CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, April 7th, 2021** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

Due to the COVID-19 Pandemic, one or more Planning Commissioners may attend the meeting electronically through Zoom.

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

REGULAR SESSION – 7:00 PM- Council Chambers

CALL TO ORDER - PLEDGE OF ALLEGIANCE

PLANNING COMMISSION CHAIR STATEMENT

APPROVAL OF MINUTES:

- December 2, 2020
- December 16, 2020

DECISION ITEMS

Public Hearings

None

Non-Public Hearings

1. Discussion and Possible Action on **SP 2021-010071**, a site plan request by Dan Bridenstine with US Development for the Indigo Eight80 Townhomes; a 63-unit townhome development at the subject location. **Location:** 880 S. State Street (TIN: 12-823-0301). **Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**
2. Discussion and Possible Action on **FSP 2021-020027**, a final subdivision plat request by Shelly Eskelson for a 9-Lot single-family subdivision at the subject location. **Location:** 50 West 200 South (TIN's: 12-020-0062). **Parcel Area:** 1.5 acres. **Zone:** R-1-6 (Residential). **Planner:** Brad McIlrath **(Administrative Action).**

DISCUSSION ITEMS

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

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

Dated this 2nd day of April 2021.
/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

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

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

CLEARFIELD PLANNING COMMISSION MEETING
December 2, 2020
6:30 P.M. – Work Session

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

Zoom Meeting
https://us02web.zoom.us/j/8438040144?pwd=ald1QjZXZGtKM3ZWYXJaSk5nbUNhUT09
Meeting ID: 843 8040 4144
Passcode: 604476

PRESIDING VIA ZOOM MEETING:	Chris Uccardi	Chair
PRESENT VIA ZOOM MEETING:	Kathryn Murray	Vice Chair
	Karen Blackwood	Commissioner
	David Bloomfield	Commissioner
	Robert Browning	Commissioner
	Bobby Austin	Commissioner (Alternate)
	Brogan Fullmer	Commissioner (Alternate)
ABSENT:	Nicole Bigelow	Commissioner
	Brett McAllister	Commissioner
STAFF PRESENT VIA ZOOM MEETING:	Brie Brass	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
VISITORS VIA ZOOM MEETING:	None	

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

DISCUSSION ON APPROVAL FOR THE MINUTES OF JULY 1, 2020 AND AUGUST 5, 2020 PLANNING COMMISSION MEETINGS

There was no discussion on the item.

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DISCUSSION ON GPA 2020-110029, A GENERAL PLAN AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO CHANGE THE DESIGNATION FOR THE SUBJECT PROPERTIES FROM COMMERCIAL TO RESIDENTIAL. LOCATION: 1550 SOUTH 1000 WEST (TINS: 12-391-0015, 12-391-0012, 12-391-0011, 12-065-0005, 12-065-0096 & 12-065-0104). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE MATTER).

There was no specific discussion on the item.

DISCUSSION ON RZN 2020-110029, A ZONING MAP AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO REZONE THE SUBJECT PROPERTIES FROM A-1 (AGRICULTURAL) AND C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL). LOCATION: 1550 SOUTH 1000 WEST (TINS: 12-391-0015, 12-391-0012, 12-391-0011, 12-065-0005, 12-065-0096 & 12-065-0104). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE MATTER).

Commissioner Fullmer asked staff if the property owners had any intention of keeping the subject property as an agriculture use. Staff indicated that it appeared this was part of the owner's retirement plan and even if the rezone were not approved it would likely still be transformed into single-family housing under the conditions of the A-1 (Agricultural) zoning district.

DISCUSSION ON A DEVELOPMENT AGREEMENT FOR THE ALTA TOWNHOMES & COMMERCIAL DEVELOPMENT FOR THE SUBJECT LOCATION. LOCATION: 938 S. UNIVERSITY PARK BOULEVARD (TIN: 09-302-0009). PARCEL AREA: 3.46 ACRES. ZONES: R-3 (RESIDENTIAL) FOR BACK 2.74 ACRES; C-2 (COMMERCIAL) FOR FRONT .74 ACRES. PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION)

Staff indicated the property was approved for a rezone last year with the stipulation that a development agreement be negotiated to control the development of the property. Commissioner Blackwood asked staff if the project was part of the Form Based Code (FBC) area. Staff indicated since this project was not located on State Street nor on SR 193, it did not need to comply with FBC.

DISCUSSION ON SP 2020-070054, A SITE PLAN REVIEW REQUEST BY PAUL POTEET WITH LIBERATION DEVELOPMENT INVESTMENTS, LLC TO CONSTRUCT A 106-UNIT MULTI-FAMILY DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: APPROXIMATELY 301 EAST 200 SOUTH (TIN: 12-001-0186, 12-007-0112). PARCEL AREA: 3.445 ACRES. ZONE: U-C (URBAN CORE COMMERCE). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Chair Uccardi commented the item had been before the Commission previously and the applicant was directed to provide additional design so the project more fully met the standards of the Form Based Code (FBC). Staff added when the Commission last saw the site plan there were eighteen outstanding conditions the developer needed to address. He reported that list of remaining conditions had been reduced to twelve. Commissioner Blackwood asked if this project was being developed under the Form Based Code (FBC). Staff indicated the property was in the FBC area and was zoned U-C zone.

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Commissioner Bloomfield wanted to point out that he discussed it with his son, who is in the construction business. He offered that his son felt like the tunnel like structure in front of the main entrance of the building might be a safety code issue.

Commissioners Bloomfield and Murray both stated that they believed the developer needed to fix all the conditions identified by the Planning Commission previously in order to meet all the regulations of the FBC. They expressed concern that the developer had not resolved all those issues previously discussed.

DISCUSSION ON SP 2020-110064, A SITE PLAN REVIEW AMENDMENT REQUEST BY JOHN NELSON WITH PSION HOMES TO AMEND THE SITE FENCING AND LANDSCAPING FOR THE LANDON'S CORNER TOWNHOMES AT THE SUBJECT PROPERTY. LOCATION: 343 WEST 300 NORTH (TIN: 15-014-0017). PARCEL AREA: ONE ACRE. ZONE: R-3 (RESIDENTIAL) PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Commissioner Murray expressed her opinion that the developer needed to be held to the approved landscape plan and fencing.

Commissioner Browning asked if there was any way to remedy the request of the developer regarding the fencing for the south property line. Staff indicated the developer chose not to install the grass and trees along the south building and south property line claiming it was shady area and no grass would grow. The amendment is for consideration of a change to that part of the plan.

DISCUSSION ON SP 2020-110066, A SITE PLAN REVIEW REQUEST BY CARL YORK WITH ASPEN PARK PARTNERS, LLC TO CONSTRUCT AN 18-UNIT TOWNHOME DEVELOPMENT (THE LANDING TOWNHOMES) AT THE SUBJECT LOCATION. LOCATION: 200 WEST 1700 SOUTH (TIN: 12-065-0165). PARCEL AREA: 2.52 ACRES. ZONE: R-3 (RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

The discussion was tabled in the interest of time.

DISCUSSION ON PSP 2020-110022, A PRELIMINARY SUBDIVISION PLAT REQUEST BY CARL YORK WITH ASPEN PARK PARTNERS, LLC FOR A 20-LOT SUBDIVISION (THE LANDING) AT THE SUBJECT LOCATION. LOCATION: 200 WEST 1700 SOUTH (TIN:12-065-0165). PARCEL AREA: 2.52 ACRES. ZONE: R-3 (RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

The discussion was tabled in the interest of time.

The meeting adjourned at 7:04 p.m.

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CLEARFIELD PLANNING COMMISSION MEETING
December 2nd, 2020
7:00 P.M. – Policy Session

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

Zoom Meeting
https://us02web.zoom.us/j/8438040144?pwd=ald1QjZXZGtKM3ZWYXJaSk5nbUNhUT09
Meeting ID: 843 8040 4144
Passcode: 604476

PRESIDING VIA ZOOM MEETING:	Chris Uccardi	Chair
PRESENT VIA ZOOM MEETING:	Kathryn Murray	Vice Chair
	Karen Blackwood	Commissioner
	David Bloomfield	Commissioner
	Robert Browning	Commissioner
	Bobby Austin	Commissioner (Alternate)
	Brogan Fullmer	Commissioner (Alternate)
ABSENT:	Nicole Bigelow	Commissioner
	Brett McAllister	Commissioner
STAFF PRESENT VIA ZOOM MEETING:	Brie Brass	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
VISITORS VIA ZOOM MEETING:	None	

The Pledge of Allegiance was led by Chair Uccardi.

Chair Uccardi read the Planning Commission Chair Statement.

APPROVAL OF MINUTES FROM JULY 1, 2020 WORK AND REGULAR PLANNING COMMISSION MEETINGS AND APPROVAL OF MINUTES FROM AUGUST 5, 2020 WORK AND REGULAR PLANNING COMMISSION MEETINGS.

Commissioner Murray moved to approve the minutes from July 1, 2020 and August 5, 2020 work and regular meetings. Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting AYE – Uccardi, Murray, Blackwood, Bloomfield, Browning, Austin, and Fullmer. Voting NO – None.

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PUBLIC HEARING, DISCUSSION AND APPROVAL FOR GPA AND RZN 2020-110029, A GENERAL PLAN AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO CHANGE THE DESIGNATION FOR THE SUBJECT PROPERTIES FROM COMMERCIAL TO RESIDENTIAL. LOCATION: 1550 SOUTH 1000 WEST (TINS: 12-391-0015, 12-391-0012, 12-391-0011, 12-065-0005, 12-065-0096 & 12-065-0104). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE MATTER).

Brad McIlrath Senior Planner, presented the following facts:

- Current Designations
  - General Plan designation of Residential and Commercial.
  - Zoned A-1 (Agricultural) and C-2 (Commercial).
- Request
  - Amend General Plan to have entire project area designated as Residential.
  - Rezone properties to R-3 (Residential).
- Additional Info
  - Townhomes to southeast were already zoned R-3 (2017)
  - Developer interested in developing project as townhomes.

Chair Uccardi opened the public hearing at 7:12 p.m.

PUBLIC COMMENT

Monica Gailey, Let Them be Kids representative, asked staff if the rezone could negatively affect the company's plans for expansion. Staff indicated that even under new zoning the expansion would be allowed, and any expansion plans were dependent on her agreement with the property owners. There might need to be zoning aligned with property lines if that scenario played out.

Commissioner Murray asked if the consideration by the Commission was on just the zoning, not the expansion of Let Them Be Kids. Staff indicated the action before the Commission was the rezone.

Commissioner Bloomfield asked if there was a time limit for the sale of the property to occur. Staff indicated that was between the buyer and seller

Commissioner Fullmer asked staff if there had been any interest expressed for the existing properties to be rezoned as commercial. Staff indicated that no interest had been expressed for that change. Commissioner Fullmer asked if the properties under the high voltage lines could be developed. Staff indicated roads would likely be the only thing allowed under the powerlines. Commissioner Fullmer asked if the property would remain agricultural use or would there be any chance of future development for the property if the City denied the request. Staff explained if the request were denied by the City Council the property would remain zoned A-1 and could see single-family development under that zone with a minimum lot size of 14,500 square feet. There was no guarantee the property would continue as an agricultural use if the request were denied. Commissioner Bloomfield asked if any animals would be allowed if the land stayed agriculturally zoned. Staff indicated it just depended on the amount or area of each property for which animals were present.

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The public hearing was closed at 7:30 p.m.

Commissioner Murray moved to forward a recommendation of approval to the Clearfield City Council, GPA 2020-110029, a general plan amendment request by Jahn Warnick with Destination Homes to change the general plan designation for the subject properties from Commercial to Residential. Seconded by Commissioner Bloomfield. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Bloomfield, Blackwood, Browning, Fullmer, and Austin. Voting NO: None.

Commissioner Murray moved to forward a recommendation of approval to the Clearfield City Council, RZN 2020-110029, for a rezone request by Jahn Warnick with Destination Homes to change the designation for the subject properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential). Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Browning, Blackwood, Bigelow, and Austin. Voting NO: Commissioner Fullmer.

DISCUSSION AND APPROVAL OF A DEVELOPMENT AGREEMENT FOR THE ALTA TOWNHOMES & COMMERCIAL DEVELOPMENT FOR THE SUBJECT LOCATION. LOCATION: 938 S. UNIVERSITY PARK BOULEVARD (TIN: 09-302-0009). PARCEL AREA: 3.46 ACRES. ZONES: R-3 (RESIDENTIAL) FOR BACK 2.74 ACRES; C-2 (COMMERCIAL) FOR FRONT .74 ACRES. PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION)

Brad McIlrath Senior Planner, presented the following facts:

- The rezone of the back 2.74 acres (3.46-acre total) was approved in September 2019.
  - Rezoned to R-3 (Residential)
  - Condition of a development agreement was required to outline timing and type of residential construction.

The Planning Commission had no comments or questions on the item.

Commissioner Blackwood moved to forward a recommendation of approval to the Clearfield City Council for the proposed development agreement for the Alta Townhomes and Commercial Development at 938 South University Park Boulevard. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1. **The proposed development agreement is consistent with the rezone approval Tuesday, September 19, 2020.**
2. **The proposed development agreement will ensure timely construction of the residential and commercial components of this development.**
3. **Development of residential townhomes is the most appropriate residential development in this area considering the existing infrastructure.**

Seconded by Commissioner Fullmer. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Browning, Bloomfield, Blackwood, Austin, and Fullmer. Voting NO: None.

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DISCUSSION AND APPROVAL OF SP 2020-070054, A SITE PLAN REVIEW REQUEST BY PAUL POTEET WITH LIBERATION DEVELOPMENT INVESTMENTS, LLC TO CONSTRUCT A 106-UNIT MULTI-FAMILY DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: APPROXIMATELY 301 EAST 200 SOUTH (TIN: 12-001-0186, 12-007-0112). PARCEL AREA: 3.445 ACRES. ZONE: U-C (URBAN CORE COMMERCE). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Brad McIlrath Senior Planner, presented the following facts:

1. Project reviewed by the Planning Commission on September 2, 2020 and denied, was required to have plans resubmitted addressing the noncompliant code items.
2. Conditions of approval have been reduced from 18 to 12.
3. Properties located in the Urban Core Commerce (U-C) Zone.
    - Multi-family building type is allowed in the U-C Zone on secondary street and a private street.
    - Marilyn Drive being continued as a private street.
    - 200 South is a primary street and would require a mixed-use building.
    - 106 units: 44 studio, 40 1-bedroom, and 22 2-bedroom units.

Chair Uccardi asked if any pedestrian access would be provided to residents from the parking lot across the street from the main building. Staff indicated that suggestion would be communicated to the applicant but there was currently not anything in writing nor is there a standard in Form Based Code (FBC) that required it. Chair Uccardi asked if the private road was subject to the winter parking regulations. Staff stated it was not enforced on private streets. Chair Uccardi asked if FBC required low to moderate income housing needs to be provided. Staff indicated that FBC did not specify for that; therefore, its use was an option for the developer to consider.

Commissioner Fullmer asked if the developer was interested in electric vehicle charging stations on site. The developer indicated they could investigate it but leaned toward regular parking stalls because the housing would likely market to an entry level buyer. Commissioner Fullmer asked staff if there was any property value impacts on the residential area to the east of the project. Staff indicated that property values would only increase but not decrease.

Commissioner Murray moved to approve as conditioned, SP 2020-070054, a site plan review request by Paul Poteet with Liberation Development Investments, LLC to construct a 106-unit multi-family development at the properties located at approximately 301 East 200 South. The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1. **The Private street needs to be revised to comply with the following standards:**
    a. **Single Acorn Street light shall be provided that comply with the spacing and design specification standards outlined in the FBC. The streetlights shall be spaced 40 to 80 feet apart, with an additional light added to the west of the northwest vehicular access.**
    b. **The street trees shall be spaced between 20 to 50 feet apart as shown with staff comments on the revised plans.**
2. **The off-site parking shall remain in the same ownership as the multi-family development and shall not be sold, transferred, or otherwise separated from the multi-family building without those parking spaces being provided on-site for the multi-family development.**

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3. **The building location shall be revised to have a front build-to-zone no greater than twenty-five feet (25') with a plaza. The plaza shall be revised to comply with definition for a plaza as outlined in the staff report.**
4. **The principal entry at the center of the building shall be revised to comply with the standards of a contemporary entry with a maximum recessed depth of five feet (5') and to be clearly identifiable as the principal entrance with additional articulation and identification.**
5. **The balconies for the residential units shall be revised to meet the following standards:**
    a. **The balconies must be screened to a minimum of 50 percent opacity at a minimum height of 36 inches.**
    b. **A balcony shall be provided for the two-bedroom units that complies the size standards outlined in the FBC.**
6. **As indicated with staff markups on the revised plans, the remaining upper story windows shall be finished with a trim or molding that is a minimum of four inches (4") thick as well as an accent as provide for the other windows. The trim or molding does not include the window frame. Additional detail or a callout for the windows is needed to determine if the windows comply with a recess, lintel, or sill.**
7. **The plans shall be revised to show how the interior common spaces will be provided with daylighting. The building permit plans shall indicate energy star appliances and water sense water fixtures.**
8. **The plans shall include calculations that a minimum of 75 square feet of outdoor space is provided for each unit to comply with code standards as outlined on page nine of the FBC.**
9. **The landscape plans shall be revised to meet the following standards:**
    a. **The parking lot buffer landscaping shall be revised to comply with the minimum width of seven feet (7') or five feet (5') with ordinance standards. The five-foot (5') parking lot buffer shall be revised to indicate whether structural soil or an urban root system will be used.**
    b. **The plans shall be revised to add the structural soil and urban root system design, have permeable pavement for the curb and gutter, and accommodate storm water as bioswales for the parking lot islands.**
10. **The plans shall be revised to provide a snow stacking area to accommodate a stacking volume of a four-inch (4") snow base of the alley and parking areas. Parking lot islands and other landscape areas that include trees and shrubs shall not be used for snow stacking. Signage shall be provided to indicate the location of the snow stacking area to prevent landscape islands from being used for snow stacking.**
11. **The plans shall be revised to address all other outstanding comments and markups not already addressed as separate conditions of approval.**
12. **The plans should be revised to address engineering and North Davis Fire District requirements outlined in the provided review letters.**

Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Browning, Bloomfield, Blackwood, Austin, and Fullmer. Voting NO: None.

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DISCUSSION AND APPROVAL OF SP 2020-110064, A SITE PLAN REVIEW AMENDMENT REQUEST BY JOHN NELSON WITH PSION HOMES TO AMEND THE SITE FENCING AND LANDSCAPING FOR THE LANDON'S CORNER TOWNHOMES AT THE SUBJECT PROPERTY. LOCATION: 343 WEST 300 NORTH (TIN: 15-014-0017). PARCEL AREA: 1 ACRE. ZONE: R-3 (RESIDENTIAL) PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Brad McIlrath Senior Planner, presented the following facts:

1. Townhome project approved in June 2019.
2. Requests to not install fencing along south property line.
3. Replacement of lawn with gravel landscape.

The applicant, John Nelson, explained how installing a second fence on the south property line created hazards and maintenance issues.

Commissioner Blackwood asked if the adjacent business owner would be willing to paint the wall if the fencing requirement were removed. She acknowledged it was not very attractive for the resident to look out the window at the adjacent business's wall. Staff indicated they want to recommend the fence because when you look at the result from the perspective of future residents it was believed they would rather see a white vinyl fence than a concrete wall with rivets.

Commissioner Bloomfield asked exactly where the property line was. Staff indicated it was right next to the storage building. Commissioner Bloomfield asked what landscaping was done for the townhomes. Staff indicated that the grass was added to the park strip, but it was not included in calculation of the site landscape because it was in the middle of the public right-of-way.

Commissioner Uccardi stated that he and the commissioners needed to be mindful of the future and the changes that could be made to the adjacent property leaving no fence along the south property line. Commissioners Uccardi and Bloomfield agreed that the fence should be installed.

Commissioner Browning wanted to state that regardless of what was on the other side of the fence, the property with the actual fence was the only one that needed to be considered. Commissioner Blackwood wanted to state that she disagreed with Commissioner Browning especially because it did affect the adjacent property owner and his ability to maintain and access his property.

Spencer Brimley, Community Development Director, pointed out that the City Code required the property to have a fence around it and the Commission did not have the authority to waive that regulation. However, the type of fencing might be addressed in order to accommodate the needs of both property owners. Brad McIlrath, Senior Planner, indicated the City Code allowed the Planning Commission to require a fence to act as a visual buffer between property and uses. He suggested the fencing continue to be required but an allowance made for it to be off the property line so the adjacent property owner would still have access to his own property.

Commissioner Fullmer stated it appeared that neither property owner was in favor of the fence. He asked if there was the possibility of placing a condition on the development that required the fence to be installed at a later day if the adjacent property's use changed in the future. Staff

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indicated such a condition would be difficult to enforce as the City had seen in other areas of the City. He continued the fence was a requirement specific to the development of the property where the townhomes were being built.

Commissioner Murray moved to approve as conditioned, SP 2020-110064, an amended site plan request by Psion Homes to amend the approved landscape plan and fencing as outlined in this report for the property located at 343 West 300 North (TIN: 15-014-0017). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1. **The 608 square foot landscape area of lawn that was replaced shall be planted and replaced where gravel has already been installed elsewhere on the site. The area of sod shall be no less than 608 square feet.**
2. **The six foot (6') opaque vinyl fence shall be installed as required along the south property line with a barrier at the top between the fence and the building to help prevent animals and other small items from falling between the building and the fence.**
3. **The fence shall be installed along the south property line, except along the electrical line and connected to the installed vinyl fence on the east and west ends of the storage building.**
4. **The maximum gap between the fence and the building along the length of the electrical line shall be no greater than three feet (3') and shall not extend beyond the extend of the electrical line.**

Seconded by Commissioner Bloomfield. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Bloomfield, Browning. Voting NO: Blackwood, Fullmer, Austin.

DISCUSSION AND APPROVAL OF SP 2020-110066, A SITE PLAN REVIEW REQUEST BY CARL YORK WITH ASPEN PARK PARTNERS, LLC TO CONSTRUCT AN 18-UNIT TOWNHOME DEVELOPMENT (THE LANDING TOWNHOMES) AT THE SUBJECT LOCATION. LOCATION: 200 WEST 1700 SOUTH (TIN: 12-065-0165). PARCEL AREA: 2.52 ACRES. ZONE: R-3 (RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Brad McIlrath Senior Planner, presented the following facts:

- Located in the R-3 (Residential) zone.
- Part of the Landing Development.
- Included improvements to the Landing Apartments (formally Aspen Park Apartments).
- Eighteen (18) townhomes.
- Access from Antelope Drive and shared parking with the Landing Apartments.

Commissioner Blackwood asked why the color changed for the townhomes. The applicant team felt that the new colors were more marketable.

Commissioner Browning moved to approve as conditioned, SP 2020-110066, site plan request by Carl York with Aspen Park Partners, LLC for the Landing Townhomes, an 18-unit townhome development to be constructed at the property addressed 200 West 1700 South (TIN: 12-065-0165). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

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1. **The project shall comply with all applicable development standards of the R-3 zone and Design Standards chapter of City Code.**
2. **The landscape and irrigation plans will need to be revised to provide the tree planting detail showing a two-inch (2") caliper as measured at eight inches (8") above the surface.**
3. **Two (2) landscape islands shall be provided for the parking area along the north end of the apartment building and one (1) landscape island provided for the parking area along the west end of the apartment building.**
4. **A minimum of twenty (20) covered parking spaces shall be provided for the apartment building and the three (3) parking spaces replaced with landscape islands shall be provided elsewhere on the site.**
5. **Pedestrian access shall be provided that is separate from the private driveway/parking lot that provides connection to apartments to the north. All of the pedestrian walkways and crossings shall have a minimum width of five feet (5') and be constructed of a separate material than the vehicular access pavement as required by City Code.**
6. **The dumpster enclosure detail shall be provided on the revised plans and be constructed of the same material as the buildings or an approved masonry.**
7. **A six foot (6') tall opaque fence shall be installed along the south, east, and north property lines adjacent to the industrial properties to provide more security and buffering for residents of the apartments and townhomes.**
8. **The garages shall be revised to have a minimum floor area of four hundred (400) square feet.**
9. **The building materials will need to be revised to include the materials required by City Code and per elevations. This includes the revision to provide three (3) colors per elevation as well.**
10. **The buildings shall be revised to provide the façade articulation and variations required by City Code for the blank facades and continuous roof lines.**
11. **The development shall comply with CPTED design principles required by City Code and shall include pedestrian scaled lighting, benches, and bike racks throughout the development.**
12. **The applicant shall obtain a building permit and the project shall comply with all applicable building code standards.**
13. **The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval**.

Seconded by Commissioner Bloomfield. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Browning, Bloomfield, Blackwood, Austin, and Fullmer. Voting NO: None.

DISCUSSION AND APPROVAL OF PSP 2020-110022, A PRELIMINARY SUBDIVISION PLAT REQUEST BY CARL YORK WITH ASPEN PARK PARTNERS, LLC FOR A 20-LOT SUBDIVISION (THE LANDING) AT THE SUBJECT LOCATION. LOCATION: 200 WEST 1700 SOUTH (TIN:12-065-0165). PARCEL AREA: 2.52 ACRES. ZONE: R-3 (RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Brad McIlrath Senior Planner, presented the following facts:

- 20-lot subdivision

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- Two Plats:
  - The Landing Subdivision
  - The Landing Townhome Subdivision
- Cross-access between the Lot 1 (apartments) and the Lot 2 (townhomes).
- Lot 1: The Landing Apartments
- Lot 2: The Landing Townhomes Common Area
- Eighteen (18) townhome units

Commissioner Murray moved to approve as conditioned, PSP 2020-110022, Preliminary subdivision plat request by Carl York with Aspen Park Partners, LLC for the Landing Townhomes, a 20-lot townhome development to be constructed at the property addressed 200 West 1700 South (TIN: 12-065-0165). The recommendation was based on the findings and discussions in the Staff Report with the following conditions:

1. **The subdivision plans shall be revised to address Clearfield City Engineering and Planning requirements prior to the submittal of plans for Final Plat review and approval as outlined in the attached letter and in the staff report.**
2. **The Landing Townhomes Subdivision plat shall be revised to remove PUTD from the title as the project is not located in a planned development zone.**
3. **The Project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas.**
4. **A copy of the documents establishing an HOA shall be provided as part of the final subdivision plat submittal and shall comply with ordinance standards outlined in Section 11-13-24 of the Clearfield Municipal Code.**
5. **The applicant is responsible for the replacement or repair of deteriorated, damaged, or missing surface improvements surround the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.**
6. **An escrow or bond agreement as required by Section 12-9-2 of the subdivision Ordinance shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.**

Seconded by Commissioner Bloomfield. The motion carried on the following vote: Voting AYE: Commissioners Uccardi, Murray, Browning, Bloomfield, Blackwood, Austin, and Fullmer. Voting NO: None.

STAFF COMMUNICATIONS

Staff reviewed the 2021 Planning Commission meeting dates and deadlines.

PLANNING COMMISSIONERS' MINUTE

Chair Uccardi: None

Vice Chair Murray: None

Commissioner Blackwood: Appreciated the fact that the group could dissent.

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Commissioner Bloomfield: None

Commissioner Browning: None

Commissioner Austin: None

Commissioner Fullmer: None

There being no further business to come before the Planning Commission, **Chair Uccardi moved to adjourn at 9:57 P.M. Seconded by Commissioner Murray.**

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CLEARFIELD PLANNING COMMISSION MEETING
December 16, 2020
6:30 P.M. – General Plan Work Session

Zoom Meeting
https://us02web.zoom.us/j/83813052206?pwd=eVlsVjNDRGkwS3h4VUg0RWlnUitGQT09
Meeting ID: 838 1305 2206
Passcode: 288825

PRESIDING VIA ZOOM MEETING:	Chris Uccardi	Chair
PRESENT VIA ZOOM MEETING:	Kathryn Murray	Vice Chair
	Karen Blackwood	Commissioner
	David Bloomfield	Commissioner
	Robert Browning	Commissioner
	Nicole Bigelow	Commissioner
	Brett McAllister	Commissioner
	Bobby Austin	(Alt) Commissioner
	Brogan Fullmer	(Alt) Commissioner
ABSENT:	None	
STAFF PRESENT VIA ZOOM MEETING:	Brie Brass	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
VISITORS VIA ZOOM MEETING:	Mark Morris	VODA Landscape + Planning
	Annaliese Eichelberger	VODA Landscape + Planning
	Benj Becker	Zions Bank Public Finance

Commissioner Uccardi called the meeting to order at 6:30 p.m.

General Plan Update – Work Session
Presentation and discussion led by VODA Landscape + Planning

Topic: Land Use

Meeting Outline

- Land Use Goals
  - Increase employment and commercial opportunities.
  - Revitalize underutilized commercial areas as neighborhood centers.

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- Support a mix of uses and densities by focusing development in key areas of the City.

- WFRC Land Use Best Practices
  - Encourage compact development patterns by supporting growth in centers
  - Locate centers strategically near transit.
  - Provide a variety of mobility options around centers such as sidewalks, bicycle and trail connections, transit facilities, and strong street connectivity.
  - Center should absorb a majority of expected population growth to provide choices to residents and to preserve existing single-family neighborhoods.

Commissioner Murray commented that she thought that the City needed to focus on preservation of single-family homes, especially regarding building bigger homes. Commissioner Murray expressed her opinion that the City needed to work on low to moderate density.

Brad McIlrath Senior Planner addressed Commissioner Murray's comment by stating that the main point was the consultants should put some focus on the low-density single-family areas. Mark Morris stated that he believed when the City followed the Wastach Front Regional Council (WFRC) best practices then they could continue to keep those single-family zones. Spencer Brimley Community Development Director, added that designation of which densities were wanted in what zones of the City, creating more accuracy.

- Other Land Use Best Practices
  - Mix housing types within neighborhoods to ensure availability of housing throughout the lifecycle.
  - Develop communities as a network of neighborhoods with distinct activity centers and multimodal connections.
  - Encourage parking policies that reduced the overall number of paved areas in activity centers and residential neighborhoods.
  - Balance zoning to respond to market demands on housing.
  - Adopt land use policies that supported transit and increased ridership.

Commissioner Blackwood asked why the City did not focus on the now versus the future, in terms of parking and walkability. Staff indicated that the reason was because the City would lose out on opportunities by providing too much parking.

Commissioner Fullmer commented that as the use of autonomous vehicles grew, the aspect of car ownership would most likely decrease. He saw it as advantageous to the City to encourage people to not use cars, especially since they stay unused 95 percent of the time, hopefully creating a more sustainable future.

Commissioner Bigelow asked about the limitation of parking in already existing apartment buildings. She wanted to know why the City did not allow for the current parking capacity, especially as the City was not quite walkable yet. Commissioner Uccardi added that for him he saw the convenience of parking was the most integral part. Brad McIlrath Senior Planner responded by saying the City had applied to do a parking analysis because the measures currently being used by the City were over 40 years old, especially in consideration to the value of land.

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- WFRC Center Focused Growth
    - City centers provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing were typical. The number of housing units ranged from ten (10) to fifty (50) per acre. That area was served by a variety of streets that typically included high-capacity transit and bicycle facilities.
        - Clearfield Station
        - Lakeside Square
    - Neighborhood centers typically revolved around a store or a civic building like a library. The typical building scale varied from one- to three-stories tall. Housing types within that center range between small apartments, townhomes, and small-lot single unit homes. Neighborhood centers were typically located on walkable streets, often with frequent bus service, and bicycle facilities.
        - 650 North Main
        - Civic
        - Legend Hills
    - Downtown
        - Concentrate new commercial development within key centers along State/ Main Street
        - Encourage residential infill development within downtown
        - Focus retail at key locations
        - Consider reevaluating retail at secondary sites.

Commissioner Blackwood pointed out that because State Street was a state road only so much could be done to it, from the perspective of the City, to make it more walkable.

Chair Uccardi talked about how the message to the City needed to be carefully crafted because the message of more apartments would be hard for some to swallow.

Chair Uccardi stated that the biggest issue he saw were that if the City invested in more housing, then how would it provide and pay for the subsequent services needed. The consultants indicated that when residents did make purchases online, a portion of sales tax returned to the City. They cited the current Covid-19 pandemic as an example and how the City had gained more from sales tax then at other times because most Clearfield residents did not spend their money in Clearfield but had purchased a lot more through online sources.

Commissioner Fullmer asked about the viability of Accessory Dwelling Units (ADUs) in the City and what the consultants believed would be the viability for small restaurants. Mark Morris indicated that ADUs provided a great option of affordable housing and was likely to eventually be allowed in the City. Regarding the restaurants, Mr. Morris was of the opinion that when things did open again, the restaurant industry would experience a boom, but that could go either way.

    - 650 North Main
        - Consider dining and lodging uses due to proximity to Hill AFB and I-15.
        - Focus retail at key locations.
        - Reevaluate retail at secondary sites.
        - Locate future services commercial south of the 650 North Main Center.

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        - Support residential uses.

Commissioner Fullmer asked what specific uses would be good at that location. The consultants stated that according to the demographic hotels and restaurants would be most viable.

    - Lakeside Square
        - Support residential uses throughout the area.
        - Encourage future professional office uses.
        - Focus retail at key locations.
        - Reevaluate retail at secondary sites.
    - Civic
        - Support residential uses.
        - Focus retail at key locations.
        - Reevaluate retail at secondary sites.
        - Potential for public private partnership options in the area.
    - Clearfield Station
        - Support residential uses.
        - Consider multi-story office uses.
        - Encourage retail at key sites with prime visibility and accessibility characteristics, while recognizing changing retail trends.
    - Legend Hills
        - Support residential uses.
        - Encourage complementary retail possibilities with existing uses.
        - Consider 4 to 6 story office uses.
- Key Economic Development Tools
    - Public Infrastructure District (PID).
    - Community Reinvestment Area (CRA).
- Land Use Strategies
    - Utilize special area tax and financing tools, such as community reinvestment areas (CRAS), to highlight and prioritize the importance of areas targeted for redevelopment as unique gathering places and centers.
    - Use land use ordinances and development agreements to ensure that centers were designed to be compact, safe, attractive, and accessible places, where the street environment made access by transit, walking, biking, and mobility devices, such as wheelchairs, safe and attractive for people of all ages and abilities.

Brad McIlrath, Senior Planner, asked the consultants if further land use discussions would include areas outside the listed centers. The consultants explained they were willing to look at any part of the City as directed. Chair Uccardi wanted to point towards three separate locations.

<u>Training</u>

Introduction to Open and Public Meetings Act

Quiz

Chair Uccardi: Happy Holidays

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Vice Chair Murray: None

Commissioner Blackwood: None

Commissioner Bloomfield: None

Commissioner Browning: None

Commissioner Bigelow: Notification that Commissioner Bigelow would be resigning her position on the Planning Commission due to a new job opportunity.

Commissioner McAllister: None

Commissioner Fulmer: None

Commissioner Austin: Wished everyone happy holidays.

There being no further business to come before the Planning Commission, **Commissioner Uccardi moved to adjourn at 7:16 P.M. Seconded by Commissioner Blackwood.**

DRAFT

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, April 3rd, 2021**

SUBJECT: Discussion and Possible Action on **SP 2021-010071**, a site plan request by Dan Bridenstine with US Development for a 63-unit townhome development at the subject location. **Location:** 880 S. State Street (TIN: 12-823-0301). **Parcel Area:** 3.02 acres. **Zone:** T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

STAFF RECOMMENDATION

The Downtown Clearfield Form-based Code allows the Planning Commission may 1) approve, 2) approve with conditions, or 3) deny the application until it can meet City Standards.

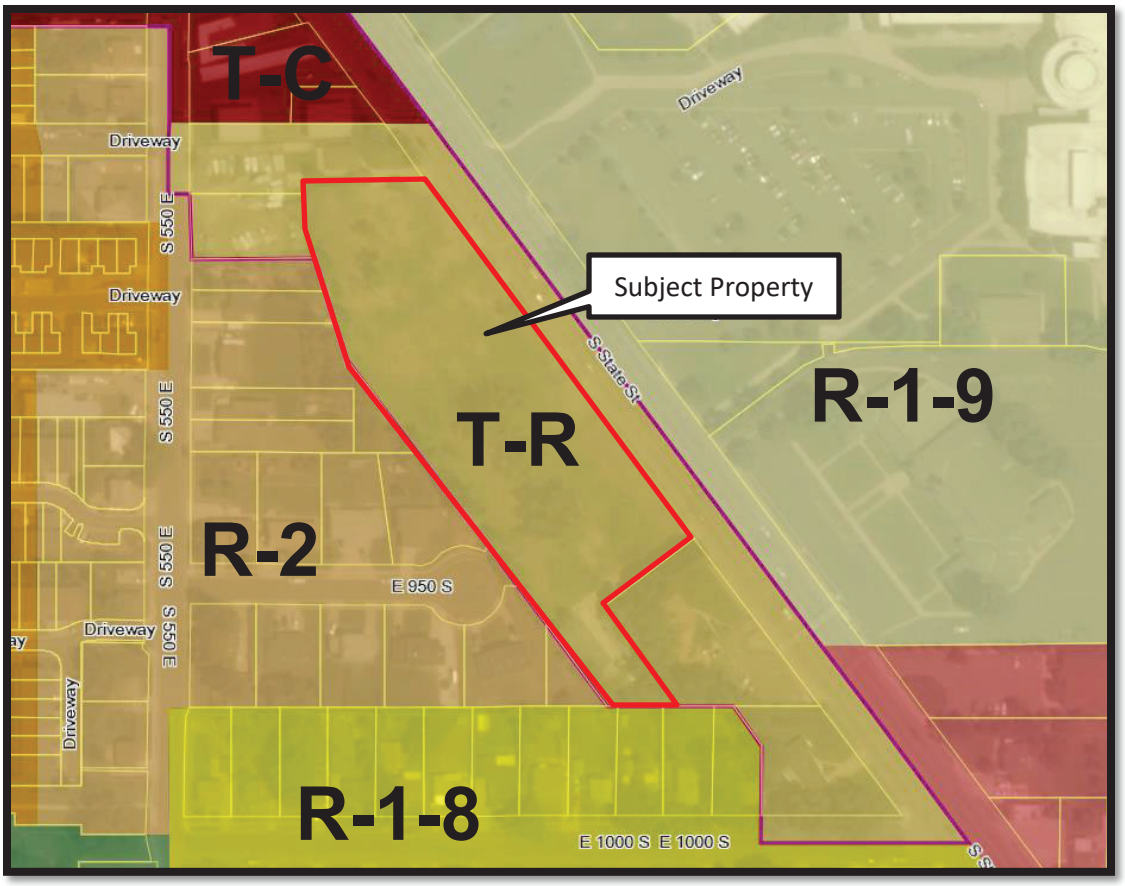
Staff recommends that the Planning Commission **approve as conditioned SP 2021-010071**, a site plan review request Dan Bridenstine with US Development for a 63-unit townhome development for the property located at 880 S. State Street (TIN:12-823-0301).

PROJECT SUMMARY

Project Information	
Project Name	Indigo Eight80 Townhomes
Site Location	880 S. State Street
Tax ID Number	12-823-0301
Applicant	Dan Bridenstine, US Development
Owner	State Street Clearfield Real Property, LLC
Proposed Actions	Site Plan Approval
Current Zoning	T-R (Town Neighborhood Residential)
Site Area	3.02 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	T-R (Town Neighborhood Residential)	Mixed-Use
East	Civic	R-1-9 (Residential)	Residential
South	Residential Single-Family	R-1-8 (Residential)	Residential
West	Residential Multi-Family (Duplexes)	R-2 (Residential)	Residential

Aerial Image & Zoning



BACKGROUND

The applicant proposes to develop the subject property with a 63-unit townhome development. As required by the Downtown Form-Based Code (FBC) the townhomes front State Street or common open space areas except for the townhomes on the far north end and south end of the project. Those townhomes are oriented towards the alley with front loaded garages because they are adjacent to a side and rear property line and are not able to front another row of townhomes with open space in between. All the rear loaded townhomes have two-bedroom units and three-bedroom units. The total unit makeup is forty (40) three-bedroom units and twenty-three (23) two-bedroom units. All the rear-loaded townhomes are three (3) stories tall and the front-loaded townhomes are two (2) stories tall. The floor plans for each of the units are included with the submittal package for review.

A review of the development standards of the FBC is provided in the following sections of this staff report.

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

A formal streetscape design submittal for State Street as required and outlined in Section 5.6 of the FBC is shown on the civil detail sheet (C-4.0). The development is located west of State Street (SR-126) and the Clearfield Aquatic and Fitness Center. The project proposal includes two accesses from State Street for the private alleyways with the north access allowing full vehicular movements (right and left turns) and the south access limited to right-in and right-out movements only. The restricted vehicular movements at the south access are imposed by UDOT as State Street (SR-126) is a state route. The

improvements to the State Street right-of-way adjacent to the project will need to be provided (including streetlights, street trees, an eight-foot park strip, and a six-foot sidewalk) as required by the FBC. State Street is identified as a Gateway Corridor Arterial street in the FBC and is required to be developed or redeveloped in accordance with the FBC standards outlined in the second table below. Development standards for the private alleyways are reviewed in the first table.

The interior vehicular access for the development is provided with alleyways that are designed to comply with the FBC standards outlined in the table below; however, changes are needed to meet full compliance with code standards.

Alley – 5.7

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width:* 20'-26' (one-way or two-way) • *Travel Lanes:* 1 or 2 • *Lane Width:* Varies (see Travel Surface Width) 8' lanes if two-way; 16' lane if one-way. • *Center Turn Lanes:* None • *Parking Lanes:* None • *Travel Surface Width:* - Minimum 20' (one-way only if Fire Access is provided and/or buildings are fire sprinkled.) - Minimum 26' if buildings are higher than 30 feet or a fire hydrant is present. • *Median:* None • *Bicycle Facilities:* Shared	Complies with FBC
Pedestrian Realm • *Travel lanes are shared among drivers, pedestrians, and bicyclists. No street buffer is required.*	Complies with FBC

Gateway Corridor Arterial – 5.12

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width: 108*'-110'. • *Travel Lanes:* 2 lanes in each direction. • *Lane Width:* 11' to 12'. • *Turn Lanes:* Per UDOT standard. • *Parking Lanes:* Optional parallel as right-of-way allows. • *Pavement Width:* 78'-82'. • *Median:* 14' planted median with turn lane pockets. • *Bicycle Facilities:* 7.5' protected bike lanes.	Clearfield City and UDOT coordinating on future design. Based upon a meeting with UDOT, the project will need to provide a minimum eight foot (8') wide shoulder. The current shoulder is six feet (6') wide and as part of this project the development is dedicating the needed two feet (2') to meet the UDOT standard of an eight-foot (8') shoulder.
Pedestrian Realm • *Pedestrian Facilities:* Minimum 6' wide clear sidewalk. • *Street Buffer:* Minimum 8' planted street buffer.	Complies with FBC

Benches are required every 200 feet on commercial and arterial streets in the UC, UR, TC, and CV districts.	Not Applicable as this section of State Street is in the T-R Zone.
Street lighting is required on all streets within downtown and are to be placed within the landscape or furnishing zone. • *Minimum Spacing:* 60 feet apart on center. • *Maximum Spacing: 9*0 feet apart on center. • *Double Acorn Streetlights Required*	Complies with FBC Staff Note: The applicant provided a cross-section on the civil details sheet (C-4.0) that shows a good depiction of this frontage.
Street Trees: • For Street Buffers 6 feet and less small and/or medium trees may be used. • For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet. • Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC.	Complies with FBC Staff Note: The street trees comply with the minimum and maximum distances. An additional street tree will need to be added in the park strip north of the north access. The trees should be spaced to not conflict with street lighting.

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

Townhouse Building Type - 6.9:

1. Building Site

Standard:	Staff Analysis:
Minimum Unit Width: 20 feet *Maximum Building Width (Or # of Units):* 140' (or 6 units)	Complies with FBC
Maximum Impervious Coverage: 60% *Additional Semi-Pervious Coverage:* 20%	Complies with FBC Staff Note: According to the site plan and landscape plan the site has a total impervious coverage area of 58% (28% pavement and 30% buildings). The rest of the site is landscaping (24%), a gravel path (3%), and permeable pavers (15%).

2. Site Access & Parking

Standard:	Staff Analysis:
Parking & Loading Location: Rear yard/rear façade; front façade as noted in 6.9.2.	Complies with FBC Staff Note: The majority of the townhomes include rear loaded garages, with the exception of the four (4) townhomes on the north and the

	two (2) townhomes at the south end of the development. Those townhomes are permitted to have front loaded garages based upon the standards outlined in Section 6.9.2 of the FBC.
Vehicular Access: From ally; if no ally exists, 1 driveway per building per street frontage (garage must be recessed behind entrance)	Complies with FBC

3. Building Location

Standard:	Staff Analysis:
Multiple Principal Buildings: Permitted	Complies with FBC Staff Note: There are thirteen (13) separate townhome buildings with a total of sixty-three (63) townhomes units.
Front Build to Zone: 5-20 feet (10' minimum if not facing a street)	Complies with FBC
Corner Build to Zone: 5-15 feet	Complies with FBC
Occupation of Corner: Not Required	Not Applicable
Property Front Line Coverage: 65%	Complies with FBC
Minimum Side Yard Setback: 5 feet	Complies with FBC
Minimum Rear Yard Setback: 5 feet	Complies with FBC

4. Building Massing

Standard:	Staff Analysis:
Minimum Overall Height: 2 Stories (1 story allowed for ADA units)	Complies with FBC Staff Note: All of the townhomes are three (3) stories tall except for the north and south row of townhomes which are two (2) stories.
Maximum Overall Height: 3 Stories	Complies with FBC Staff Note: The maximum height of the townhomes is three stories tall.
Building Stepback: Not Required	Not Applicable
Ground Story: Minimum Height – 9 feet *Maximum Height* – 14 feet *(Floor height is measured in feet between the floor of a story to the ceiling of a story e.g., clear height)*	Complies with FBC
Upper Stories: Minimum Height – 9 feet *Maximum Height – 14 feet* *(Floor height is measured in feet between the floor of a story to the ceiling of a story e.g., clear height)*	Complies with FBC
Permitted Roof Types: Parapet, Pitched, Flat	Complies with FBC
Tower: Not Permitted	Not Applicable

5. Street Façade Articulation/Details

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

Standard:	Staff Analysis:
Blank Wall Limitations: Limitation of windowless area permitted on a façade with street frontage: (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless.	(a) Complies with FBC (b) Complies with FBC
Vertical Façade Divisions: Required between units.	Complies with FBC Staff Note: The proposed townhomes are separated by changes in building materials that comply with the code width standard.
Horizontal Façade Divisions: Required per entrance type requirements.	Complies with FBC
Front Façade Entrance: Porch or Stoop	Complies with FBC

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

Standard:	Staff Analysis:
Minimum Ground Story Transparency: 20% As measured between 2 feet and 8 feet above grade.	Complies with FBC
Minimum Upper floor Transparency: 20% A general minimum transparency requirement shall be measured from floor to floor for each story.	Complies with FBC
Principal Entrance: Front or Corner Façade	Complies with FBC
Required Number of Street Entrances: 1 per unit.	Complies with FBC

7. Building Uses

Standard:	Staff Analysis:
Ground Story: Residential	Complies with FBC
Upper Stories: Residential	Complies with FBC
Parking within Building: Permitted fully in basement and in rear of the ground floor.	Complies with FBC Staff Note: The front-loaded townhomes are permitted to have garages along the front of the townhomes and parking in the front of the ground floor. See page 63 of FBC for clarification of this standard.
Required Occupied Space: 30 feet deep on all floors from front façade.	Complies with FBC

Building Design Standards

Standard:	Staff Analysis:
Primary Façade Materials: Primary materials shall be used for a minimum of 60% of each façade of the buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Primary Materials: (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) (v) Glass (b) Primary building materials may not include vinyl siding or aluminum slat siding.	Complies with FBC
Secondary Façade Materials: Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 40% of each façade for buildings in the T-C, T-R, and C-C zoning districts. (a) Permitted Secondary Materials: (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: i. Glass Fiber Reinforced Concrete (GFRC) ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glassfiber Reinforced Gypsum (GRG) (iii) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (iv) Exterior Insulation and Finishing Systems (EIFS) and/or stucco. i. Permitted on any area of the façade for buildings in the T-C, T-R, and C-C zoning districts. (v) Pre-cast Concrete (vi) Cast Stone	Complies with FBC
Color: Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.	Complies with FBC
Windows: All upper story windows shall be detailed with trim or molding at least four inches in width. Additionally, all upper	Complies with FBC <u>Staff Note:</u> The windows for the townhomes have a trim that

story windows shall incorporate at least one of the following accent details: (a) Mullions and/or Transoms; (b) Shutters or canopies proportional to window size; (c) Recessed inset of at least two inches from the façade; (d) Lintel and/sill detail.	measures four inches (4") thick to comply with code. The windows include a sill as the accent detail.
Awnings, Shutters, and Appropriate Grade of Materials. See Section 6.13.5 (4).	Not Applicable Staff Note: This standard does not apply to the Townhouse or Garden Court building types.
Building Variety: Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC
Outdoor Space for Residential Development: Each residential unit must be provided with a minimum of 75 square feet of outdoor space. Use of roof tops to meet outdoor space is allowed in all districts. Outdoor spaces include: balconies, patios, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered functional outdoor space.	Complies with FBC Staff Note: The units are provided with balconies and patios that add up to meet this standard.

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

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

1. General Plant Requirements

Standard:	Staff Analysis:
Plant Requirements: (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement.	**Non-Compliance with FBC** Staff Note: The property survey and application indicate that the development site is 3.015 acres. A total of 60 trees are required and 36 are being provided. There are 9 existing trees shown along the south property line that are not included in the plan tabulations which could be added to bring the number of trees provided to 45. This code standards does not include

(b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs. (c) The maximum amount of landscape area than may be turf grass is 60%.	street trees in the calculation to meet this standard. A total of 151 shrubs are required and 1,354 are provided. An additional 242 grasses are also provided. Based upon staff calculations the percentage of turf grass complies with code.
Plant material shall be placed around the perimeter of the building footprint in a 5 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.	Complies with FBC
Plant Selection: A minimum of 60% of planting selection must be water wise. Plants may be selected from the State of Utah waterwise plant list at https://waterwiseplants.utah.gov or the Conservation Garden Park database at https://conservationgardenpark.org/plants.	Complies with FBC Staff Note: 66.6% of the plants used are water-wise.
Size of Plants: See Table 7.2 (1) for minimum sizing standards.	Complies with FBC

2. District Transition Buffer

This buffer is required along all property lines that abut a T-R district or existing residential that is not in the Downtown FBC area. This development is within the T-R zoning district and abuts existing residential to the west and south of the detention basin not in the Downtown FBC area; therefore, this buffer is required along the west and southern most property line.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 10 feet between existing residential and all FBC districts.	Complies with FBC Staff Note: The proposed buffer includes the five-foot (5') landscape screen required by code as well as a decomposed granite path that provides access throughout the site to and from the site amenities.
Buffer Landscape Requirements: The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area. To meet tree canopy goals, a minimum of 1 medium or large shade tree	

is required for every 200 square feet of buffer, this is excluding the area within the required landscape screen that includes 1 tree every 40 feet.	
Fence Requirement: A six-foot opaque fence is required along the buffer area along the property line. The material must complement the adjacent building of the property that it is located. White vinyl and chain link with slats are not allowed.	The plans indicate that a six-foot grey vinyl fence will be provided along the property line.

3. Parking Lot Buffer

This buffer is required in areas where a parking lot is adjacent to a right-of-way and either a front, rear, or side property line. The parking lot spaces located at the south end of the development do not include the parking lot buffer which needs to be installed as required by the FBC on page 84. No other parking areas are located in areas that would necessitate these development standards.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 7 feet, but can be reduced to 5 feet for the side and rear areas if structural soil or an urban root system is used.	**Non-Compliance with FBC** Staff Note: This parking area is located adjacent to the south side property line and includes a total of nine feet (9') of buffer from the property line to the parking spaces. This area includes a pedestrian connection for the development to the public sidewalk. The landscape area exclusive of the pedestrian walkway is five feet (5') wide. This landscape buffer can be five feet (5') if structural soil or an urban root system is provided. That detail will need to be added to the plans. The landscape buffer is using existing landscape trees but does not include the hedge along the full length of the buffer. The plans will need to be revised to provide the hedge for the full length of the buffer.
Buffer Landscape Requirements: The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area.	
Fence Requirement (optional): A six foot opaque fence is required along the buffer area along the property line. White vinyl and chain link with slats are not allowed.	As stated in code, a fence is not required for this buffer. The plans indicate that the existing fence will remain. The plans will need to be revised to indicate the type of fence material that the fence is made of and if that fence is part of this property or the adjacent property to the south. If it is a fence for this property, then it will need to comply with the fence standards outlined in the code. If

	it is part of the adjacent property, then no changes are necessary.

4. Interior Parking Lot Landscaping

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

5. Landscaping Screening

Standard:	Staff Analysis:
Open Storage & Refuse Areas Screening Requirements: • No open storage or refuse area is permitted in the front or corner side yards, within 10 feet of a property line, and between the building and street. • An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. • Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. • If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas.	Not Applicable Staff Note: The applicant has indicated that the townhomes will be provided with individual trash cans and there will not be a refuse dumpster. If a dumpster will be used, then the plans will need to be revised to comply with these standards.
Utility Appurtenances Screening Requirements: • *Large Private Mechanical Equipment:* Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way. • *Small Private Mechanical Equipment:* Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center.	**Non-Compliance with FBC** Staff Note: The utility plan shows individual air conditioning units in the front of each unit. As stated in the code the a/c units would be small private mechanical because they are smaller than four feet (4') in height. The plans will need to be revised to provide the landscape screening for the a/c units as required by code.

Miscellaneous Landscaping Requirements

The remaining sections of the landscape chapter provide requirements for the installation of landscaping, the condition of landscaping, bonding for landscaping, and ongoing maintenance of landscaping. It is the responsibility of the applicant to be familiar with these standards and compliance with these standards, should the Commission move to approve the plans, these standards are required as a condition of approval as listed at the end of this report.

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

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

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle Parking

As stated in the background section of this report, this development proposal currently includes sixty-three (63) two and three-bedroom townhomes each provided with two car garages. The table below includes the parking requirements for this development.

Parking Standard	Square Footage or Number of Bedroom Units	Requirement
2.3 spaces / 3+bedroom unit	40 Units	92 Spaces
1.725 spaces / 2-bedroom unit	23 Units	40 Spaces
1 bike rack space/5 dwelling units	63 Units	13 Spaces

It is important to note that the townhomes will have two-car garages except for the two units at the south end of the development and two at the north end that have one-car garages and a carport space equating to 126 total garage and covered parking spaces. Based upon the table calculations 132 total parking spaces are required. With ten (10) guest parking spaces and 126 garage or covered parking spaces, the project is provided with sufficient motor-vehicle parking spaces.

The plans do indicate the locations of the bicycle parking with U shaped racks placed throughout the site. A total of sixteen (16) bicycle parking spaces are called out on the site plan, but staff is only able to locate twelve. The plans will need to be revised to show the location for all sixteen spaces called out on the site plan. **(Non-Compliance)**

Snow Removal
As outlined in Clearfield City Code Section 11-13-5 G "Snow Stacking Area", "Every parking lot design shall plan for a snow stacking area to accommodate the stacking volume of a four-inch (4") snow base over the entire parking lot." The plans are compliance with code and indicate the locations for snow stacking throughout the site.

CITY DEPARTMENT / AGENCY REVIEW

On March 12th, 2021 copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, Review Engineer, Building Official, and Public Works staff. The Review Engineer and the North Davis Fire District have provided review letters which are included as attachments to this report. No other comments have been provided to date.

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

CONCLUSION AND STAFF RECOMMENDATION

The Downtown Clearfield Form-based Code allows the Planning Commission to: 1) approve, 2) approve with conditions, or 3) deny the application until it can meet City Standards.

Based upon a review of all applicable code standards, staff recommends that the Planning Commission **approve as conditioned SP 2021-010071**, a site plan review request by Dan Bridenstine with US Development for a 63-unit townhome development for the property located at 880 S. State Street (TIN:12-823-0301). This recommendation is based on substantial compliance with the Form-based Code and minor revisions needed to comply with the Form-based Code as outlined in the discussion and findings of the Staff Report.

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted. Final land use approval includes, but is not limited to Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted.

1) The plans should be revised to address all Clearfield City Engineering standards and comments as outlined in the review letter.

2) The plans shall be revised to comply with North Davis Fire District standards outlined in the review letter.

3) The site landscaping shall be revised to provide 20 trees for every 1 acre of the development as required by code.

4) The parking lot landscape buffer on the southeast end of the development shall be revised to comply with the standards of the FBC as outlined in the staff report.

5) The landscape islands shall be revised to comply with the code standards outlined in the staff report.

6) The air conditioning units shall be screened as required by code as outlined in the staff report.

7) The plans shall be revised to provide bicycle parking required by code and as outlined in the staff report.

8) The plans shall be revised to address all other city comments not already called out as conditions of approval and noted on the plans.

ATTACHMENTS

1. Cover Sheet and Notes
2. Boundary Topographic Survey
3. Demolition Plan
4. Erosion and Sediment Control Plan
5. Overall Site Plan, North and South Site Dimension Plans
6. Grading and Drainage Plan
7. Utility Plan
8. Civil Details
9. Landscape Plan
10. Overall Building Plans
11. Unit Floor Plans
12. Exterior Elevations
13. Building Renderings and Materials
14. Engineering Review Letter dated 22 March 2021
15. North Davis Fire District Review Letter dated 23 March 2021

CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO
ANY CONSTRUCTION

BENCHMARK ELEVATION: 4377.82
CORNER OF WALK BY BUILDING 'D'

INDIGO EIGHT80

A TOWNHOME NEIGHBORHOOD

PRELIMINARY PLAN FOR PLANNING COMMISSION

880 SOUTH STATE STREET

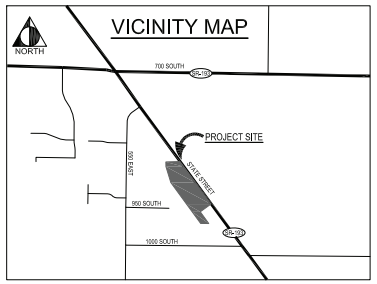
CLEARFIELD, UTAH

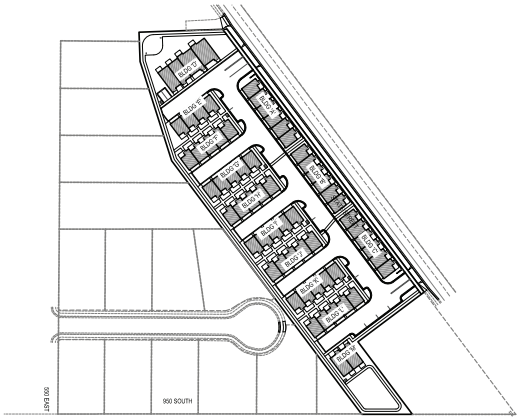
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VICINITY MAP





CIVIL SHEET INDEX:

C-0.0 CIVIL COVER SHEET
1 OF 1 BOUNDARY AND TOPOGRAPHY SURVEY
1 OF 1 ROADWAY DEDICATION PLAT
C-0.1 DEMOLITION PLAN
C-0.2 EROSION AND SEDIMENT CONTROL PLAN
C-1.0 SITE PLAN - OVERALL
C-1.1 SITE PLAN - NORTH
C-1.2 SITE PLAN - SOUTH
C-2.0 OVERALL GRADING AND DRAINAGE PLAN
C-3.0 OVERALL UTILITY PLAN
C-4.0 CIVIL DETAILS
L-1.0 LANDSCAPE PLAN

SAFETY NOTICE:

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.

UTILITY NOTICE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED 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. 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 DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMMODATE OR RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH APWA STANDARD PLANS AND SPECIFICATIONS, AND WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS. ALL WORK IN UDOT RIGHT OF WAY SHALL ALSO COMPLY WITH UDOT STANDARD PLANS AND DETAILS.
2. 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.
3. FIRE HYDRANTS AND MAINTAINABLE ALL-WEATHER-SURFACE ACCESS ROADS SHALL BE INSTALLED, AND SUCCESSFUL FIRE FLOW TEST PROVIDED, AS WITNESSED BY THE FIRE PROTECTION DISTRICT, PRIOR TO CONSTRUCTION OF BUILDING STRUCTURE ABOVE FOUNDATION. ALL HYDRANTS SHALL BE PLACED WITH THE 4.5" CONNECTION FACING THE POINT OF ACCESS FOR THE FIRE DEPARTMENT APPARATUS. 48 HOURS NOTICE TO FIRE DISTRICT IS REQUIRED PRIOR TO FLOW TEST.
4. 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 CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., SHALL BE ADJUSTED TO FINISH GRADE.
7. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT EXCEPT AS NOTED.
8. AN ELECTRONIC COPY OF THE IMPROVEMENT DRAWINGS AND ALL DETAILS SHALL BE SUBMITTED TO PUBLIC WORKS DEPARTMENT FOR RECORD KEEPING UPON DESIGN COMPLETION AND PRIOR TO APPROVAL OF FINAL DRAWINGS.

SITEWORK:

1. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
2. EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
3. 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.
4. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.,
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
8. HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
9. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, AT ALL CHANGES IN DIRECTION, AND IN CURB AND SIDEWALK AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS, SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING, CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.
10. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95 % DENSITY) SUB GRADE.
11. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO PAVING TO MATCH.
13. 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 DRAWINGS.
14. ALL DAMAGED, DETERIORATED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE SHALL BE REPLACED OR INSTALLED, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING, SITE LIGHTING, ETC.
15. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
16. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
17. CURB DIMENSIONS, INCLUDING RADII AND DRIVE WIDTHS, ARE TO TOP FACE OF CURB UNLESS NOTED OTHERWISE.
18. ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS ON-SITE OR IN THE ADJACENT PUBLIC RIGHT OF WAY ALONG THE SITE SHALL BE REPLACED OR INSTALLED AS REQUIRED TO MEET APPLICABLE STANDARDS, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, CONCRETE PAVEMENT, ETC..
19. ALL ON-SITE HARD-SURFACE FACILITIES, INCLUDING PRIVATE DRIVES AND SIDEWALKS, SHALL BE MAINTAINED AND REPAIRED ACCORDING TO CITY STANDARDS AT THE SOLE RESPONSIBILITY OF THE OWNER.

GRADING

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, INCLUDING STRIPING OR GRUBBING OF EXISTING VEGETATION AND/OR TOPSOIL AS SPECIFIED IN THE SOILS REPORT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT, ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95 % OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D- 1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA, AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. 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.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
4. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
6. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
7. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
8. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
9. 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.
10. SPOT ELEVATIONS SHOWN ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
11. DETENTION BASIN SHALL BE SURVEYED AFTER CONSTRUCTION TO CERTIFY THAT DESIGN DETENTION VOLUME HAS BEEN PROVIDED.
12. ALL STORM DRAIN INLETS SHALL BE EQUIPPED WITH BICYCLE-SAFE GRATES

UTILITIES:

1. EXISTING UTILITIES HAVE BEEN DEPICTED BASED ON A COMBINATION OF AS-BUILT RECORDS, UTILITY LOCATION MARKINGS AND SIGNS, AND/OR SURFACE EVIDENCE OBSERVED AT THE TIME OF THE SURVEY. NOT ALL UTILITIES ARE SHOWN, INCLUDING BUT NOT LIMITED TO SERVICE LINES FOR WATER, SEWER, POWER, PHONE, GAS, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, WORK AROUND, PRESERVE, AND/OR RESTORE ALL UTILITIES NECESSARY FOR THE OPERATION OF THE FINISH SITE, WHETHER OR NOT SUCH UTILITIES ARE SHOWN ON THE PLANS.
2. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
3. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT.
4. CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL.
5. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SEWER DISTRICT STANDARDS AND SPECIFICATIONS AND DETAILS.
6. SEWER LINES SHALL BE SDR-35 PVC PIPE UNLESS NOTED OTHERWISE.
7. SEWER LATERALS SHALL BE CONSTRUCTED SUCH THAT CONNECTION IS MADE TO THE UPPER QUADRANT OF THE SEWER MAIN.
8. STORM DRAIN PIPES 15" DIAMETER AND LARGER SHALL BE CLASS III RCP. STORM DRAIN PIPES 12" AND SMALLER, AND ROOF DRAIN PIPES. SHALL BE SDR-35 PVC.
9. CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS CO. FOR DESIGN OF GAS LINE SERVICE TO PROPOSED BUILDINGS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY QUESTAR GAS COMPANY.
10. ALL NEW WATER CONSTRUCTION SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DETAILS.
11. 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.
12. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. ALL CULINARY WATERLINE PIPE AND FITTINGS LARGER THAN 2" TO BE C-900 CLASS ISO DR18 PVC, ALL WATER MATERIALS 2" DIA OR SMALLER SHALL BE TYPE "K" COPPER PIPE OR POLYETHYLENE.
14. ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS: ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED. THRUST BLOCKS SHALL BE SIZED FOR 200 PSI WORKING PRESSURE PER BEARING PRESSURE FROM SOILS REPORT.
15. ALL VALVE BOXES WILL REQUIRE CONCRETE COLLAR TO BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONED OVER THE VALVE OPERATING UNIT CENTERED OVER THE MAN WAY OPENING.
16. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
17. TRAFFIC CONTROL AND SAFETY NOTES
18. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL IF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
19. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
20. 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.
21. 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 CITY ENGINEER FOR REVIEW AND APPROVAL.
22. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY ENGINEER.
23. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
24. FINAL DESIGN OF GAS, POWER, TELECOMMUNICATIONS SHALL BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
25. CULINARY WATER FACILITIES ON-SITE, INCLUDING PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, HYDRANTS, AND OTHER MISCELLANEOUS FIXTURES SHALL BE MAINTAINED AND REPAIRED TO CITY STANDARDS AS NEEDED, WHEN FAILURES OCCUR, AT THE SOLE RESPONSIBILITY OF THE OWNER.
26. SANITARY SEWER FACILITIES ON-SITE, INCLUDING PIPES, MANHOLES, LATERALS, SHALL BE MAINTAINED AND REPAIRED TO CITY STANDARDS AS NEEDED, WHEN FAILURES OCCUR, AT THE SOLE RESPONSIBILITY OF THE OWNER.
27. STORM WATER FACILITIES ON-SITE, INCLUDING PIPES, JUNCTIONS, INLETS, DETENTION BASINS AND CHAMBERS, OVERFLOW SPILLWAYS, AND CONTROL STRUCTURES, SHALL BE MAINTAINED AND REPAIRED TO CITY STANDARDS AS NEEDED, WHEN FAILURES OCCUR, AT THE SOLE RESPONSIBILITY OF THE OWNER.
28. THE DESIGN ENGINEER SHALL VERIFY, DURING AND/OR AFTER CONSTRUCTION, THAT THE DETENTION FACILITIES HAVE BEEN CONSTRUCTED PER PLAN, AND PROVIDE WRITTEN CERTIFICATION TO THE CITY.

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DEVELOPMENT-CONSTRUCTION-MANAGEMENT
From the Ground Up
US DEVELOPMENT
Office: 801.544.3443 - Fax: 801.544.0651
1513 N. Hill Field Rd. Ste. 2 Layton Utah 84041
www.usdevelopment.com

FOR:
CLEARFIELD STATE STREET REAL PROPERTY, LLC
471 W HERITAGE PARK BLVD, STE 5
LAYTON, UT 84041

CONTACT:
DAN BRIDENSTINE
PHONE: 801-544-3443

INDIGO EIGHT80
A TOWNHOME NEIGHBORHOOD
880 SOUTH STATE STREET
CLEARFIELD, UTAH

SEAL



PROJECT NO.

DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

NO.	DATE	DESCRIPTION
A	01.21.21	PRELIMINARY PLAN FOR PC
B	03.10.21	REVISED PRELIMINARY PLANS

REVISIONS:

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CIVIL COVER

SHEET NUMBER

C-0.0

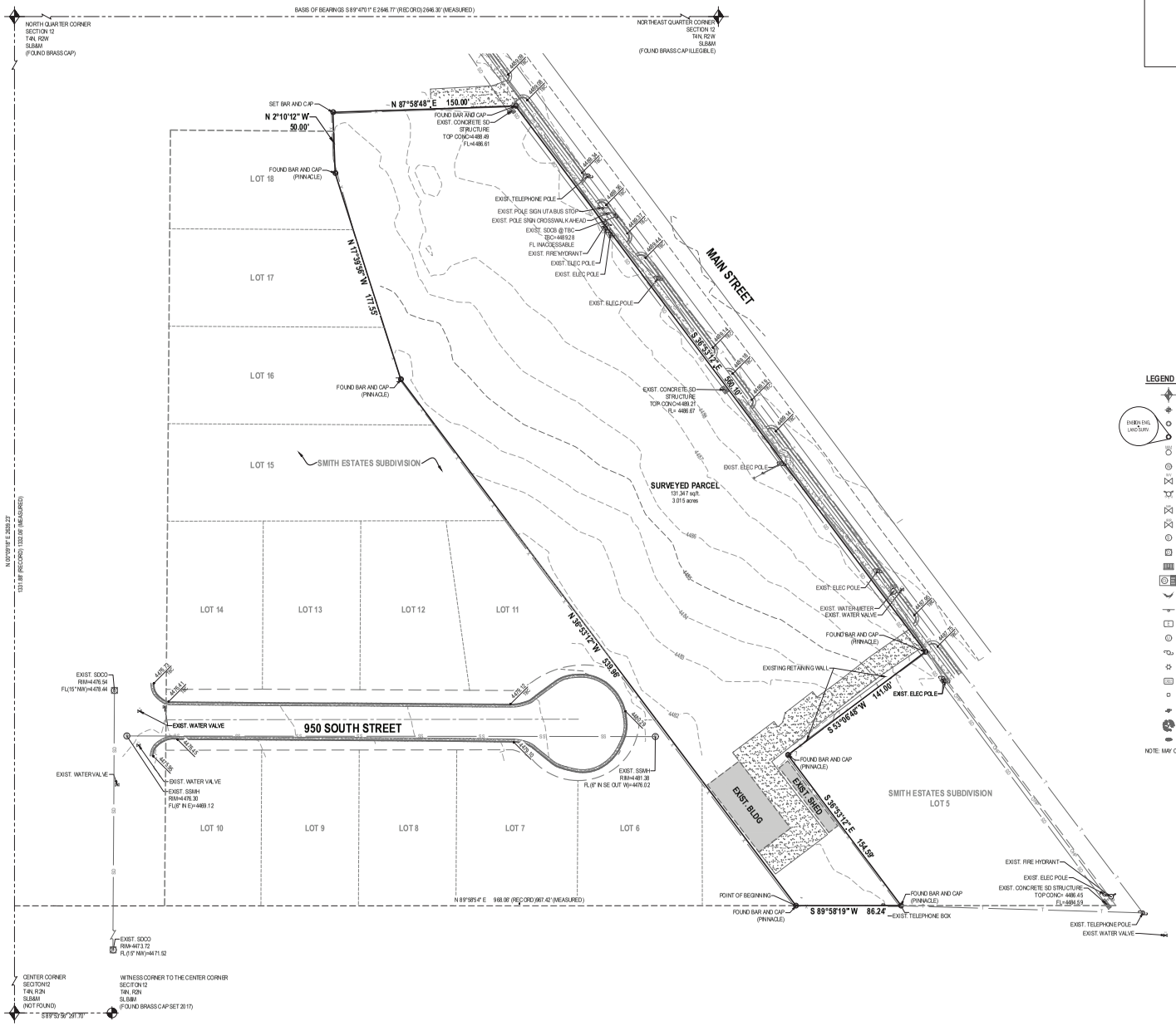
811 Know what's below. Call before you dig.

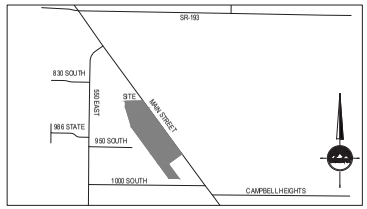
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV= 4482.57'





VICINITY MAP

NO SCALE
CLEARFIELD, DAVIS COUNTY, UTAH

SURVEYORS CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

Trent R. Williams
License No. 8034679

Date

SURVEY NARRATIVE

The purpose of this survey is to define the boundary of the parcel in preparation for possible development. All corners were found as noted based on the Smith Estates Subdivision Amendment 3. Holding original ties I missed each corner by approximately 1 foot. Ties noted as measured reflect the best attempt at holding found property corners and adjacent properties.

PROPERTY DESCRIPTION

All of Lot 301, Smith Estates Subdivision Amendment 3.

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST. REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
STORM DRAIN CLEAN OUT	STORM DRAIN LINE
STORM DRAIN CATCH BASIN	LAND DRAIN LINE
STORM DRAIN COMBO BOX	CULINARY WATER LINE
STORM DRAIN CULVERT	SECONDARY WATER LINE
SIGN	IRRIGATION LINE
ELECTRICAL BOX	OVERHEAD POWER LINE
UTILITY MANHOLE	ELECTRICAL LINE
UTILITY POLE	GAS LINE
LIGHT	EXISTING CONTOURS
CABLE BOX	CONCRETE
TELEPHONE BOX	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT
TREE	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
SHRUB	

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

HORIZONTAL GRAPHIC SCALE

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

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN CLEARFIELD CITY, DAVIS COUNTY, UTAH

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

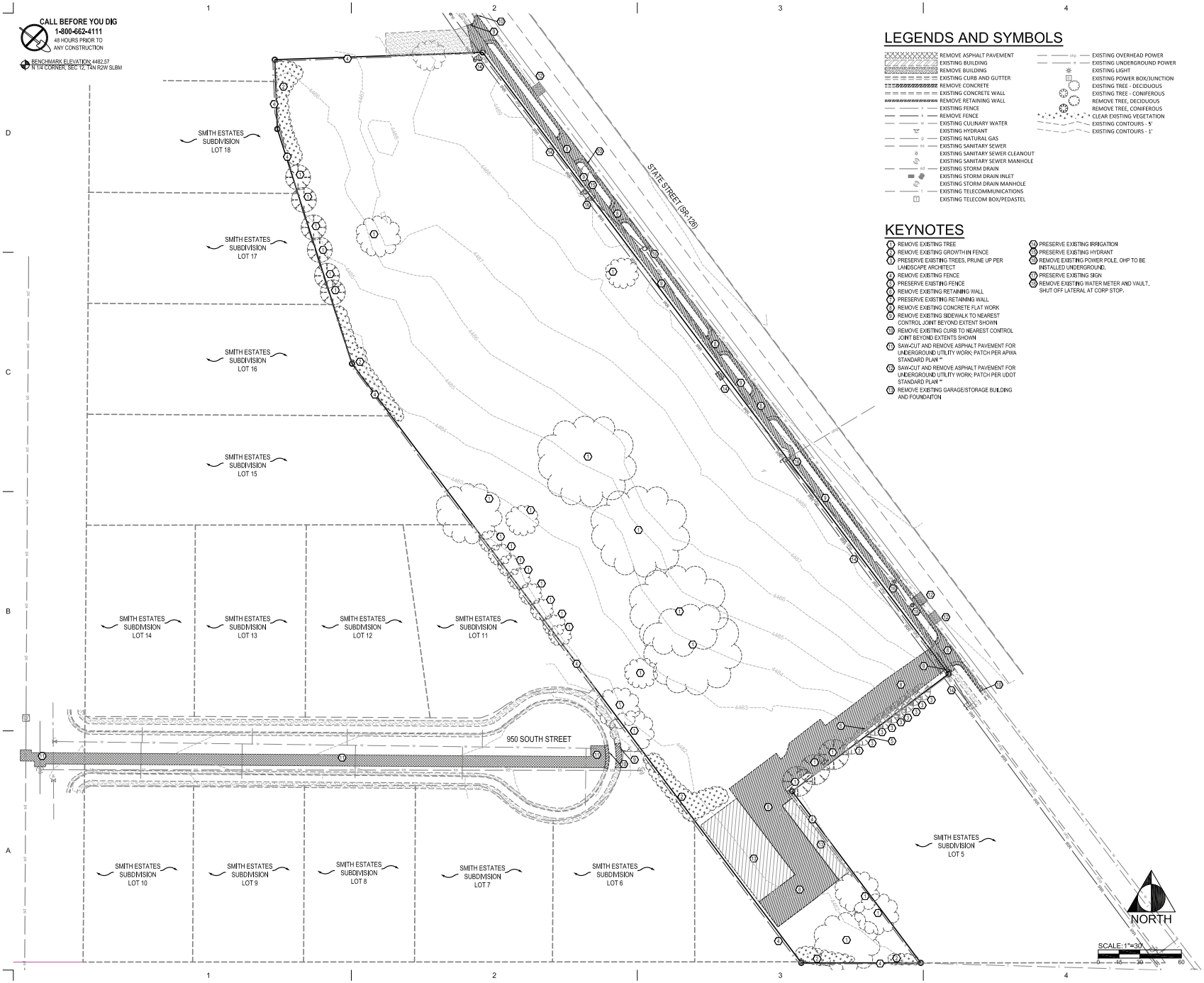
FOR:
US DEVELOPMENT
1513 NORTH HILLFIELD ROAD., SUIT 2
LAYTON, UTAH 84041
CONTACT:
US DEVELOPMENT
PHONE: 801-554-3443

CLEARFIELD SURVEY

880 SOUTH MAIN STREET
CLEARFIELD, UTAH 84015

BOUNDARY
TOPOGRAPHIC
SURVEY

PROJECT NUMBER: 10380
PRINT DATE: 12/24/20
DRAWN BY: D. ROCHE
CHECKED BY: C. WRIGHT
PROJECT MANAGER: T. WILLIAMS



LEGENDS AND SYMBOLS

- REMOVE ASPHALT PAVEMENT
- EXISTING BUILDING
- REMOVE BUILDING
- EXISTING CURB AND GUTTER
- REMOVE CONCRETE
- EXISTING CONCRETE WALL
- REMOVE RETAINING WALL
- EXISTING FENCE
- REMOVE FENCE
- EXISTING CULINARY WATER
- EXISTING HYDRANT
- EXISTING NATURAL GAS
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING TELECOMMUNICATIONS
- EXISTING TELECOM BOX/PEDASTEL
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING LIGHT
- EXISTING POWER BOX/JUNCTION
- EXISTING TREE - DECIDUOUS
- EXISTING TREE - CONIFEROUS
- REMOVE TREE, DECIDUOUS
- REMOVE TREE, CONIFEROUS
- CLEAR EXISTING VEGETATION
- EXISTING CONTOURS - 5'
- EXISTING CONTOURS - 1'

KEYNOTES

1. REMOVE EXISTING TREE
2. REMOVE EXISTING GROWTH IN FENCE
3. PRESERVE EXISTING TREES, PRUNE UP PER LANDSCAPE ARCHITECT
4. REMOVE EXISTING FENCE
5. PRESERVE EXISTING FENCE
6. REMOVE EXISTING RETAINING WALL
7. PRESERVE EXISTING RETAINING WALL
8. REMOVE EXISTING CONCRETE FLAT WORK
9. REMOVE EXISTING SIDEWALK TO NEAREST CONTROL JOINT BEYOND EXTENT SHOWN
10. REMOVE EXISTING CURB TO NEAREST CONTROL JOINT BEYOND EXTENTS SHOWN
11. SAW-CUT AND REMOVE ASPHALT PAVEMENT FOR UNDERGROUND UTILITY WORK; PATCH PER APWA STANDARD PLAN "
12. SAW-CUT AND REMOVE ASPHALT PAVEMENT FOR UNDERGROUND UTILITY WORK; PATCH PER UDOT STANDARD PLAN "
13. REMOVE EXISTING GARAGE/STORAGE BUILDING AND FOUNDATION
14. PRESERVE EXISTING IRRIGATION
15. PRESERVE EXISTING HYDRANT
16. REMOVE EXISTING POWER POLE, OHP TO BE INSTALLED UNDERGROUND.
17. PRESERVE EXISTING SIGN
18. REMOVE EXISTING WATER METER AND VAULT. SHUT OFF LATERAL AT CORP STOP.

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DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

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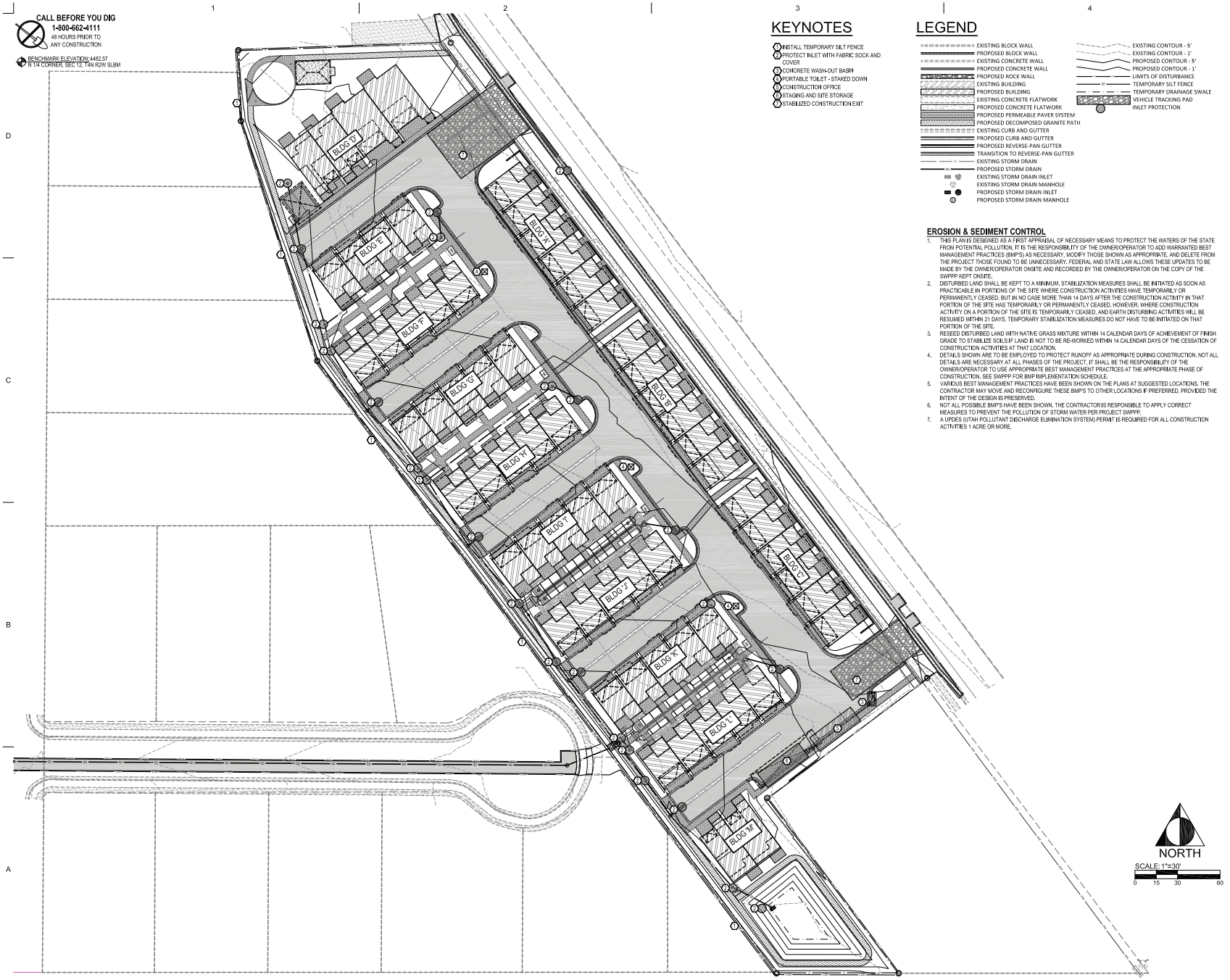
DEMOLITION PLAN

SHEET NUMBER

C-0.1

CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO ANY CONSTRUCTION

BENCHMARK ELEVATION: 4482.57
N 1/4 CORNER, SEC 12, T4N R2W SLBM



KEYNOTES

1. INSTALL TEMPORARY SILT FENCE
2. PROTECT INLET WITH FABRIC SOCK AND COVER
3. CONCRETE WASH-OUT BASIN
4. PORTABLE TOILET - STAKED DOWN
5. CONSTRUCTION OFFICE
6. STAGING AND SITE STORAGE
7. STABILIZED CONSTRUCTION EXIT

LEGEND

- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- PROPOSED ROCK WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- PROPOSED PERMEABLE PAVER SYSTEM
- PROPOSED DECOMPOSED GRANITE PATH
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE-PAN GUTTER
- TRANSITION TO REVERSE-PAN GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TEMPORARY DRAINAGE SWALE
- VEHICLE TRACKING PAD
- INLET PROTECTION

EROSION & SEDIMENT CONTROL

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.

NORTH
SCALE: 1"=30'
0 15 30 60

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INDIGO EIGHT80
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CLEARFIELD, UTAH

SEAL

PROFESSIONAL ENGINEER — REGISTERED — MICHAEL T. STATEN — REG. 389629 — STATE OF UTAH

PROJECT NO.
DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

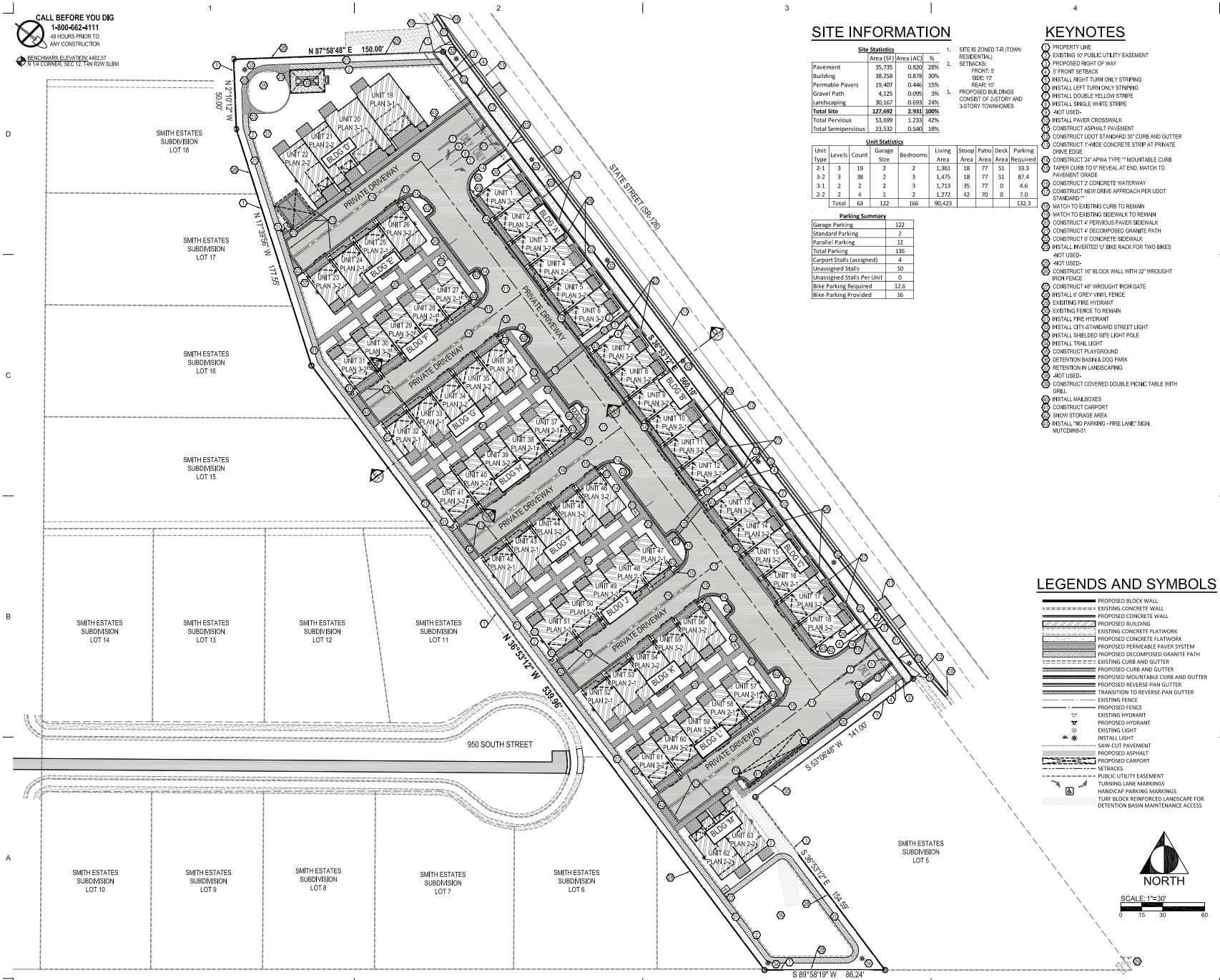
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EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
C-0.2



SITE INFORMATION

Site Statistics

	Area (SF)	Area (AC)	%
Pavement	35,735	0.820	28%
Building	38,258	0.878	30%
Permable Pavers	19,407	0.446	15%
Gravel Path	4,125	0.095	3%
Landscaping	30,167	0.693	24%
Total Site	**127,692**	**2.931**	**100%**
Total Pervious	53,699	1.233	42%
Total Semipervious	23,532	0.540	18%

1. SITE IS ZONED T-R (TOWN RESIDENTIAL)
2. SETBACKS:
   FRONT: 5'
   SIDE: 10'
   REAR: 10'
3. PROPOSED BUILDINGS CONSIST OF 2-STORY AND 3-STORY TOWNHOMES

Unit Statistics

Unit Type	Levels	Count	Garage Size	Bedrooms	Living Area	Stoop Area	Patio Area	Deck Area	Parking Required
2-1	3	19	2	2	1,361	18	77	51	33.3
3-2	3	38	2	3	1,475	18	77	51	87.4
3-1	2	2	2	3	1,713	35	77	0	4.6
2-2	2	4	1	2	1,272	42	70	0	7.0
	Total	63	122	166	90,423				132.3

Parking Summary

Garage Parking	122
Standard Parking	2
Parallel Parking	12
Total Parking	136
Carport Stalls (assigned)	4
Unassigned Stalls	10
Unassigned Stalls Per Unit	0
Bike Parking Required	12.6
Bike Parking Provided	16

KEYNOTES

1. PROPERTY LINE
2. EXISTING 10' PUBLIC UTILITY EASEMENT
3. PROPOSED RIGHT OF WAY
4. 5' FRONT SETBACK
5. INSTALL RIGHT TURN ONLY STRIPING
6. INSTALL LEFT TURN ONLY STRIPING
7. INSTALL DOUBLE YELLOW STRIPE
8. INSTALL SINGLE WHITE STRIPE
9. -NOT USED-
10. INSTALL PAVER CROSSWALK
11. CONSTRUCT ASPHALT PAVEMENT
12. CONSTRUCT UDOT STANDARD 30" CURB AND GUTTER
13. CONSTRUCT 1'-WIDE CONCRETE STRIP AT PRIVATE DRIVE EDGE
14. CONSTRUCT 24" APWA TYPE "" MOUNTABLE CURB
15. TAPER CURB TO 0" REVEAL AT END, MATCH TO PAVEMENT GRADE
16. CONSTRUCT 2' CONCRETE WATERWAY
17. CONSTRUCT NEW DRIVE APPROACH PER UDOT STANDARD ""
18. MATCH TO EXISTING CURB TO REMAIN
19. MATCH TO EXISTING SIDEWALK TO REMAIN
20. CONSTRUCT 4' PERVIOUS PAVER SIDEWALK
21. CONSTRUCT 4' DECOMPOSED GRANITE PATH
22. CONSTRUCT 6' CONCRETE SIDEWALK
23. INSTALL INVERTED 'U' BIKE RACK FOR TWO BIKES
24. -NOT USED-
25. -NOT USED-
26. CONSTRUCT 16" BLOCK WALL WITH 32" WROUGHT IRON FENCE
27. CONSTRUCT 48" WROUGHT IRON GATE
28. INSTALL 6' GREY VINYL FENCE
29. EXISITING FIRE HYDRANT
30. EXISTING FENCE TO REMAIN
31. INSTALL FIRE HYDRANT
32. INSTALL CITY-STANDARD STREET LIGHT
33. INSTALL SHIELDED SITE LIGHT POLE
34. INSTALL TRAIL LIGHT
35. CONSTRUCT PLAYGROUND
36. DETENTION BASIN & DOG PARK
37. RETENTION IN LANDSCAPING
38. -NOT USED-
39. CONSTRUCT COVERED DOUBLE PICNIC TABLE WITH GRILL
40. INSTALL MAILBOXES
41. CONSTRUCT CARPORT
42. SNOW STORAGE AREA
43. INSTALL "NO PARKING - FIRE LANE" SIGN, MUTCDW8I-3I

LEGENDS AND SYMBOLS

- PROPOSED BLOCK WALL
- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- PROPOSED PERMEABLE PAVER SYSTEM
- PROPOSED DECOMPOSED GRANITE PATH
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED MOUNTABLE CURB AND GUTTER
- PROPOSED REVERSE-PAN GUTTER
- TRANSITION TO REVERSE-PAN GUTTER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING LIGHT
- INSTALL LIGHT
- SAW-CUT PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CARPORT
- SETBACKS
- PUBLIC UTILITY EASEMENT
- TURNING LANE MARKINGS
- HANDICAP PARKING MARKINGS
- TURF BLOCK REINFORCED LANDSCAPE FOR DETENTION BASIN MAINTENANCE ACCESS

NORTH

SCALE: 1"=30'
0 15 30 60

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OVERALL SITE PLAN

SHEET NUMBER

C-1.0



LEGENDS AND SYMBOLS

- PROPOSED BLOCK WALL
- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- PROPOSED PERMEABLE PAVER SYSTEM
- PROPOSED DECOMPOSED GRANITE PATH
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED MOUNTABLE CURB AND GUTTER
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- TRANSITION TO REVERSE-PAN GUTTER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING HYDRANT
- PROPOSED HYDRANT
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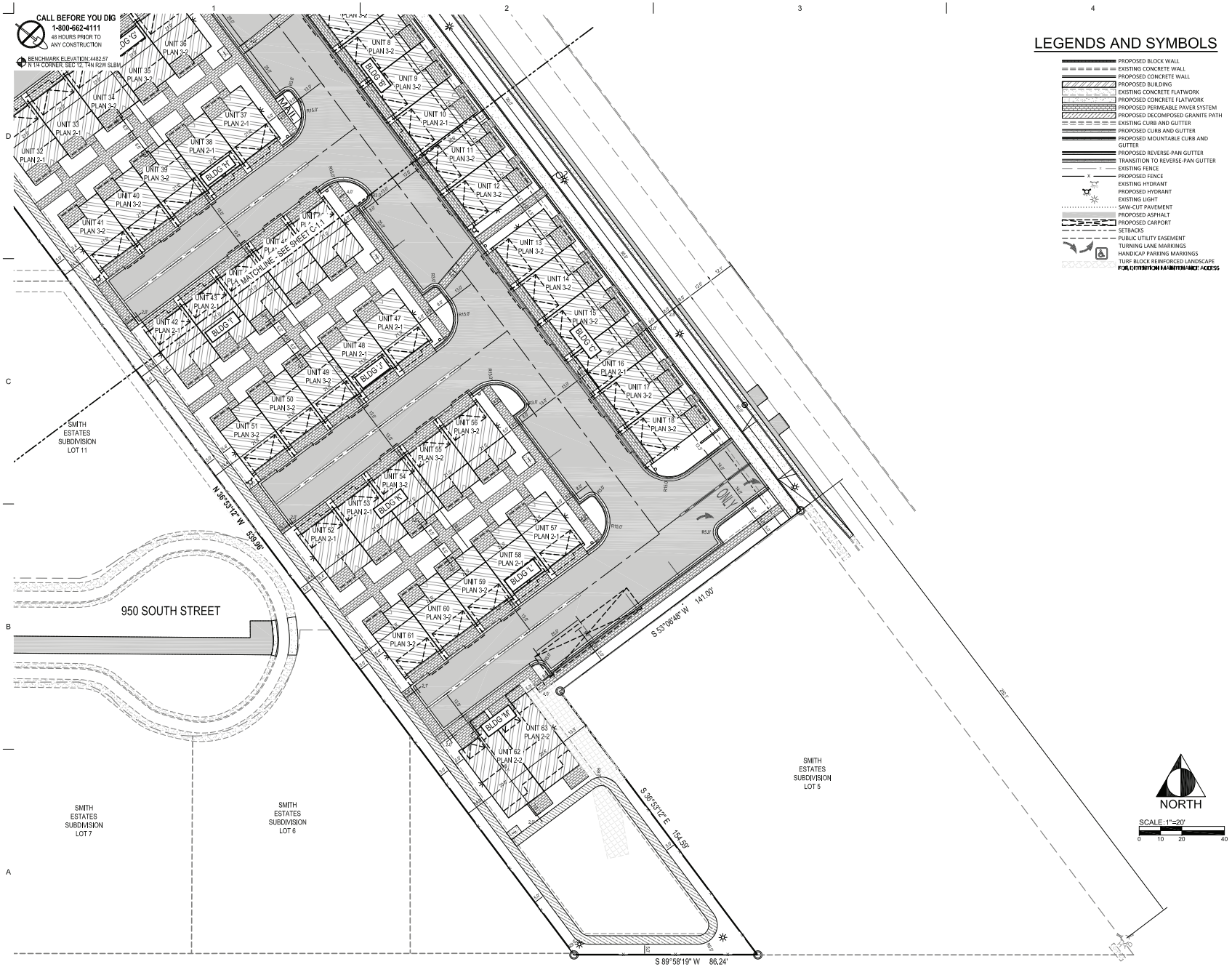
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SITE DIMENSION PLAN - NORTH

SHEET NUMBER

C-1.1



LEGENDS AND SYMBOLS

- PROPOSED BLOCK WALL
- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- PROPOSED PERMEABLE PAVER SYSTEM
- PROPOSED DECOMPOSED GRANITE PATH
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
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- PROPOSED REVERSE-PAN GUTTER
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- EXISTING HYDRANT
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CLEARFIELD, UTAH

SEAL

PROFESSIONAL ENGINEER — REG. 369629 — STATE OF UTAH — MICHAEL T. STATEN

PROJECT NO.

DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

NO.	DATE	DESCRIPTION
A	01.21.21	PRELIMINARY PLAN FOR PC
B	03.10.21	REVISED PRELIMINARY PLANS

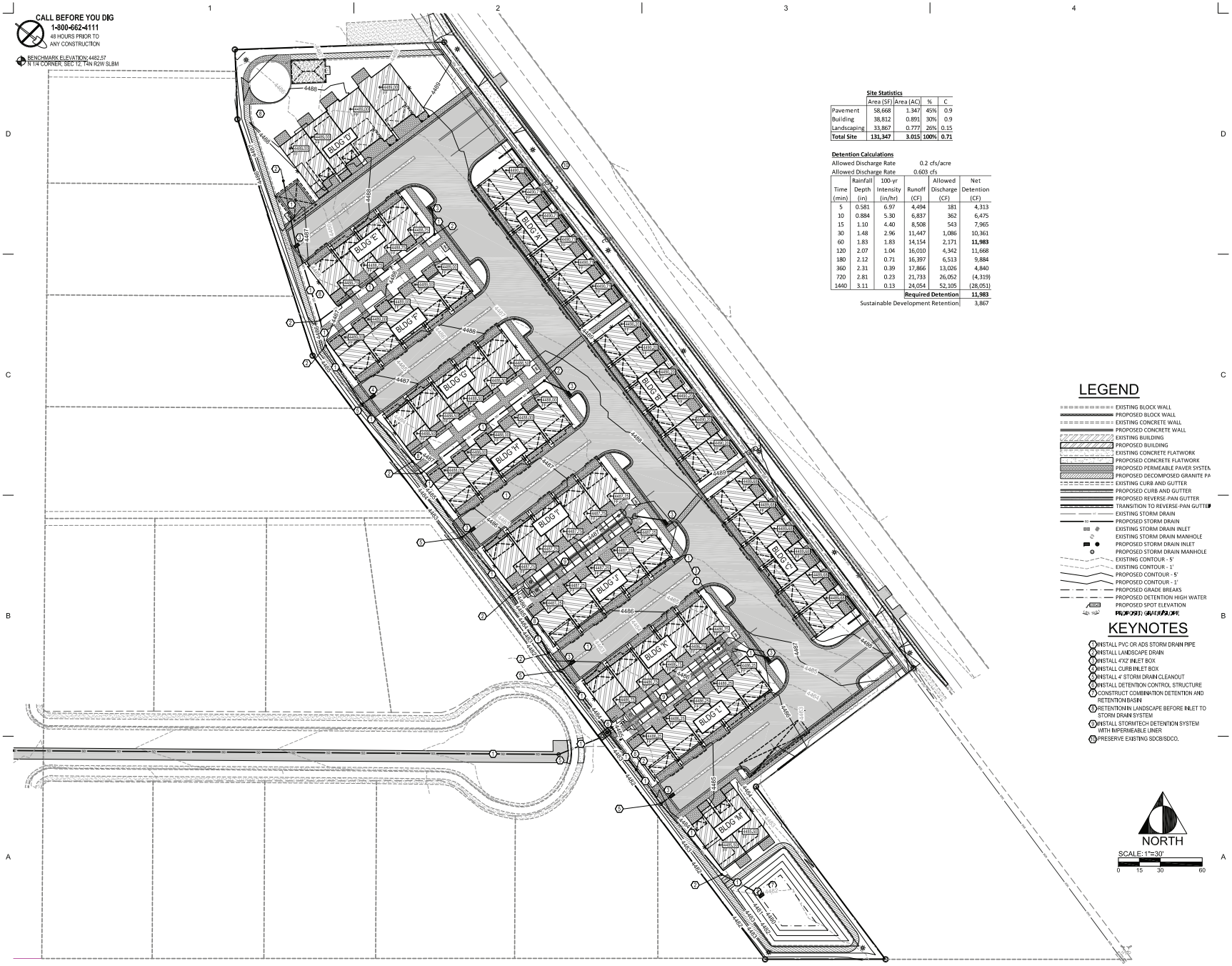
REVISIONS:

NO.	DATE	DESCRIPTION

SITE DIMENSION PLAN - SOUTH

SHEET NUMBER

C-1.2



Site Statistics

	Area (SF)	Area (AC)	%	C
Pavement	58,668	1.347	45%	0.9
Building	38,812	0.891	30%	0.9
Landscaping	33,867	0.777	26%	0.15
Total Site	**131,347**	**3.015**	**100%**	**0.71**

Detention Calculations

Allowed Discharge Rate 0.2 cfs/acre
Allowed Discharge Rate 0.603 cfs

Time (min)	Rainfall Depth (in)	100-yr Intensity (in/hr)	Runoff (CF)	Allowed Discharge (CF)	Net Detention (CF)
5	0.581	6.97	4,494	181	4,313
10	0.884	5.30	6,837	362	6,475
15	1.10	4.40	8,508	543	7,965
30	1.48	2.96	11,447	1,086	10,361
60	1.83	1.83	14,154	2,171	**11,983**
120	2.07	1.04	16,010	4,342	11,668
180	2.12	0.71	16,397	6,513	9,884
360	2.31	0.39	17,866	13,026	4,840
720	2.81	0.23	21,733	26,052	(4,319)
1440	3.11	0.13	24,054	52,105	(28,051)
			Required Detention		**11,983**
Sustainable Development Retention					3,867

LEGEND

- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- EXISTING CONCRETE WALL
- PROPOSED CONCRETE WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- PROPOSED PERMEABLE PAVER SYSTEM
- PROPOSED DECOMPOSED GRANITE PA
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE-PAN GUTTER
- TRANSITION TO REVERSE-PAN GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- PROPOSED GRADE BREAKS
- PROPOSED DETENTION HIGH WATER
- PROPOSED SPOT ELEVATION
- PROPOSED GRADE OF

KEYNOTES

1. INSTALL PVC OR ADS STORM DRAIN PIPE
2. INSTALL LANDSCAPE DRAIN
3. INSTALL 4'X2' INLET BOX
4. INSTALL CURB INLET BOX
5. INSTALL 4' STORM DRAIN CLEANOUT
6. INSTALL DETENTION CONTROL STRUCTURE
7. CONSTRUCT COMBINATION DETENTION AND RETENTION BASIN
8. RETENTIONIN LANDSCAPE BEFORE INLET TO STORM DRAIN SYSTEM
9. INSTALL STORMTECH DETENTION SYSTEM WITH IMPERMEABLE LINER
10. PRESERVE EXISTING SDCBISDCO.

NORTH
SCALE: 1"=30'
0 15 30 60

USD
DEVELOPMENT-CONSTRUCTION-MANAGEMENT
From the Ground Up
US DEVELOPMENT
Office: 801.544.3443 - Fax: 801.544.0651
1513 N. Hill Field Rd. Ste. 2 Layton Utah 84041
www.usdevelopment.com

FOR:
CLEARFIELD STATE STREET REAL PROPERTY, LLC
471 W HERITAGE PARK BLVD, STE 5
LAYTON, UT 84041

CONTACT:
DAN BRIDENSTINE
PHONE: 801-544-3443

INDIGO EIGHT80
A TOWNHOME NEIGHBORHOOD
880 SOUTH STATE STREET
CLEARFIELD, UTAH

SEAL

PROFESSIONAL ENGINEER — REGISTERED — NO. 389629 — MICHAEL T. STATEN — STATE OF UTAH

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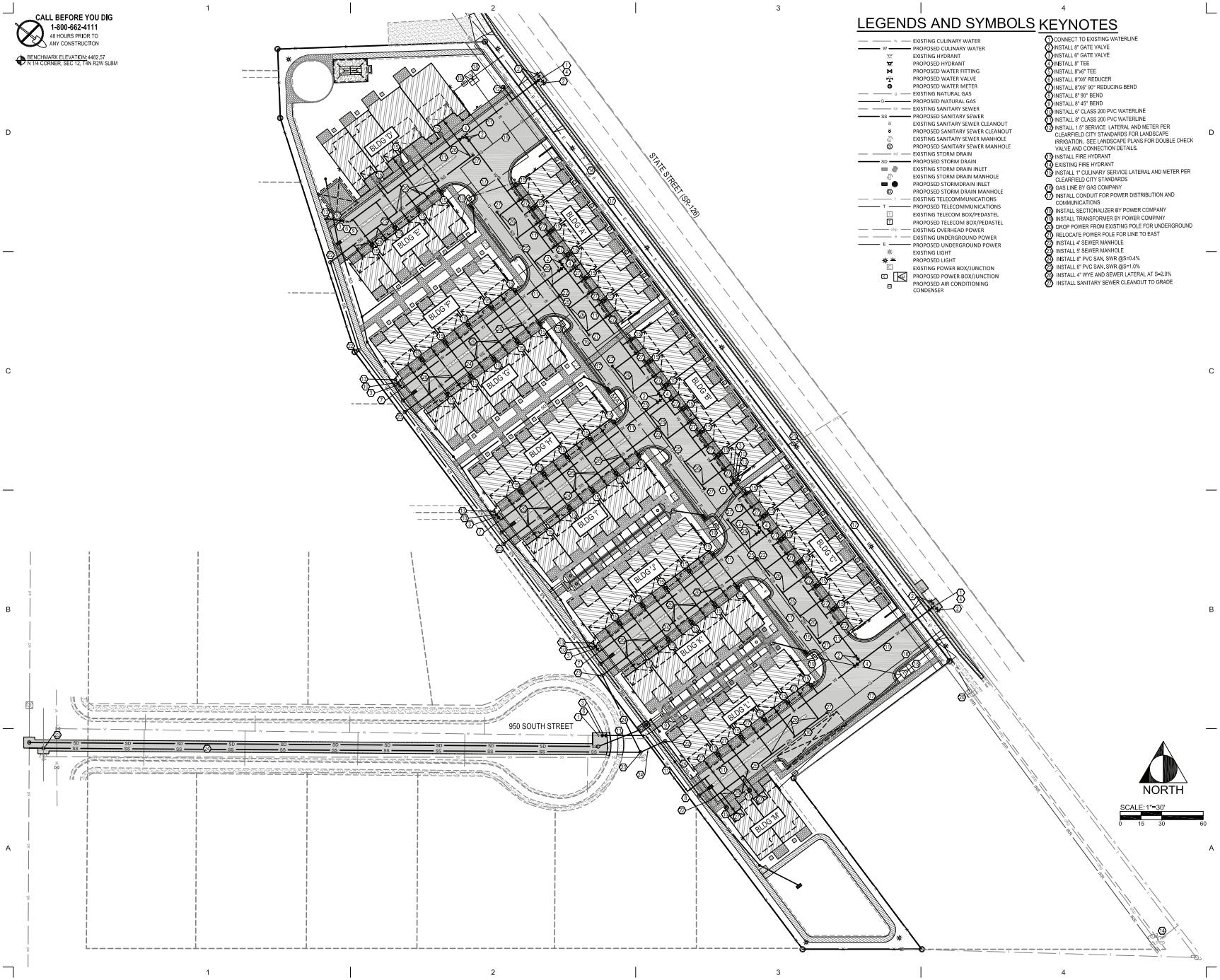
NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-2.0

CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO ANY CONSTRUCTION

BENCHMARK ELEVATION: 4482.57
N 1/4 CORNER, SEC 12, T4N R2W SLBM



LEGENDS AND SYMBOLS

- EXISTING CULINARY WATER
- PROPOSED CULINARY WATER
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED WATER FITTING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING NATURAL GAS
- PROPOSED NATURAL GAS
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORMDRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING TELECOMMUNICATIONS
- PROPOSED TELECOMMUNICATIONS
- EXISTING TELECOM BOX/PEDASTEL
- PROPOSED TELECOM BOX/PEDASTEL
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- PROPOSED UNDERGROUND POWER
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING POWER BOX/JUNCTION
- PROPOSED POWER BOX/JUNCTION
- PROPOSED AIR CONDITIONING CONDENSER

KEYNOTES

1. CONNECT TO EXISTING WATERLINE
2. INSTALL 8" GATE VALVE
3. INSTALL 6" GATE VALVE
4. INSTALL 8" TEE
5. INSTALL 8"x6" TEE
6. INSTALL 8"X6" REDUCER
7. INSTALL 8"X6" 90° REDUCING BEND
8. INSTALL 8" 90° BEND
9. INSTALL 8" 45° BEND
10. INSTALL 6" CLASS 200 PVC WATERLINE
11. INSTALL 8" CLASS 200 PVC WATERLINE
12. INSTALL 1.5" SERVICE LATERAL AND METER PER CLEARFIELD CITY STANDARDS FOR LANDSCAPE IRRIGATION. SEE LANDSCAPE PLANS FOR DOUBLE CHECK VALVE AND CONNECTION DETAILS.
13. INSTALL FIRE HYDRANT
14. EXISTING FIRE HYDRANT
15. INSTALL 1" CULINARY SERVICE LATERAL AND METER PER CLEARFIELD CITY STANDARDS
16. GAS LINE BY GAS COMPANY
17. INSTALL CONDUIT FOR POWER DISTRIBUTION AND COMMUNICATIONS
18. INSTALL SECTIONALIZER BY POWER COMPANY
19. INSTALL TRANSFORMER BY POWER COMPANY
20. DROP POWER FROM EXISTING POLE FOR UNDERGROUND
21. RELOCATE POWER POLE FOR LINE TO EAST
22. INSTALL 4' SEWER MANHOLE
23. INSTALL 5' SEWER MANHOLE
24. INSTALL 8" PVC SAN. SWR @S=0.4%
25. INSTALL 6" PVC SAN. SWR @S=1.0%
26. INSTALL 4" WYE AND SEWER LATERAL AT S=2.0%
27. INSTALL SANITARY SEWER CLEANOUT TO GRADE

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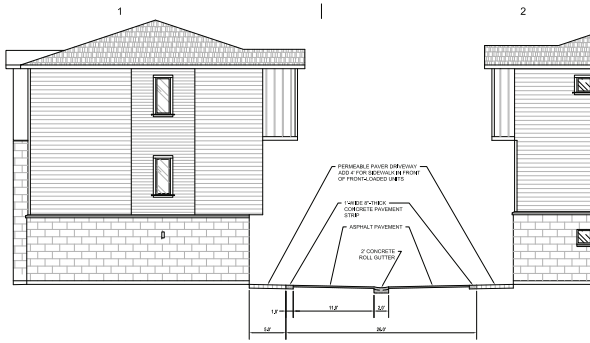
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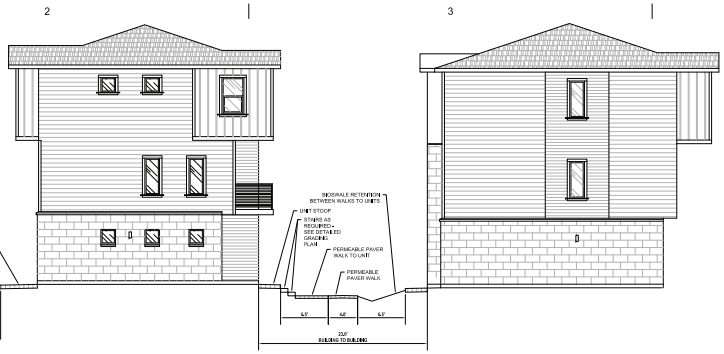
NO.	DATE	DESCRIPTION

UTILITY PLAN

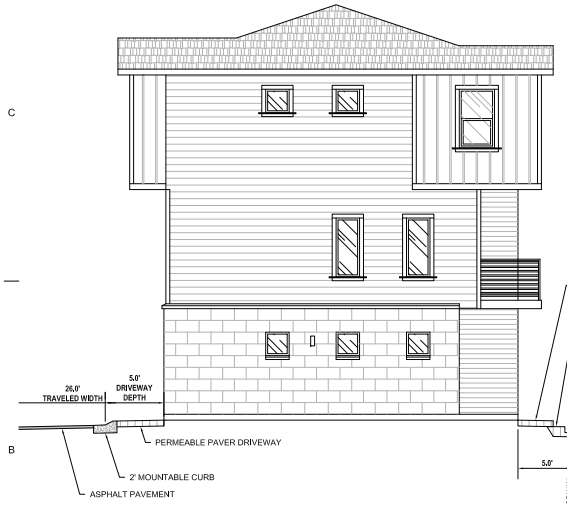
SHEET NUMBER
C-3.0



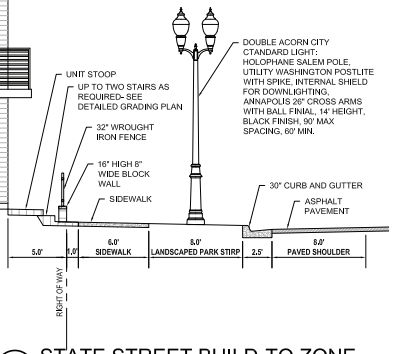
A TYPICAL DRIVE SECTION - NO CURB
SCALE: 1"=5'



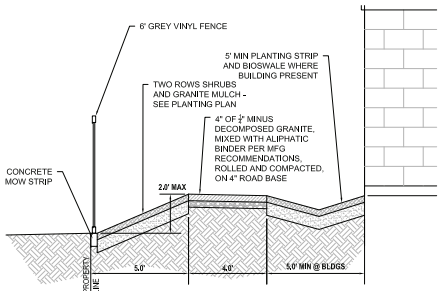
B TYPICAL WALK-UP COURTYARD SECTION
SCALE: 1"=5'



C TYPICAL CURBED DRIVE SECTION
SCALE: 1"=5'



D STATE STREET BUILD-TO ZONE
SCALE: 1"=5'



E BUFFER AND PATH SECTION
SCALE: 1"=3'

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CIVIL DETAILS

SHEET NUMBER
C-4.0



KEYNOTES

1. NEW SOD TYP.
2. SHRUB BED W/ 1-1/2"" ROCK MULCH - 3" DEEP W/ GEO FABRIC UNDER TYP.
3. TOT LOT
4. PICNIC PAVILION
5. DOG PARK

Site Statistics

	Area (SF)	Area (AC)	%
Pavement	35,735	0.820	28%
Building	38,258	0.878	30%
Permable Pavers	19,407	0.446	15%
Gravel Path	4,125	0.095	3%
Landscaping	30,167	0.693	24%
Total Site	**127,692**	**2.931**	**100%**
Total Pervious	53,699	1.233	42%
Total Semipervious	23,532	0.540	18%

PLANT MATERIAL KEY

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
Zelkova serrata	Zelkova	2"	36
Tilia tomentosa "Sterling"	Sterling Silver Linden	2"	10
SHRUBS			
Caryopteris x clandonensis	Blue Mist Spirea	5 GAL	562
Cotinus coggygria 'Lilla'	Lilla Smoke Bush	5 GAL	336
Rosa ground cover 'MEIcoublan'	White Meidiland® Groundcover Rose	5 GAL	101
Rosa x 'Nearly Wild'	Rose Nearly Wild	5 GAL	196
Pinus mugo	Mugo Pine	5 GAL	159
GRASSES			
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	3 GAL	53
Helictotrichon sempervirens	Blue Oat Grass	3 GAL	189
GROUND COVERS			
Kentucky Blue Grass - Existing or New	Blo Blue Grass	Sod	
Planting Beds	1-1/2" Crushed White Granite		
EXISTING VEGETATION			
Existing deciduous tree			
Existing conferous tree			

PLANTING NOTES

ALL PLANTS SHALL CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER, FORM, ETC., OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK". ALL PLANT MATERIAL IS TO BE INSPECTED AND APPROVED BY OWNER PRIOR TO PLANTING OF ANY PLANT MATERIAL.

THIS CONTRACTOR SHALL PROVIDE A ONE YEAR MATERIAL AND LABOR WARRANTY ON ALL PLANT MATERIAL. ALL PLANT MATERIAL WHICH HAS LOST MORE THAN 50% OF HEALTHY PLANT LIFE SHALL BE REPLACED.

WARRANTY PERIOD SHALL BEGIN WHEN SUBSTANTIAL COMPLETION HAS BEEN COMPLETED AND ACCEPTED BY OWNER. THIS CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE OWNER WITH A WRITTEN DOCUMENT THAT THE ENTIRE SCOPE OF WORK IS SUBSTANTIALLY COMPLETE AND REQUESTS ACCEPTANCE OF SUCH.

THIS CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE.

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING FROM THE SITE ALL SOIL EXCAVATED FROM TREE PITS.

ALL CONC. EDGING TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SYSTEM AND THE LANDSCAPE PLANTING.

THIS CONTRACTOR SHALL APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO BARK INSTALLATION.

INSTALL A MINIMUM OF 3" OF 1-1/2" ROCK MULCH IN ALL SHRUB PLANTING BEDS AFTER PLANT MATERIAL INSTALLATION.

TREES SHALL HAVE MINIMUM CLEAR BRANCH HEIGHT OF 7 FEET.

THIS CONTRACTOR SHALL FILL A TREE PIT WITH WATER. IF TREE PIT DOES NOT PERCOLATE WATER OUT IN A 24 HOUR PERIOD THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING TREE PIT DRAINAGE.

THIS CONTRACTOR TO PROVIDE SPECIFICATIONS ON ALL SOD MIXES FOR APPROVAL BY OWNER PRIOR TO PROCURING MATERIAL. ALL SOD SHALL HAVE A MINIMUM OF 1-1/2" ROOT MASS.

LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATIONS SYSTEM.

USD
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Office: 801.544.3443 - Fax: 801.544.0651
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w w w . u s d e v e l o p m e n t . c o m

FOR:
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CONTACT:
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PHONE: 801-544-3443

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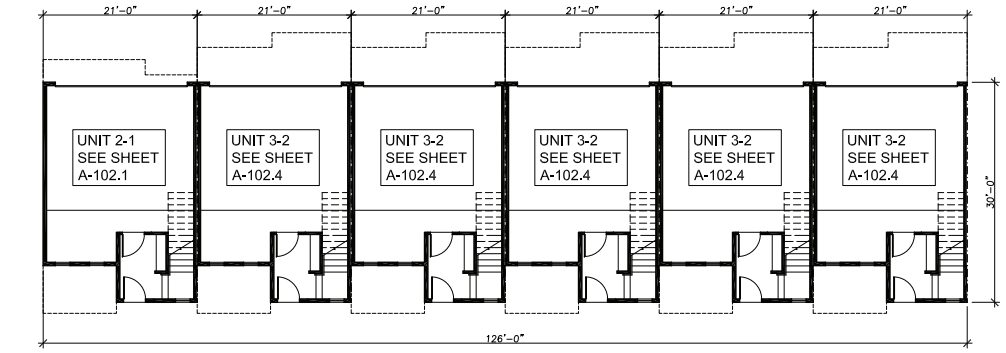
REVISIONS:

NO.	DATE	DESCRIPTION
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2		
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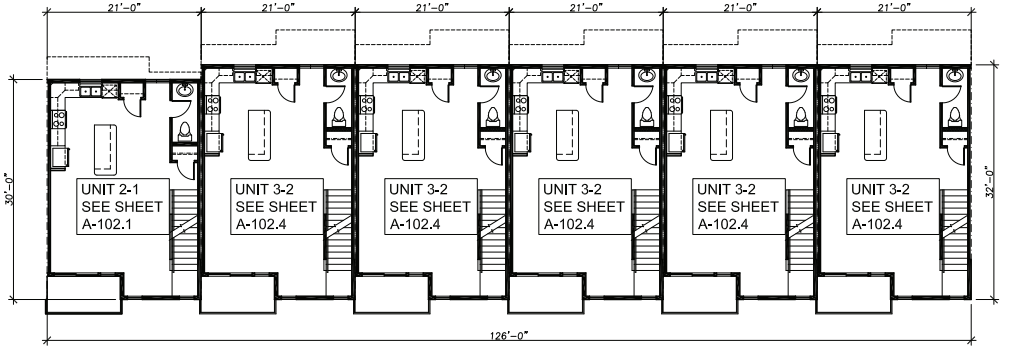
LANDSCAPE PLAN

SHEET NUMBER

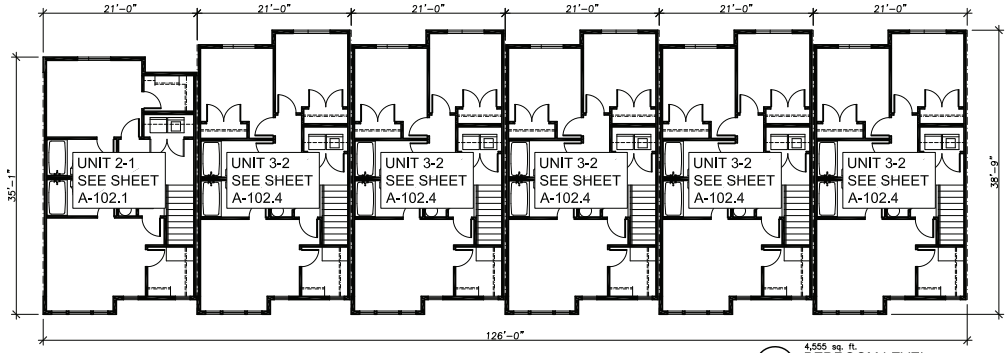
L-1.0



A A-101.1 552 sq. ft. (NOT INCLUDING GARAGE)
GARAGE LEVEL
SCALE : 1/8" = 1'-0"



B A-101.1 3,798 sq. ft.
LIVING LEVEL
SCALE : 1/8" = 1'-0"



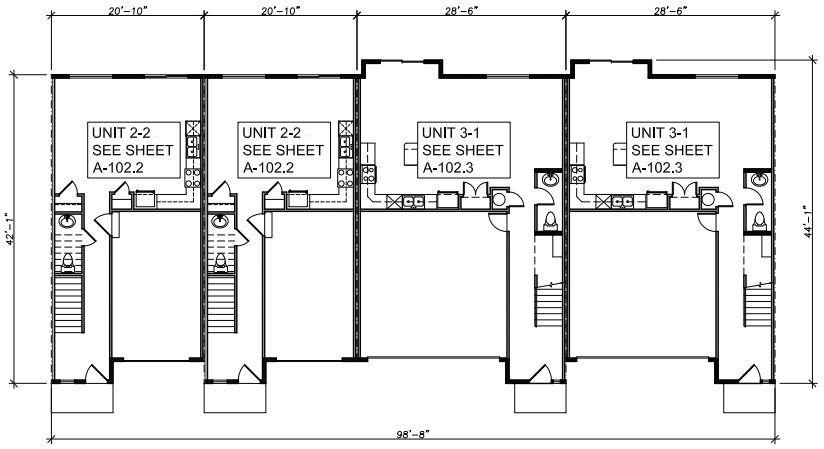
C A-101.1 4,555 sq. ft.
BEDROOM LEVEL
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
1222 West 27th Street, Suite 1100
Salt Lake City, Utah 84104
ph. (801) 485-6444

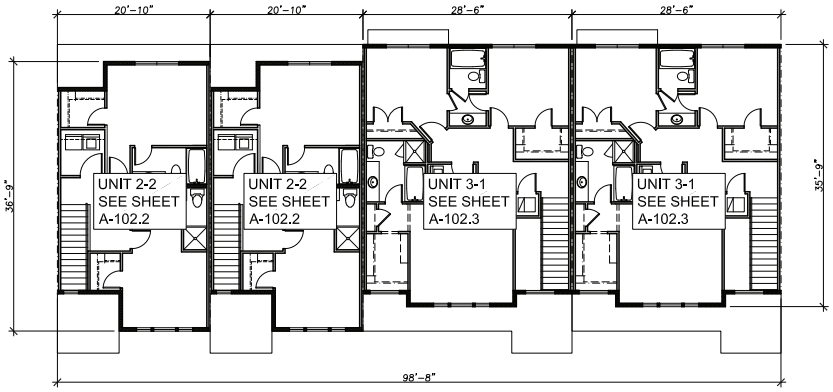
Indigo Eight80
880 S State Street
Clearfield, UT

OVERALL BUILDING PLANS
BUILDINGS A, B, & C

Mar. 8, 2021
REVISED
DRAWN BY
-
DRAWING NO.
A-101.1



A / A-101.2 — 2,650 sq. ft. (NOT INCLUDING GARAGE)
MAIN LEVEL
SCALE : 1/8" = 1'-0"



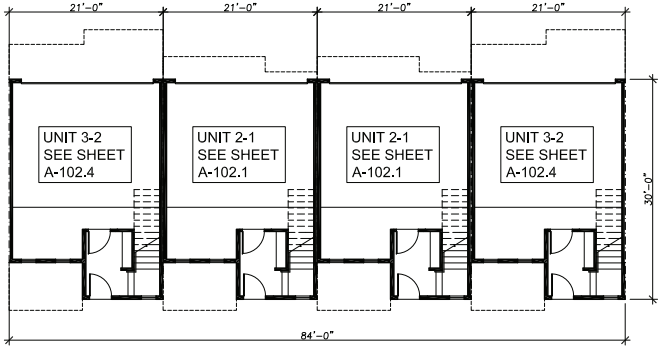
B / A-101.2 — 3,392 sq. ft.
UPPER LEVEL
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
2302 North 1000 West
Logan, Utah 84321
ph. (801) 485-6444

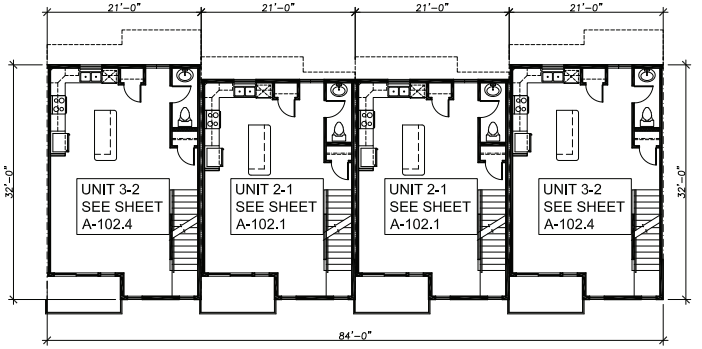
Indigo Eight80
880 S State Street
Clearfield, UT

OVERALL BUILDING PLANS
BUILDING D

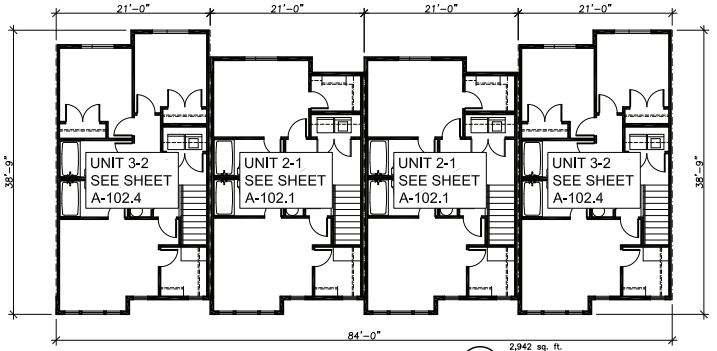
DATE: Mar. 8, 2021
REVISED:
DRAWN BY: -
DRAWING NO. A-101.2



A A-101.3 368 sq. ft. (NOT INCLUDING GARAGE) GARAGE LEVEL
SCALE : 1/8" = 1'-0"



B A-101.3 2,476 sq. ft. LIVING LEVEL
SCALE : 1/8" = 1'-0"



C A-101.3 2,942 sq. ft. BEDROOM LEVEL
SCALE : 1/8" = 1'-0"

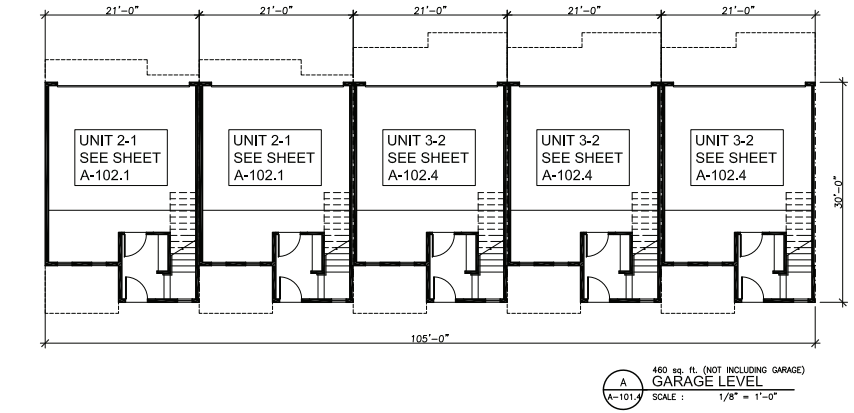
Tuttle and Associates, inc.
ARCHITECTS
215 South 600 East, Suite 100
Salt Lake City, Utah 84102
ph. (801) 485-2444

Indigo Eight80
880 S State Street
Clearfield, UT

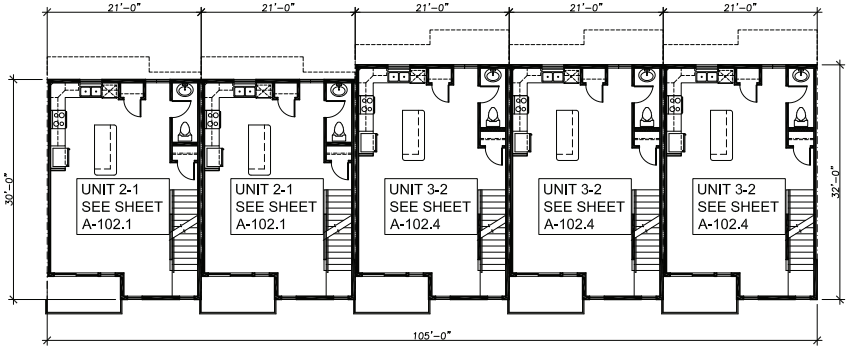
OVERALL BUILDING PLANS
BUILDING E

Mar. 8, 2021

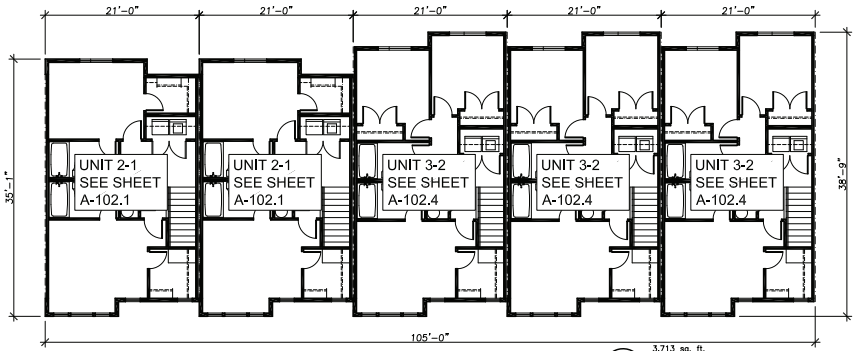
A-101.3



A A-101.4 460 sq. ft. (NOT INCLUDING GARAGE) GARAGE LEVEL
SCALE : 1/8" = 1'-0"



B A-101.4 3,116 sq. ft. LIVING LEVEL
SCALE : 1/8" = 1'-0"



C A-101.4 3,713 sq. ft. BEDROOM LEVEL
SCALE : 1/8" = 1'-0"

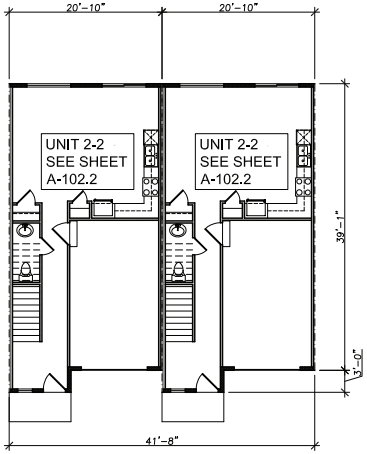
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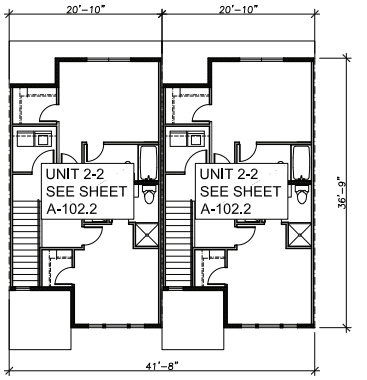
OVERALL BUILDING PLANS
BUILDINGS F, G, H, I, J, K, & L

Mar. 8, 2021

A-101.4



A A-101.5 1,166 sq. ft. (NOT INCLUDING GARAGE)
MAIN LEVEL
SCALE : 1/8" = 1'-0"



B A-101.5 1,402 sq. ft.
UPPER LEVEL
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
2302 Parleys Way, Suite 210
Salt Lake City, UT 84109
ph.(801)485-6444

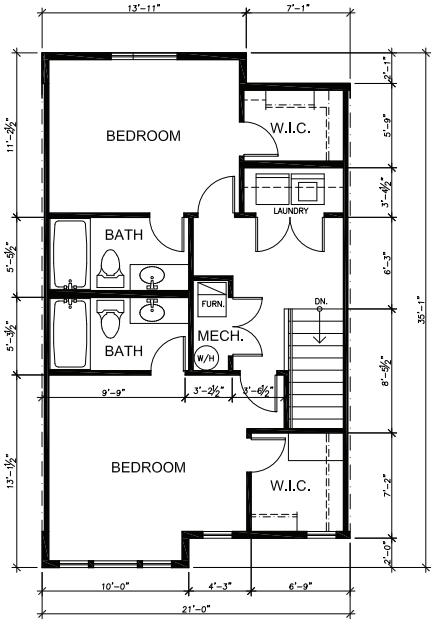
Indigo Eight80
880 S State Street
Clearfield, UT

OVERALL BUILDING PLANS
BUILDING M

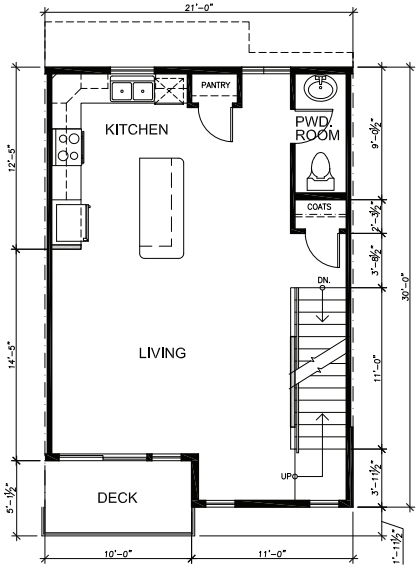
DATE
Mar. 8, 2021
REVISED

DRAWN BY
-

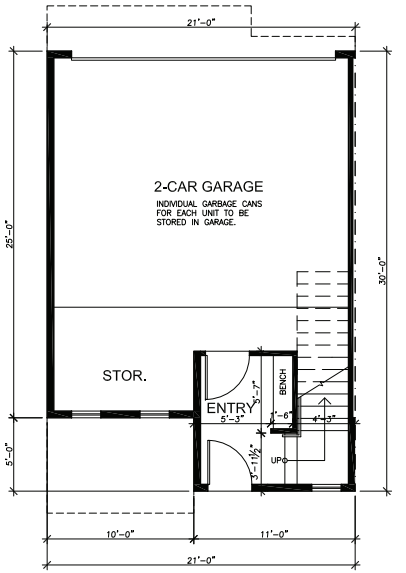
DRAWING NO.
A-101.5



700 sq. ft.
C A-102.1 BEDROOM LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"



598 sq. ft.
B A-102.1 LIVING LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"



CONDITIONED AREA: 92 sq. ft.
GARAGE AREA: 482 sq. ft.
A A-102.1 GARAGE LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

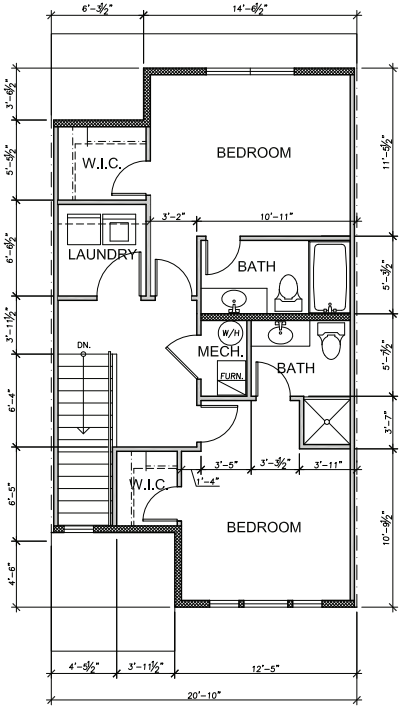
TOTAL CONDITIONED AREA: 1,390 sq. ft.

Tuttle and Associates, inc.
ARCHITECTS

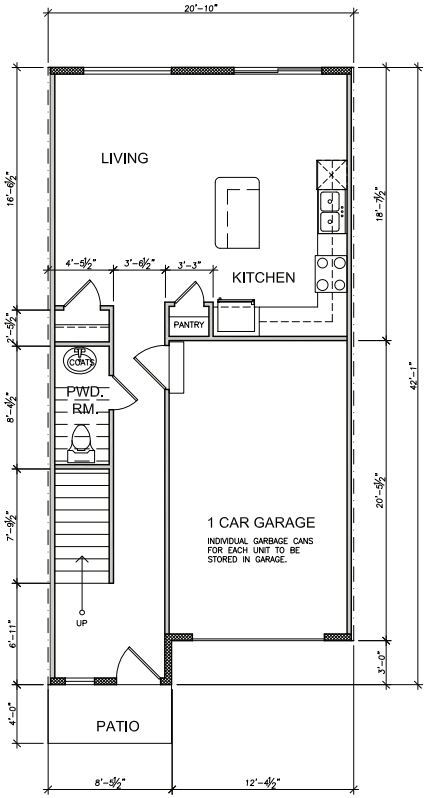
Indigo Eight80
880 S State Street
Clearfield, UT

UNIT 2-1 FLOOR PLAN

DATE: Mar. 8, 2021
REVISED
DRAWN BY: -
JOB NO.: A-102.1



B A-102.2 — 701 sq. ft.
UPPER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"



A A-102.2 — CONDITIONED AREA: 583 sq. ft.
GARAGE AREA: 257 sq. ft.
MAIN LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

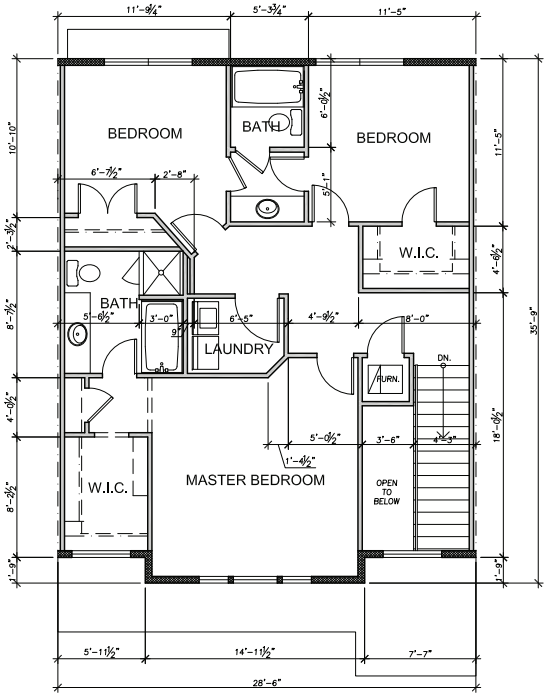
TOTAL CONDITIONED AREA: 1,284 sq. ft.

Tuttle and Associates, inc.
ARCHITECTS

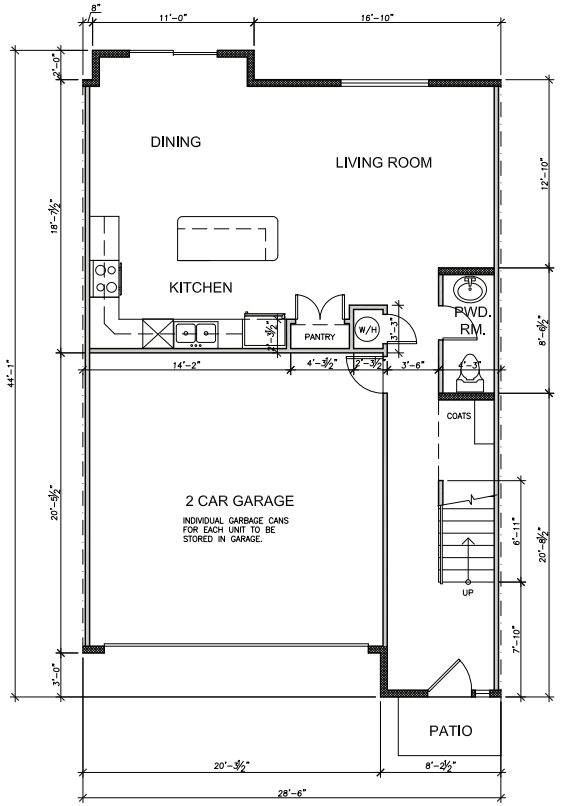
Indigo Eight80
880 S State Street
Clearfield, UT

UNIT 2-2 FLOOR PLAN

DATE: Mar. 8, 2021
REVISED:
DRAWN BY: -
DRAWING NO.: A-102.2



B A-102.3 — 995 sq. ft.
UPPER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"



A A-102.3 — CONDITIONED AREA: 742 sq. ft.
GARAGE AREA: 419 sq. ft.
MAIN LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

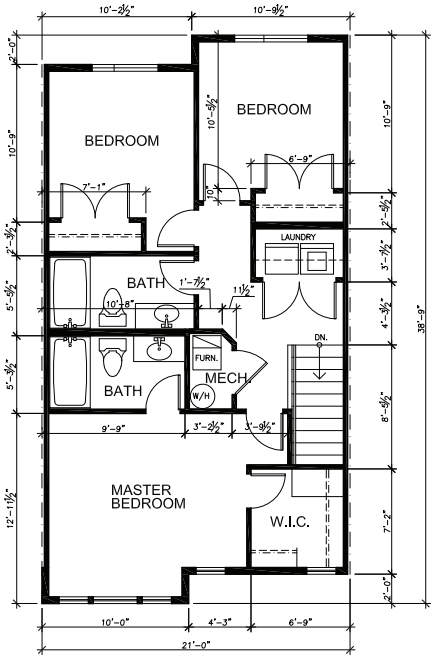
TOTAL CONDITIONED AREA: 1,737 sq. ft.

Tuttle and Associates, inc.
ARCHITECTS
230 South 500 East, Suite 100
Salt Lake City, Utah 84102
ph.(801)485-4464

Indigo Eight80
880 S State Street
Clearfield, UT

UNIT 3-1 FLOOR PLAN

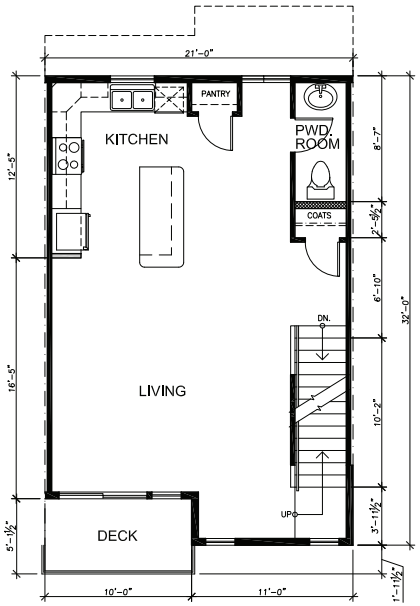
DATE: Mar. 8, 2021
REVISED:
DRAWN BY: -
JOB NO.: A-102.3



771 sq. ft.

C A-102.4 BEDROOM LEVEL FLOOR PLAN

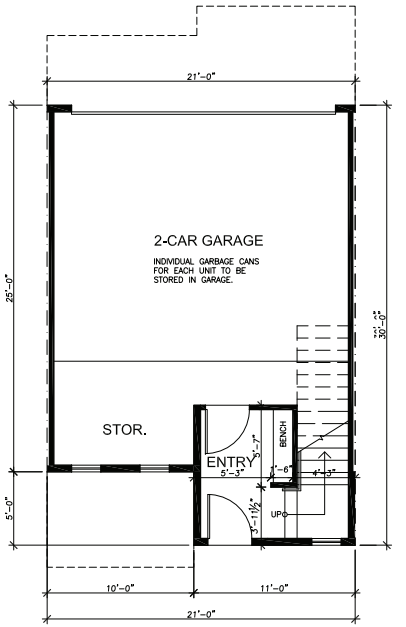
SCALE : 1/4" = 1'-0"



640 sq. ft.

B A-102.4 LIVING LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"



CONDITIONED AREA: 92 sq. ft.
GARAGE AREA: 482 sq. ft.

A A-102.4 GARAGE LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"

TOTAL CONDITIONED AREA: 1,503 sq. ft.

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Indigo Eight80

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Clearfield, UT

UNIT 3-2 FLOOR PLAN

DATE
Mar. 8, 2021
REVISED

DRAWN BY
-

JOB NO.
A-102.4

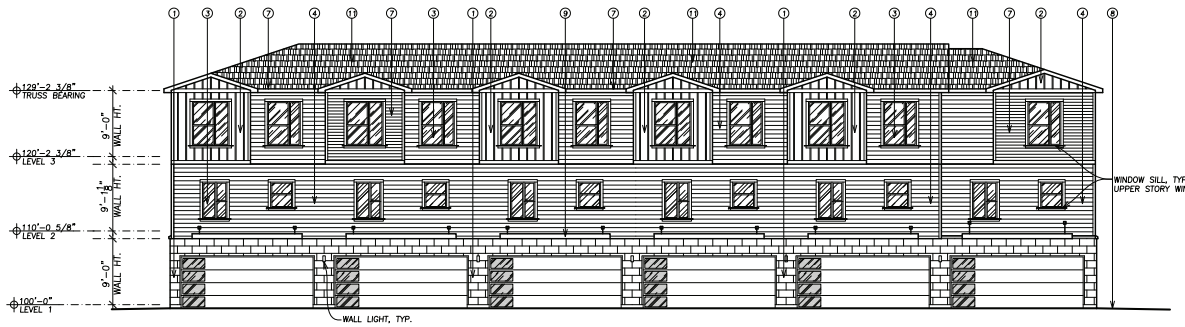
LEGEND

1. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ELDORADO STONE MARQUEE24 DOVETAIL.
2. FIBER-CEMENT BOARD, BOARD AND BATTEN SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. DBL GLAZED VINYL SLIDING WINDOWS & PATIO DOORS, SEE DETAIL B/A-303. CAULK ALL AROUND.
4. FIBER-CEMENT BOARD, HORIZONTAL LAP SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS. COLOR A.
5. 42" TALL POWDER COATED RAILINGS
6. GALVANIZED FLASHING WITH DRIP EDGE.
7. FIBER-CEMENT BOARD, HORIZONTAL LAP SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS. COLOR B.
8. FINISH GRADE PER CIVIL DRAWINGS.
9. ARCH'L METAL CANOPY
10. STANDING SEAM METAL ROOFING.
11. 30 YR. ARCH'L GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT

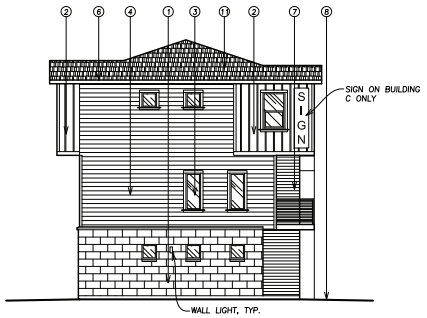
NOTE: TYVEK WRAP TO BE INSTALLED BEHIND ALL EXTERIOR FINISHES. (1) LAYER GRADE 'D' FELT OVER APPLIED SHINGLE STYLE. FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL.



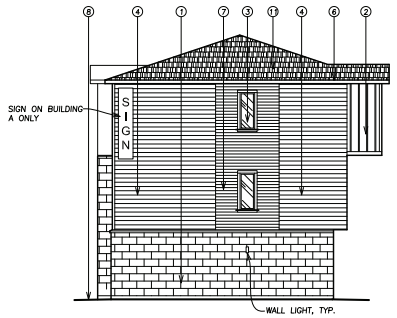
A A-201.1 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



B A-201.1 REAR ELEVATION
SCALE : 1/8" = 1'-0"



D A-201.1 LEFT ELEVATION
SCALE : 1/8" = 1'-0"



C A-201.1 RIGHT ELEVATION
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
2302 N. 1200 W.
Layton, UT 84041
ph. (801)695-0444

Indigo Eight80
880 S State Street
Clearfield, UT

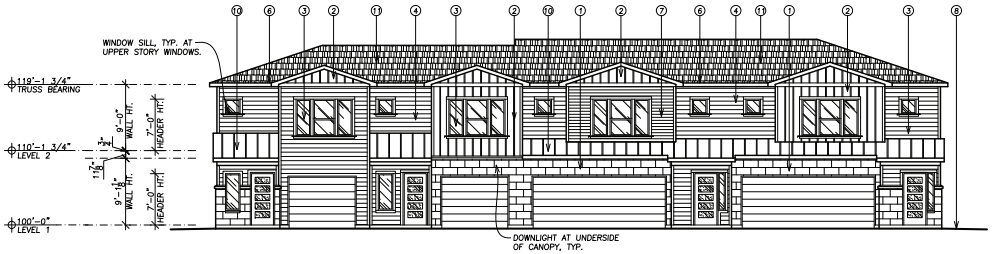
EXTERIOR ELEVATIONS BUILDINGS A, B, & C

DATE: Mar. 8, 2021
REVISED:
DRAWN BY: -
DRAWING NO. A-201.1

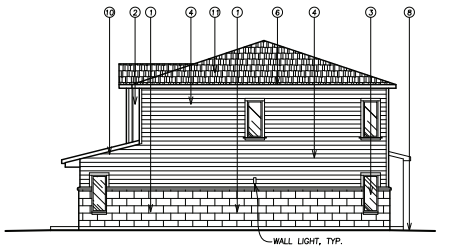
LEGEND

1. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ELDORADO STONE MARQUEE24 DOVETAIL.
2. FIBER-CEMENT BOARD, BOARD AND BATTEN SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. DBL. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS, SEE DETAIL B/A-303. CAULK ALL AROUND.
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6. GALVANIZED FLASHING WITH DRIP EDGE.
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8. FINISH GRADE PER CIVIL DRAWINGS.
9. ARCH'L METAL CANOPY
10. STANDING SEAM METAL ROOFING.
11. 30 YR. ARCH'L GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT

NOTE: TYVEK WRAP TO BE INSTALLED BEHIND ALL EXTERIOR FINISHES. (1) LAYER GRADE 'D' FELT OVER APPLIED SHINGLE STYLE. FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL.



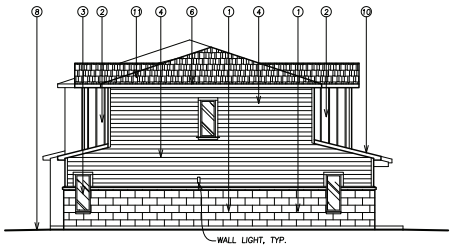
A A-201.2 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



B A-201.2 RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



C A-201.2 REAR ELEVATION
SCALE : 1/8" = 1'-0"



D A-201.2 LEFT ELEVATION
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
2302 Washington Blvd.
Ogden, UT 84401
tel. (801) 621-8676
ph. (801) 495-4444

Indigo Eight80
880 S State Street
Clearfield, UT

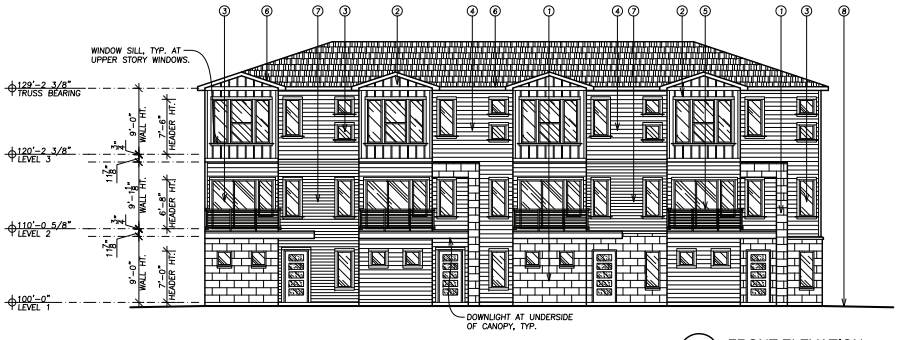
EXTERIOR ELEVATIONS
BUILDING D

DATE: Mar. 8, 2021
REVISED
DRAWN BY: -
DRAWING NO.: A-201.2

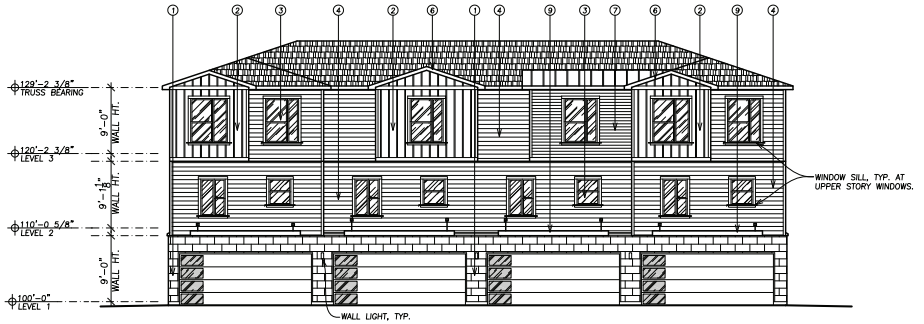
LEGEND

1. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ELDORADO STONE MARQUEE24 DOVETAIL.
2. FIBER-CEMENT BOARD, BOARD AND BATTEN SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. DBL. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS, SEE DETAIL B/A-303. CAULK ALL AROUND.
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5. 42" TALL POWDER COATED RAILINGS
6. GALVANIZED FLASHING WITH DRIP EDGE.
7. FIBER-CEMENT BOARD, HORIZONTAL LAP SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS. COLOR B.
8. FINISH GRADE PER CIVIL DRAWINGS.
9. ARCH'L METAL CANOPY
10. STANDING SEAM METAL ROOFING.
11. 30 YR. ARCH'L GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT

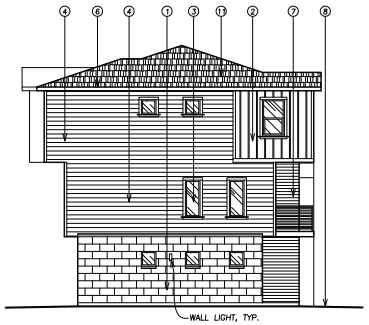
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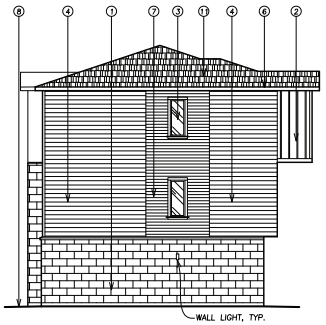
A A-201.3 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



B A-201.3 REAR ELEVATION
SCALE : 1/8" = 1'-0"



D A-201.3 LEFT ELEVATION
SCALE : 1/8" = 1'-0"



C A-201.3 RIGHT ELEVATION
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
222 East 2100 South
Salt Lake City, Utah 84106
ph. (801) 485-4444

Indigo Eight80
880 S State Street
Clearfield, UT

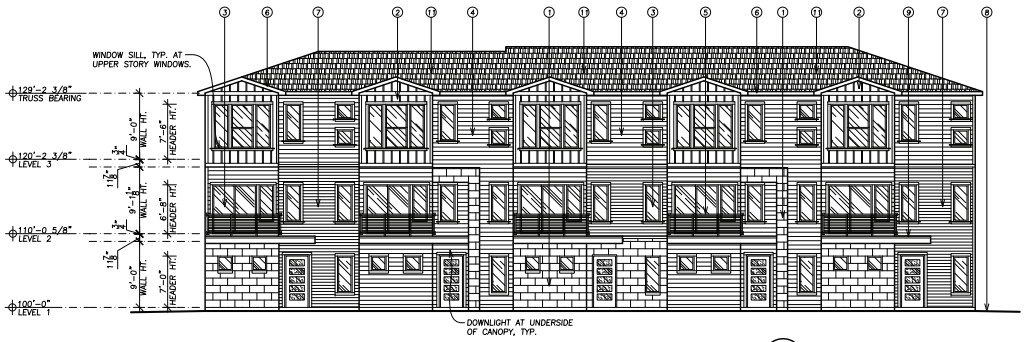
EXTERIOR ELEVATIONS
BUILDING E

DATE: Mar. 8, 2021
REVISED
DRAWN BY: -
DRAWING NO. A-201.3

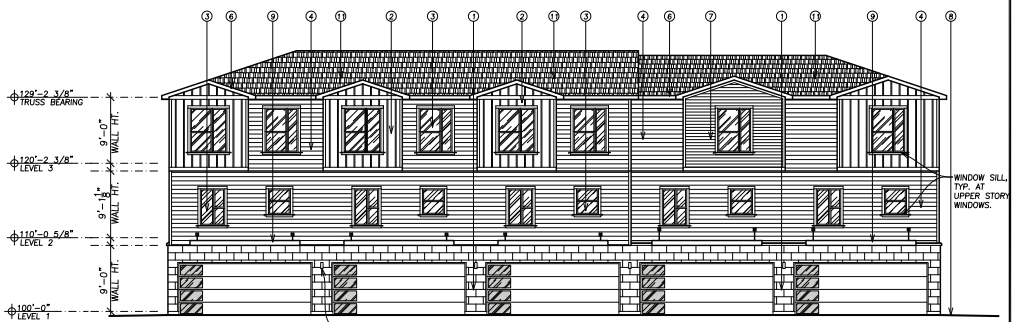
LEGEND

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2. FIBER-CEMENT BOARD, BOARD AND BATTEN SIDING. PAINT & INSTALL PER MANUFACTURER'S SPECS.
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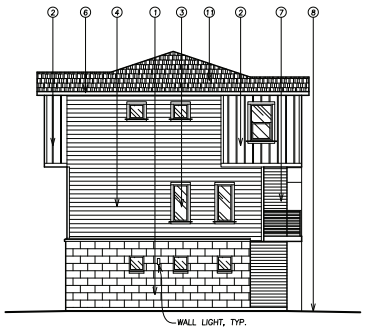
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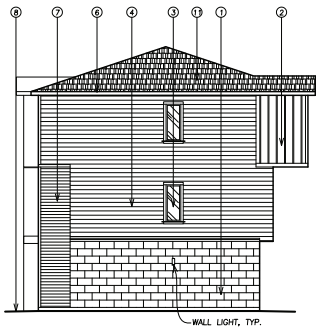
A A-201.4 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



B A-201.4 REAR ELEVATION
SCALE : 1/8" = 1'-0"



D A-201.4 LEFT ELEVATION
SCALE : 1/8" = 1'-0"



C A-201.4 RIGHT ELEVATION
SCALE : 1/8" = 1'-0"

Tuttle and Associates, inc.
ARCHITECTS
230 West 800 South
Salt Lake City, UT 84101
ph.(801)485-3414

Indigo Eight80
880 S State Street
Clearfield, UT

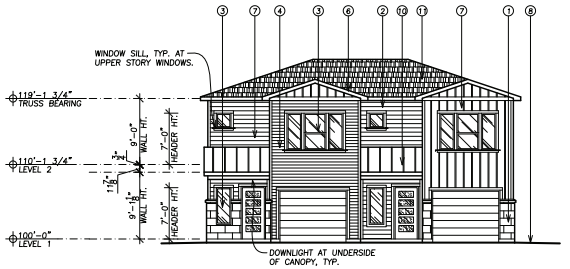
EXTERIOR ELEVATIONS
BUILDINGS F, G, H, I, J, K, & L

DATE: Mar. 8, 2021
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A-201.4

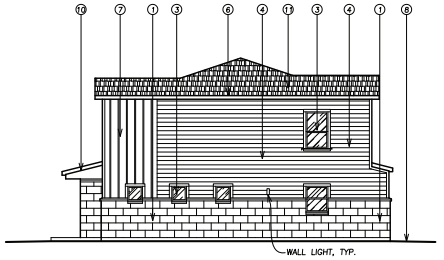
LEGEND

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11. 30 YR. ARCH'L GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT

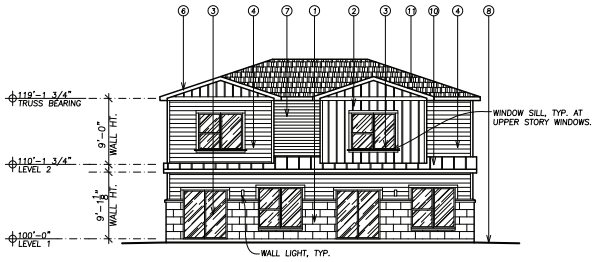
NOTE: TYVEK WRAP TO BE INSTALLED BEHIND ALL EXTERIOR FINISHES. (1) LAYER GRADE 'D' FELT OVER APPLIED SHINGLE STYLE. FULL TYVEK CERTIFIED SYSTEM APPLIED SHINGLE STYLE (INCLUDES TYVEK WRAP, WINDOW AND PENETRATION FLASHINGS, AND CAP FASTENERS), OVER SHEATHING PER STRUCTURAL.



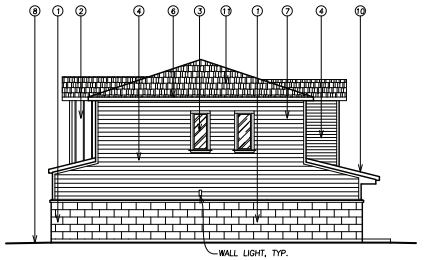
A A-201.5 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



B A-201.5 RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



C A-201.5 REAR ELEVATION
SCALE : 1/8" = 1'-0"



D A-201.5 LEFT ELEVATION
SCALE : 1/8" = 1'-0"

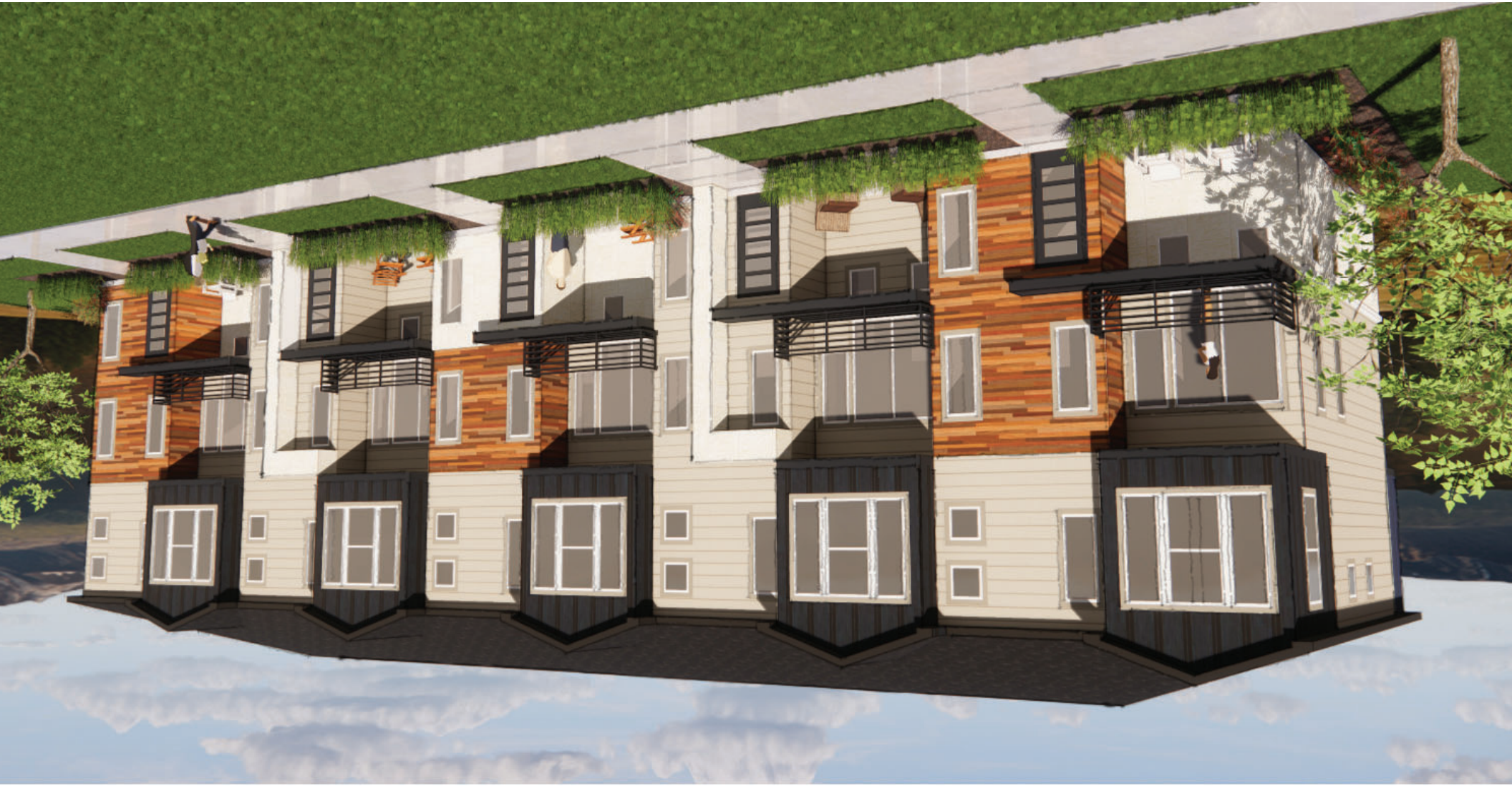
Tuttle and Associates, inc.
ARCHITECTS
2302 Parleys Way, Suite 310
Salt Lake City, UT 84109
ph. (801) 485-4464

Indigo Eight80
880 S State Street
Clearfield, UT

EXTERIOR ELEVATIONS
BUILDING M

Mar. 8, 2021

DRAWING NO.
A-201.5



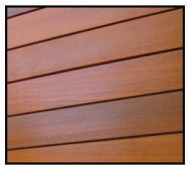




Materials



1 Fiber-Cement Board and Batten SW In the Navy



2 Fiber-Cement Horizontal Lap Painted to have wood appearance



3 Manufactured stone veneer. Eldorado Stone Marquee24 Dovetail



4 Fiber-Cement Horizontal Lap SW Grecian Ivory

Tuttle and Associates, Inc.
ARCHITECTS

Mar. 5, 2021

Indigo Eight80

Midvale, Utah

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

22 March 2021

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Indigo Eight 80 Townhomes Apartments**
Subj: Review #2 – Improvement Drawings – 2nd Preliminary Review

Dear Brad,

Attached is our review of the above referenced Townhome Apartment Project. The drawings are still very "Preliminary" and will need considerably more work; many of our 11th of February 2021 review comments remain unaddressed.

The comments below will need to be resolved prior to our recommendation for approval.

General Note:

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

1. An **electronic copy** of the Improvement drawings and all details must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.

Site Plan – Improvement Drawings

1. A "Geotechnical Report" needs to be prepared and submitted for review. The "Geotechnical Report" for the entire site will need to be developed. The report should address the placement of the buildings, bearing capacity of the soils, depth of sub-base material for the paved areas, thickness of the roadbase and asphalt materials for the paved areas on-site (pavement design), and the driveways and parking lot, ground water depths and soil percolation, liquefaction along with the other typical report items.

   Not submitted or addressed with review comments.

2. The access to the residential townhomes by emergency vehicles (driveway lengths), delivery services, guest visits and people with disabilities, is a standard engineering concern with any residential development.

- I agree with the review comments from the Developer's Engineer that the above items may not be governed strictly by law, zoning ordinances and handicap requirements and are therefore, not required; but we at the City Engineers office are very concerns for safety and access for the residents and guests with or without handicaps.
- Location of the townhome apartments, (private street names with an address number) for location by emergency services, delivery services and guests will help considerably and is required.
- The two-foot turn-arounds are basically useless (a minimum of a 10' turn-around (backup and turning distance) past the furthest garage is generally the accepted minimum). Snow stacking in the 2-foot area and on the pedestrian walkway cannot be approved.

Recommendation: The following site modification solves the majority of major problems and concern on the site: (See the scanned redline of the overall site plan – C-1.0)

- Consideration for an additional access roadway along the westerly side of the development would change the dynamics of this development, for the better.

  Having an access roadway along the westerly property line would solve the following concerns:
  - Better access to and from the apartments for all residents.
  - Access for moving vehicles.
  - Access for solid waste vehicles.
  - Access and safe turn-a-round for the Fire Department (major improvement). Backing large vehicles is dangerous and difficult.
  - Access for delivery of goods to the apartment dwellings.
  - Access to the Utilities - culinary water, sanitary sewer, storm water – maintenance, cleaning, and repair. Access to fire hydrants for flushing.
  - Pedestrian access along the westerly side of the buildings.
  - Storage for snow stacking along the westerly side of the additional access roadway.
  - Many other.

Storm Water Concerns: Not submitted or addressed with review comments.

1. The storm water study and storm water collection system design are very preliminary and will need to be finished for review.

- During my initial check of the 100-year storm event for this site, I calculated the peak storm collection at 90 minutes with a storm water storage volume at 14,100 cubic feet which is considerable different than the rough calculations submitted.

- The orifice structure design detail and the overflow spillway design detail will need to be submitted and the plan/profile of the outfall storm water system must be submitted.

- The plan and profile drawings for the storm piping along 950 South Street is required.

- The 80% percentile storm volume will need to be calculated and the storage must be incorporated into the storm water detention basin design.

- The "Drawing sheet C5-2.0" is very hard to read due to so much information that is being presented. This drawing will need to be separated into other drawings and/or some layers turned-off and resubmitted.

- All open detention basins (basin floor) and underground storage will need to be a minimum of 3' above the seasonal high ground water elevation. Test pits and borings at the basin locations are required. The open storm water basins will require a 12" freeboard berm in the basin design.

- The orifice should be located such that when the orifice is plugged the maintenance workers will not have to go underwater to unplug the orifice. The orifice structure should have two 4' x 4' chambers that will provide a dry access to the orifice for cleaning. The orifice structure will need to have easy access for maintenance by men and equipment.

- An overflow spillway will need to be designed with drawings submitted for review.

- A maintenance schedule and maintenance plan will need to be prepared and included with the site improvement drawings.

- There needs to be clear vehicle access into the storm water storage basin for cleaning, maintenance, and repair equipment.

Culinary Water Concerns: Not submitted or addressed with review comments.

1. The culinary water design is very preliminary and will need to be finished.

- A culinary water demand study of the apartment site demands will be required to be submitted in order for the City Engineers office to evaluate with the "Water Model" the capacity and availability of culinary water. All of the waterlines on the site are required to be 8" diameter at minimum, per City standards.

- The detail design of the water meter vaults must be submitted for review.

- All pipeline construction materials and pressure classes must be called out on the drawings.

- All irrigation connections will require a reduced pressure, double check backflow device, and the detail will need to be placed in the drawings.

- Fire hydrants are missing around Building "L" and "M".

Sanitary Sewer Concerns:

1. The sanitary sewer design is very preliminary and will need to be finished.

    - All pipeline construction materials, pipeline diameters, slopes should be called out on the drawings along with plan and profile design, manholes, pipelines, laterals. Basically, the sanitary sewer design needs to be finished.

    - Manholes are required at the end of all pipelines rather than clean-outs.

    - In order to evaluate down-stream sanitary sewer capacity a discharge capacity study for the apartments will need to be submitted.

Miscellaneous Concerns:

1. Drawing details need to be included with the drawings: (i.e., water meters, inlet storm water catch-boxes with flow line troughs, storm water facilities and structures, driveway approaches, curb & gutter, sidewalk, meter vaults, etc.).

2. How will the landscaping be irrigated – show location for meters and backflow devices.

3. The grading plan will need to be submitted. The design will need to show the finished elevation, grades and slopes with tbc elevations, cross-slopes, and directional arrows, etc.

We would be happy to meet with the Developer and/or his Engineer to review the above items should they have any questions.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE., SE.
City Engineer

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street and Storm Water Superintendent
Kenny England, Utility Superintendent

Attachments

From the Desk of
Deputy Chief John Taylor
North Davis Fire District
381 North 3150 West
Office: (801) 525-2850
Fax: (801) 525-6935
Mobile: (801) 510-1895
Email: jtaylor@nofires.org

TO: Dan Bridenstine / Developer
Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Indigo Eight 80 Townhomes

DATE: March 23, 2021

I have reviewed the revised site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. After the first review of this project, I had a series of email and phone conversations with Michael Staten (Project Engineer) concerning the placement and spacing of the fire hydrants. The plan set 3-10-21 has removed 2 hydrants (1 between building A & B, and 1 on the west end of building L) which creates an increased distance between hydrants. As I explained to Michael, tactically the hydrants at the end of dead-end lanes or cul-de-sacks are rarely used but I understand that they also serve a function for end of the line blow off. The requirement that must be maintained is the maximum distance from any point on the street, road or lane frontage to a fire hydrant cannot exceed 250 feet. With the removal of the hydrant on the west end of building L, the distance from a hydrant to the frontage of buildings L and M is in excess of 250 feet. Even though the area on the north end of the project is adequately covered with the dead-end hydrants, the hydrant that was removed from in between buildings A & B makes the efficiency of a fire response reduced. Tactically that hydrant is more beneficial than the ones at the ends of the dead-end drives. I thought that Michael and I had resolved that issue.

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

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, April 7th, 2021**

SUBJECT: Discussion and Possible Action on **FSP 2021-020027**, a final subdivision plat request by Shelly Eskelson for a 9-Lot single-family subdivision at the subject location. **Location:** 50 West 200 South (TIN's: 12-020-0062). **Parcel Area:** 1.5 acres. **Zone:** R-1-6 (Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

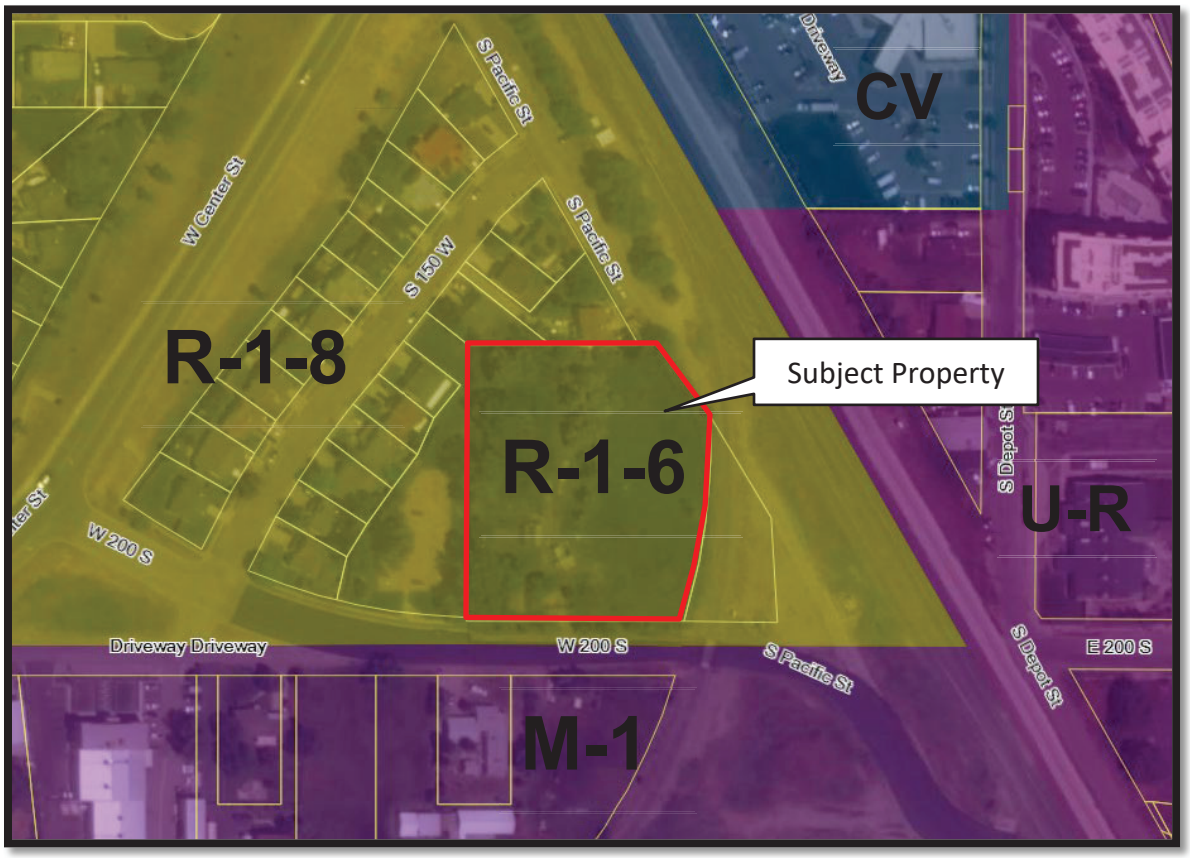
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-020027**, a final subdivision plat request by Shelly Eskelson for a 9-Lot single-family subdivision for the property located at 50 West 200 South (TIN: 12-020-0062). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Weaver Meadows Subdivision
Site Location	50 West 200 South
Tax ID Number	12-020-0062
Applicant	Shelly Eskelson
Owner	Kyle Weaver
Proposed Actions	Final Subdivision Plat Approval
Current & Proposed Zoning	R-1-6
General Plan Land Use Classification	Residential
Gross Site	1.5 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-1-8 (Residential)	Residential
East	Union Pacific Railway	N/A	N/A
South	Residential Single-Family & Industrial	M-1 (Manufacturing)	Business Park
West	Residential Single-Family & Hamblin Park	R-1-8 (Residential)	Residential

Aerial Image & Zoning



BACKGROUND & ANALYSIS

The applicant is requesting final subdivision plat approval to subdivide the property for a 9-Lot single-family subdivision. Preliminary subdivision plat approval was granted by the Planning Commission on April 1st, 2020. The proposed subdivision will have a public residential street that will connect to 200 South. Along the west side of the subdivision is Hamblin Park and on the east side is a Union Pacific Railroad spur line that connects to the Freeport Center. It will be necessary to loop the water line to improve water quality, flow, and pressure for the subdivision. To loop the water line located in 200 South and connect it to the water line in 150 West, the subdivision will be provided with a fifteen foot (15') public utility easement (PUE) that is shared between Lots 3 & 4.

Lot Area, Frontage, and Setback Regulations

The R-1-6 Zone requires that each lot have a minimum area of 6,000 square feet, a lot width of sixty feet (60') for an interior lot and seventy feet (70') for corner lots, with a minimum lot frontage of fifty feet (50'). The difference between the frontage requirement and width requirement is that frontage is measured at the front property line and the width is measured at the front setback line. All the proposed lots comply with the minimum required lot area of the R-1-6 Zone. Lots 5 & 6 have lot frontages of less than fifty feet (50') at roughly forty-four feet seven inches (44'7") each. All the lots in the subdivision comply with the minimum width requirements, but lots 5 & 6 will need to be revised to provide a minimum of fifty-feet (50') of property frontage as required by code.

The R-1-6 Zone requires the following building setbacks:

Front Yard: Twenty feet (20')

Side Yard: Six feet (6')
Side Yard, Corner Lots: Twenty feet (20')
Rear Yard: Twenty feet (20')

The lots comply with the minimum setbacks required for the R-1-6 Zone.

Roadway Design and Access
As outlined in the Public Works Construction and Development Standards as well as the Subdivision Ordinance (Title 12), a residential street is required to have a right-of-way width of sixty feet (60'). The residential street includes a road width from top back of curb to top back of curb of forty-one feet (41'), a four and a half foot (4 1/2') park strip, and a four foot (4') wide sidewalk. The proposed street complies with these standards. The cul-de-sac or street bulb as referred to in ordinance, is required to have minimum radius of fifty feet (50'). The proposed cul-de-sac meets this standard.

Railroad Buffer Fencing
As required in development standard K of the Street Improvement standards of the Subdivision Ordinance (12-9-7K), a six foot (6') tall non-climbable fence must be installed, "along all open ditches, canals or waterways, nonaccess streets, open reservoirs or bodies of water, railroad right-of-way and other such features of potentially hazardous nature." Due to the grade change from the railroad spur and the subject property (subject property lower than railroad), the applicant may need to install a retaining wall to ensure that the railroad right-of-way land does not settle onto the future lots and create a hazard for the residents and the railroad. Based upon this standard, a six foot (6') non-climbable fence will need to be installed along the east property line of lots 5-9.

General Plan and Zoning
The parcel included in the proposed subdivision is designated as residential in the General Plan along with the residential properties to the north and west. With conditions, the proposed subdivision will conform to the development standards of the R-1-6 zone.

FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat, including the civil drawings was submitted for review by City Planning, Engineering, and Public Works staff. Resubmittal of the plans to address comments and to obtain final land use approval will be required following City Council approval. The Clearfield City Engineer has reviewed the plat and plans. Comments were provided in the attached review letter dated March 26, 2021. As required by ordinance, the applicant previously submitted a Geotechnical report for review by the City Engineer. Due to the high-water table on this property, the applicant submitted a revised Geotechnical report that addressed the building foundations of the future homes as well as imported soil to address the water issues. The report was provided shortly before the drafting of this report and has been forwarded to the City Engineer for review. The North Davis Fire District has reviewed the plat and plans and provided comments in the attached review letter dated March 22, 2021.

PUBLIC COMMENT

A public notice sign was posted on March 26th, 2021 along the 200 South frontage. As of the date of this report, staff has not received comment regarding this subdivision request.

FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

1) Plans shall be revised to address Clearfield City Engineering requirements prior to the resubmittal of the plat and plans for final land use approval.

2) Lots 5 & 6 shall be revised to have a minimum frontage width of fifty feet (50') as required by ordinance.

3) A six foot (6') tall non-climbable fence shall be installed along the railroad right-of-way as required by ordinance.

4) If a retaining wall for the grade change is necessary, the wall shall be engineered and constructed in accordance with approved engineering and construction standards.

5) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

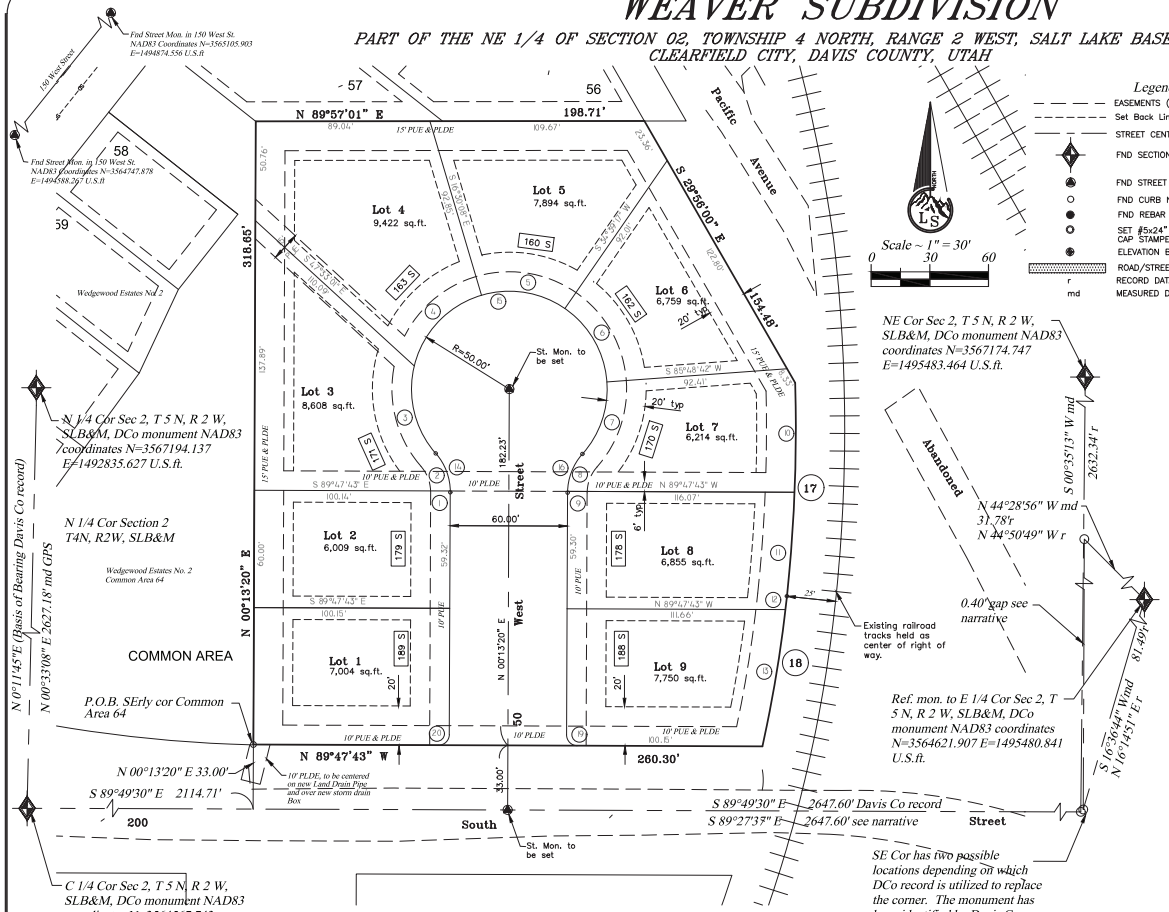
6) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in 12-4-6.

ATTACHMENTS

1. Preliminary Subdivision Plat
2. General Notes Page
3. Demolition Plan
4. Grading Plan
5. Road Profile and Details
6. Utilities Plan
7. Water Details
8. Sewer Details
9. Storm System Details
10. ADA Accessibility
11. Storm Water Pollution Prevention Plan (SWPPP)
12. Engineering Review Letter dated 26 March 2021
13. North Davis Fire District Review Letter dated 22 March 2021

WEAVER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



Legend

- EASEMENTS (as labeled or granted)
- Set Back Lines
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ROAD/STREET DEDICATION
- r RECORD DATA
- md MEASURED DATA

Scale ~ 1" = 30'

0 30 60

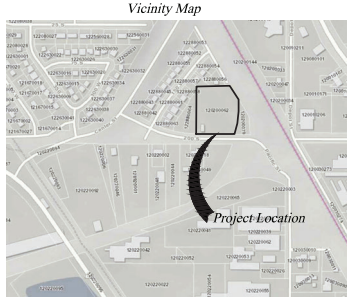
NARRATIVE

The purpose of this survey is to subdivide the tract of land as shown hereon. The basis of bearing is as noted in the boundary description and shown on the plat.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	01°17'36.5"	30.00'	0.34'	0.677'	N 00°25'28" W 0.677'
2	40°06'58"	30.00'	10.95'	21.00'	N 21°07'46" W 20.58'
3	54°51'53"	50.00'	25.95'	47.86'	N 13°45'18" W 46.07'
4	59°49'13.7"	50.00'	28.76'	52.20'	N 43°35'15" E 49.86'
5	51°09'25"	50.00'	23.93'	44.64'	S 80°55'26" E 43.17'
6	51°09'25"	50.00'	23.93'	44.64'	S 29°46'01" E 43.17'
7	45°49'12.6"	50.00'	21.13'	39.96'	S 18°43'18" W 38.93'
8	40°04'51"	30.00'	10.94'	20.988'	S 21°35'29" W 20.56'
9	01°19'43"	30.00'	0.348'	0.696'	S 00°53'12" W 0.696'
10	03°56'17"	807.14'	27.98'	55.946'	S 00°18'50" W 55.94'
11	03°47'12"	807.14'	26.66'	53.34'	S 04°11'34" W 53.34'
12	09°34'01"	690.725'	3.42'	6.833'	S 06°19'54" W 6.83'
13	05°53'14.5"	690.725'	35.52'	70.975'	S 09°33'32" W 70.94'
14	41°24'34.6"	30.00'	11.34'	21.68'	N 20°28'57" W 21.21'
15	262°49'09"	50.00'	–	229.35'	–
16	41°24'34"	30.00'	11.34'	21.68'	N 20°55'37" E 21.21'
17	07°45'29"	807.14'	54.73'	109.29'	S 02°12'26" W 109.21'
18	08°27'15"	690.725'	38.94'	77.81'	S 09°16'31" W 77.77'
19	90°01'03"	5.50'	5.50'	8.64'	S 44°47'12" E 7.78'
20	89°58'57"	5.50'	5.50'	8.64'	S 45°12'48" W 7.78'

Vicinity Map



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract WEAVER SUBDIVISION:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which private land drains (PLDE) are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation of said private land drains. We also hereby reserve unto ourselves, grantee(s), successor(s) and assign(s) said land drain easement across the new public street dedication as shown and noted hereon.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20___.

Kyle M. Weaver

STATE OF UTAH)
: SS
COUNTY OF WEBER)

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: My Commission Expires:
(print name below signature):

BOUNDARY DESCRIPTION

A tract of land being a part of the Northeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 00°11'45 East between the monumented Center Quarter corner (having NAD83 Utah North Zone coordinates of N=3564567.743 E=1492810.318 U.S.ft) and the North Quarter corner (having NAD83 Utah North Zone coordinates of N=3567194.137 E=1492835.627 U.S.ft) of said Section 2, more particularly described as follows:

BEGINNING at the Southeasterly corner of Common Area 64, Wedgewood Estates No. 2, Clearfield City, Davis County, Utah, recorded as Plat book 2155 page 895 (E#1337025) on July 28, 1997 (said point being located South 89°49'30" East 2114.71 feet and North 0°13'20" East 33.00 feet from the Center Quarter corner of said Section 2);

RUNNING thence, North 0°13'20" East 318.65 feet, along the east boundary of said Common Area 64, to the southwest corner of Lot 57 said subdivision;

Thence North 89°57'01" East 198.71 feet, along the south boundary of Lots 57 and 56, being the southern boundary of said subdivision, to the southeast corner of Lot 56;

Thence South 29°56'00" East 154.48 feet, to a point on an arc of a non-tangent curve, to the westerly right of way of the Oregon Short Line (OSL) Railroad;

Thence the following 2 (two) courses along said railroad right of way being along a line 25 feet perpendicularly distant from the center of the railroad tracks,

1) along said curve to the Right 109.29 feet, having a radius of 807.14 feet having a chord bearing and distance of South 02°12'26" West 109.21 feet, to the point of compound curve;

2) along a to the Right 77.81 feet, having a radius of 690.73 feet and a chord bearing and distance of South 09°16'31" West 77.77 feet, to the north right of way of 200 South Street;

Thence North 89°47'43" West 260.30 feet, along said right of way to the point of beginning.

Containing 1.8881 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.

PRELIMINARY NOT FINAL
ERNEST D. ROWLEY
No. 171781
LICENSED
LAND SURVEYOR
STATE OF UTAH
DO NOT RECORD

CLEARFIELD CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Clearfield City, Utah this____day of, _____, 20____.

Additionally, we hereby acknowledge the use of the PLDE (easement) as shown hereon and grant the use of the easement for Land Drain purposes required by this development.

Mayor: Attest:
Title:

CLEARFIELD CITY PLANNING COMMISSION

Approved by the Clearfield City Planning Commission on this day of , 20 .

Chair:

CLEARFIELD CITY ENGINEER

I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Clearfield City.

Signature Date

CLEARFIELD CITY ATTORNEY

I have examined the proposed plat of Weaver Subdivision and in my opinion it conforms with the City ordinance applicable thereto and now in force and effect. Signed this day of , 20 .

Signature

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Kyle M. Weaver
Address:
Phone: 801-603-1771

1 of 1

NE 1/4 of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: EDR
	CHECKED BY:
	DATE: July 10, 2020
	PROJ: 3877

Davis County Recorder

Entry no. _____

Filed for record and recorded
___day of _____ 2019 .
at _____
in book _____ of official records,
on page _____

County Recorder: Richard T. Maughan

By Deputy: _____
Fee paid _____

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc. all legal rights are reserved.

Project Name: 3877 Kyle Weaver Sub Storm water2.dwg Save Date: January 8, 2021 12:31 PM Sheet: ####

Weaver Subdivision

GENERAL NOTES

1. EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
2. IT IS ASSUMED THAT THE SANITARY SEWER AND STORM WATER SYSTEMS ARE ALREADY INSTALLED AS SHOWN. VISIBLE MANHOLES FOR EACH HAVE BEEN LOCATED AND SHOWN. THE LOCATION OF BURIED LATERAL LINES HAVE NOT BEEN IDENTIFIED. APPROPRIATE MODIFICATIONS TO THE LOCATIONS OF THE NEW UTILITIES MAY BE NECESSARY SHOULD EXISTING BURIED UTILITIES BE FOUND TO INTERFERE WITH THE DESIGN LOCATION. SHOULD SUCH MODIFICATIONS BE NECESSARY THE DESIGN ENGINEER AND/OR CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR APPROVAL OF ANY REQUIRED MODIFICATIONS OR CHANGES.
3. THE CONTRACTOR SHALL PROTECT CITY INFRASTRUCTURE AND PRIVATE PROPERTY FROM UN-NECESSARY DAMAGE. SHOULD IT BE NECESSARY TO CUT, BREAK, REMOVE, OR DAMAGE ANY OF THE EXISTING IMPROVEMENTS WHICH ARE NOT PLANNED TO BE REMOVED OR ALTERED THE CONTRACTOR SHALL REPAIR, REPLACE, OR CONSTRUCT NEW IMPROVEMENTS IN ACCORDANCE WITH CITY REQUIREMENTS AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THOSE STANDARDS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY THE CITY ENGINEER AND/OR DESIGN ENGINEER.
5. AT THE TIME OF CONSTRUCTION, THE CITY MAY DETERMINE, BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS WHERE THE NEW IMPROVEMENTS TIE TO THE EXISTING IMPROVEMENTS.
6. TRAFFIC AND PEDESTRIAN CONTROL DEVICES, SIGNS, OR BARRIERS SHALL BE INSTALLED ACCORDING TO THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
7. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS AND SAFETY HAZARDS BEFORE AND DURING CONSTRUCTION ACTIVITIES AND COMPLY WITH THE APPROPRIATE PUBLIC SAFETY AND O.S.H.A. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL LICENSES OR PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES FOR COMPLETION OF THE PROJECT.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE, WORKING CONDITIONS, SAFETY OF ALL PERSONS AND PROPERTY, BOTH PUBLIC AND PRIVATE, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD HARMLESS, DEFEND, AND INDEMNIFY THE OWNER, DEVELOPER, PROJECT ENGINEER/DESIGN FIRM, AND SURVEYOR/SURVEYING FIRM FROM ANY LIABILITY IN CONNECTION WITH THE WORK ACTIVITIES OF THIS PROJECT.
10. CONSTRUCTION STAKING FOR CURB, GUTTER, AND LOT CORNERS SHALL BE PROVIDED OR INSTALLED BY THE OWNER/DEVELOPER'S SURVEYOR AT THE DEVELOPERS EXPENSE. FOR ANY CONSTRUCTION STAKING REQUESTED BY THE CONTRACTOR OUTSIDE OF THE INITIAL SURVEY STAKES AS PROVIDED SHALL BE AT THE CONTRACTORS EXPENSE AND THE SURVEYOR REQUIRES 48 HOURS NOTICE FOR SUCH REQUESTS.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN THE EVENT THAT AMBIGUITIES EXIST IN THE PLANS OR DESIGN CHANGE REQUESTS ARE MADE. WORK ON CHANGE ITEMS THAT HAVE BEEN BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER SHALL STOP AND CONTINUE ONLY WHEN THE CONTRACTOR HAS BEEN PROVIDED A SOLUTION AND/OR REVISED PLANS AND/OR CITY APPROVAL AS THE CASE MAY REQUIRE.
12. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED AND DETAILED SET OF RECORD DRAWINGS THAT SHOW ANY DEVIATIONS IN CONSTRUCTION FROM THOSE AS DESIGNED. A LIST OF MATERIAL SUBSTITUTIONS SHALL ALSO BE MAINTAINED. A COPY OF THESE DRAWINGS SHALL BE PROVIDED TO THE DESIGN ENGINEER AND THE CITY UPON REQUEST AND AT THE COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL INSTALL THE UTILITY SERVICE LINES WITH REQUIRED SEPARATIONS FROM OTHER UTILITIES AS DESIGNED OR AS DIRECTED BY THE CITY, DISTRICTS, AGENCIES OR UTILITY SERVICE PROVIDER.
14. ALL TRENCHING AND EXCAVATION ACTIVITIES SHALL COMPLY WITH CITY, O.S.H.A. OR THE APPROPRIATE AGENCY THAT HAS JURISDICTION OVER WORK BEING DONE WITHIN THEIR RIGHT OF WAY OR PROJECT AREA.
15. SERVICE CONNECTIONS OF NEW UTILITY LINES SHALL NOT BE ALLOWED UNTIL THE CITY, AGENCY, DISTRICT OR COMPANY IN CHARGE OF THE UTILITY HAS PROVIDED WRITTEN APPROVAL.
16. ALL UTILITIES THAT ARE INSTALLED UNDERGROUND SHALL BE PROPERLY INSTALLED PRIOR TO THE INSTILLATION OF CURB, GUTTER, SIDEWALK AND ROAD/STREET SURFACE PAVING. ALL TRENCHES EXCAVATED DURING THE INSTILLATION OF EXISTING UTILITIES OR DURING THE REMOVAL OF EXISTING UTILITIES SHALL BE COMPACTED SO THAT THE NEW CURB, GUTTER, SIDEWALK, AND ROAD SURFACES DO NOT SETTLE OR CAUSE DAMAGE TO NEW INSTALLATIONS.

17. SECONDARY WATER:
17.1. THERE IS NO SECONDARY WATER IN THIS PROJECT.

18. NATURAL GAS:
18.1. AVAILABLE GAS SERVICES ARE UNDERGROUND IN THIS AREA. AT THE TIME OF THE FIELD SURVEY THERE WERE NO BLUE STAKE MARKINGS FOR GAS LINES IN THE EXISTING ROADS OR ON THE SUBJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASCERTAIN THE LOCATION AND DEPTH OF ANY AND ALL EXISTING GAS SERVICE LINES TO PREVENT DAMAGE OR LOSS OF SERVICE.
18.2. SHOULD IT BE FOUND THAT THE LOCATION OF EXISTING GAS SERVICE LINES WILL INTERFERE WITH THE PROJECT DESIGN, THE DESIGN ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND WORK STOPPED UNTIL A RESOLUTION IS REACHED.
18.3. THE INSTALLATION AND LOCATION OF THE NEW GAS SERVICE SHALL BE UNDER THE DIRECTION OF DOMINION ENERGY AND ARE NOT SHOWN ON THESE PLANS. SHOULD THE CONTRACTOR BE AUTHORIZED BY DOMINION ENERGY TO PROVIDE CONSTRUCTION AND/OR MATERIALS RELATED TO THIS PROJECT SUCH SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF DOMINION ENERGY. ANY EXPENSES INURED THROUGH SUCH ACTIVITIES SHALL BILLED SEPARATELY AND ARE NOT PART OF THIS CONTRACT.
18.4. THE CONTRACTOR SHALL HAVE EMERGENCY CONTACT NUMBERS FOR DOMINION ENERGY IN THE EVENT OF A RUPTURE OF THE EXISTING GAS SERVICE AND SHALL IMMEDIATELY STOP ALL WORK AND SHUT DOWN OR EXTINGUISH ALL SOURCES OF IGNITION AND NOTIFY THE PROPER AGENT IN THE EVENT OF A GAS LEAK OR DAMAGE TO THE EXISTING PIPE.
18.5. GAS SERVICE IS TO BE BROUGHT TO EACH LOT AS REQUIRED DURING THE CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT SO THAT NEW CURB & GUTTER, ROAD FACILITIES AND UTILITIES ARE NOT DAMAGED DURING INSTILLATION.
18.6. NO DEBRIS, SILT, OR GROUNDWATER ARE ALLOWED TO ENTER THE PIPE DURING CONSTRUCTION. ALL OPEN ENDS OF PIPE ARE TO BE COVERED AND PROPERLY SEALED TO PREVENT SUCH INFILTRATION AT THE END OF EACH WORK ACTIVITY AND/OR AT THE END OF EACH DAY.

19. CULINARY WATER:
19.1. TESTING AND DECONTAMINATION OF WATER LINES SHALL BE FURNISHED BY CONTRACTOR IN ACCORDANCE WITH CITY STANDARDS AND REQUIREMENTS.
19.2. ALL WORK AND MATERIALS ON CULINARY WATER SYSTEMS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND CONSTRUCTION REQUIREMENTS.
19.3. THE PRECISE LOCATION OF THE EXISTING CULINARY WATER LINES ARE NOT KNOWN. IT IS ASSUMED THAT THE EXISTING CULINARY WATER LINE(S) RUN AS SHOWN, HOWEVER, THE LOCATION SHOWN IS FROM VALVE LOCATIONS AND OTHER UTILITY DRAWINGS AND MAY BE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR VERIFY THE LOCATION AND DEPTH OF THE LINE(S) AS NEEDED TO PROPERLY TIE TO THE EXISTING LINE(S).
19.4. WATER LATERALS SHALL BE INSTALLED FROM THE MAIN LINE TO THE TERMINAL POINT AT THE BACK OF THE PROPERTY LINE AND/OR AS SHOWN AND AT A MINIMUM OF 10 FOOT SEPARATION AND AN ELEVATION EQUAL TO OR ABOVE THE SEWER LATERALS OR SEWER MAINS.
19.5. WATER METERS ARE TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AND REQUIREMENTS. THE SIZE AND TYPE OF METER IS SPECIFIED IN THE DETAIL SHEETS OF THIS SET OF PLANS.
19.6. CULINARY WATER SERVICE LATERALS MUST BE COPPER PER THE CITY "CONSTRUCTION STANDARDS:.
19.7. A MINIMUM OF FOUR FEET OF COVER IS REQUIRED OVER ALL NEW WATER LINES BELOW THE SURFACE OF FINISH GRADE ON THE LOTS OR UNDER ASPHALT.
19.8. ALL MATERIALS WHICH MAY CONTACT DRINKING WATER, INCLUDING BUT NOT LIMITED TO PIPES, GASKETS, LUBRICANTS AND O-RINGS, SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61, DRINKING WATER SYSTEMS COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
19.9. PIPES AND PIPE FITTINGS SHALL BE "LEAD FREE" IN ACCORDANCE WITH SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT.
19.10. ALL PIPE FITTINGS MUST INCLUDE RESTRAINED JOINT CONNECTORS ON ALL BEND(S), TEE(S), AND VALVE(S) SHALL UTILIZE "BLUE BOLDS".
19.11. WHERE CULINARY WATER SYSTEMS AND THE SEWER LINES CROSS, THERE SHALL BE A MINIMUM SEPARATION OF 18 INCHES BETWEEN PIPES. THE WATER PIPES BEING ABOVE THE SEWER LINE IF AT ALL POSSIBLE. DEVIATIONS FROM THIS REQUIREMENT MAY BE ALLOWED WITH PRIOR CITY APPROVAL BUT MAY REQUIRE ADDITIONAL MATERIAL OR INSTILLATION REQUIREMENTS TO ENSURE THAT CROSS CONTAMINATION WILL NOT OCCUR.
19.12. WHERE THE WATER AND SEWER LINES CROSS NO WATER PIPE JOINT IS ALLOWED WITHIN 10 FEET OF THE SEWER LINE. THE WATER LINE JOINTS IMMEDIATELY EACH SIDE OF THE CROSSING SHALL BE SECURED WITH "MEGALUG" TYPE OR APPROVED EQUAL JOINT LOCKS.
19.13. 19.12. NO DEBRIS, SILT, OR GROUNDWATER ARE ALLOWED TO ENTER THE PIPE DURING CONSTRUCTION. ALL OPEN ENDS OF PIPE ARE TO BE COVERED AND PROPERLY SEALED TO PREVENT SUCH INFILTRATION AT THE END OF EACH WORK ACTIVITY AND/OR AT THE END OF EACH DAY.

20. FIRE HYDRANTS:
20.1. ALL FIRE HYDRANT MATERIALS, WORK AND INSTILLATION SHALL CONFORM TO CULINARY WATER SAFE DRINKING WATER STANDARDS AND/OR NOTES AS CONTAINED HEREIN.
21. 20.2. THE INSTILLATION OF ALL FIRE HYDRANTS SHALL BE VERTICAL AS REQUIRED BY THE CITY STANDARDS.

22. ASBESTOS:
22.1. CONTRACT DOCUMENTS FOR THIS PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL ARCHITECTURAL AND ENGINEERING PRACTICES. ACCORDINGLY, NO ASBESTOS OR PRODUCTS CONTAINING ASBESTOS HAVE BEEN KNOWINGLY SPECIFIED FOR THIS PROJECT. NOTIFY ENGINEER IMMEDIATELY FOR INSTRUCTIONS IF:
22.1.1. MATERIALS CONTAINING ASBESTOS ARE BROUGHT TO SITE FOR INCLUSION IN THE WORK.
22.1.2. ASBESTOS MATERIAL ARE ENCOUNTERED IN EXISTING STRUCTURES UPON WHICH WORK IS BEING DONE OR ON SITE.
22.1.3. AT THE ENGINEER'S DIRECTION AND WITH OWNER'S APPROVAL, A CERTIFIED ASBESTOS INSPECTOR WILL COLLECT SAMPLES AND AN INDEPENDENT TESTING LABORATORY WILL PERFORM TESTING PROCEDURES ON SUSPECT MATERIALS.
22.2. SHOULD MITIGATION BE REQUIRED ALL WORK ACTIVITIES SHALL STOP UNTIL THE HAZARD IS PROPERLY CLEANED, REMOVED, OR MITIGATED AND THE CITY ISSUES A WRITTEN NOTICE TO PROCEED WITH REGULAR CONSTRUCTION ACTIVITIES.

23. SEWER LINES:
23.1. SEWER LINES ARE EXISTING ON THIS PROJECT, HOWEVER, IN THE EVENT THAT IT IS FOUND THAT NEW LINES OR LATERALS ARE MISSING IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER TO DETERMINE APPROPRIATE METHOD OF INSTILLATION OR COMPLETION. SHOULD SUCH BE NECESSARY THE FOLLOWING NOTES SHALL APPLY IN ADDITION TO BEING REQUIRED FOR LINES OR SERVICE LINES AS REQUIRED AS PART OF THIS PROJECT.
23.2. TESTING OF SEWER LINES SHALL BE FURNISHED BY CONTRACTOR IN ACCORDANCE WITH THE DISTRICT STANDARDS AND REQUIREMENTS AND SHALL BE PRESSURE TESTED TO WITHHOLD 5 PSI OR AS REQUIRED BY THE SEWER DISTRICT.
23.3. ALL WORK AND MATERIALS ON SEWER SYSTEMS SHALL BE IN ACCORDANCE WITH DISTRICT AND/OR CITY STANDARDS AND CONSTRUCTION REQUIREMENTS.
23.4. THE PRECISE LOCATION OF THE EXISTING SEWER LINES OR LATERALS ARE NOT KNOWN. IT IS ASSUMED THAT THE SEWER LINE RUNS BETWEEN EACH MANHOLE SHOWN AND/OR SURVEYED AND AT A CONSTANT GRADE, HOWEVER, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF THE LINE(S) AS NEEDED TO PROPERLY TIE LATERALS TO THE EXISTING LINE(S).
23.5. SEWER LATERALS SHALL BE INSTALLED WITH A MINIMUM 2% GRADE FROM THE MAIN LINE TO THE TERMINAL POINT AT THE BACK OF THE PROPERTY LINE AS SHOWN OR DIRECTED BY THE ENGINEER AND AT A MINIMUM OF 10 FOOT SEPARATION HORIZONTALLY AND AT AN ELEVATION A MINIMUM OF 18" BELOW ANY WATER LATERALS UNLESS MODIFICATIONS TO THE DESIGN DRAWINGS ARE NECESSARY TO INSTALL THE UTILITIES. ANY CHANGES OR DEVIATIONS SHALL REQUIRE STOPPING WORK ACTIVITIES, NOTIFICATION OF THE DESIGN ENGINEER, THE SEWER DISTRICT AND/OR THE CITY FOR APPROVED MODIFICATIONS OR MATERIALS.
23.6. LATERALS ARE TO BE 4" DIAMETER SDR-35 PVC PIPE OR APPROVED EQUAL AS MAY BE DIRECTED BY THE CITY OR SEWER DISTRICT.
23.7. NOTE THAT THE LOCATION OF THE SEWER LATERALS MAY REQUIRE THE NEW LOT OWNER(S), AT THE TIME OF BUILDING CONSTRUCTION, TO INSTALL A CLEAN OUT AT THIS TERMINAL END TO MEET CODE REQUIREMENTS. NEW CLEAN OUTS ARE REQUIRED AS PART OF THIS PROJECT ONLY IF SHOWN AND NOTED ON THESE PLANS OR IF A CHANGE ORDER IS REQUIRED BY THE CITY OR DISTRICT.
23.8. GRADE BREAKS OTHER THAN THOSE INCLUDED IN THIS DESIGN IN THE SEWER LINE ARE NOT PERMITTED EXCEPT AT AN APPROVED MANHOLE OR CLEAN OUT AND ONLY AFTER PRIOR APPROVAL BY THE CITY OR THE DESIGN ENGINEER.
23.9. NO DEBRIS, SILT, OR GROUNDWATER ARE ALLOWED TO ENTER THE PIPE DURING CONSTRUCTION. ALL OPEN ENDS OF PIPE ARE TO BE COVERED AND PROPERLY SEALED TO PREVENT SUCH INFILTRATION AT THE END OF EACH WORK ACTIVITY AND/OR AT THE END OF EACH DAY.
23.10. SEWER LATERALS SHALL BE INSTALLED A MINIMUM OF 10 FEET AWAY FROM WATER LINES AND THE WATER METER LOCATION AS SHOWN OR REQUIRED BY THE DISTRICT AND/OR CITY.
23.11. SEWER MANHOLES, CONES, LIDS AND JOINTS ARE TO BE INSTALLED AS DESIGNED. REQUIRED MANHOLE(S) IS/ARE TO BE PRECAST CONSTRUCTION FROM A DISTRICT AND/OR CITY APPROVED PROVIDER.
23.12. SHALLOW SEWER DEPTHS MAY BE A CONDITION OF THE EXISTING SEWER MAINS! CONTRACTOR DOING WORK ON FUTURE STRUCTURES (WHICH ARE NOT A PART OF THIS CONTRACT) SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

24. ROAD WORK AND TRENCHING:
24.1. TRENCHING SHALL CONFORM TO CITY STANDARD DETAIL(S) AS SHOWN HEREIN.
24.2. TRENCHING AND CONNECTION WITHIN THE EXISTING ROADWAY WILL ONLY BE ALLOWED DURING DAYLIGHT HOURS. THE WORK AREA MUST BE SECURED BACKFILLED AND CLEANED PRIOR TO REMOVAL OF ANY TRAFFIC OR PEDESTRIAN CONTROL DEVICES.
24.3. OPEN TRENCHES OR HOLES LEFT OVER NIGHT SHALL BE COVERED WITH STEEL PLATES OF SUFFICIENT THICKNESS AND DESIGN TO CARRY HEAVY TRUCK TRAFFIC AND TRAFFIC CONTROL WARNING DEVICES SHALL BE PROPERLY INSTALLED TO MEET M.U.T.C.D. STANDARD DETAILS AND/OR CITY REQUIREMENTS.
24.4. SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT AS SHOWN AND, IF NECESSARY, ANY EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO FORM A VERTICAL JOINT FOR NEW ASPHALT AND CURB, GUTTER AND SIDEWALK TO MATCH NEAREST EXISTING JOINT AS SHOWN OR NOTED.
24.5. THE TRENCH PATCHES WITHIN THE ROAD ARE TO BE RECONSTRUCTED TO MATCH THE EXISTING ASPHALT, CURB AND GUTTER TO PROVIDE PROPER DRAINAGE.
24.6. NO RECYCLED ROADBASE MAY BE USED IN THE TRENCH PATCHES.
24.7. ELEVATIONS, CONTOURS AND OTHER NOTATIONS ARE TO FINISH GRADE SURFACES UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR NECESSARY ADJUSTMENTS TO PROPERLY CONSTRUCT THE PROJECT TO THE DESIGN ELEVATIONS.
24.8. FILLS IN EXCESS OF 3 FEET SHALL BE COMPACTED TO 95% (95 PERCENT) MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 STANDARDS IN 6 INCH LIFTS TO PREVENT ROAD SETTLEMENT. DOCUMENTATION OF SUCH TESTS SHALL BE PROVIDED TO THE CITY.
24.9. SUBGRADE PREPARATION SHALL BE DONE TO A 95% (95 PERCENT) RELATIVE COMPACTION TO A MINIMUM DEPTH OF 6 INCHES BETWEEN THE BACK OF CURBS OR LIMITS OF ROAD CONSTRUCTION. DOCUMENTATION OF SUCH TESTS SHALL BE PROVIDED TO THE CITY.
24.10. AGGREGATE SUB-GRADE MATERIAL (UNTREATED BASE COURSE) SHALL BE ENGINEERED GRANULAR BACKFILL MATERIAL OF GRADE ¾ INCH UNTREATED BASE COURSE OR AS APPROVED BY THE CITY ENGINEER AND SHALL BE FREE FROM ORGANIC AND DELETERIOUS MATERIALS.
24.11. FINISH GRADE OF THE ROAD SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE, HOWEVER, IN NO CASE SHALL THE GRADE BE SO CONSTRUCTED THAT POSITIVE DRAINAGE OF THE ROAD SURFACE AND/OR CURBS IS NOT POSSIBLE. CURBS AND/OR PAVEMENT AREAS WHICH DO NOT MEET THE CITY REQUIREMENTS FOR PROPER DRAINAGE SHALL BE REMOVED AND REPLACED TO MEET THE DRAINAGE REQUIREMENTS AT THE CONTRACTORS EXPENSE.
24.12. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE HIS/HER OWN EARTH WORK QUANTITIES AS MAY BE REQUIRED BY THE OWNER OR PROJECT MANAGER AND MAY BE SUBJECT TO INDEPENDENT VERIFICATION AT THE CONTRACTORS EXPENSE.

25. UTAH DEPARTMENT OF TRANSPORTATION:
25.1. NO UDOT CONTROLLED HIGHWAYS OR STREETS ARE PART OF THIS PROJECT.

26. FENCING:
26.1. ANY REQUIRED FENCE MODIFICATIONS, REMOVAL OR REPLACEMENT WHICH ARE SHOWN OR NOTED IN THIS SET OF PLANS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS.
26.2. ON CORNER LOTS ANY FENCE THAT IS OVER 6 FEET TALL NEAR STREETS ARE TO BE REMOVED WITHIN 30 FEET OF THE CORNER IN EACH DIRECTION AND REPLACED WITH A FENCE OF A HEIGHT, TYPE OR MATERIALS APPROVED BY THE CITY TO PROVIDE VISIBILITY FOR DRIVERS.
26.3. ALL FENCE MATERIALS SHALL MEET CITY REQUIREMENTS FOR CONSTRUCTION PRACTICE OR MATERIAL DURABILITY.
26.4. IN THE EVENT THAT THERE ARE RECORDED COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) FOR THIS SUBDIVISION WHICH HAVE SPECIFIC FENCING REQUIREMENTS THEY SHALL GOVERN.

27. SIDEWALKS:
27.1. SIDEWALKS SHALL BE INSTALLED PER THE DESIGN AND DETAIL REQUIREMENTS OF THIS PROJECT.
27.2. MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS AND STANDARDS OF THE CITY.
27.3. SIDEWALKS THAT ARE PART OF EITHER AN EXISTING DRIVEWAY OR NEW DRIVE WAY SHALL BE REPLACED OR INSTALLED TO MEET THE DRIVEWAY STANDARDS AND DETAILS.

28. PARK STRIP AREAS:
28.1. FINAL LANDSCAPING SHALL CONFORM TO CITY REQUIREMENTS BUT ARE NOT BE PART OF THIS PROJECT.
28.2. THE LANDSCAPING STRIP SHALL BE GRADED AND CONSTRUCTED IN A MANNER THAT WILL PROVIDE ADEQUATE DRAINAGE FROM THE NEW DRIVEWAY SURFACE IN SUCH A MANNER THAT THE NEW DRIVEWAY SHALL NOT BE UNDERMINED.
28.3. WHILE PROFESSIONAL CARE HAS BEEN TAKEN IN THE DESIGN AND DUE CARE WILL BE TAKEN IN THE STAKING OR LAYOUT OF THE LANDSCAPING AREA BY THE DESIGN ENGINEER AND SURVEYOR, DUE TO THE INABILITY TO CONTROL THE RUNOFF FROM THE NEIGHBORS PROPERTY THE DESIGN ENGINEER OR SURVEYOR DO NOT PROVIDE ANY WARRANTY OR GUARANTEE REGARDING THE DESIGN OR STAKING OF THE LANDSCAPING AREA.

29. POWER:
29.1. THERE ARE NO POWER SERVICE LINES TO BE INSTALLED AS PART OF THIS SET OF PROJECT DESIGN DRAWINGS. ANY POWER SERVICE LINES SHALL BE INSTALLED UNDER THE DIRECTION OF THE POWER COMPANY.
29.2. POWER SERVICE IS TO BE BROUGHT TO EACH LOT WHILE CONSTRUCTION ACTIVITIES IN CONNECTION WITH THIS CONTRACT ARE UNDERWAY SO THAT NEW ROAD FACILITIES AND UTILITIES ARE NOT DAMAGED DURING INSTILLATION.
29.3. THE POWER COMPANY SHALL BE COORDINATED WITH TO ENSURE THAT THEIR SERVICE LINES CAN BE INSTALLED DURING THIS PROJECT DURATION.
29.4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UNDERGROUND POWER SERVICE LINES TO PREVENT DAMAGE. SHOULD DAMAGE OCCUR THE CONTRACTOR SHALL IMMEDIATELY STOP ALL CONSTRUCTION ACTIVITIES AND CONTACT AN APPROPRIATE REPRESENTATIVE OF THE POWER COMPANY AND/OR CITY ENGINEER.
29.5. WHERE THERE ARE OVERHEAD POWER LINES ON OR NEAR THE WORK AREA OF THIS PROJECT PROPER SAFETY PRECAUTIONS ARE TO BE EMPLOYED DURING ANY WORK ACTIVITY.
29.6. THE POWER COMPANY SAFETY STANDARDS FOR WORK BEING CONDUCTED IN THE PROXIMITY OF POWER FACILITIES SHALL BE COMPLIED WITH.

30. STORM DRAIN SYSTEMS:
30.1. THE INTENT OF THIS PROJECT IS TO PROVIDE ADEQUATE DRAINAGE TO EACH APPROPRIATE CATCH BASIN AS SHOWN OR NOTED. SHOULD DISCREPANCIES IN THIS INTENT BE FOUND ALL WORK RELATED TO THIS SYSTEM SHALL STOP AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER. COMMENCEMENT OF WORK SHALL BEGIN AFTER THE DESIGN ENGINEER HAS AUTHORIZED SUCH AND A SOLUTION COMMUNICATED TO THE CONTRACTOR EITHER BY VERBAL, WRITTEN, OR IN THE FORM OF REVISED DRAWINGS.
30.2. IT MAY BE NECESSARY TO INFORM THE CITY OF DESIGN CONCERNS THAT MAY NEED REVISION AND IN THAT EVENT THE CITY ENGINEER SHALL BE CONSULTED FOR A CITY APPROVED SOLUTION.
30.3. REQUIRED STORM DRAIN BOXES ARE TO BE PRECAST CONCRETE FROM CITY APPROVED PROVIDERS.
30.4. REQUIRED STORM DRAIN GRATES ARE TO MEET CITY STANDARDS FOR BICYCLE SAFE CONSTRUCTION.
30.5. PIPE CONNECTIONS ARE TO BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY.
30.6. PIPES ARE TO BE RCP-CLASS 3 OR APPROVED EQUAL OF THE SIZE NOTED IN THE DESIGN DRAWINGS UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.

31. LAND DRAIN SYSTEM:
31.1. THE LAND DRAIN SYSTEM SHALL BE CONSTRUCTED AS SHOWN IN THIS SET OF DRAWINGS TO ATTEMPT TO MITIGATE HIGH GROUNDWATER AT THE SITE. AT A MINIMUM, IT IS RECOMMENDED THAT THE LAND DRAINS BE INSTALLED PRIOR TO BEGINNING BUILDING EXCAVATIONS.
31.2. ADDITIONALLY, THE TRENCHES SHALL BE INSTALLED IN THE LOCATIONS SHOWN HEREIN AND ONCE INSTALLED IT IS RECOMMENDED BY THE GEOTECHNICAL REPORT THAT THE LAND DRAINS AND GROUND WATER ELEVATIONS BE MONITORED DURING BUILDING EXCAVATIONS.
31.3. IN THE EVENT THAT GROUND WATER IS ENCOUNTERED DURING BUILDING FOOTING EXCAVATIONS WORK SHALL STOP AND THE CITY AND DEVELOPER SHALL BE NOTIFIED. WORK ON THE FOUNDATIONS SHALL NOT START AGAIN UNTIL CITY APPROVED DESIGN MODIFICATION RECOMMENDATIONS HAVE BEEN MADE AND COMPLIED WITH.
31.4. AT A MINIMUM, TRENCHES AND PIPING SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER, UNLESS THE DETAIL DRAWINGS SHOW MORE ROBUST CONSTRUCTION:
31.4.1. TRENCHES SHALL BE A MINIMUM 2 FEET IN WIDTH.
31.4.2. WHERE POSSIBLE, THE TRENCH DEPTH SHALL BE AT LEAST 4 FEET BELOW THE EXISTING SITE GRADE IF EXISTING STORM DRAIN SYSTEMS WILL ALLOW SUCH DEPTH (EXISTING SITE GRADE IS THAT ELEVATION PRIOR TO ANY SITE DEVELOPMENT INCLUDING BUT NOT LIMITED TO STREETS, RETENTION BASINS, OR OTHER GRADE MODIFICATION ACTIVITIES).
31.4.3. THE TRENCH SHALL BE LINED WITH A FILTER FABRIC SUCH AS MIRAFI 140N OR APPROVED EQUAL. THE FABRIC SHALL BE INSTALLED ON ALL SIDES OF THE TRENCH INCLUDING BOTTOM, SIDE WALLS, AND TOP.
31.4.4. IT IS RECOMMENDED THAT THE TOP ELEVATION OF THE TRENCHES SHALL BE 6 INCHES BELOW THE SURFACE OF THE FINAL GROUND SURFACE (FINAL GROUND SURFACE IS TO BE THAT ELEVATION AFTER THE CONSTRUCTION OF THE BUILDINGS OR OTHER WORKS ASSOCIATED WITH THE PROPERTY).
31.4.5. THE TRENCH SHALL BE FILLED WITH FREE-DRAINING GRAVEL, LESS THAN 5 PERCENT FINES.
31.4.6. AN 8 INCH DIAMETER PERFORATED PIPE GRADED TO THE STORM WATER SYSTEM SHALL BE INSTALLED IN THE BOTTOM OF THE TRENCH. SEE DESIGN DRAWINGS FOR ROUTING OF THE TRENCHES AND PIPES. PERFORATED PIPE SHALL BE INSTALLED IN ALL GRAVEL FILLED TRENCHES AND ALL OTHER LAND DRAIN SYSTEM PIPES SHALL BE NOT BE PERFORATED AND INSTALLED AS SHOWN AND NOTED.
31.5. BECAUSE IT IS DIFFICULT TO PREDICT SUBTERANEAN DRAIN PERFORMANCE IT IS RECOMMENDED THAT THE LAND DRAINS BE INSTALLED BEFORE BEGINNING THE BUILDING EXCAVATIONS AND THAT GROUNDWATER LEVELS BE MONITORED THROUGHOUT THE DEVELOPMENT PROCESS.
31.6. IF AREAS OF HIGH GROUND WATER ARE OBSERVED IT MAY BE NECESSARY TO INSTALL ADDITIONAL DRAINS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

32. ROCK LINED TRENCH/SWALE:
32.1. THE TRENCH/SWALE IS TO BE INSTALLED AROUND THE PERIMETER OF THE SUBDIVISION AS SHOWN.
32.2. THE INTENT OF THE TRENCH/SWALE IS TO COMPLY WITH STATE DIVISION OF WATER QUALITY REGULATIONS TO RETAIN THE "FIRST HALF INCH" OF A 100 YEAR STORM EVENT. THIS REGULATION REQUIRES THAT A LANDSCAPED TRENCH/SWALE IS TO BE CONSTRUCTED TO ALLOW THE RETAINAGE TO PERCOLATE INTO THE GROUND AND NOT REACH THE PUBLIC STORM DRAIN SYSTEM. THE BOTTOM OF THE TRENCH/SWALE WHICH IS LINED WITH FABRIC AND 4 INCH MINIMUM SIZE ROCK IS TO NOT DRAIN INTO THE LAND DRAIN COLLECTION BOX AT THE SOUTHWEST CORNER OF THE PROJECT.
32.3. IN THE EVENT THAT A PARTICULAR STORM INTENSITY WOULD EXCEED THE HALF INCH CAPACITY OF THE TRENCH/SWALE THE EXCESS WATER IS TO BE ALLOWED TO ENTER THE PUBLIC STORM DRAIN SYSTEM THROUGH THE STRUCTURE THROUGH A 3 INCH ORIFICE AS DESIGNED. EMERGENCY OVER FLOW IS ALSO PROVIDED IN THE LAND DRAIN COLLECTION BOX AT THE TRENCH SIDE WHERE THE BOX IS NOTCHED LOWER THAN THE ELEVATION OF THE TOP OF THE BOX.

33. CABLE TV, TELEPHONE OR COMMUNICATION SERVICE LINES:
33.1. THERE ARE NO CABLE OR COMMUNICATION SERVICE LINES AS PART OF THIS PROJECT DRAWINGS.
33.2. SUCH UTILITY LINES OR FACILITIES, BOXES, OR POLES THAT WERE VISIBLE AT THE TIME OF THE FIELD SURVEY HAVE BEEN LOCATED AND IDENTIFIED ON THIS SET OF DESIGN DRAWINGS.
33.3. AT THE TIME OF THE FIELD SURVEY THERE WERE NO BLUE STAKE MARKINGS FOR EITHER CABLE TV OR TELEPHONE SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASCERTAIN THE LOCATION AND DEPTH OF THE COMMUNICATION LINES TO PREVENT DAMAGE OR LOSS OF SERVICE.
33.4. IN THE EVENT OF DAMAGE TO SERVICE LINES THE APPROPRIATE UTILITY SERVICE PROVIDER SHALL BE CONTACTED FOR INSTRUCTIONS ON HOW TO PROCEED WITH THE REPAIR OR REPLACEMENT OF SUCH LINE(S).

34. SITE PREPARATION:
34.1. THE SITE SHALL BE CLEARED AND GRUBBED TO REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE PROJECT WORK SITE EXCEPT AS OTHERWISE DIRECTED OR NOTED.
34.2. CLEARING AND GRUBBING ARE NOT TO BE PERFORMED ON INDIVIDUAL LOTS. THE ONLY AREA BEING CLEARED AND GRUBBED IN THIS PROJECT IS THE DRIVEWAY CORRIDOR, AND EMERGENCY TURN AROUND AS SHOWN HEREON.
34.3. NOTE THAT THE SOIL TYPE WITHIN THE WORK AREA MAY REQUIRE SPECIAL CONSTRUCTION METHODS TO OBTAIN THE NECESSARY GRADING AND COMPACTION REQUIREMENTS AND A GEOTECHNICAL REPORT SHOULD BE OBTAINED FOR INFORMATION RELATING TO THE REQUIREMENTS FOR PROPER STRUCTURAL STABILITY UNDER THE NEW DRIVEWAY.

35. STORM WATER POLLUTION PREVENTION PLAN MANAGEMENT:
35.1. STORM WATER POLLUTION PREVENTION PLANS (SWPPP) ARE PROVIDED HEREIN FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS ASSOCIATED WITH SWPPP REGULATIONS AND MAY BE REQUIRED TO PROVIDE THE CITY WITH PLANS AND DETAILS SHOULD THE ACTUAL PROCESS OF CONSTRUCTION REQUIRE DIFFERENT CONFIGURATION AND/OR OPERATION THAN THAT WHICH IS PROVIDED HEREIN.
35.2. THE CONTRACTOR SHALL PROVIDE ALL EROSION CONTROLS RELATED TO THE 'BEST MANAGEMENT PRACTICES' (BMP's) RELATED TO SWPPP REQUIREMENTS. THESE MAY INCLUDE BUT ARE NOT LIMITED TO; SILT FENCES, STRAW BALES, WADDLES, DUST CONTROL, ETC.
35.3. ANY CHANGES OR MODIFICATIONS RELATED TO THE SWPPP, WHETHER REQUIRED BY THE CITY OR DUE TO WORK PROGRESS SCHEDULING, SHALL BE AT THE CONTRACTORS EXPENSE.

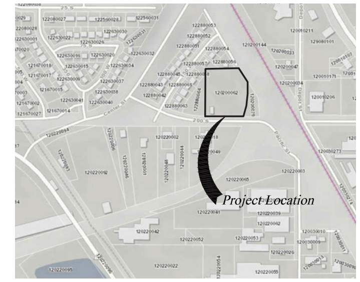
36. STREET LIGHTING:
36.1. THERE ARE NO STREET LIGHTS ANTICIPATED IN THIS PROJECT.

37. MISCELLANEOUS NOTES:
37.7. IT IS NOT ANTICIPATED THAT ANY SIDEWALKS, CROSSINGS, AND HANDICAP ACCESS POINTS WILL BE PART OF THIS PROJECT, HOWEVER, IN THE EVENT THAT THE CITY MAY REQUIRE SUCH ALL CONSTRUCTION AND MATERIALS ARE TO COMPLY WITH ADA STANDARDS OR CITY STANDARDS AND REQUIREMENTS.
37.8. WHEN SPECIFIC BRANDS OR TYPES OF MATERIALS ARE SPECIFIED CITY APPROVED EQUIVALENT OR EQUALS MAY BE SUBSTITUTED.
37.9. ALL UTILITY MANHOLE COVERS, CATCH BASIN GRATES, AND VALVE BOX COVERS ARE TO BE INSTALLED SO THAT THEY ARE RECESSED A MINIMUM OF 1/4" AND A MAXIMUM OF 1" BELOW THE FINISH GRADE OF THE ROAD SURFACE. EDGES ARE TO BE ROUNDED TO PREVENT A SHARP EDGE HAZARD TO VEHICULAR OR PEDESTRIAN TRAVEL.
37.10. ONLY ANY EXISTING TREES WITHIN THE RIGHT OF WAY OF THE NEW ROAD CORRIDORS AND UTILITY EASEMENTS ARE ALLOWED TO BE REMOVED WITHOUT AUTHORIZATION FROM THE OWNER. CARE SHOULD BE TAKEN TO PREVENT UNNECESSARY DAMAGE TO THE ROOT SYSTEM OF TREES THAT ARE IN THE PROXIMITY OF THE WORK AREA.
37.11. ALL CONCRETE WORK SHALL HAVE A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF THE TESTING AND SHALL PROVIDE THE CITY OR OWNER WITH COMPLIANT RESULTS UPON REQUEST.
37.12. TRASH OR DEBRIS SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH LOCAL OR CITY REGULATIONS.
37.13. SHOULD THESE NOTES OR DESIGN CRITERION CONFLICT WITH THE STANDARDS, SPECIFICATION, OR DESIGN REQUIREMENTS OF THE CITY, AGENCY, DISTRICT, OR COMPANY RESPONSIBLE FOR PUBLIC UTILITY OR INFRASTRUCTURE, THESE NOTES AND PLANS SHALL YIELD TO SAID STANDARDS, SPECIFICATIONS, OR DESIGN REQUIREMENTS OF THE CITY, AGENCY, DISTRICT, OR COMPANY IN CHARGE.
37.14. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED; I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC., AS MAY BE REQUIRED BY THE CITY.

NOTICE TO CONTRACTORS

1. THE CONTRACTOR IS SPECIFICALLY PLACED ON NOTICE AND CAUTIONED THAT THE LOCATION, ELEVATION, DEPTH, OR TYPE OF UTILITIES SHOWN ON THESE PLANS HAVE BEEN DERIVED FROM DIFFERENT SOURCES WHICH MAY INCLUDING BUT ARE NOT LIMITED TO, 811 UTILITY LOCATING SERVICES (BLUE STAKES), PLANS OR DRAWINGS SUPPLIED BY THE UTILITY COMPANIES, PLANS OR DRAWINGS SUPPLIED BY THE CITY, PHYSICAL SURVEYED LOCATIONS OF EXPOSED UTILITIES.
2. THE INFORMATION PROVIDED ON EXISTING UTILITIES SHOWN HEREON SHOULD NOT BE RELIED UPON FOR ACCURATE LOCATION. THE CONTRACTOR IS SPECIFICALLY AND EXPRESSLY CAUTIONED THAT ANY UTILITY LOCATIONS MUST BE FIELD VERIFIED.
3. SHOULD DISCREPANCIES BETWEEN THE DESIGN LOCATION, ELEVATION, DEPTH OR TYPE OF UTILITY BE FOUND BY THE CONTRACTOR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND/OR CITY AND CEASE ALL WORK UNTIL AN APPROVED RESOLUTION TO THE DISCREPANCY HAS BEEN COMMUNICATED TO THE CONTRACTOR.
4. THIS PROJECT IS WITHIN THE JURISDICTION OF WEBER BASIN WATER CONSERVANCY DISTRICT AND ALL WORK ON THEIR SECONDARY WATER SYSTEM SHALL CONFORM TO THE DISTRICT STANDARDS AND REQUIREMENTS. ALSO, SEE SECONDARY WATER NOTES AND DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS.
5. THIS PROJECT IS WITHIN THE JURISDICTION OF NORTH DAVIS COUNTY SEWER DISTRICT AND ALL WORK ON THEIR SEWER SYSTEM SHALL CONFORM TO THE DISTRICT STANDARDS AND REQUIREMENTS. ALSO, SEE SEWER NOTES AND DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS.

Vicinity Map



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

LEGEND:

CENTERLINE
EXISTING DITCH
EXISTING FENCE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING UNDERGROUND POWER LINE
EXISTING OVERHEAD POWER LINE
EASEMENTS
SECTION CORNER
STREET MONUMENT
EXISTING INLET
PROPOSED INLET
EXISTING DRAINAGE FLOW
PROPOSED DRAINAGE FLOW
EXISTING SIGN
PROPOSED SIGN
SEWER MANHOLE
PROPOSED FIRE HYDRANT
EXISTING VALVE
PROPOSED VALVE
XXX.X EXISTING GROUND ELEVATION
XXX.X PROPOSED GROUND ELEVATION
EOA EDGE OF ASPHALT
TA TOP OF ASPHALT
TC TOP OF CURB
FL FLOW LINE
SMH SEWER MANHOLE

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West Haven, UT 84401
801-731-4075

DEVELOPER: Kyle Weaver
Address:

1 of 13

Project: Weaver Subdivision
50 West 200 South
Clearfield, UT

Location:
SE 1/4 of Section 21, Township 3 South,
Range 1 West, Salt Lake Base and Meridian.

Cover - General Notes

Revisions

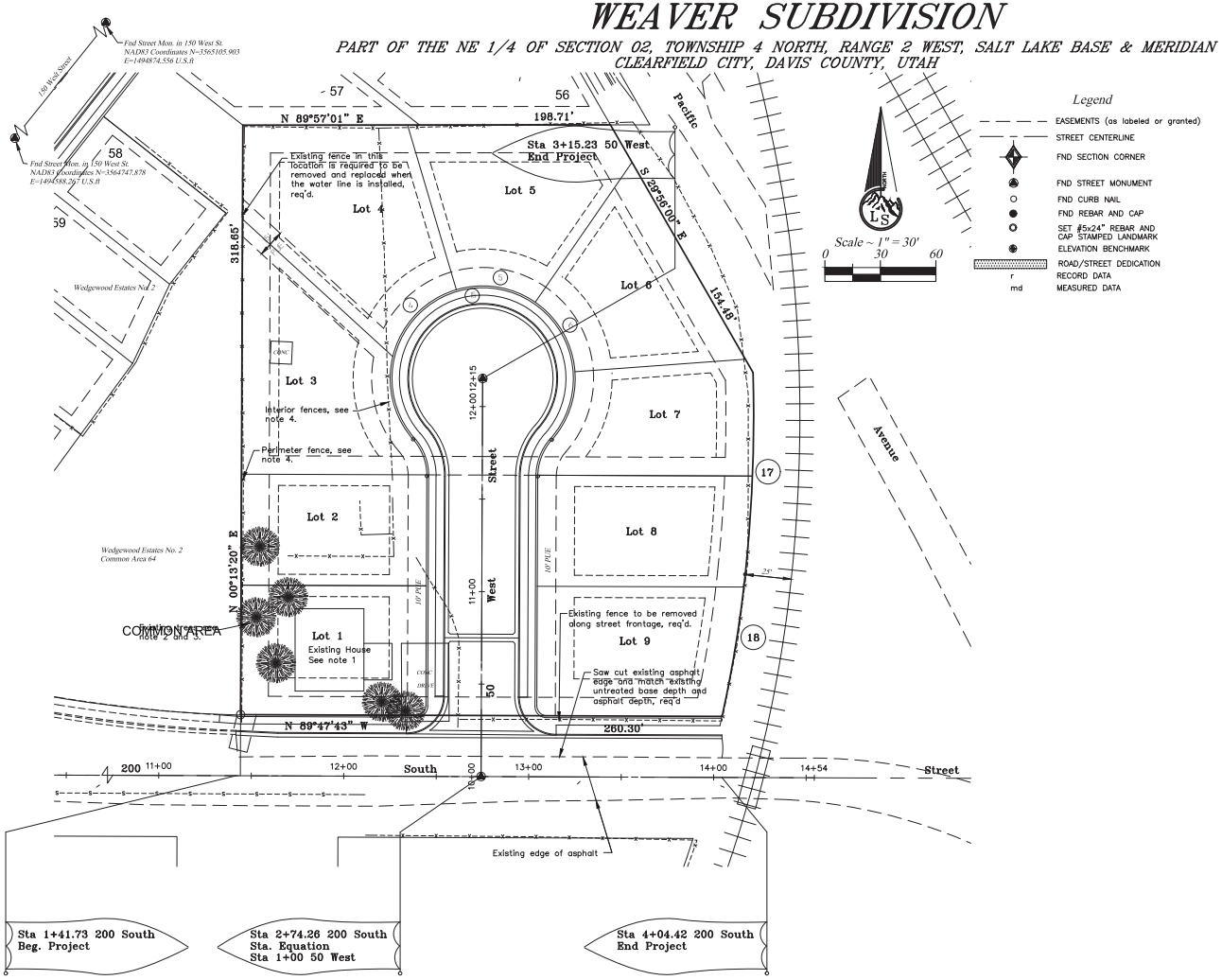
DESIGNED BY: LW | DATE: July 10, 2020
DRAWN BY: EDR | FILE: 3877

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Project Name: 3877 Kyle Weaver Sub Storm water2.dwg Save Date: January 8, 2021 12:31 PM Sheet: ####

WEAVER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



NOTES:
1. The existing house is to be removed and disposed of in accordance with Clearfield City requirements if any.
2. Trees are to be removed and disposed of. The number and size of trees to be removed is not accurately shown. The contractor is responsible to remove all of the trees that are on this subdivision.
3. Do not damage or remove trees, shrubs or other landscaping from neighboring property. Any such damage will be paid for by the contractor.
4. In addition to the general notes on sheet 1 the following shall be conformed with. All fences within the interior of the subdivision shall be removed. However, no fences along the exterior perimeter of the subdivision are being removed or replaced. Should damage occur to the perimeter fencing the contractor shall be responsible to replace or repair to the satisfaction of the owner of the damaged fence.
5. The overall site is to be cleaned and graded so that all foreign material, trees, shrubs, existing landscaping, fences, structures, barns, sheds, vehicles, and other items that are on the property are properly removed.
6. The location of utility service lines to the existing house are not known. Utility service lines that currently service the existing house are to be removed and terminated near the city utility service connection point in accordance with Clearfield City standards or requirements.

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Address:

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Location:
SE 1/4 of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Demolition

Revisions

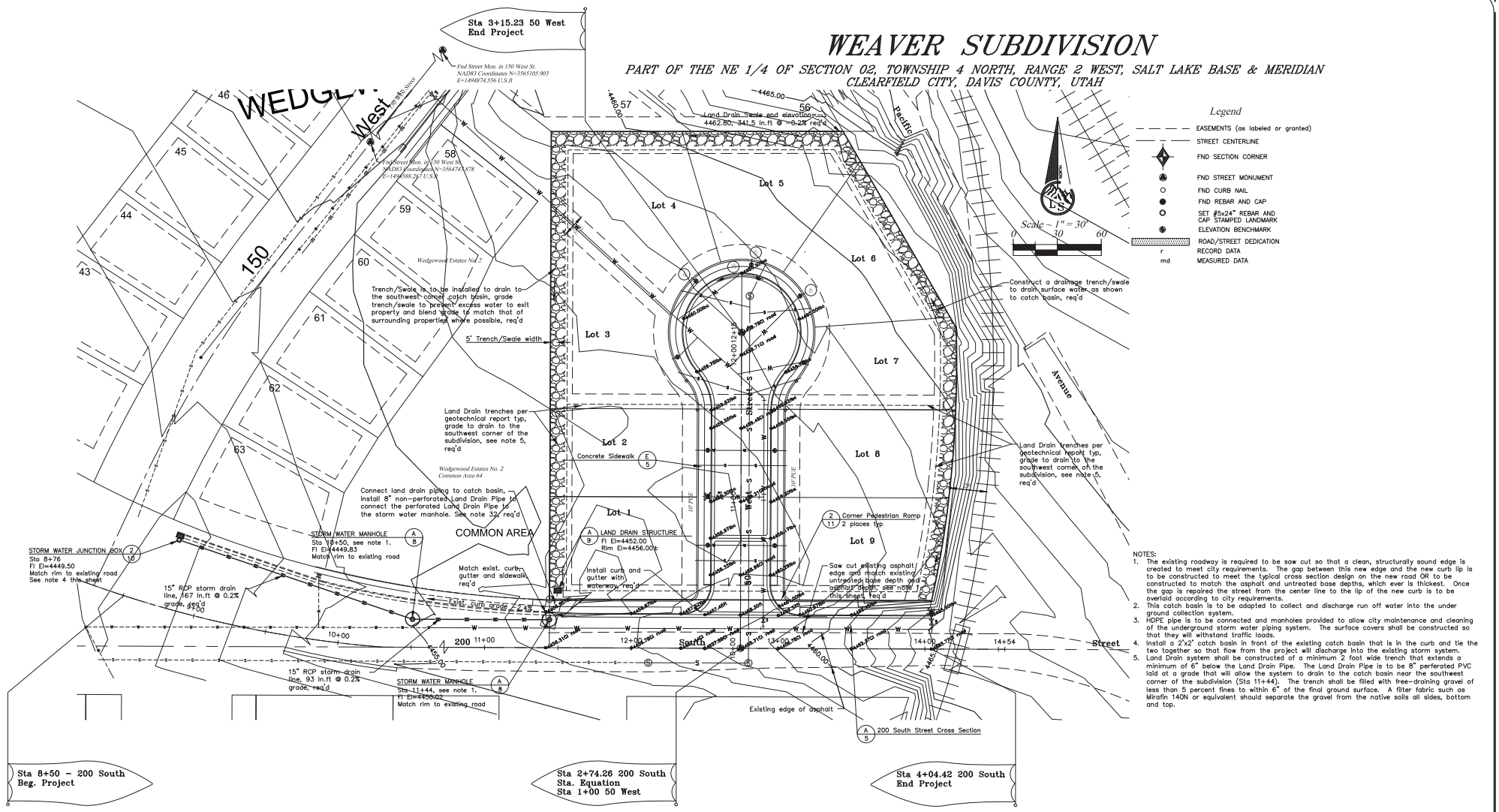
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WEAVER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



NOTES:

1. The existing roadway is required to be saw cut so that a clean, structurally sound edge is created to meet city requirements. The gap between this new edge and the new curb lip is to be constructed to meet the typical cross section design on the new road OR to be constructed to match the asphalt and untreated base depths, which ever is thickest. Once the gap is repaired the street from the center line to the lip of the new curb is to be overlaid according to city requirements.
2. This catch basin is to be adapted to collect and discharge run off water into the under ground collection system.
3. HDPE pipe is to be connected and manholes provided to allow city maintenance and cleaning of the underground storm water piping system. The surface covers shall be constructed so that they will withstand traffic loads.
4. Install a 2'x2' catch basin in front of the existing catch basin that is in the curb and tie the two together so that flow from the project will discharge into the existing storm system.
5. Land Drain system shall be constructed of a minimum 2 foot wide trench that extends a minimum of 6" below the Land Drain Pipe. The Land Drain Pipe is to be 8" perforated PVC laid at a grade that will allow the system to drain to the catch basin near the southwest corner of the subdivision (Sta 11+44). The trench shall be filled with free-draining gravel of less than 5 percent fines to within 6" of the final ground surface. A filter fabric such as Mirafin 140N or equivalent should separate the gravel from the native soils all sides, bottom and top.

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Grading

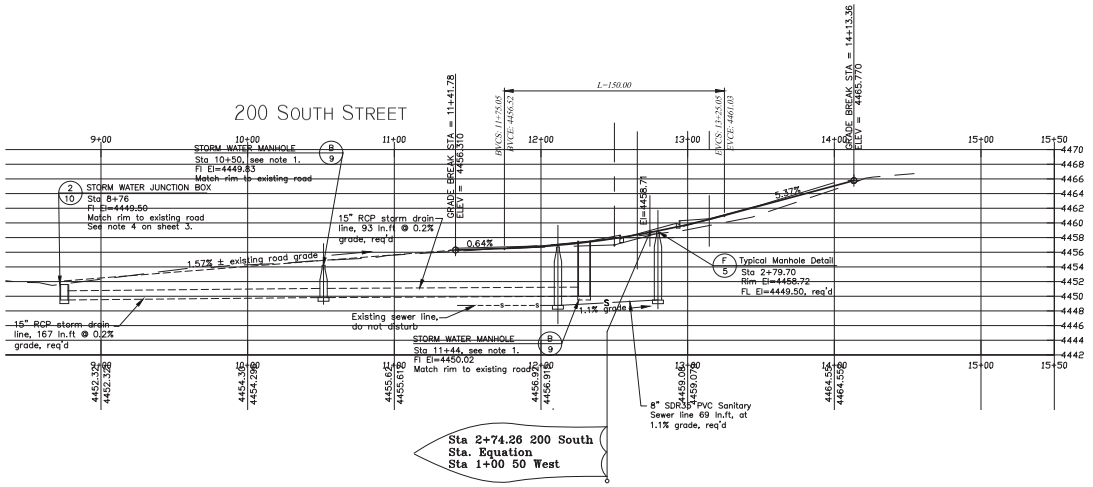
Revisions

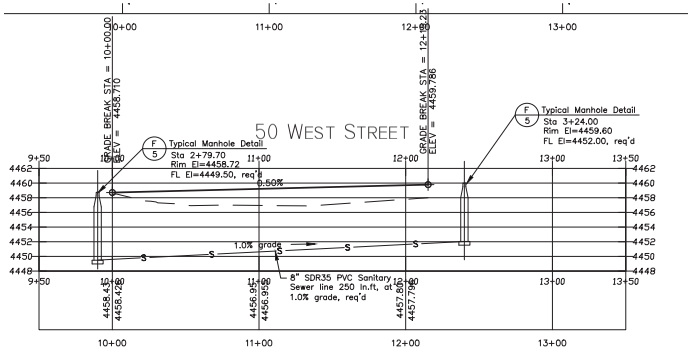
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Clearfield, UT

Location:
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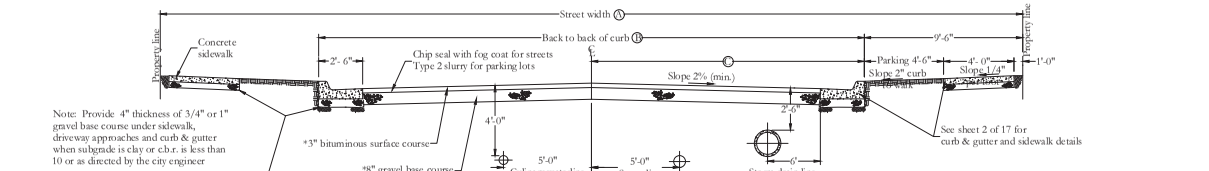
Profiles

Revisions

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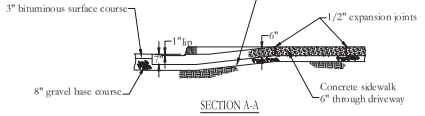
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* 1. These pavement thickness shall be considered as minimums and may be increased by the City Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit an alternative pavement design based on a detailed soils analysis for approval by the City Engineer.

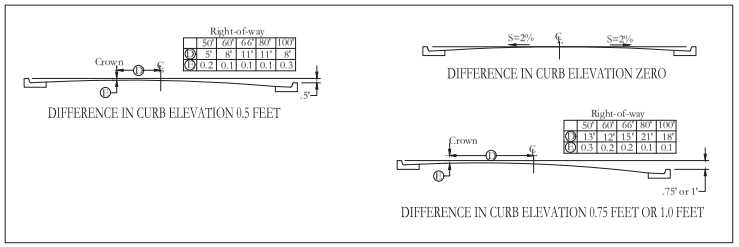
2. Minor & major arterial streets shall be constructed with a 10" untreated base course & 3" bituminous surface course or as required by the City Engineer.

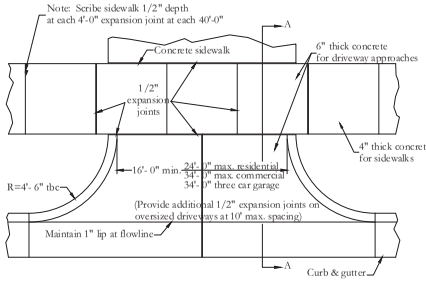


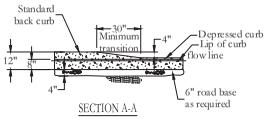
SECTION A-A

Street designation	Row width (A)	tbc to tbc (B)	$\mathbb{C}$ to tbc (C)
Standard residential	60'	41'	20.5'
Collector	66'	47"	23.5'
Minor arterial▲	80'	61'	30.5'
Major arterial▲	100'	81'	40.5'

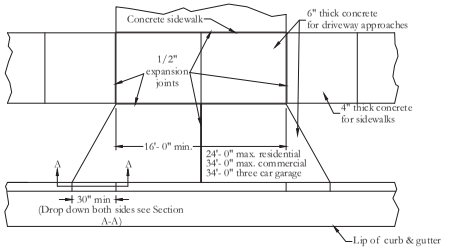
NOTE:
1. Maximum difference in elevation between curb on opposite side of street shall not exceed 1'-0".
▲2. On arterial streets the city engineer will provide a pavement design. location of sidewalk and curb & gutter may vary on individual arterial streets per direction of the City Engineer.



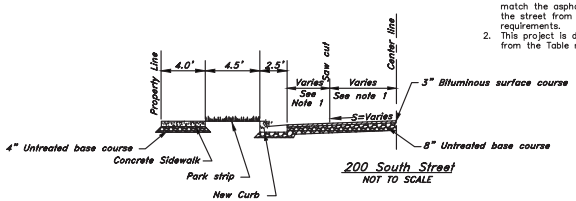




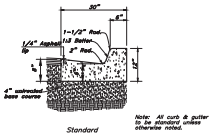
SECTION A-A



NOTES:
1. The existing roadway is required to be saw cut so that a clean, structurally sound edge is created to meet city requirements. The gap between this new edge and the new curb lip is to be constructed to meet the typical cross section design on the new road OR to be constructed to match the asphalt and untreated base depths, which ever is thickest. Once the gap is repaired the street from the center line to the lip of the new curb is to be overlaid according to city requirements.
2. This project is designed to utilize the Standard Residential road cross section detail dimensions from the Table noted above.



A/5 200 South Street Cross Section
N.T.S.



B/5 Typical Section – 30" Curb & Gutter
Not to Scale

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Standard Residential Road Details

Revisions

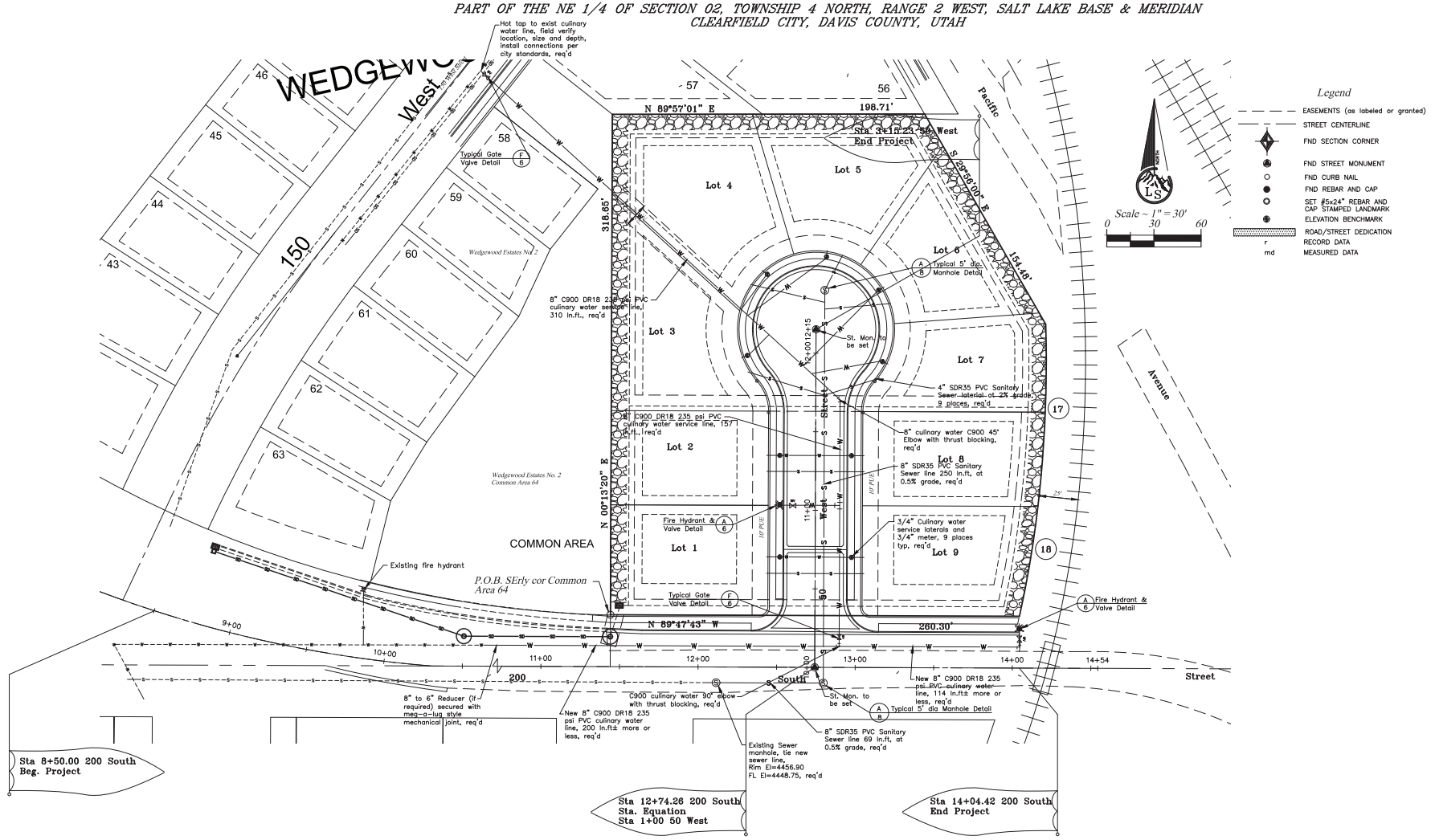
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DRAWN BY: EDR

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FILE: 3877

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WEAVER SUBDIVISION

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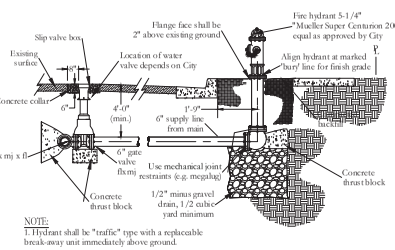
Utilities

Revisions

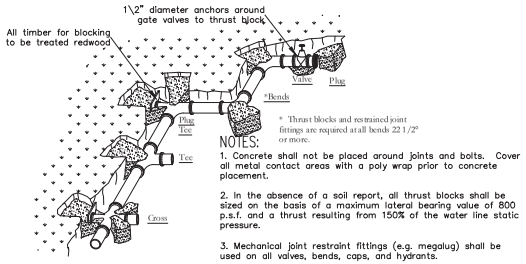
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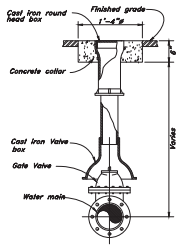


A 6 Typical Fire Hydrant & Valve Connection
N.T.S.

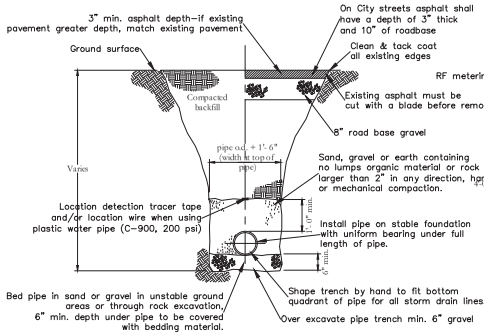


NOTES:
1. Concrete shall not be placed around joints and bolts. Cover all metal contact areas with a poly wrap prior to concrete placement.
2. In the absence of a soil report, all thrust blocks shall be sized on the basis of a maximum lateral bearing value of 800 p.s.f. and a thrust resulting from 150% of the water line static pressure.
3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.
4. All threaded connections and/or bolts shall be encased with a APWA approved lubricant grease.

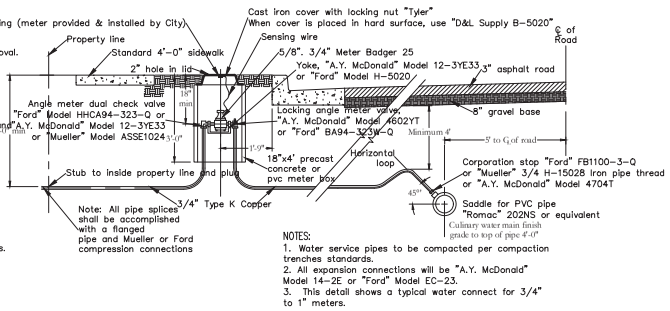
B 6 Thrust Blocking Details
N.T.S.



F 6 Typical Gate Valve
N.T.S.



C 6 Typical Trench Detail
N.T.S.



NOTES:
1. Water service pipes to be compacted per compaction trenches standards.
2. All expansion connections will be "A.Y. McDonald" Model 14-2E or "Ford" Model EC-23.
3. This detail shows a typical water connect for 3/4" to 1" meters.

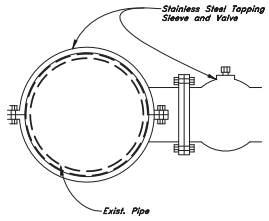
D 6 Typical Water Meter
N.T.S.

CLEARFIELD CITY TESTING AND INSPECTION STANDARDS

Sanitary sewer*	Pipeline inspection - alignment, grade, & class of pipe Low pressure air test or infiltration test Displacement test & video recording showing distance (leader with time, date, & construction company)
Storm drainage*	Pipeline inspection - alignment, grade, & class of pipe Catch basin boxes inspection - depth & rebar Pipe inspection - video tape recording (leader with time, date, & construction company)
Land drainage*	Pipeline inspection - alignment, grade, class of pipe and bedding method Pipe inspection - video tape recording (leader with time, date, & construction company)
Culinary water (c-900 class 200) (di class 51)	Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation Pressure test - minimum 200 psi for 2 hours Chlorination test - minimum 30 ppm for 24 hours Clear water test Bacteria test
Roadway	Sub base inspection - depth & compaction Before road base placement all utility lines must be installed Road base density test - depth & compaction (Contractor responsible to give road base density results to City - prior to asphalt placement) Asphalt placement - depth & compaction
Curb & gutter and sidewalk	Curb & gutter and sidewalk inspection - depth and compaction

*1. Contractor shall not flush rock & debris from newly installed pipelines downstream into the existing system.

*2. The pipelines must have clean water flushed down the pipes prior to video taping in order to detect and identify all low spots and/or bellies in the pipeline. Failure to run water prior to video taping will result in rejection of the video tape testing.



E 6 Hot Tap
Not to Scale

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DEVELOPER: Kyle Weaver
Address:

7 of 13

Project: Weaver Subdivision
50 West 200 South
Clearfield, UT

Location:
SE 1/4 of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

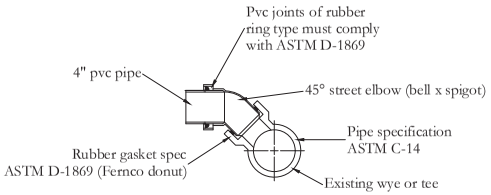
Water Details

Revisions

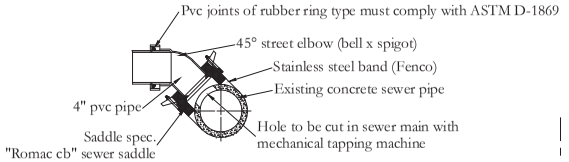
DESIGNED BY: LW
DRAWN BY: EDR
DATE: July 10, 2020
FILE: 3877

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Project Name: 3877 Kyle Weaver Sub Storm water2.dwg Save Date: January 8, 2021 12:31 PM Sheet: ####

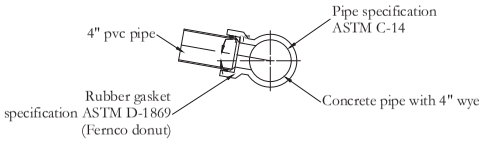


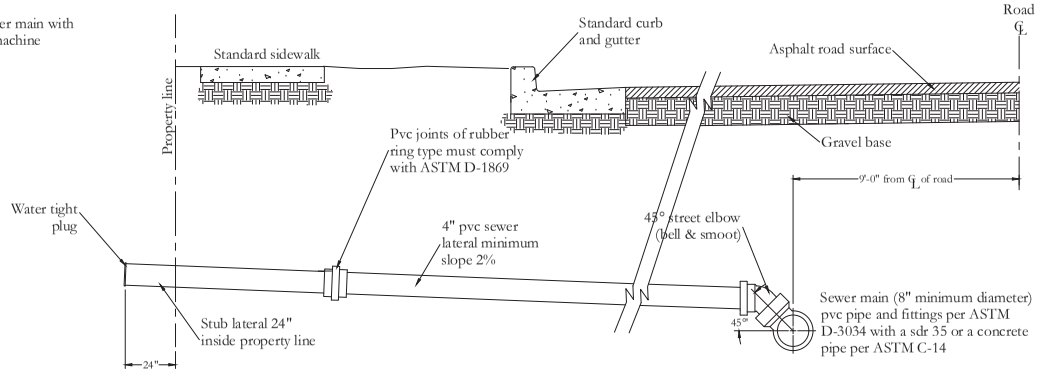
NOTE: Pvc pipe fittings
ASTM D-3034 with a SDR 35



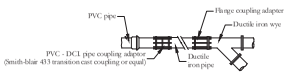
NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.

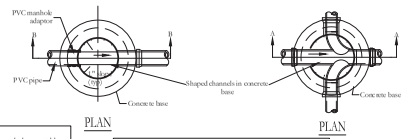
NOTE: When connection is made into existing concrete wye the wye must be rotated to a minimum of 10° and a maximum of 45° from the horizontal as shown





B/8 Sewer Lateral Connection
N.T.S.

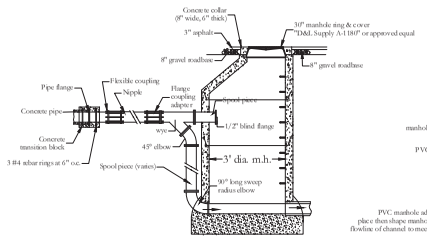


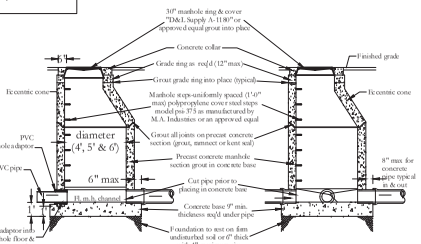


Drop Manhole Notes:
1. Use drop manhole only when drop exceeds 2' - 0".
2. For construction dimension of drop manhole see junction manhole detail his sheet.
3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc if encased in 3/4" washed gravel minimum 6" cover.

NOTES:
1. Cast in place manhole shown precast reinforced manhole acceptable.
2. Rubber boot joints with stainless steel connection band is acceptable substitutes for standard joints shown.
3. Piping outside of manhole may be schedule 40 pvc if encased in 3/4" washed gravel, minimum 6" cover.

NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.





A/8 Typical Sewer Manhole
N.T.S.

NOTES:
1. This sewer manhole is to be adapted to function as a storm drain junction box to accommodate 15" RCP storm drain pipe. The lid is to be stamped "Storm Water".

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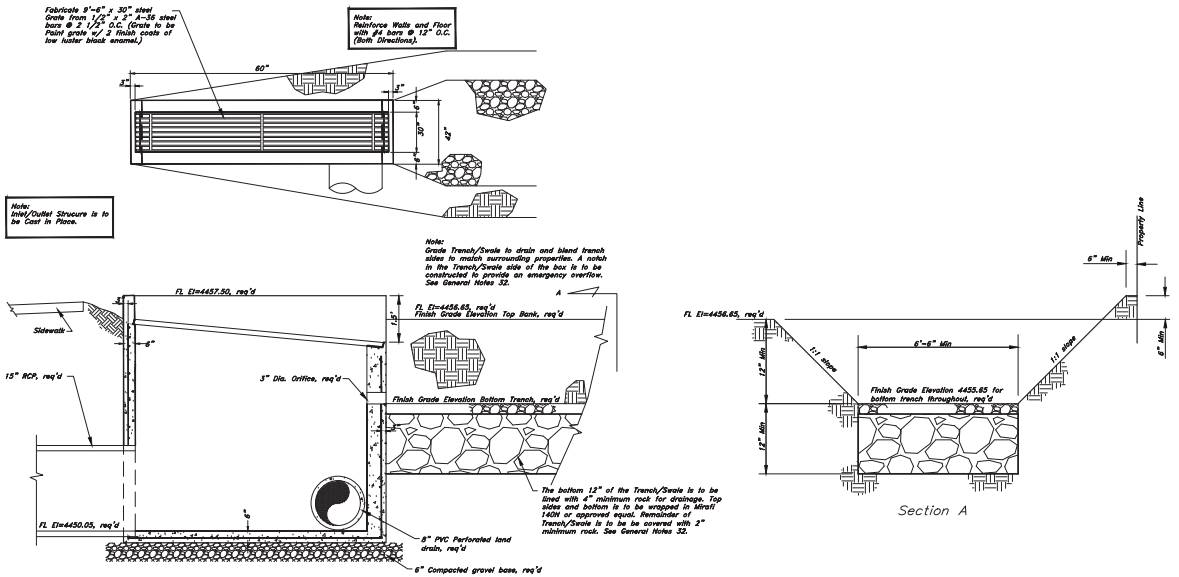
Location:
SE 1/4 of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Sewer Details

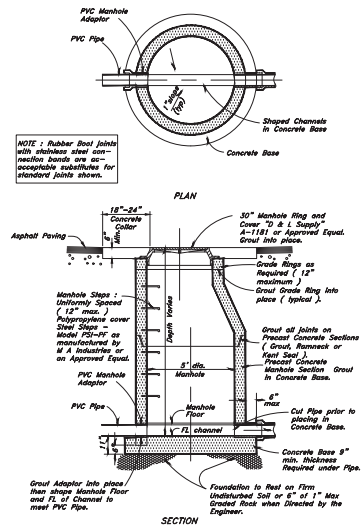
Revisions

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A 9 TRENCH/SWALE STRUCTURE
N.T.S.



B 9 Typical Manhole Detail
N.T.S.

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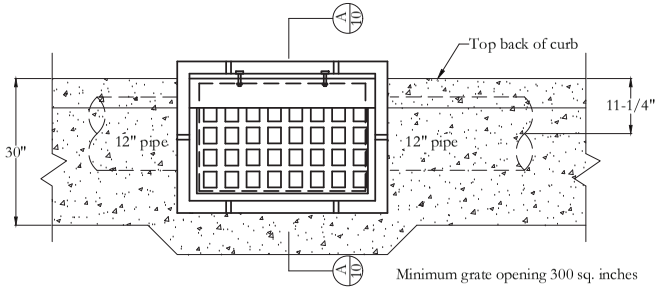
Storm System Details

Revisions

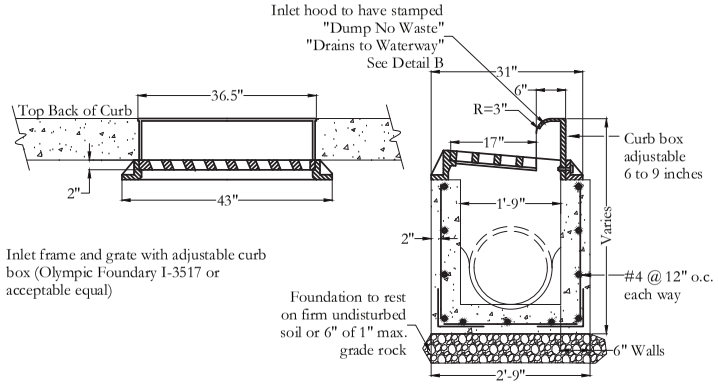
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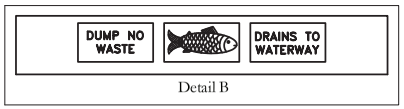
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Minimum grate opening 300 sq. inches



SECTION A



Detail B

NOTES:

1. All reinforcement shall be #4 deformed steel, grade 60.

2. All reinforcement shall be placed at 12" o.c. each way in the floor and the walls.

3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.

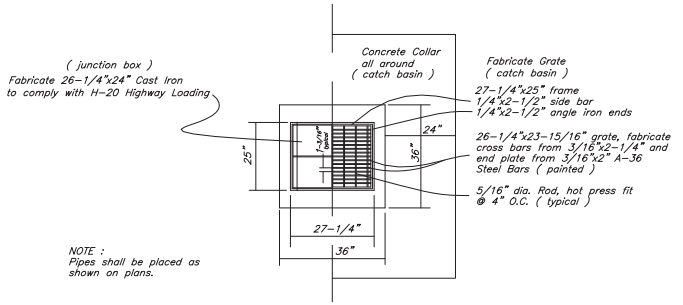
4. All pipes in the box shall be cut with the interior of the box and grouted smooth.

5. Rebar shall have 2" clear on earth side of structure.

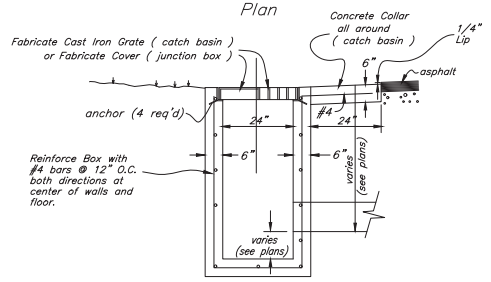
STANDARD HOODED CATCH BASIN

SCALE: NONE

2 / 10



Plan



Section

2 / 10 Typical Catch Basin N.T.S.

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Storm System Details

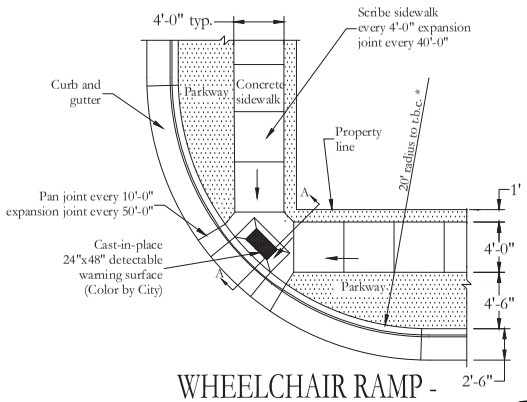
Revisions

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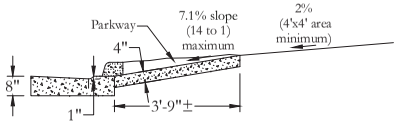
Project Name: 3877 Kyle Weaver Sub Storm water2.dwg Save Date: January 8, 2021 12:31 PM Sheet: ###



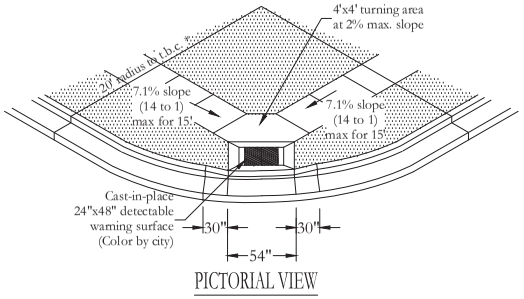
WHEELCHAIR RAMP - PEDESTRIAN ACCESS

SCALE: NONE

2 / 11



SECTION A



PICTORIAL VIEW

NOTES:

1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.

2. Locate all inlet grates 2' minimum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.

3. Slopes shown are maximum slopes.

4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. expansion material shall be set 1/4" below the finish level of sidewalk ramp.

5. Materials, construction, and workmanship shall be in accordance with Clearfield City standards and specifications.

6. When a City roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.

7. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.

8. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City (other products to be approved by City prior to installation).

CULINARY WATER FIRE PIPE LINE NOTES:

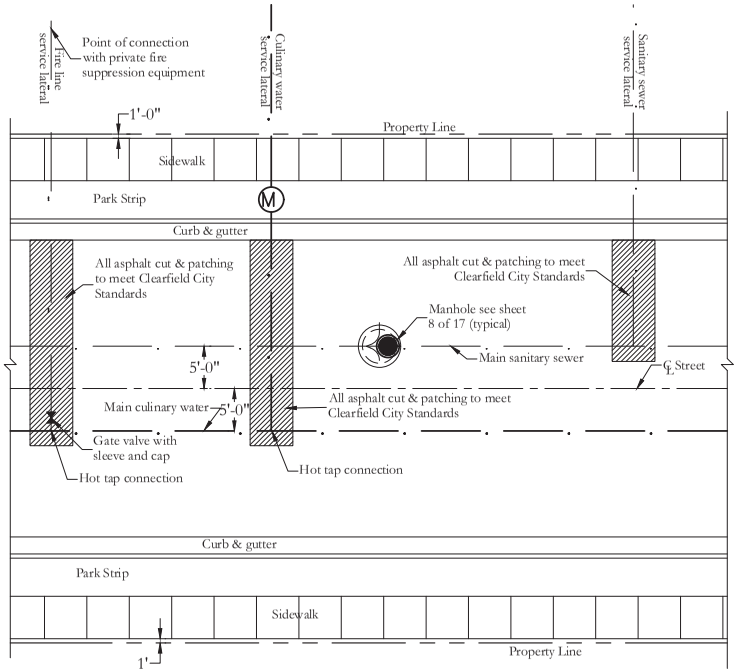
1. The property owner is responsible for all materials, installation, repair and future maintenance for the entire fire line lateral from the City main water line to the point of connection with his fire suppression system.
2. All fire lines shall be sized per Clearfield City Fire Code (4", 6", 8" or as required).
3. All fire lines shall have a hot tap connection to the main waterline in the right-of-way with a gate valve.
4. All construction must meet Clearfield City Standards and all other adopted codes & standards.

CULINARY WATER SERVICE NOTES:

1. The property owner is responsible for all installation of the culinary water service lateral, including water meter, complete (see sheet 10 of 17) and connection to main waterline.
2. The property owner is responsible for all repair and maintenance of the culinary water service lateral from the City water meter to the point of connection with his private facilities.
3. Clearfield City is responsible for all repair and maintenance of the culinary water service from the culinary water main pipe to and including the water meter, meter box, lid & facilities contained therein.
4. All construction must meet Clearfield City Standards and all other adopted codes & standards.

SANITARY SEWER SERVICE NOTES:

1. The property owner is responsible for all installation of the sanitary sewer service lateral and connection to main City sanitary sewer pvc pipeline with his private facilities.
2. The property owner is responsible for all repair and maintenance of the sewer service lateral from the main City sanitary sewer pipe to the point of connection.
3. All installed sanitary sewer service laterals shall be an approved pvc, and installed at Clearfield City Standards and above minimum slopes.
3. All construction must meet Clearfield City Standards and all other adopted codes and standards.



UTILITY SERVICE LATERAL DETAILS

SCALE: NONE

1 / 11

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ADA - Utility Patching

Revisions

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DRAWN BY: EDR

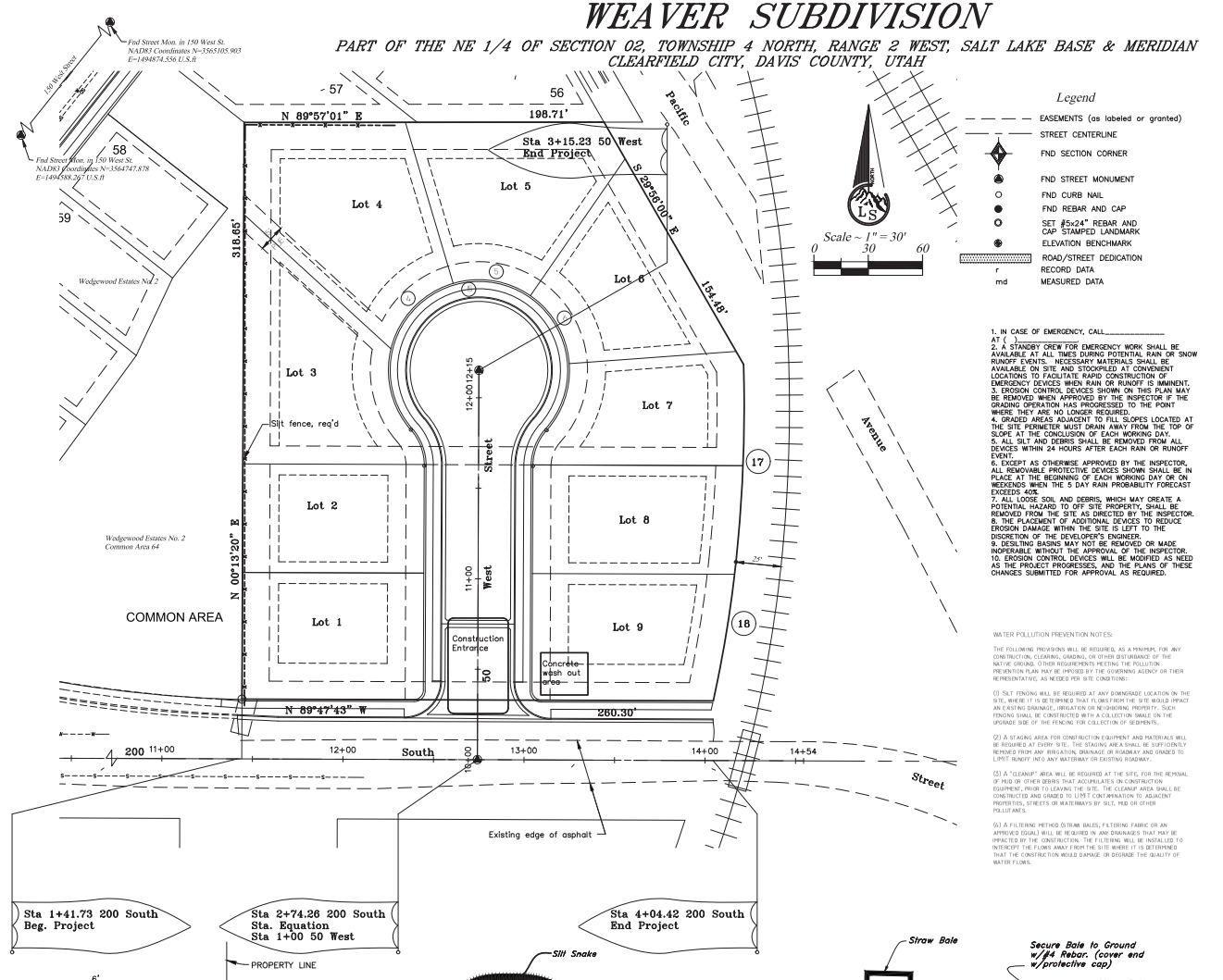
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WEAVER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH



1. IN CASE OF EMERGENCY, CALL_____ AT ( )
2. A STANDBY 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 IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAIN OR RUNOFF EVENT.
6. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE BEGINNING OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
7. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE DEVELOPER'S ENGINEER.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT THE APPROVAL OF THE INSPECTOR.
10. EROSION CONTROL DEVICES WILL BE MODIFIED AS NEED AS THE PROJECT PROGRESSES, AND THE PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.

WATER POLLUTION PREVENTION NOTES:

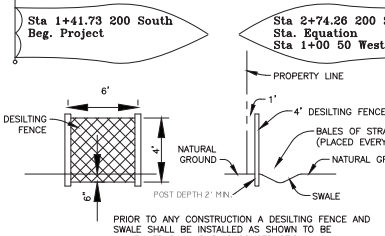
THE FOLLOWING PROVISIONS WILL BE REQUIRED, AS A MINIMUM, FOR ANY CONSTRUCTION, CLEARING, GRADING, OR OTHER DISTURBANCE OF THE NATIVE GROUND. OTHER REQUIREMENTS MEETING THE POLLUTION PREVENTION PLAN MAY BE IMPOSED BY THE GOVERNING AGENCY OR THEIR REPRESENTATIVE, AS NEEDED PER SITE CONDITIONS:

(1) SILT FENCING WILL BE REQUIRED AT ANY DOWNGRADE LOCATION ON THE SITE, WHERE IT IS DETERMINED THAT FLOWS FROM THE SITE WOULD IMPACT AN EXISTING DRAINAGE, IRRIGATION OR NEIGHBORING PROPERTY. SUCH FENCING SHALL BE CONSTRUCTED WITH A COLLECTION SWALE ON THE UPGRADE SIDE OF THE FENCING FOR COLLECTION OF SEDIMENTS.

(2) A STAGING AREA FOR CONSTRUCTION EQUIPMENT AND MATERIALS WILL BE REQUIRED AT EVERY SITE. THE STAGING AREA SHALL BE SUFFICIENTLY REMOVED FROM ANY IRRIGATION, DRAINAGE OR ROADWAY AND GRADED TO LIMIT RUNOFF INTO ANY WATERWAY OR EXISTING ROADWAY.

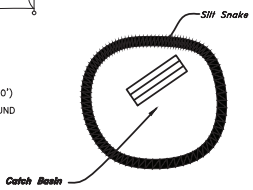
(3) A "CLEANUP" AREA WILL BE REQUIRED AT THE SITE, FOR THE REMOVAL OF MUD OR OTHER DEBRIS THAT ACCUMULATES ON CONSTRUCTION EQUIPMENT, PRIOR TO LEAVING THE SITE. THE CLEANUP AREA SHALL BE CONSTRUCTED AND GRADED TO LIMIT CONTAMINATION TO ADJACENT PROPERTIES, STREETS OR WATERWAYS BY SILT, MUD OR OTHER POLLUTANTS.

(4) A FILTERING METHOD (STRAW BALES, FILTERING FABRIC OR AN APPROVED EQUAL) WILL BE REQUIRED IN ANY DRAINAGES THAT MAY BE IMPACTED BY THE CONSTRUCTION. THE FILTERING WILL BE INSTALLED TO INTERCEPT THE FLOWS AWAY FROM THE SITE WHERE IT IS DETERMINED THAT THE CONSTRUCTION WOULD DAMAGE OR DEGRADE THE QUALITY OF WATER FLOWS.



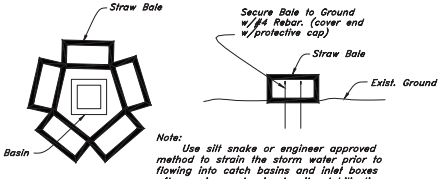
PRIOR TO ANY CONSTRUCTION A DESILTING FENCE AND SWALE SHALL BE INSTALLED AS SHOWN TO BE MAINTAINED DAILY DURING CONSTRUCTION.

DESILTING FENCE DETAIL
Not to Scale



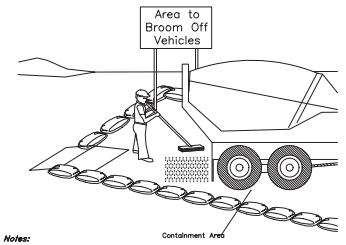
Note: *Inspect the silt snakes on a weekly basis. If silt snake is showing signs of failure remove and replace those sections of the silt snake.*

Silt Snake Detail
Not to Scale



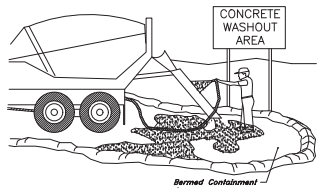
Note: *Use silt snake or engineer approved method to strain the storm water prior to flowing into catch basins and inlet boxes after paving and prior to site stabilization.*

Straw Bale Detail



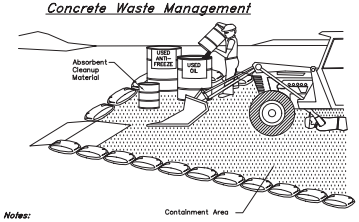
Notes:
1. *At the end of each construction day, all sediment deposited on paved roadways and broom off area shall be removed and returned to the construction site.*

Construction Entrance With Broom Off Area



Notes:
1. *Excess and waste concrete shall not be washed into the street or into a drainage system.*
2. *For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.*
3. *Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.*

Concrete Waste Management



Notes:
1. *Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.*
2. *Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas.*
3. *Containment devices shall be provided and areas shall be covered if necessary.*
4. *Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.*
5. *Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids. Legally dispose of used oils, fluids, and lubricants.*
6. *Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.*
7. *Maintain an adequate supply of absorbent spill cleanup materials in designated area.*

Equipment Repair/Maintenance

Preliminary not for construction, Recording Purposes, or Implementation

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West Haven, UT 84401
801-731-4075

DEVELOPER: Kyle Weaver
Address:

12 of 13

Project: Weaver Subdivision
50 West 200 South
Clearfield, UT

Location:
SE 1/4 of Section 21, Township 3 South,
Range 1 West, Salt Lake Base and Meridian.

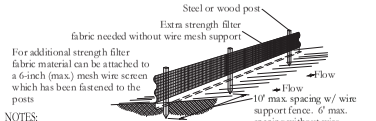
SWPPP

Revisions

DESIGNED BY: LW | DATE: July 10, 2020
DRAWN BY: EDR | FILE: 3877

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Project Name: 3877 Kyle Weaver Sub Storm water2.dwg Save Date: January 8, 2021 12:31 PM Sheet: ####



NOTES:

1. The height of a silt fence shall not exceed 36-inches.

2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.

3. Posts shall be spaced a maximum of 10-feet apart at the barrier location and driven securely into the ground a minimum of 12-inches. When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

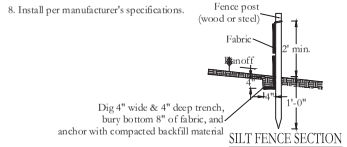
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.

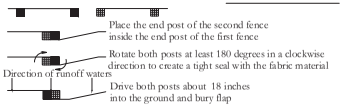
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.

7. The trench shall be backfilled and the soil compacted over the filter fabric.

8. Install per manufacturer's specifications.

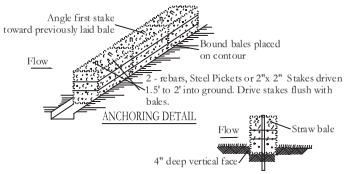


SILT FENCE SECTION



ATTACHING TWO SILT FENCES

SILT FENCE
SCALE: NONE
1



ANCHORING DETAIL

BEDDING DETAIL

NOTES:

1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.

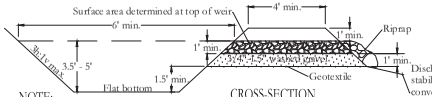
2. Each bale shall be embedded in the soil a minimum of 4-inches, and placed so that bindings are horizontal.

3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.

4. Inspection shall be frequent and repair replacement shall be made promptly as needed.

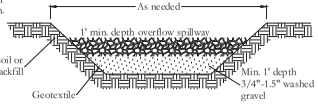
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE
BARRIER PLAN
SCALE: NONE
2

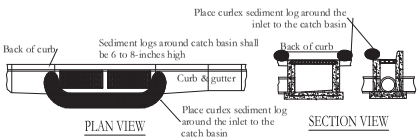


CROSS-SECTION

NOTE:
Trap may be formed by
berm or by partial or
complete excavation.



SILT TRAP BASIN
SCALE: NONE
4

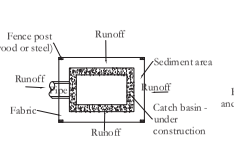


PLAN VIEW

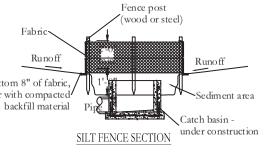
SECTION VIEW

NOTE:
Place barricade or weights to
secure the curlex sediment log.

CURLEX SEDIMENT LOG
BARRIER PLAN
SCALE: NONE
6

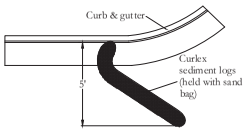


SILT FENCE PLAN

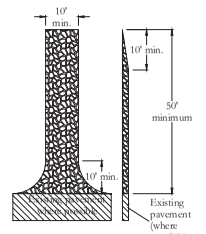


SILT FENCE SECTION

CATCH BASIN
PROTECTION (TYP.)
SCALE: NONE
7



CURLEX SEDIMENT LOG
PROTECTION
SCALE: NONE
8



STABILIZED CONSTRUCTION
ENTRANCE PLAN
SCALE: NONE
3

NOTES:

1. STONE SIZE- Use 2 to 3-inch stone or reclaimed concrete equivalent.

2. LENGTH- As required, but not less than 50-feet.

3. THICKNESS- Not less than 8-inches.

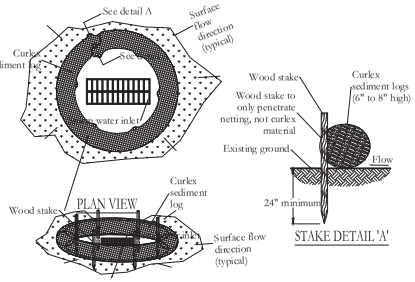
4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

5. SURFACE WATER- All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 side slopes will be permitted.

6. MAINTENANCE- The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into the public right-of-way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-ways must be removed immediately.

7. Periodic inspection and needed maintenance shall be proved after each rainfall.

8. Geotextile underliner will be installed under stone covering.



STAKE DETAIL 'A'

CURLEX SEDIMENT LOG
INLET PROTECTION
SCALE: NONE
5

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Preliminary not for construction, Recording Purposes, or Implementation

DEVELOPER: Kyle Weaver
Address:

12 of 13

Project: Weaver Subdivision
50 West 200 South
Clearfield, UT

Location:
SE 1/4 of Section 21, Township 3 South,
Range 1 West, Salt Lake Base and Meridian.

SWPPP BMP's

Revisions

DESIGNED BY: LW
DRAWN BY: EDR

DATE: July 10, 2020
FILE: 3877

Project Name: 3877 Kyle Weaver Sub Storm water2.dwg Save Date: January 8, 2021 12:31 PM Sheet: ###

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

26 March 2021

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Weaver Subdivision**
Subj: Review #2 – Review comments for Plat & Improvement Drawings

Dear Brad,

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

Please Note the Following:

This Subdivision as several difficult problems and I would suggest we meet with the Developer and his Engineer and discuss those particular issues.

General Notes:

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

Plat

1. Upon final approval and the printing of the mylar Plat, we want to request the date-Month & Year be added under the "Subdivision Title".

2. It would be helpful to place the "allowed building pad" on the individual lots since the lots are not very deep.

3. The easement between lot #3 and lot #4 for is for the new waterline and should be **designated as a Clearfield City waterline easement only** and not a general public utility easement.

Improvement Drawings – General Issues:

1. The "Geotechnical Study" will need to be **revaluated for seasonal ground water.** The report results indicate that the test holes were taken in July 2019 and with personal knowledge I have witnessed every Spring that the ground water is at the ground surface for many weeks.

   In evaluating the perimeter land drainage system, the percolation rate of the soil needs to be evaluated immediately with the Spring precipitation. Addendum to the Geotechnical Report is required to be submitted in regards to ground water evaluation. The land drainage system shown will also need to be considered by the Developer's Engineer following discussion with his Geotechnical Engineer. Comments on the use of basements on the subdivision lots also needs to be evaluated and stated in the report by the Geotechnical Engineer.

2. The Storm Water Plan with all required calculations will need to be prepared and submitted.

   - The calculations and the management of the 80-percential storm water volumes will need to be submitted for review.
   - Waterways crossing public roadways will not be approved. The storm water piping collection system will need to be extended up the street and to the easterly side of 50 West Street along with the required inlet catch basin boxes, manholes and combination box at the easterly end of the subdivision.

3. Demolition Plan:

   - Note #6 will need to be corrected – All existing utilities being removed, and abandon must be capped and disconnected at the location of the main service line (not just **near** the main line).
   - The current drawing date is needed under the title block of the drawing.

4. Grading Plan:

   - On the curb & gutter design show the curb & gutter slopes adjacent to the directional arrows (minimum slope approved is 0.5%).
   - Several references on the drawings will need to be adjusted to state that the construction of the roadway (200 South Street) will need to have at minimum 8" of untreated roadbase with 3" of bituminous asphalt and 1-½ " depth of bituminous asphalt overlay. The same depths of roadbase & asphalt apply to 50 West Street.
   - With the additional comments on the drawings of "additional fill" which to be placed on all the lots, the amount of fill material to be brought in and placed, needs to be shown on the "Grading Plans".
   - Show and label the existing and the proposed contour lines.

- Modify the 5' wide trench/swale design. Show the proposed trench/swale slopes with any grade changes and the flow line elevations along with the top of trench swale around the perimeter of the subdivision. My opinion is that the 1:1 side slope is too steep, I would recommend 1:2 ½.

5. Utility Plan:

- Three culinary water control gate valves are required at the intersection of 50 West Street / 200 South Street
- An additional culinary water control gate valve will be required at the waterline angle at the front of the cul-de-sac.
- The sanitary sewer service lateral for lot #5 will need to be attached to the 8" main pipeline as a wye connection rather than into the manhole located in the cul-de-sac.
- The fire hydrant control gate valve must be attached to the water main line tee connection (adjust the drawing accordingly).
- A concrete grade ring (4"- thick and 12"- wide) needs to be installed around the collection box on the westerly side of lot #1.
- A note on the drawings will need to state that all culinary waterlines are to be DR-18.

6. Miscellaneous

- Handicap ramps are required at the roadway intersections and there needs to be a minimum of a 4' x 4' turning pad (maximum grade 2%) with the truncated identification pad.
- A street light will be required at the intersection of 50 West Street / 200 South Street.
- On Sheet 8 the reference to the North Davis Sewer District can be removed from the drawings since all sewer pipeline connections, for this subdivision will be onto Clearfield City sanitary sewers.

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



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

Cc. Adam Favero, Public Works Director
Braden Felix, PE., Deputy Public Works Director
Brad Wheeler, Street Superintendent
Kenny England, Utility Superintendent

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

TO: Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Weaver Meadows Subdivision

DATE: March 22, 2021

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

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 has been confirmed through the Clearfield City water dept.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" 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 Fire District shall witness this test and shall be notified a minimum of 48 hours prior to the test.

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

5. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

6. An application and review fee are required before final approval.

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