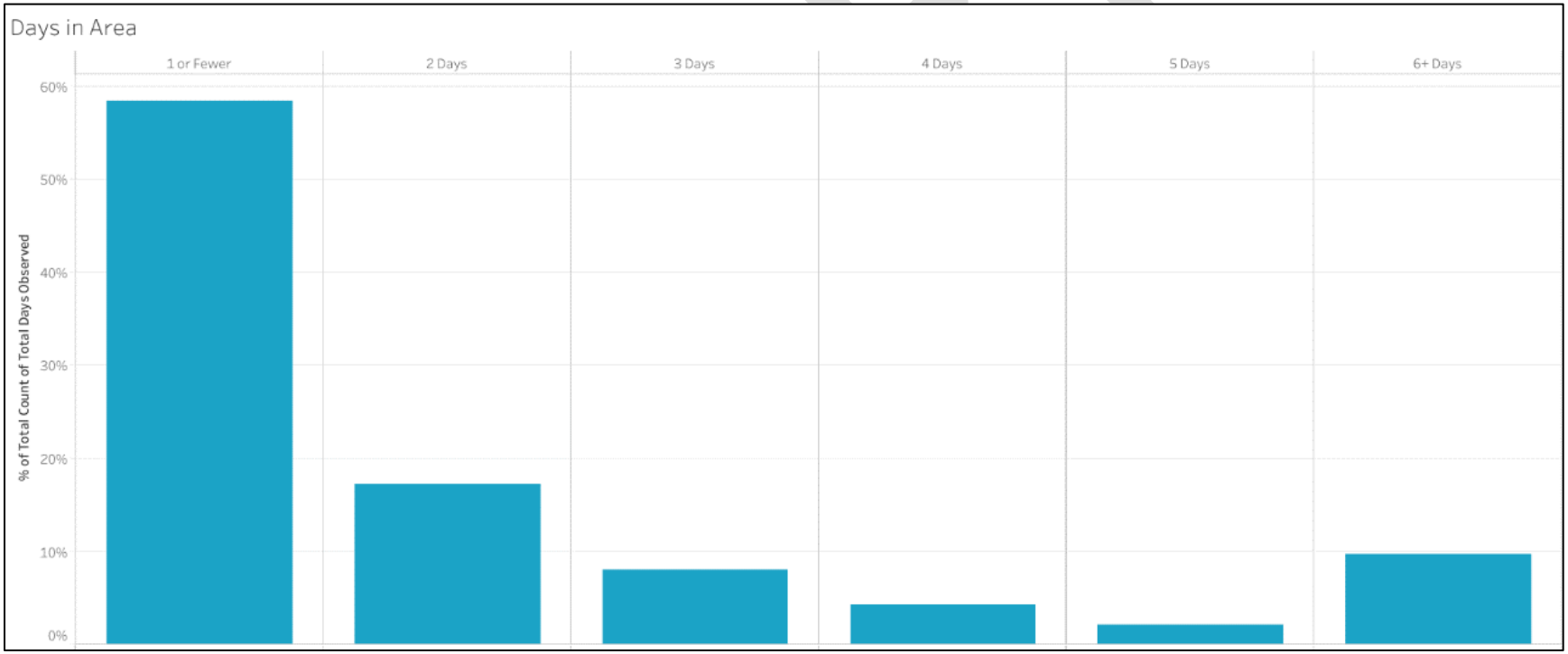


Figure 147—Q1 Repeat Visitors Within Tri-County Area

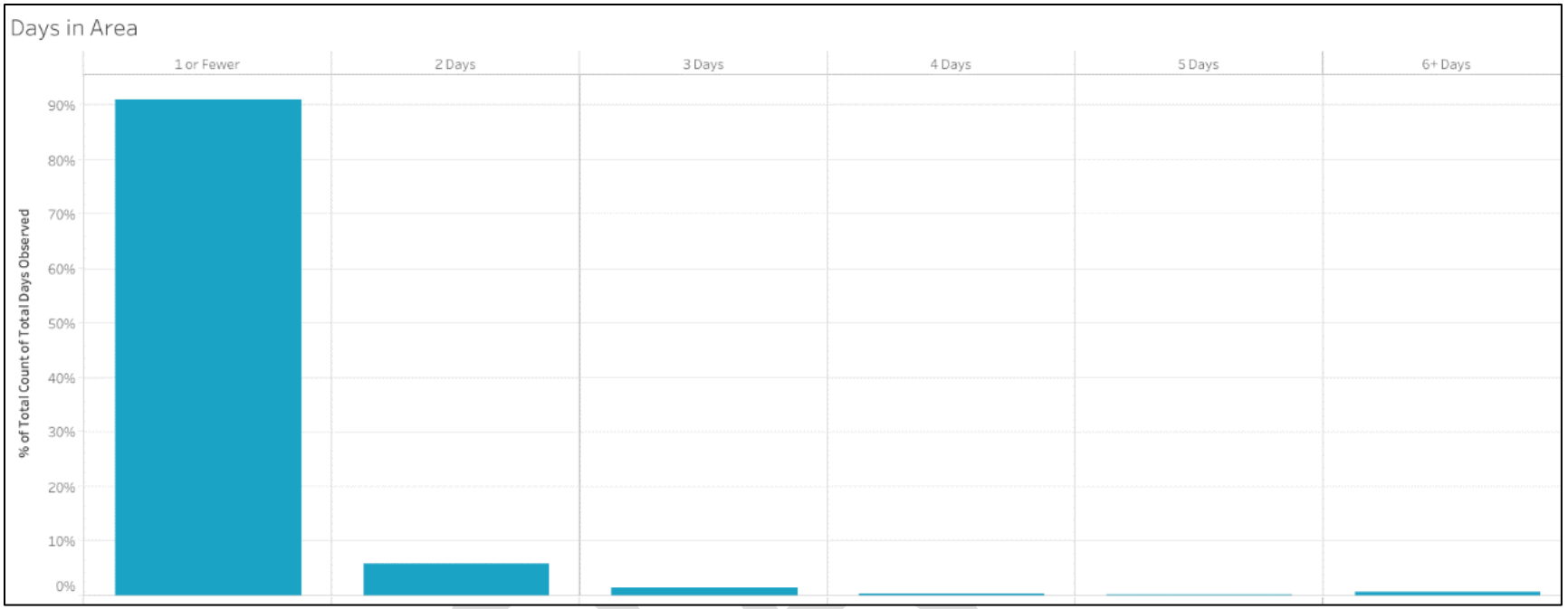
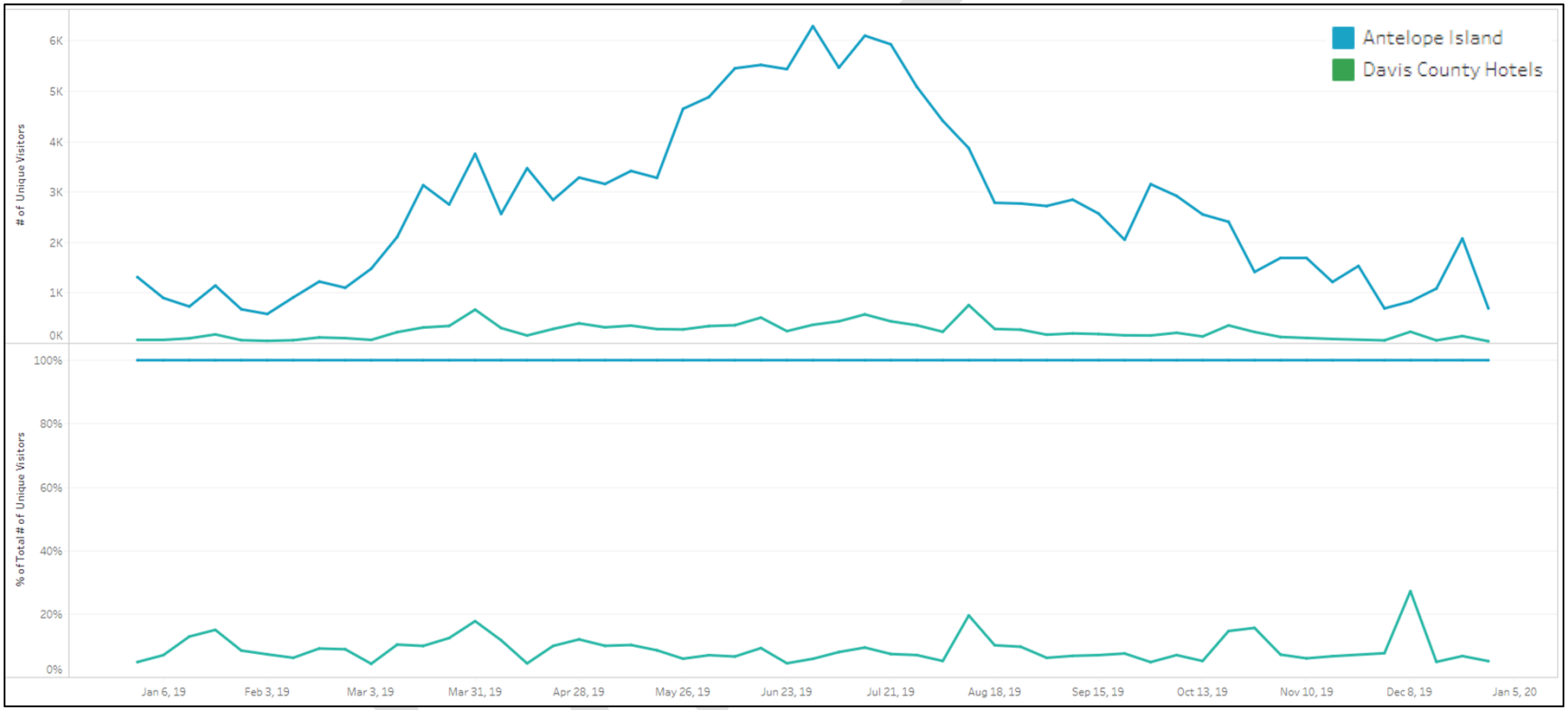


Figure 148—Q4 Repeat Visitors Outside of Tri-County Area

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A comparison of people from outside of the tri-county area who visited both Antelope Island and a hotel within Davis County on the same day shows the likelihood that they are staying in the area and seeking out recreational activities. There does not appear to be a strong relationship which would indicate that there is opportunity to attract those that are visiting Davis County to stop at Antelope Island State Park.

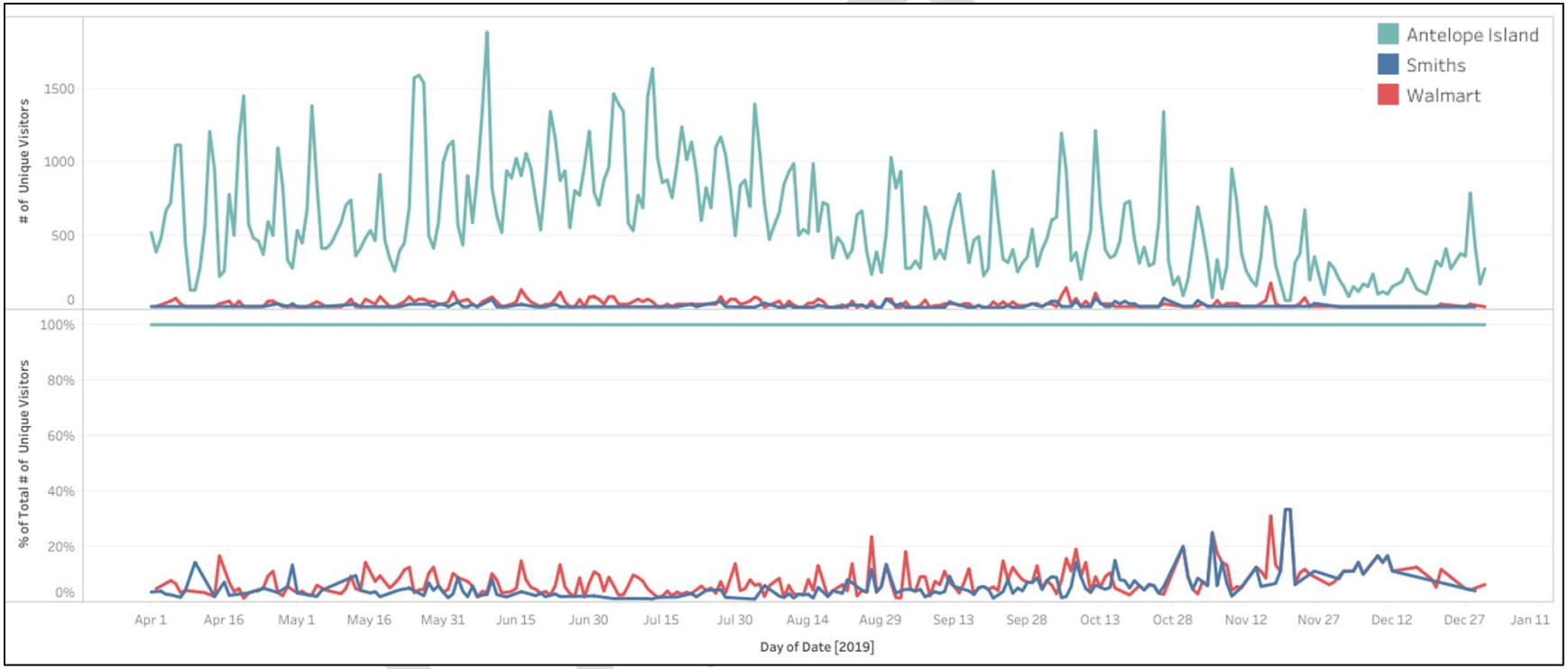


SOURCE: See Source

Figure 149—Visitors at Davis County Hotels from Outside of Tri-County Area

Visitors at Local Stores

Figure 24 shows how many Antelope Island visitors in 2019 (with a home address at least 25 miles from Syracuse in order to remove local shoppers) also visited the Smiths or Walmart in Syracuse. The top chart shows number of visitors at each location. The bottom chart shows the percentage of visitors who stopped at both Antelope Island and local stores. There does not appear to be a strong relationship between visitation at Antelope Island State Park and local stores (Smith's and Walmart).

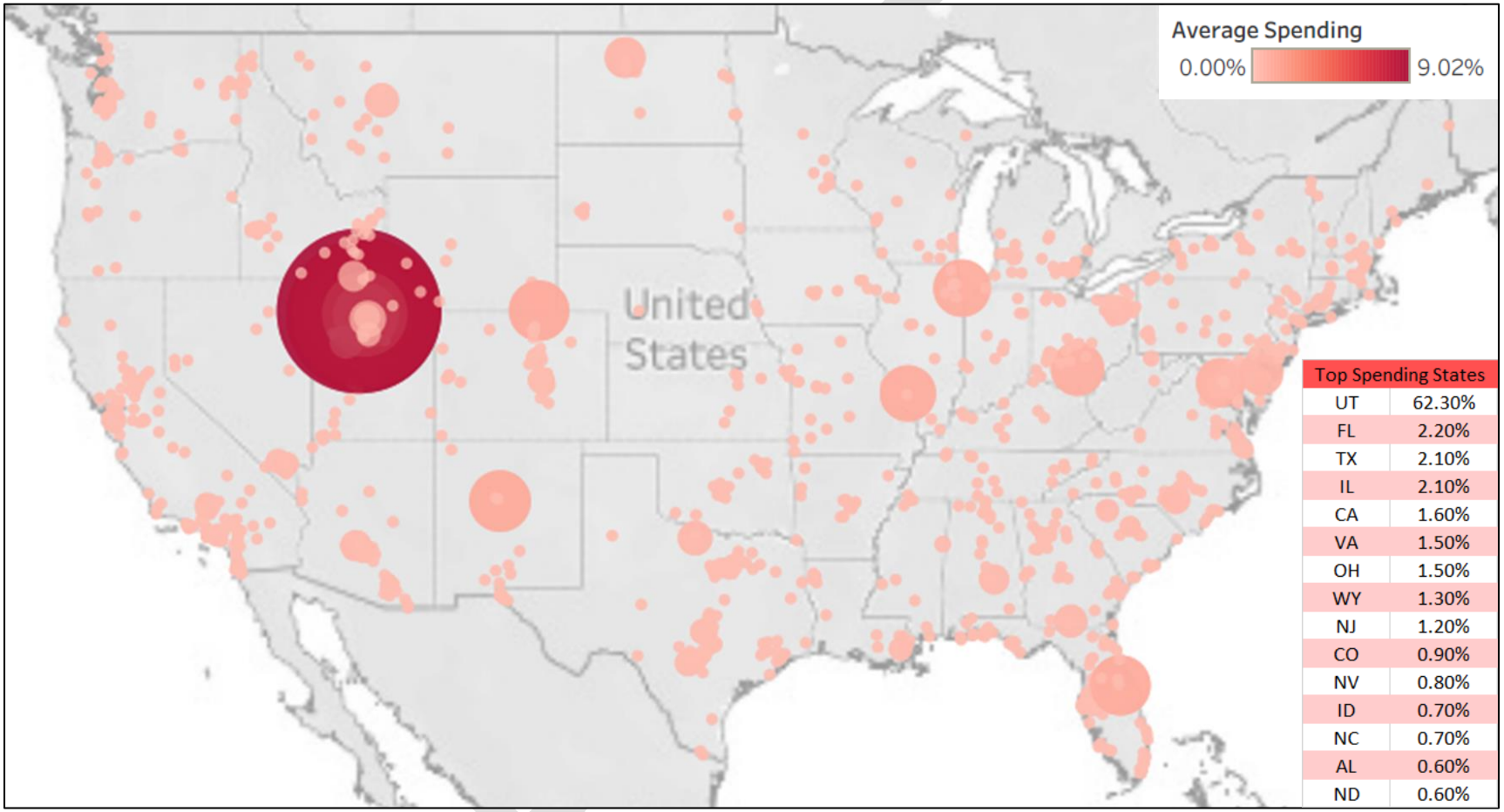


SOURCE: See Source

Figure 150—Visitors at Local Stores

Source of Spending

This shows the spend share in Syracuse from May 2018 to January 2020 based on the home location of Antelope Island visitors from the USA. Spending is broken down by zip code in the map, and by State in the table.

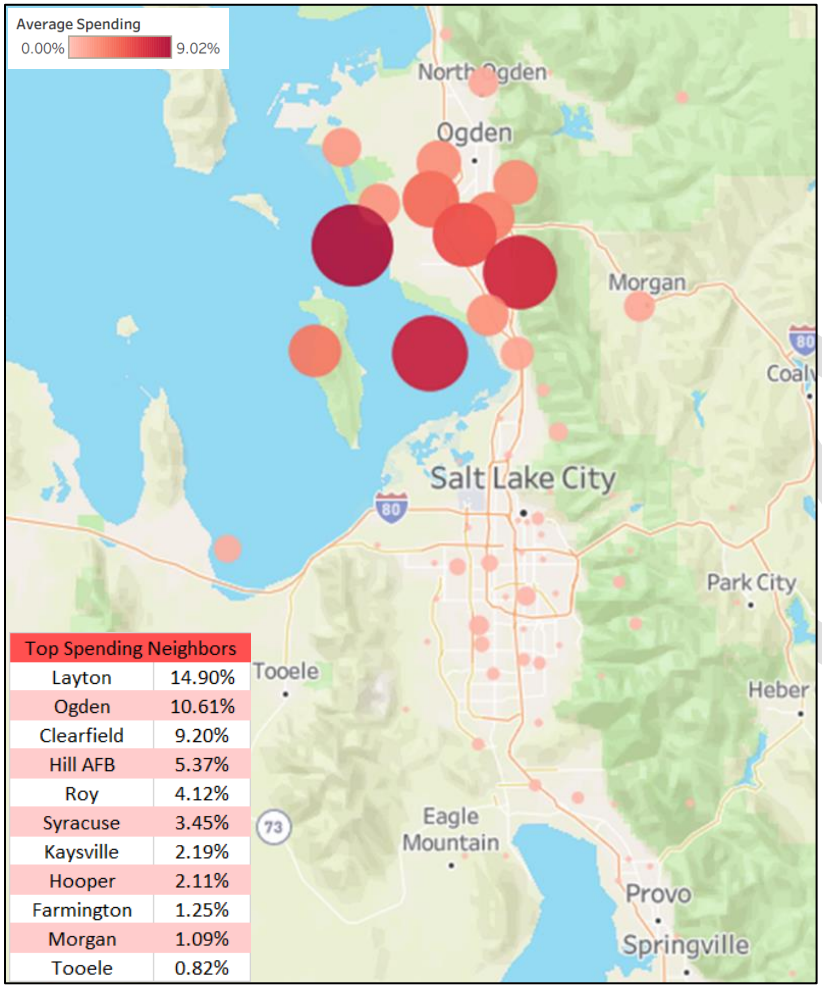


Top Spending States	
UT	62.30%
FL	2.20%
TX	2.10%
IL	2.10%
CA	1.60%
VA	1.50%
OH	1.50%
WY	1.30%
NJ	1.20%
CO	0.90%
NV	0.80%
ID	0.70%
NC	0.70%
AL	0.60%
ND	0.60%

SOURCE: See Source

Figure 151—Sources of Spending from the USA

This shows the spend share in Syracuse from May 2018 to January 2020 based on the home location of Antelope Island visitors from the Wasatch Front. Spending is broken down by zip code in the map, and by City in the table.



Top Spending Neighbors	
Layton	14.90%
Ogden	10.61%
Clearfield	9.20%
Hill AFB	5.37%
Roy	4.12%
Syracuse	3.45%
Kaysville	2.19%
Hooper	2.11%
Farmington	1.25%
Morgan	1.09%
Tooele	0.82%

Figure 152—Sources of Spending from the Wasatch Front

Visitors' Favorite Places by Category

This shows the other locations at which visitors to Antelope Island (with a home address at least 150 miles from Syracuse) spend their time. Categories are defined by the location's primary activities. Bubble size indicates number of Antelope Island visitors who also visited that location in 2019.

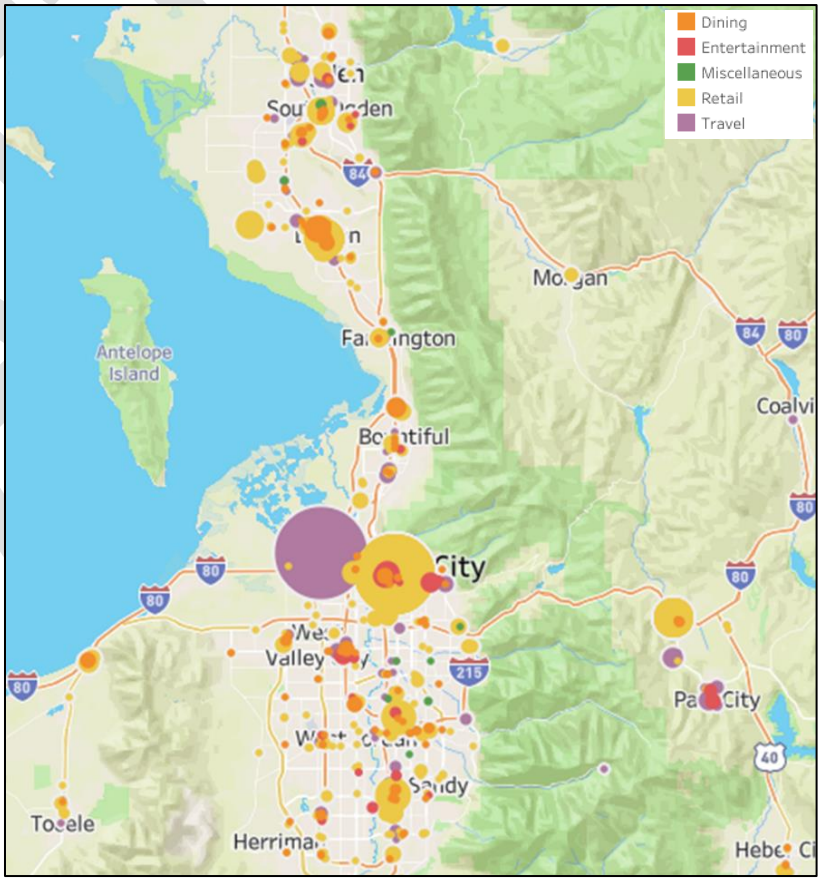


Figure 153—Visitors' Favorite Places

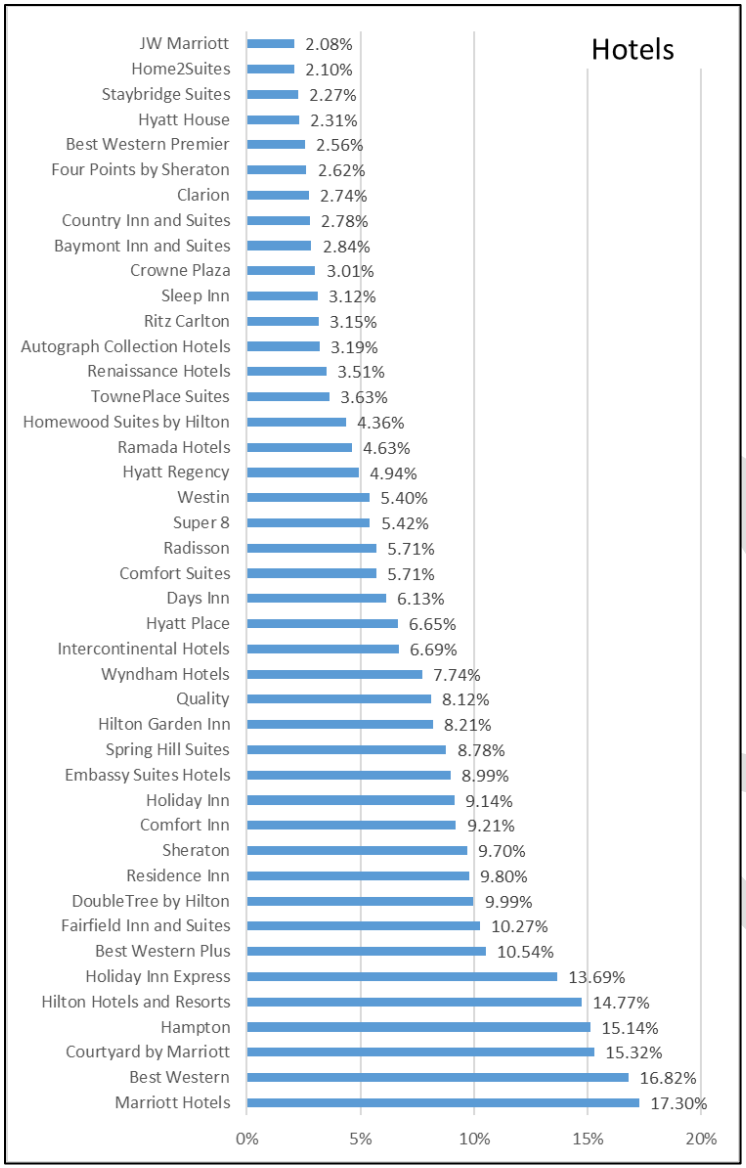


Figure 154—Favorite Hotels of Antelope Island Visitors

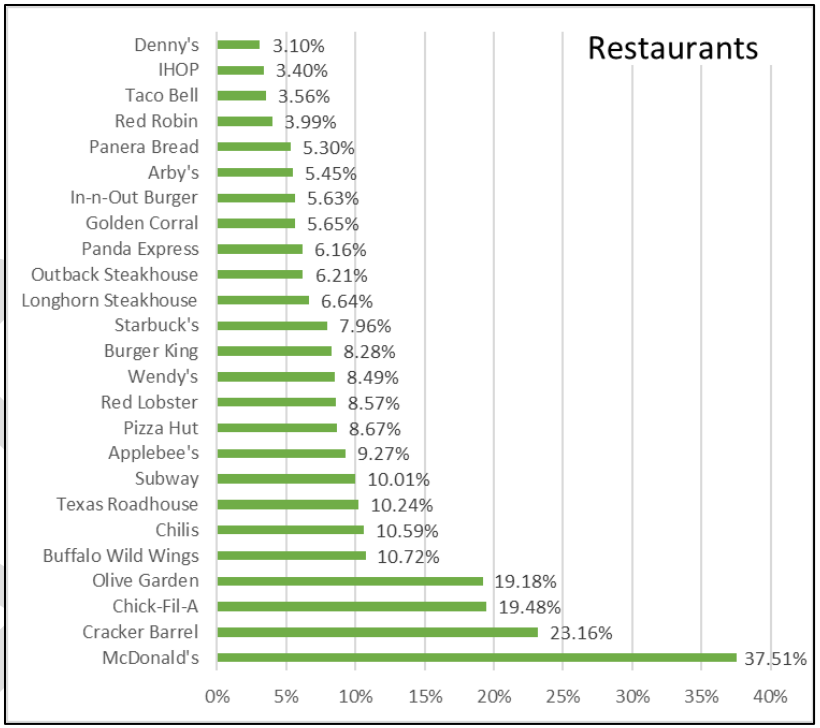


Figure 155—Favorite Restaurants of Antelope Island Visitors

Retail Recruitment Prospects

These retail recruitment targets were compiled to align with the types of business identified in the retail opportunities section of this report. Additionally, recruitment targets were selected primarily from businesses who already have a location in Utah, as many businesses look to expand within a region.

Recreation	**Indoor Fun**	
	Getout Games	https://getoutgames.com/
	A Great Escape	https://www.agreatescapeutah.com/
	Elevation Rock Gym	http://www.elevationrockgym.com/
	Quarry Climbing	https://quarryclimbing.com/
	iRock	http://www.irockutah.com/
	Outdoor Fun	
	Moab Boulder Park	https://www.facebook.com/MoabBoulderPark/
	U Pick Farm	https://howtostartanllc.com/business-ideas/berry-farm#start
	Zipline Utah	https://www.ziplineutah.com/
	Aqua Adventures	https://www.aqua-adventures.com/lesson/hydro-bike/
	Boats4Rent	https://boats4rent.com/boat_cat/hydro bike/
	Hydro Bikes	https://hydrobikes.com/pages/hydrobike-rental-locations

Artisan Treats & Shops	**Chocolate Shops/Cafes**	
	Ritual Chocolate	https://www.ritualchocolate.com/
	Millcreek Cacao Roasters	https://www.millcreekcacao.com/
	Amano Artisan Chocolate	http://amanochocolate.com/
	Crio Bru	https://criobru.com/
	Tandem Chocolates	http://tandemchocolates.com/
	Taste	https://havetaste.com/
	Bakeries/Cafes	
	Les Madeleines	http://lesmadeleines.com/
	Biscotti's Bakery & Café	https://www.biscotts.com/
	Fillings & Emulsions	https://www.fillingsandemulsions.com/
	Auntie Em's	http://www.auntieemspc.com/
	Schmidt's Pastry Cottage	https://www.schmidtspastry.net/
	Caputo's	https://caputos.com/
	Zapplz	https://www.zapplz.com/
	Stationary Boutique	
	Posh Paperie	https://poshpaperieutah.com/
	Tabula Rasa	www.tabularasastationers.com/
	Glassblowing & Glassware	
	Holdman Studios	www.holdmanstudios.com/
	Cira Studio	http://www.cira-studio.com/
	Artisan Jewelry	
	LilahV	https://www.lilahv.com/
	Ker-ij	https://havekerij.com/
	Street Bauble	https://www.streetbauble.com/
	The Copper Forge	www.thecopperforge.com/
	Leather Work	
	HBE Leather Works	www.hbeleatherworks.com/
	Rustico	https://www.rustico.com/
	Kodiak Leather Co.	https://kodiakleather.com/

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Birdwatching		
	Art Supplies / Classes	
	Art Access	https://www.accessart.org/
	Art at the Main	http://artatthemain.com/
	Blick	https://www.dickblick.com/stores/utah/salt-lake-city/
	Draw Inc. (NPO)	https://drawinc.org/
	Imagination Station	https://www.imaginationstationartcraftsupplies.com/
	Color Me Mine	https://www.colormemine.com/
	The Art Box	https://www.artboxogden.com/
	Birding Supplies	
	America's Country Store	www.rockinecountrystores.com/
	Backyard Bird Shop	https://backyardbirdshop.com/welcome-newest-members-flock/
	Backyard Birds	https://www.facebook.com/pg/backyardbirdsslc/about/?ref=page_internal
	Bird Watcher's General Store	http://birdwatchersgeneralstore.com/
	Wild Bird Shoppe	https://www.wildbirdshoppe.com/
	Wild Birds Unlimited	https://saltlakecity.wbu.com/curbside-or-delivery
	Camera Equipment & Sales	
	ACME Camera Company	https://www.acmecamerarental.com/camshop
	Allen's Camera	https://allenscamera.net/
	Pixels	http://pixelsfoto.com/eshop/
	The Imagining Depot	http://theimagingdepot.com/

Visitation Data		
	Children's Clothing	
	Spoiled Rotten	https://spoiledrottenchildrensboutique.weebly.com/
	The Children's Hour	https://childrenshourbookstore.com/
	Over the Moon	https://www.otmboutique.com/
	Babinski's Baby	https://babinskis.com/
	Pet Supply Store	
	Paw Paw's	https://pawpawsdogwash.com/
	Barking Cat	https://www.thebarkingcatparkcity.com/
	The Dog's Meow	https://www.dogsmeow.com/
	Toy Store	
	2 Vagabonds	https://2vagabondsimports.com/
	Little Adventures	https://littleadventures.com/
	Red Balloon	https://www.redballoontoystore.com/
	Wigglish Toy Store	www.facebook.com/WigglishToyStore/

Development Pairing		
	Event Center	
	Oak Hills	https://www.oakhillsutah.com/
	Talia Event Center	http://taliaeventcenter.com/
	The 5th Floor	https://www.thefifthfloorutah.com/
	The Briar Wood	https://www.thebriarwood.net/
	The Copper Nickle	https://www.coppernickelevents.com/
	Western Garden	https://westerngardens.com/
	Sports Supply Store	
	Pro Image Sports	https://proimagesports.com/
	Green Adventure Sports	www.greenadventuresports.com/
	Safari Supply	https://safari-supply.com/
	L9 Sports	https://www.levelninesports.com/retail/ogden-utah-ski-and-bike-shop

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Outdoor Enthusiasts		
	Outdoor Clothing	
	Columbia	https://www.columbia.com/home
	Fernweh Lifestyle	https://shop.fernwehlifestyle.com/
	Hillock Sports	https://www.hillocksports.com/
	Life is Good	https://www.lifeisgood.com/
	Northface	https://www.thenorthface.com/
	Northland Professional	https://www.northland-usa.com/
	Pendleton	https://www.pendleton-usa.com/
	Royal Robins	https://www.royalrobbins.com/
	Outdoor Retail	
	5.11 Tactical	https://www.511tactical.com/
	Backcountry	https://www.backcountry.com/
	Brigham Outdoors	https://www.brighamoutdoors.com/
	Cabela's	https://www.cabelas.com/home.jsp
	Campsaver	https://www.campsaver.com/
	Cotopaxi	https://www.cotopaxi.com/
	Gear 30	https://www.gearthirty.com/
	GearHeads	www.moabgear.com
	Recreation Outlet	https://recreationoutlet.com/
	Scott	https://www.scott-sports.com/us/en/
	Thee Outer Limit	http://stores.theeouterlimit.com/
	Tribe One	https://www.tribeoneoutdoors.com/
	Uncharted Supply Co	https://unchartedsupplyco.com/
	XT Outfitters	https://xtoutfitters.com/
	Other Recreation	
	Aqua x Zone	https://www.aquaxzone.com/
	Ropes Courses Inc.	https://www.ropescoursesinc.com/
	Zipline Utah	https://www.ziplineutah.com/

Outdoor Enthusiasts		
	Breweries	
	2 Row Brewing	https://2rowbrewing.com/home
	Avenues Proper	http://www.avenuesproper.com/
	Bewilder Brewing	https://bewilderbrewing.com/bewilder.html
	Bohemian Brewery	http://www.bohemianbrewery.com/
	Bonneville Brewery	https://bonnevillebrewery.com/
	Cerveza Zolupez Beer Co	https://zolupez.com/
	Desert Edge	https://desertedgebrewery.com/
	Edge of the World Brewery	https://www.edgeoftheworld.bar/home
	Epic Brewing	https://www.epicbrewing.com/
	Fisher Beer	http://www.fisherbeer.com/
	Hoppers	https://www.hoppersbrewpub.com/
	Kiitos Brewing	https://kiitosbrewing.com/
	Level Crossing Brewing	https://levelcrossingbrewing.com/
	Mountain West Cider	https://mountainwestcider.com/
	Proper Brewing Co	http://www.properbrewingco.com/
	RoHa Brewing	https://rohabrewing.com/
	Roosters Brewing Co	https://www.roostersbrewingco.com/
	Salt Flats Brewing	https://saltflatsbeer.com/
	Saltfire Brewing Co	https://www.saltfirebrewing.com/
	Shades Brewing	https://www.shadesbrewing.beer/
	Squatters Craft Beers	https://www.squatters.com/default.aspx
	Strap Tank Brewery	https://straptankbrewery.com/
	Talisman Brewing Co	https://www.talismanbrewingco.com/home
	TF Brewing	https://www.tfbrewing.com/
	The Hive Winery	http://www.thehivewinery.com/
	Toasted Barrel Brewery	https://www.toastedbarrelbrewery.com/
	UTOG Brewing Co	https://www.utogbrewing.com/
	Wasatch Brewery	https://www.wasatchbeers.com/
	Zion Brewery	https://www.zionbrewery.com/

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Developer Recruitment Prospects

This list includes many prominent developers based in Utah. It is recommended to reach out to in-state developers first, then extending the reach if needed.

Business	URL	Retail	Office	Residential	Industrial	Hotel	Senior	Medical
Hamilton	https://www.hamiltonpartners.com/	✓	✓	✓	✓			
Woodbury	https://www.woodburycorp.com/	✓	✓	✓		✓		
Gardner	www.gardnercompany.net	✓	✓	✓				✓
Wright Development	https://www.wrightdevelopment.com/	✓	✓	✓				
Utah Property Management Assoc.	https://utpma.com/	✓	✓	✓				
Wadsworth	http://www.wadsdev.com/	✓	✓		✓	✓		
Boyer	https://www.boyercompany.com/	✓	✓		✓			✓
DRH Co.	https://www.thedrhcompany.com/	✓	✓					
Dakota Pacific	https://dakotapacific.com/	✓	✓					
Roderick	http://www.roderickrealty.com/	✓			✓			
Wasatch	http://wasatchgroup.com/		✓	✓	✓	✓		
JF Capital	https://jfcapital.com/		✓	✓			✓	
DAI Commercial	https://www.daicommercial.com/		✓			✓	✓	

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Appendix IV - Aerospace Engineering and Related Firms

More than 30,000 Utahns are employed in the aerospace industry, with average wages of over $78,000 across 944 establishments. Utah ranks among the top five States for industry attractiveness and concentration of the tech workforce.

"The aerospace and defense industries are major contributors to the state's vibrant and healthy economy. These top-notch companies create a rippling effect that adds to the state's growing supply chain. Innovative technologies enable diversification and fuel growth within our economy," says Val Hale, executive director of the Utah Governor's Office of Economic Development.

Following are brief descriptions of aerospace firms with operations in Utah, including locations and contact information. Syracuse City can benefit in at least three ways through relationships with appropriate aerospace organizations:

1. Syracuse is attractive for aerospace employees to live here.
2. Those who are visiting, transferring to, or interning at aerospace firms need temporary residences which Syracuse can provide – in a countryside setting with nearby parks, bike paths and, as they develop, local restaurants.
3. Aerospace companies, especially those who are growing and located near Syracuse, will likely be interested in remote workspaces and remote offices due to changing attitudes towards high concentrations at their current sites. Syracuse has ample commercial and industrial space that could be developed to provide new types of remote workplaces.

Northrop Grumman

4,500 employees across Utah, 13 facilities

- Ogden – 890 Ogden Canyon, 801-399-0365 (conference center)
- Ogden – 4336 S 1650 W
- Hill AFB – 5816 D Ave
- Clearfield – 11th St.
- Clearfield – 14 13th St C
- Clearfield – S Freeport Indl. Pkwy., 801-775-1262
- Clearfield – 1436 Legend Hills Dr
- Layton – 1530 Layton Hills Pkwy, 801-217-5123
- SLC – 2211 W North Temple, 801-539-1200
- Magna – 5000 S 8400 W, 801-251-5911
- Magna – 7912 W 4100S
- Roy – EDC Project name: *Unity*, announced Jan 2020, Falcon Hill near Hill AFB, 2,250 jobs, $380M, 470k ft². Tax credit up to $60M over the 20-year life of the contract.



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Boeing

760 employees in Utah

- Hill AFB – 6006 Wardleigh Rd
- Layton – 465 Marshal Way, 801-497-0170
- SLC – 1760 3300 W
- SLC – 1215 2200 W, 801-537-6400
- West Jordan – 10026 S Prosperity Rd
- EDC Project name: *Leo*, announced 2011, West Jordan, 104 jobs, 850k ft2. EDTIF tax credits



Janicki Industries

Advance composite materials and exotic metals

50+ employees

- Layton – 3838 N Fairfield Rd E
- EDC Project name: *Apple Blossom*, announced 2010, Logan, 50 jobs, $20M, 101k ft2. Tax credit

Kihomac

275+ employees

- Layton – 3800 N Fairfield Rd, 801-593-5440



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BAE Systems

800 employees

- Clearfield – Falcon Hills Rd
- Clearfield – Falcon Hill Aerospace Research Park
- Roy – 1868-1882 4000 S St., 801-732-1103



Mission Support

Depot overhaul to DoD

20-49 employees

- Clearfield – Freeport Center Building Z-15, 801-773-7900

Williams International

Gas turbines

500-999 employees

- Ogden – 3450 Sam Williams Dr, 801-395-6531

Barnes Aerospace

Aircraft engine parts

100-249 employees

- Ogden – 1025 E Depot Dr, 860-409-4664
- Also, locations in Phoenix AZ, East Granby & Windsor CT, Lansing MI, West Chester OH

Borsight

Aviation systems

~140 employees

- Ogden – 3525 Airport Rd, 801-409-1488
- EDC Project name: *Hercules* announced Jan 2018, 95 jobs. $6M

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Parker Hannifin

Motion and control technologies

?? Employees in Utah

- Ogden – 1425 W 2675 N, 801-786-3000
- SLC ~1700 S 5500 W, 801-209-9423
- West Valley City – 2220 3600 W, 801-972-3000
- EDC Project name: *737* announced Q1 2018. Ogden. 77 Jobs. $3M. EDTIF tax credit





Select Engineering Services

33 employees, $6M

- Layton – 1544 Woodland Park Dr, 801-399-1858

AES—Aerospace Engineering Support

Sheet metal, machining, metal coating

20-49 employees

- Ogden – 1307 2550 S, 801-394-9565

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General Atomics

Diversified Defense

100-249 employees

- Layton – 579 Heritage Park Blvd, 801-525-5500
- Spanish Fork – 301 W 3000 N



L3 Harris Technologies

Defense Contractor

3,400 employees in Utah (HQ)

- SLC – 950 2200 W
- SLC – 640 2200 W
- SLC – 2645 S 300 W, 801-486-7481



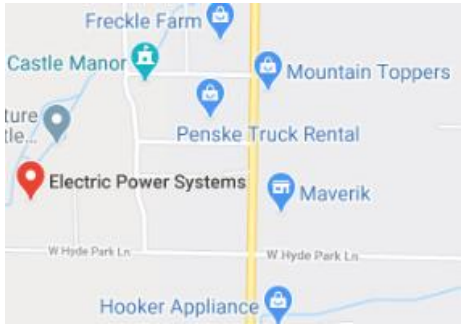
Electric Power Systems

Electric power systems—batteries

128+ employees

- North Logan HQ coming soon
- Logan, 120 W Cache Valley Blvd
- Hyde Park – 207 W 3700 N (near Logan)
- USU – Battery Limit & Stress Test Lab
- USU – Electric Vehicle Lab

EDC Project name: *Morgan*, announced Q2 2017, Logan, 128 jobs, $12M, 15k ft^2. EDTIF tax credit rebate.



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ElectraFly

Drones, single-passenger VTOL multicopter

?? Employees

- North Salt Lake

Charon Technologies

Electronic security

?? Employees

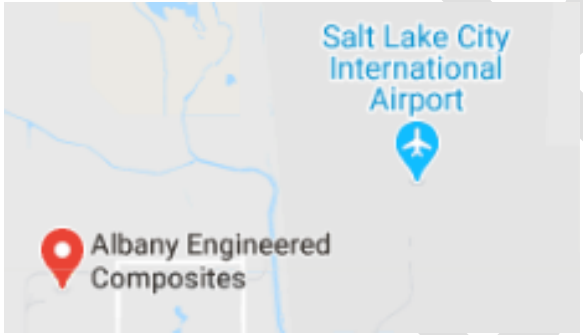
- EDC Project name: *Meechum 2*, announced Q1 2017 in Logan, 20 jobs, 1.5k ft²

Albany Engineered Composites

Advanced composites

500-999 employees

- SLC – 5995 W Amelia Earhart Dr, 801-537-1800



Hexcel

Advanced composites

600+ employees

- West Valley City – 6700 W 5400 S, 801-508-8000



Moog

Precision control systems

250-499 employees

- SLC – 2268 3270 W 801-974-7200

Advanced Composites

Fiber-reinforced composites

95 employees, $19M

- SLC – 2575 S 3270 S, 801-467-1204

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Advance Manufacturing Technology

Prototype, design for manufacturability

67 employees, $13M

- SLC – 859 S 3600 W, 801-973-9462

Kaddas Enterprises

Thermoforming

51 employees, $10M

- SLC – 255 N Apollo Rd, 801-972-5400

Aerotek

Recruiting & staffing

47 employees, $9M

- North SLC – 395 W 1100 N, 801-292-0493

Vaporsens

Chemical detection

42 employees, $8M

- SLC – 615 Arapeen Dr,

OpsGear

Parachutes & all kinds of other stuff

42 employees, $8M

- SLC - 2140 South 3600 West, 385-242-9066

Katana Electronics

Circuit boards, cables, box builds

40 employees, $8M

- West Valley City – 1272 W. 2240 S

Backstreet Surveillance

Security cameras

38 employees, $8M

- SLC – 390 West Ironwood Drive, 801-431-3056

Radius Engineering

Net-shape & out of autoclave composites

37 employees, $7M

- SLC - 1042 West 2780 South, 801-886-2624

Atlantic Aviation

Servicing business aircraft

20-49 employees

- SLC – 239 N 2370 W, 972-905-2591

Parvus Corp.

Acquired by Curtis Wright, rugged embedded computing & communications equip.

20-49 employees

- SLC – 3222 S Washington St, 801-483-1533

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Bemsco

Landing gear & precision parts

20-49 employees

- SLC – 1193 S 400 W, 801-487-7455

Optisys

Antenna design, metal 3D printing

16 employees

- West Jordan – 6764 Airport Rd, 801-664-5595

StealthGear USA

Holsters

128 employees, $25M

- American Fork

Duncan Aviation

Business jet support

700+ employees

- Provo – 22 South 3800 West, 801-342-5600
- EDC Project name: *Donut*, (renewal) announced Q3 2016, Provo, 700 jobs, $52M. 320k ft². EDTIF tax credit rebate.



IMSAR

High-performance radar

~100 employees

- Springville – 940 S 2000 W, 801-798-8440

Precision Cast Parts Corp

Acquired by Klune – machining, forging, kitting

100-249 employees

- Spanish Fork – 1800 N 300 W, 314-997-2100

SyberJet & Metalcraft Technologies

Subs of MSC Aerospace – long-range business jets

1,200+ employees

- Cedar City – 526 North Aviation Way, 435-238-7165
- EDC Project name: *Lady Hawk*, announced 2013, Cedar City, 1,200 jobs, $300M, 300k ft2. EDTIF tax credit

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Ram Company

Solenoids, control valves

164 employees

- St. George – 3172 E Deseret Dr, 435-673-4603

ACT Aerospace

Aircraft composite development, design, & mfg.

140+ employees

- Gunnison, UT, 425 E 400 Nm 435-528-7199

Barnes Bullets

100 employees, $20M

- Mona, UT

Other Large Employers in Davis County

Lifetime Products

Plastics and durable goods, including sporting goods and outdoor furniture.

1,400 employees

- Clearfield – Freeport Ctr #D-11, 801-776-1532

Utility Trailer Mfg.

Refrigerated trailers

1,000 employees

- Clearfield – 1111 S 1000 W, 801-525-4300

Aerospace and Defense Firms Elsewhere in the Intermountain West and Texas

Idaho (200+ employees)

Unitech Aerospace

Composites

234 employees

- Hayden, ID - 10413 N. Aero Dr, 208-772-0533

Colorado (200+ Employees)

United Launch Alliance

2,500 employees, $1.8B

- Centennial, CO

Intelligent Software Solutions

700 employees, $750M

- Colorado Springs, CO

Arcmim

Precision machining

500-999 employees

- Longmont, CO – 7040 Weld County Road 20, 303-833-6000

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Capco

343 employees, $67M

- Grand Junction, CO

Apogee Engineering

269 employees, $67M

Omitron

218 employees, $42M

- Colorado Springs, CO

Nevada (200+ Employees)

MRX Technologies

21,000 employees, $25B

- Las Vegas, NV

SOC

5,000 employees, $2.7B

- Hawthorne, NV

New Mexico (200+ Employees)

SolAero Technologies

512 employees, $100M

- Albuquerque, NM

Applied Technology Associates

378 employees, $74M

Sonic-Mill

Contract machining services

200-499 employees

- Albuquerque, NM – 7500 Bluewater Rd NW, 505-839-3535

Integrated Control Systems

200 employees, $39M

- Albuquerque, NM

Head Engineering Services

193 employees, $38M

Westech International

176 employees, $35M

Arizona (200+ Employees)

Honeywell Aerospace

- Phoenix, Glendale, Tucson, Tempe

Pacific Scientific Energetic Materials

705 employees, $200M

- Chandler, AZ – 7073 W Willis Dr, 480-763-3000

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TAE Aerospace

482 employees $95M

- Scottsdale, AZ - 7879 E Beck Lane

Airtronics

87 employees, $64M

- Tucson, AZ – 1822 S. Research Loop, 520-881-3982

ArmorWorks

200 Employees, $63M

- Chandler, AZ, 33 S 56th St, 480-598-5700

Von Hanson's Meats

228 employees, $44M (most of business is in Minnesota)

- Chandler, AZ – 2390 Alma School Rd, 480-9174-2525

Precise Metal Products

Sheet metal fabrications & machined components

200-499 employees

- Phoenix, AZ – 4534 N 44th Ave, 602-272-2625

Windtech

Motor windings

200-499 employees

- Douglas, AZ – 91 G Ave, 520-364-7372

F&B Mfg.

Hydroforming, CNC machining

200-499 employees

- Phoenix, AZ – 4245 N 40th Ave, 602-272-3900

Mace Aviation

Composite & metallic aircraft structures

?? employees

- Mesa, AZ – 5456 E McDowell Rd, 480-641-1359

Texas (200+ Employees)

Aviall

1,500 employees, $3B

- Dallas, TX

MI Support Services

1,500 employees, $294M

- Denton, TX

A.E. Petsche Company

250 employees, $115M

- Arlington, TX

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Barrios Technology

634 employees, $94M

- Houston, TX

Firefly Aerospace

240 employees, $62M

- Cedar Park, TX

Spacehab

296 employees, $58M

- Webster, TX

The Registrar Company

266 employees, $51M

- Plano, TX

All-Pro Fasteners

254 employees, $50M

- Arlington, TX

Mayday Mfg.

250 employees, $49M

- Denton, TX

Howell Instruments

217 employees, $43M

- Fort Worth, TX

RS&I

210 employees, $41M

- Houston, TX

DFW Instrument Corp

210 employees, $41M

- Addison, TX

GDC Technics

300 employees, $39M

- Fort Worth, TX

SVT GmbH

180 employees, $35M

- Katy, TX

Superior Machining & Fabrication

155 employees, $30M

- Muenster, TX

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Updates to Syracuse Plan

AH
Adam Hughes <adam@bettercity.us>
To Ryan Englund; Noah Steele

Reply | Reply All | Forward | ...

Tue 8/25/2020 8:31 PM

You replied to this message on 8/26/2020 9:59 AM.

Good Evening Noah,

Based on feedback from the City Council we plan on making the following edits:

- Instead of changing tense throughout p. 10 – 16, what if we were to just put that section into an Appendix and introduce it as quotes from stakeholders? It will help to pare down the document.
- Take out the "less than acceptable" and reword how to suggest what the City would like to see in terms of the RV park.
- Dave made the comment about not perpetuating prior studies so perhaps we move the summary of prior plans to an appendix as well. This will also pare down the document.
- Introduce the AISP strategy up-front in terms of developing relationships with the State Parks, County, and legislators

Ryan has already divided the document into chapters so perhaps that's the way we can break it down into digestible pieces. We have a link to the updated version here that we will continue to update:

https://www.dropbox.com/s/0p7memgl3o5fdaw/Syracuse%20City%20ED%20Report_Draft%203.1.docx?dl=0

That's it for now and we look forward to future edits to get it to final. Thanks for all your help.

Kind regards,

Adam Hughes | Chief Executive Officer | Better City
801-332-9006 (O) | 571-226-6521 (M) | bettercity.us
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COUNCIL AGENDA
October 27, 2020

Agenda Item **"e"** Discussion of Possible RFQ/RFP for Performing Arts Center Feasibility Study

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Brody Bovero.

- The City has been in discussions with On Pitch Performing Arts, a theater company, who has teamed up with a fundraising and development company to build a performing arts center in the area.

- In an effort to establish fundraising and viability of the project, we have discussed the need of a feasibility study. The feasibility study would cover, among other things, a market analysis, economic impact analysis, site analysis, finance plan, and operating plan.

Feasibility Study

- Feasibility studies can either have a broad or narrow scope. The main purpose of the study is to gain a sense of viability of a project prior to investing large sums of money. It is part of a due diligence effort, especially when a project needs to stand on its own through revenue generation.

- The components of the feasibility study that can be performed include the following:
    - Market Analysis: studies the demand for this type of facility, along with other existing venues.
    - Economic Impact Analysis: studies the economic benefits to the community.
    - Site Analysis: studies the location of the facility and analyzes the advantages and disadvantages of the site.
    - Development Concept Plan: Preliminary site plan, showing how the facility could be oriented on the site, with parking, and a projected cost estimate.
    - Operating Plan: Outlines the ongoing operations of the facility.
    - Fundraising Plan: Outlines the strategic plan to raise capital for the project, as well as ongoing sponsorships.

- Strategic Communication Plan: Outlines how the facility would be marketed and perform community outreach.

Working Within an Exclusivity Agreement

The feasibility study need not interfere with the exclusivity agreement contemplated by the Council. The exclusivity agreement would have the following terms:

- City Undertakings
  - City will work with OPPA exclusively as it relates to establishing and cooperatively operating a performing arts center within Syracuse
  - Specific property that is either in the City's possession or expected to be in the City's possession will not be sold, developed or otherwise encumbered by the City during scope of this Agreement.

- OPPA Undertakings
  - OPPA will work exclusively with Syracuse City as it relates to establishing and cooperatively operating a performing arts center in Davis/Weber counties, associated with their organization.

- Scope
  - Cooperative efforts will include fundraising, coalition building, developing an operating agreement, and beginning the design and planning process for the center.

- Term
  - Automatic termination, perhaps 6 months or 1 year, unless extended.

- Termination
  - Termination by either party with written notice without cause.

The project with OPPA would be subject to the exclusivity agreement, however the feasibility study could be conducted by an competent firm with experience in this subject matter.

Funding Sources

The feasibility study, which in this case is actually a series of studies has a price tag that the Council will need to recognize. The cost estimate for these studies can be somewhere between $180k and $280k depending on the scope.

A city typically takes the lead on these studies for a project like this one, however it could be funded by the RDA through the creation of a new CRA (Community Reinvestment Area). Under this scenario, the RDA fronts the cost of the study and is later paid back as the CRA develops.

Grants are also available. WFRC has a planning grant program that could be tapped to help pay for the studies. The maximum amount of this grant is $100,000.

Finally, other stakeholders in the project could be identified and tapped to share in the cost of the study.

Discussion Goals

The following items outline the goals of this discussion:

1. In order for the project to move forward, the City will need to decide whether to conduct a feasibility study. Associated with that decision is the identification of funding sources.

COUNCIL WORK SESSION

October 27, 2020

Agenda Item **"f"** Discussion of Policy Regarding Football Season and Equipment Use

Factual Summation

- Any question regarding this agenda item may be directed at Kresta Robinson
- The City Parks and Recreation Program has long had a policy that once the final WFFL game for a football team has concluded, the players must return their equipment to the City the following week.
- This policy ensures that the equipment is timely returned, but also demarcates the end of the season. Having a clear end to the season serves to limit the City's liability to those games and practices that are sanctioned and supervised by the City and WFFL.
- The City does not authorize overnight trips for its football programs.
- A football team has requested that they be permitted to keep their equipment longer than the allotted time, in order to attend a game in Southern Utah. They have not asked for City staff to be present or for any additional City resources, except that they wish to retain the equipment. Their comments to staff and online suggest that this is viewed as a simple equipment rental extension request.
- Staff do not see this as a simple matter of equipment rental, but as an extension of the season with the City-drafted team, which has been coached by City volunteers and has operated under the City's umbrella of coverage. Even with a collection of waivers from participants and their guardians, the staff is concerned that the outing will increase the City's liability without appropriate precautions or policies in place.
- The City Council has the authority to set all policy for the City, and the matter has been raised by participants and councilmembers to be considered during this meeting. As usual, staff will support whichever policy the Council adopts.

Discussion Goals

The following items outline the goals of this discussion:

1. Discuss whether to adopt a policy governing this issue.
2. If such a policy is sought, direct staff to prepare a written policy with the main points decided by the Council, and to begin implementation of the policy.

COUNCIL AGENDA
October 27, 2020

Agenda Item **"g"** Discuss Outline for Annual Strategic Goals Retreat

Background

- Any question regarding this agenda item may be directed at City Manager Brody Bovero.

- The annual strategic goals retreat is held to address high-level issues facing the city and setting an overall direction of the City by the Council.

- In 2018, the Council modified and adopted the attached mission and vision statements for the City. The Strategic Operational Plan was designed to accomplish tasks based on the Council's vision. Approximately 80% of the action items in the Strategic Operational Plan have been implemented and accomplished. As we move forward with City issues, it is important to periodically revisit the mission statement and vision of the Council to make sure it is updated.

Planning for the Strategic Goals Retreat

The following items have been identified by the Mayor and Administration as issues to be addressed at the retreat:

- Date: Friday, January 8, 8am-4pm

- Mission and Vision Statements: Discuss and decide on any additions, deletions, or modifications
- Other major issues to possibly review and discuss:
    - Review Long-Term Financial Picture: Updated projections from Zions Bank financial model
    - Review of Park Planning
    - Review of Infrastructure Planning
    - Shift of Paramedic Service to Cities
    - Review of Staffing Plans
    - Review of General Plan goals

Discussion Goals

The following items outline the goals of this discussion:

1. Discuss the items to address in the upcoming annual strategic goals retreat.

Mission Statement

"To provide quality, affordable services for its citizens, while promoting community pride, fostering economic development, and preparing for the future."

10-Year City-Wide Vision Statements

1. We are a City with well-maintained infrastructure, including roads, utilities, and parks.
2. In preparation for future growth of the City, we will make plans to accommodate commercial businesses to serve the residents' needs and to support economic stability of the City.
3. We are a financially stable City, balancing the cost of services with the level of services that we provide. The City will have minimal or no debt.
4. The City will incorporate improvements, events, and services that create an overall feeling of connection and pride in the City by its residents.

Vision Statements on City Services

Police

1. The Syracuse PD is a well-trained, professional police force.
2. The Syracuse PD is responsive to crime and other community issues.
3. Syracuse City police officers are courteous and service-oriented.
4. Syracuse City police officers are part of the community and respected by the public.
5. The City's policies provide guidance on the expected levels of personnel in the police department.

Fire/EMS

1. Syracuse firefighters and EMS providers are professional, well-trained, and courteous.
2. The Syracuse FD/EMS has the equipment, training, and personnel to respond quickly.
3. Syracuse firefighters and EMS providers are part of the community and respected by the public.

Public Works/Utilities

1. Utilities provided by the City are affordable, but also cover the real costs of service.
2. Public Works and utility billing employees are customer service oriented.
3. Services provided by Publics Works are done in an efficient manner.
4. Syracuse City has a well-organized infrastructure replacement and maintenance schedule that ensures well-maintained systems.

Parks & Recreation

1. Syracuse City provides parks and open space for active and passive recreation, with equipment and space for a variety of activities. The Community Center is also equipped for multiple purposes to host a variety of activities.
2. There are a wide variety of programs provided by the Parks & Recreation Department.
3. The Parks & Recreation Department operates efficiently.
4. The programs offered by the Parks & Recreation Department are financially self-sustaining.
5. . Syracuse City has a well-organized park improvement and maintenance plan that outlines needed improvements and ensures well-maintained parks and equipment.

Community and Economic Development

1. Syracuse City has a clear and strategic plan for the community and economic development needs of the City.

2. The Community & Economic Development Department employees are knowledgeable and positive.

3. The Community & Economic Development Department communicates well with the business community.

Administration

1. Syracuse City Administration employees are knowledgeable, courteous, and customer-oriented.

2. Syracuse City Administration demonstrates transparency in conducting City business.

Information Technology

1. Syracuse City uses IT to improve communication with residents.

2. Syracuse City provides IT services in an efficient and organized manner.

3. Syracuse City uses technology to improve staff productivity.

4. Syracuse City's IT services are customer-oriented.

Justice Court

1. Syracuse City's justice court meets the justice needs in the City.

2. Syracuse City's justice court is administered fairly and efficiently.