



Community Development

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

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, May 5th, 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:

- January 6, 2021
- January 20, 2021

DECISION ITEMS

Public Hearings

None

Non-Public Hearings

1. Discussion and Possible Action on **FSP 2021-020028**, a final subdivision plat request by Spencer Barber for a 14-lot single-family subdivision at the subject location. **Location:** 245 North 1000 West (TIN's: 12-024-0017 & 12-024-0018). **Total Parcel Area:** 3.16 acres. **Zone:** R-1-6 (Residential). **Planner:** Brad McIlrath (**Administrative Action**).
2. Discussion and Possible Action on **PSP 2021-040029**, a preliminary subdivision plat request by Jeff Layton for a 2-lot subdivision at the subject location. **Location:** 1345 South State Street (TIN's: 09-022-0154, 09-022-0155, 09-022-0040, & 09-022-0005). **Total Parcel Area:** 8.34 acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Action**).
3. Discussion and Possible Action on **FSP 2021-040029**, a final subdivision plat request by Jeff Layton for a 2-lot subdivision at the subject location. **Location:** 1345 South State Street (TIN's: 09-022-0154, 09-022-0155, 09-022-0040, & 09-022-0005). **Total Parcel Area:** 8.34 acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Action**).
4. Discussion and Possible Action on **CUP 2021-040080**, a conditional use permit request by Eddy Arina with Garden Sculpture Landscaping for a landscape supply yard and landscaping business at the subject location. **Location:** Northeast corner of H Street and SR-193 (TIN: 12-022-0079). **Project Area:** 0.75 acres. **Zone:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Action**).

DISCUSSION ITEMS

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

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

Dated this 30th 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.



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, May 5th, 2021

SUBJECT: Discussion and Possible Action on **FSP 2021-020028**, a final subdivision plat request by Spencer Barber for a 14-lot single-family subdivision at the subject location. **Location:** 245 North 1000 West (TIN's: 12-024-0017 & 12-024-0018). **Total Parcel Area:** 3.16 acres. **Zone:** R-1-6 (Residential). **Planner:** Brad McIlrath (Administrative Action).

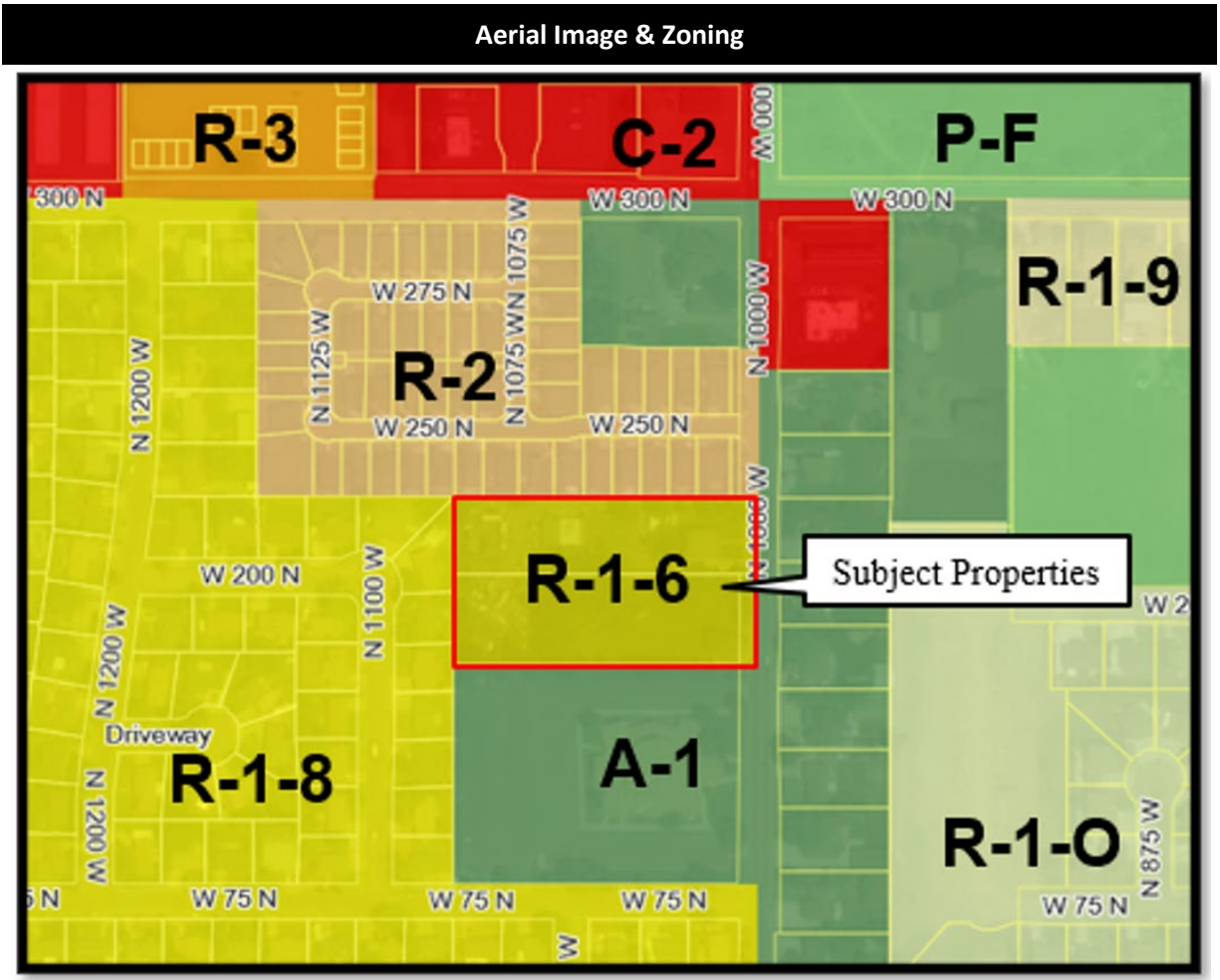
RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-020028**, a final subdivision plat request by Spencer Barber for a 14-lot single-family subdivision for the properties located at 245 North 1000 West (TIN: 12-024-0017 & 12-024-0018). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Woods Court
Site Location	245 North 1000 West
Tax ID Numbers	12-024-0017 & 12-024-0018
Applicant	Spencer Barber
Owners	Troy Barber
Proposed Actions	Final Subdivision Plat Approval
Zoning	R-1-6
General Plan Land Use Classification	Residential
Gross Site	3.16 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family	R-2 (Residential)	Residential
East	Residential Single-Family	A-1 (Agricultural)	Residential
South	Religious	A-1 (Agricultural)	Residential
West	Residential Single-Family	R-1-8 (Residential)	Residential



BACKGROUND

The applicant is requesting final subdivision plat approval to subdivide the subject properties for a 14-lot single-family subdivision. The proposed subdivision will have a public residential cul-de-sac street that will connect to 1000 West. The proposed subdivision includes a storm water detention basin in the southwest corner that will be part of lot 7 with a restricted easement recorded on the lot for the use of that basin. Lot 14 of the subdivision will be created for the existing home to remain and will have an area of 15,022 square feet. All the other lots have areas ranging from the zoning minimum of 6,000 feet (lots 2, 3, & 4) to 11,576 square feet (lot 7). The average lot size for the subdivision is 7,558 square feet. The cul-de-sac has more of a square shape design that is allowed as part of the Clearfield City Public Works Standards. A review of the lot dimensions and setbacks will be provided in the next section of this report.

Public Comment

A public notice sign was posted on February 19th, 2021 along the 1000 West frontage for the preliminary subdivision plat review. At that time phone calls and emails were received with concerns about the future street with relation to the neighborhood to the west. Most residents were concerned that the road will connect to 1100 West and be a through-street. There were also concerns about increased traffic in the area that would come with the new single-family lots.

A public notice sign was posted on April 23rd, 2021 for the final subdivision plat review. As of the date of this report, no comments have been received by staff.

FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat submission includes the final plat, demolition plan, site plan, grading plan, utility plan, erosion control plan, and the plans for the city street design (plan and profile). The plat and improvement drawings were shared for review by City Planning, Engineering, and Public Works Staff as well as the North Davis Fire District and North Davis Sewer District. The Clearfield City Engineer has reviewed the final plat and improvement drawings and provided comments in a review letter dated 14 April 2021. The North Davis Fire District has provided a review letter dated 27 April 2021. The applicant has also submitted a geotechnical report and an environmental site assessment for review by the City Engineer and Building Inspector.

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 interior lots 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 the frontage standard is measured at the front property line and the width is measured at the front setback line. All proposed lots comply with the area requirement of the R-1-6 Zone.

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 site plan improvement drawing includes setbacks and potential home footprints. Based upon staff measurements, the lots comply with the required lot area, width, frontage, and setback regulations of 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 complies with the Clearfield City Standards referenced above.

FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

- 1) Plans shall be revised to address Clearfield City Engineering requirements.
- 2) Plans shall be revised to address comments of the North Davis Fire District.
- 3) 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.
- 4) 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. Subdivision Plat
2. General Notes Page
3. Demolition Plan
4. Site Plan
5. Grading Plan
6. Utility Plan
7. Erosion Control Plan (SWPPP)
8. Plan and Profile Details
9. Standard Details
10. Engineering Review Letter dated 14 April 2021
11. North Davis Fire District Review Letter dated 27 April 2021

WOODS COURT SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CLEARFIELD CITY, DAVIS COUNTY, UTAH, FEBRUARY 2021

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER BEING LOCATED SOUTH 00°27'36" WEST 495.01 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID EAST LINE SOUTH 00°27'36" WEST 130.00 FEET; THENCE NORTH 89°36'14" WEST 33.00 FEET; THENCE SOUTH 00°27'36" WEST 149.81 FEET; THENCE NORTH 89°36'14" WEST 476.60 FEET TO THE EAST BOUNDARY LINE OF THE WESTWOOD ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 00°25'44" EAST 279.78 FEET TO THE SOUTH BOUNDARY LINE OF THE PARK VILLAGE-PHASE 1 SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°36'27" EAST 509.75 FEET TO THE POINT OF BEGINNING. CONTAINING 3.16 ACRES.

SURVEYOR'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

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

WOODS COURT SUBDIVISION

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

SIGNED THIS ____ DAY OF _____, 2021.

BY: TROY BARBER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, 2021, before me _____, A Notary Public, personally appeared TROY BARBER, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOURTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SPENCER BARBER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°27'36" WEST NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 1000 WEST STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE PARK VILLAGE P.R.U.D. SUBDIVISION.

DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____

DAVIS COUNTY RECORDER
BY: _____
DEPUTY RECORDER



EAST QUARTER CORNER OF SECTION 3,
T4N, R2W, S.L.B.&M.

CLEARFIELD CITY PLANNING
COMMISSION

APPROVED BY THE CLEARFIELD CITY
PLANNING COMMISSION,
SIGNED THIS ____ DAY OF _____, 2021.

CHAIRMAN

CLEARFIELD CITY APPROVAL

APPROVED BY THE CLEARFIELD CITY
COUNCIL,
SIGNED THIS ____ DAY OF _____, 2021.

ATTEST:

TITLE: _____

MAYOR

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.
SIGNED THIS ____ DAY OF _____, 2021.

CITY ENGINEER

CLEARFIELD CITY ATTORNEY

APPROVED BY THE CLEARFIELD CITY
ATTORNEY,
SIGNED THIS ____ DAY OF _____, 2021.

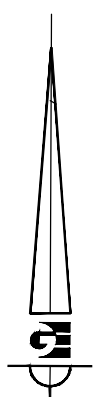
CITY ATTORNEY

NOTES

1. ZONE (R-1-6) CURRENT YARD SETBACKS: FRONT 20', SIDE 6', SIDE CORNER LOT 20', REAR 20'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.

LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP "GARDNER ENGINEERING" SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE LINE
- DETENTION BASIN EASEMENT
- SEWER EASEMENT
- ROAD DEDICATION AREA (4290 SQ. FT.)



Scale in Feet
1" = 40'

R-0271 - BARBER, SPENCER SURVEYING & SPENCER BARBER, DAVIS

WOODS COURT SUBDIVISION

CONSTRUCTION DOCUMENTS CLEARFIELD CITY, DAVIS COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. 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.
4. 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 TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

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

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

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

LEGEND

	BOUNDARY LINE
	MONUMENT LINE / CENTER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER LINE
	EXISTING CULINARY WATER PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING COMMUNICATION LINE
	EXISTING GAS
	IRRIGATION VALVE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SANITARY SEWER MANHOLE
	CLEANOUT
	EXISTING CONTOUR AND ELEVATION
	DESIGN CONTOUR AND ELEVATION
	NEW SANITARY SEWER LINE
	NEW STORM DRAIN LINE
	NEW WATER LINE
	ASPHALT PAVING
	CONCRETE

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON 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 THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

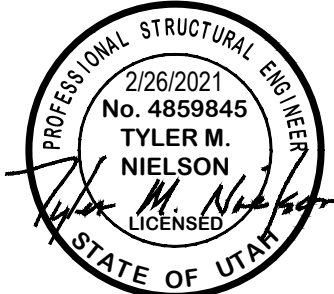
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS. CULINARY SERVICE LATERALS TO BE TYPE K COPPER, 3/4-INCH.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

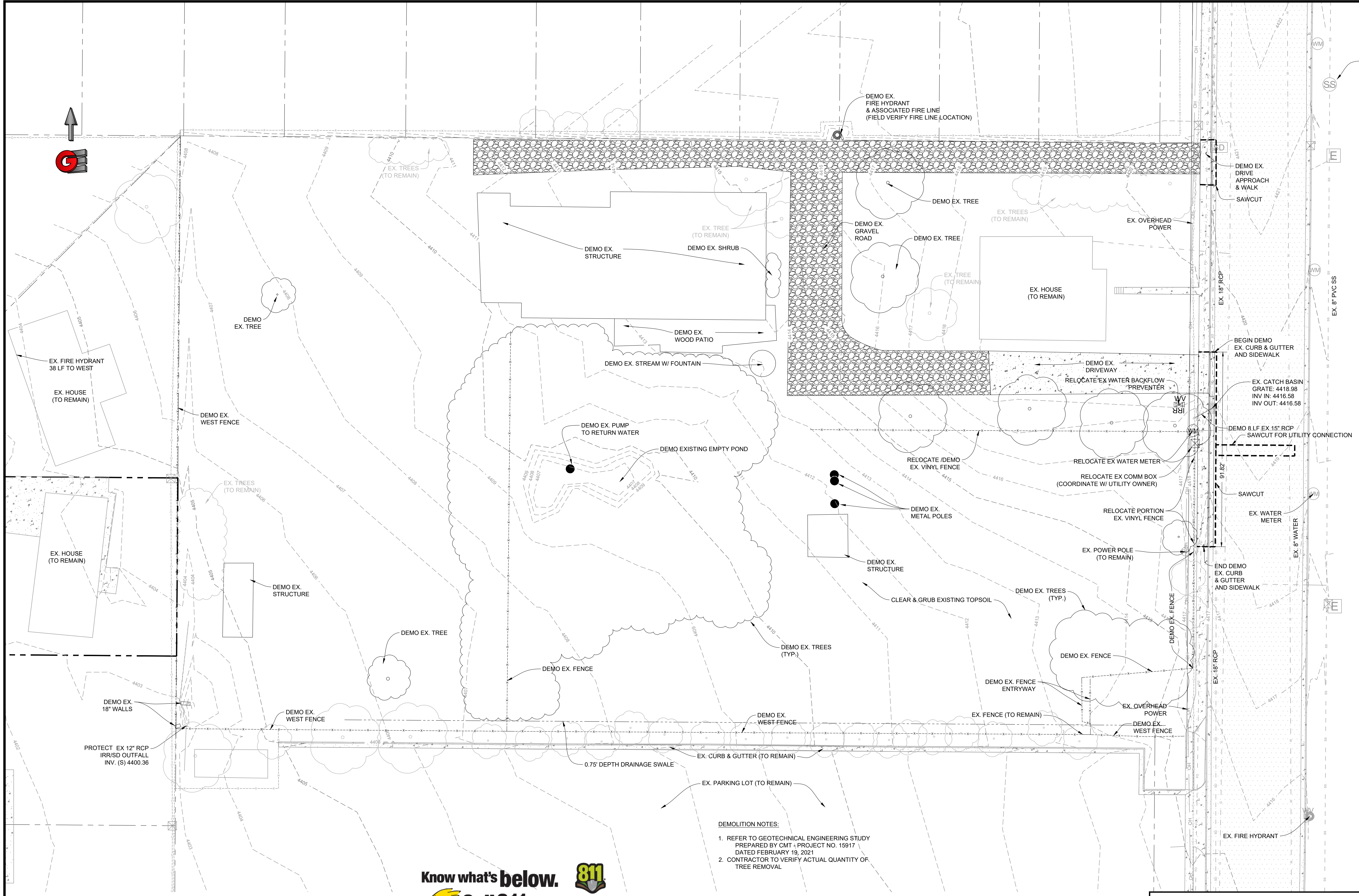
DEVELOPER:

SUNRISE CONSTRUCTION
SPENCER BARBER
Spencerbarber@gmail.com
801-368-6460
2277 W 1300 N
CLINTON, UT 84015



ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS
SECONDARY WATER TO BE CONNECTED WITH BACKFLOW PREVENTER OFF THE CULINARY SERVICE

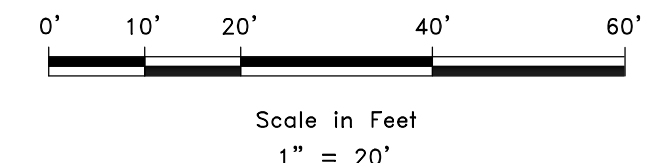
WOODS COURT SUBDIVISION
CONSTRUCTION DOCUMENTS



- DEMOLITION NOTES:
1. REFER TO GEOTECHNICAL ENGINEERING STUDY PREPARED BY CMT - PROJECT NO. 15917 DATED FEBRUARY 19, 2021
 2. CONTRACTOR TO VERIFY ACTUAL QUANTITY OF TREE REMOVAL

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Spencerbarber@gmail.com
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2277 W 1300 N
CLINTON, UT 84015



REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 2-28-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TMN
DWG: EN275 - BARBER, SPENCER DESIGN DWS, SPENCER BARBER CIVIL/DWG

2/26/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

DEMOLITION PLAN

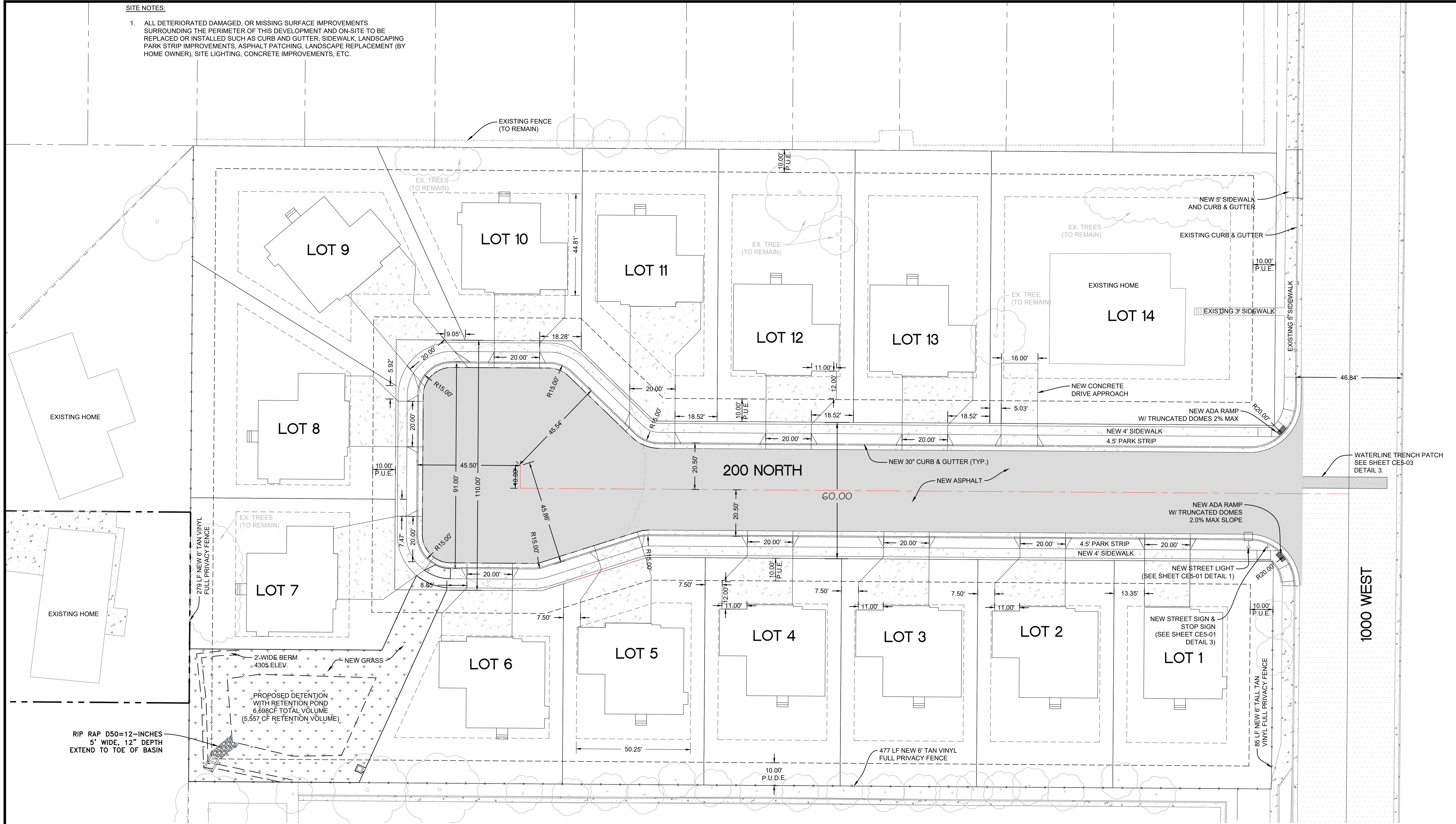
WOODS COURT SUBDIVISION

200 NORTH 1000 WEST

CLEARFIELD CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
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MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476-0202 FAX: 801.476-0066

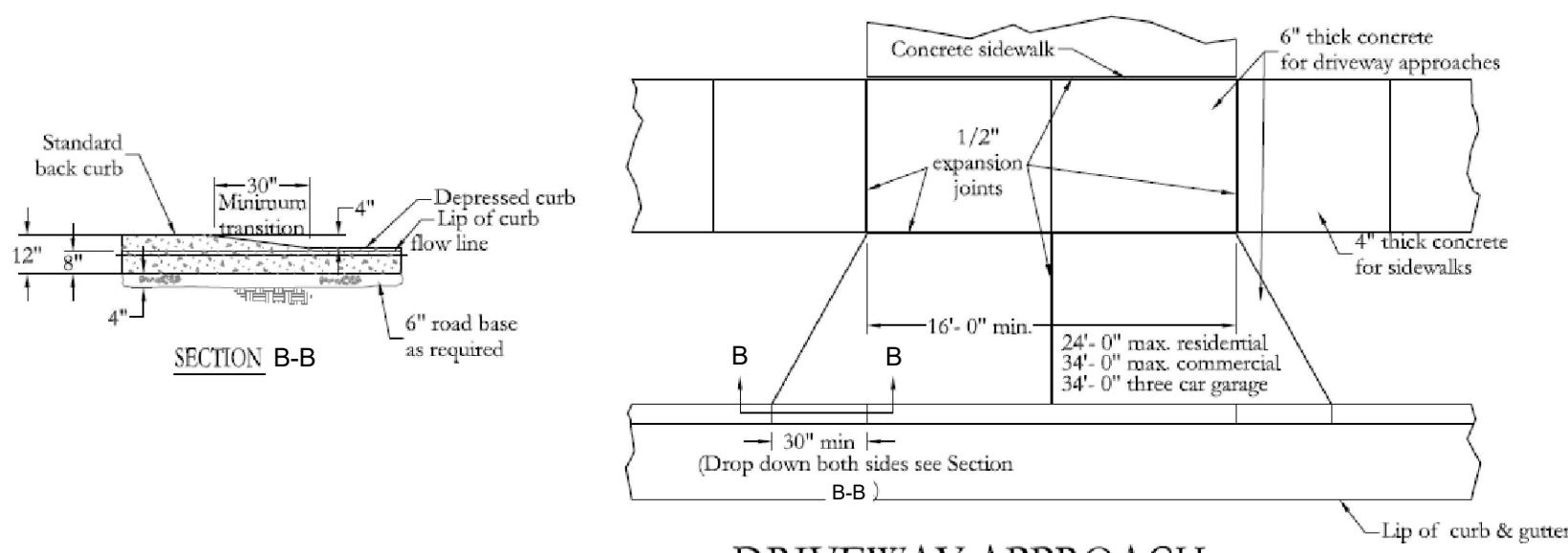
CE1-00



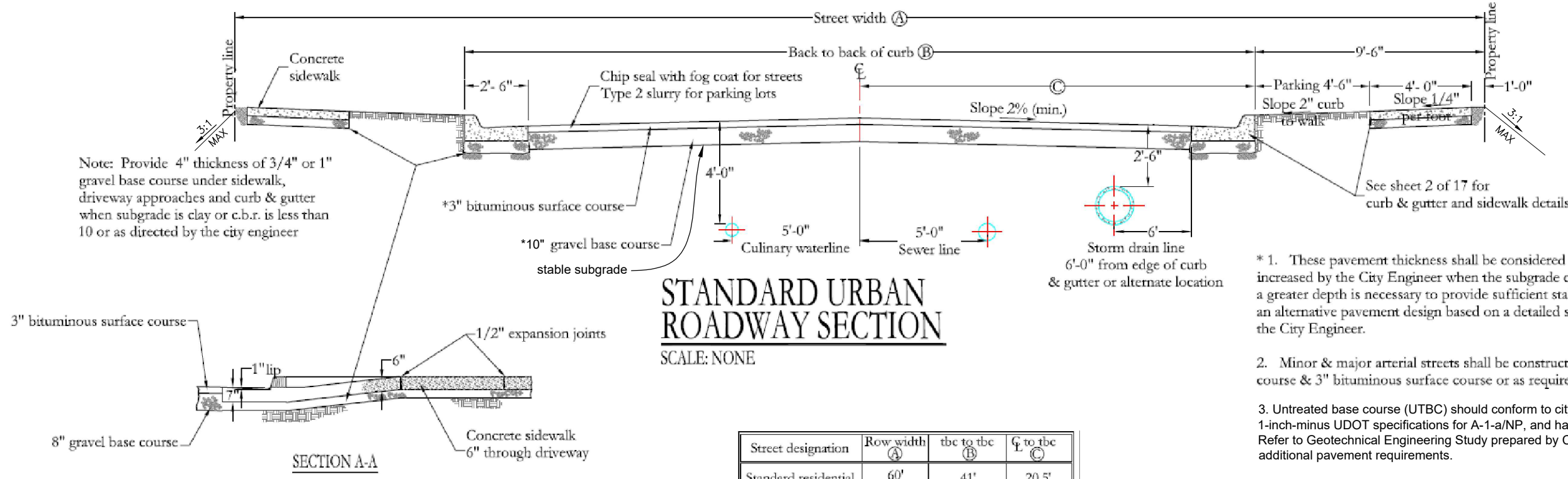
SITE NOTES:

1. ALL DETERIORATED DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THIS DEVELOPMENT AND ON-SITE TO BE REPLACED OR INSTALLED SUCH AS CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPE REPLACEMENT (BY HOME OWNER), SITE LIGHTING, CONCRETE IMPROVEMENTS, ETC.

RIP RAP D50=12-INCHES
5' WIDE, 12" DEPTH
EXTEND TO TOE OF BASIN



**DRIVEWAY APPROACH
DROP DOWN STYLE**
SCALE: NONE



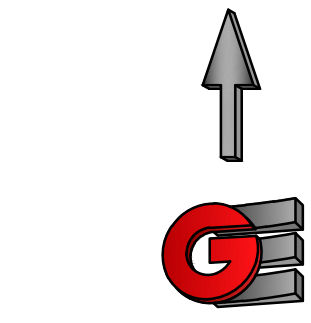
**STANDARD URBAN
ROADWAY SECTION**
SCALE: NONE

Street designation	Row width (A)	to the (B)	to the (C)
Standard residential	60'	41'	20.5'

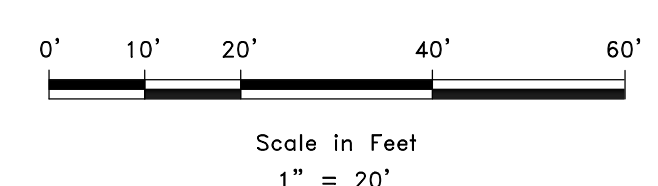
NOTE: ALL IMPROVEMENTS TO BE CONSTRUCTED PER CLEARFIELD CITY STANDARDS

LEGEND

	BOUNDARY LINE
	MONUMENT LINE / CENTER LINE
	ASPHALT PAVING
	CONCRETE

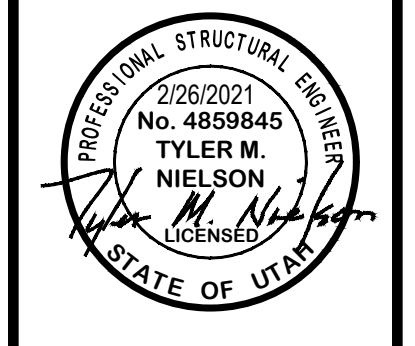


DEVELOPER:
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SPENCER BARBER
Spencerbarber@gmail.com
801-368-6460
2277 W 1300 N
CLINTON, UT 84015



REVISIONS	DESCRIPTION
DATE	

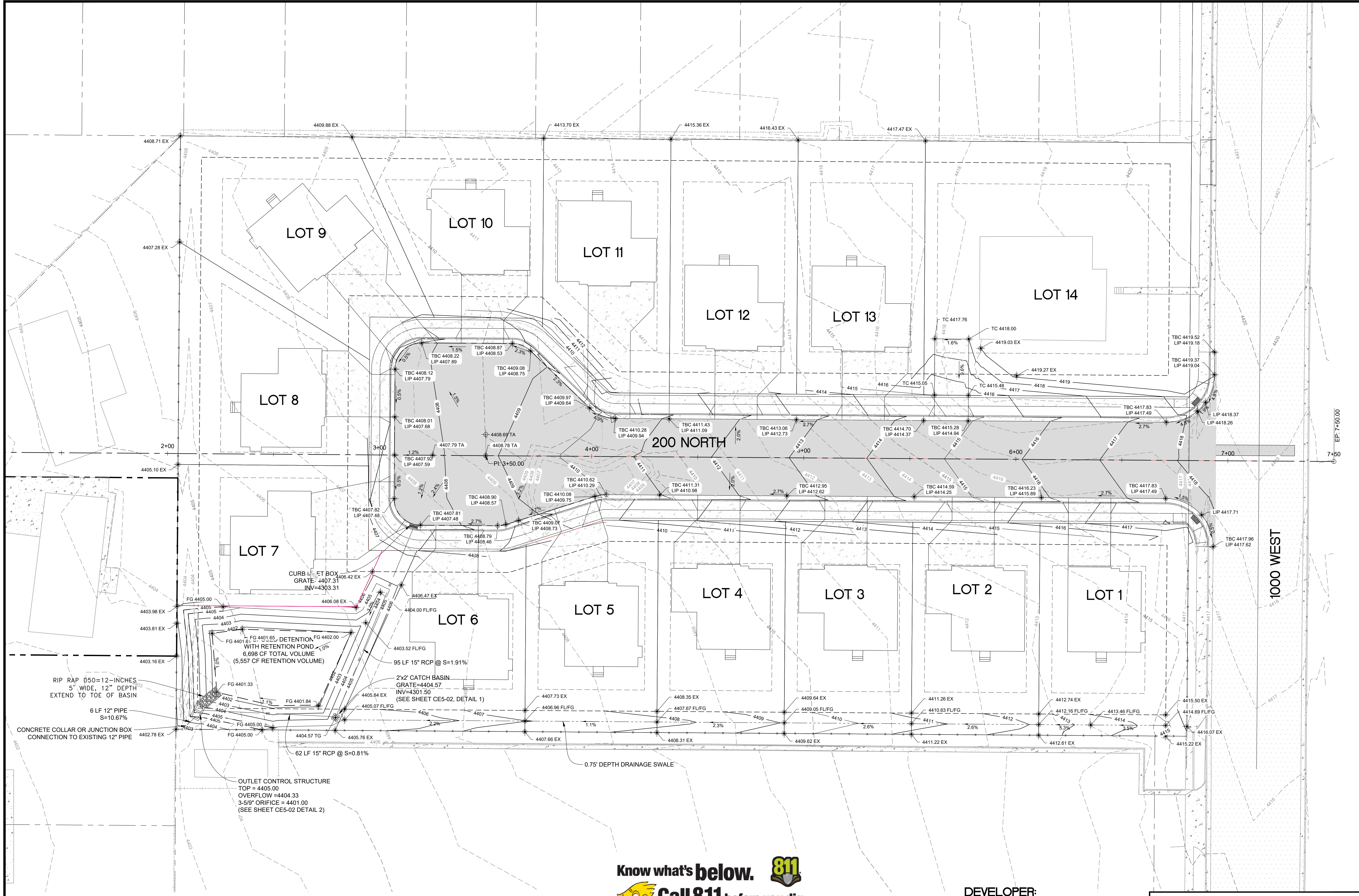
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DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TMM
DWG: EN275 - BARBER, SPENCER DESIGN DWG, SPENCER BARBER CIVIL/DWG



SITE PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

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MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

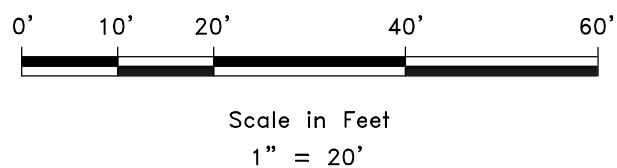
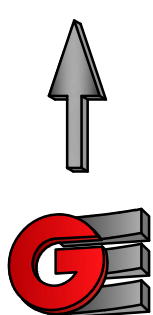
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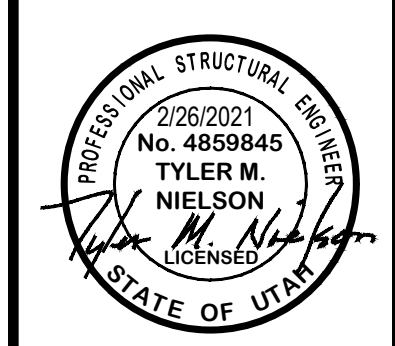
NOTE: INDEPENDENT LOT PLANS FOR EACH LOT AND DRIVE WAY SLOPES TO BE SUBMITTED SEPARATELY.

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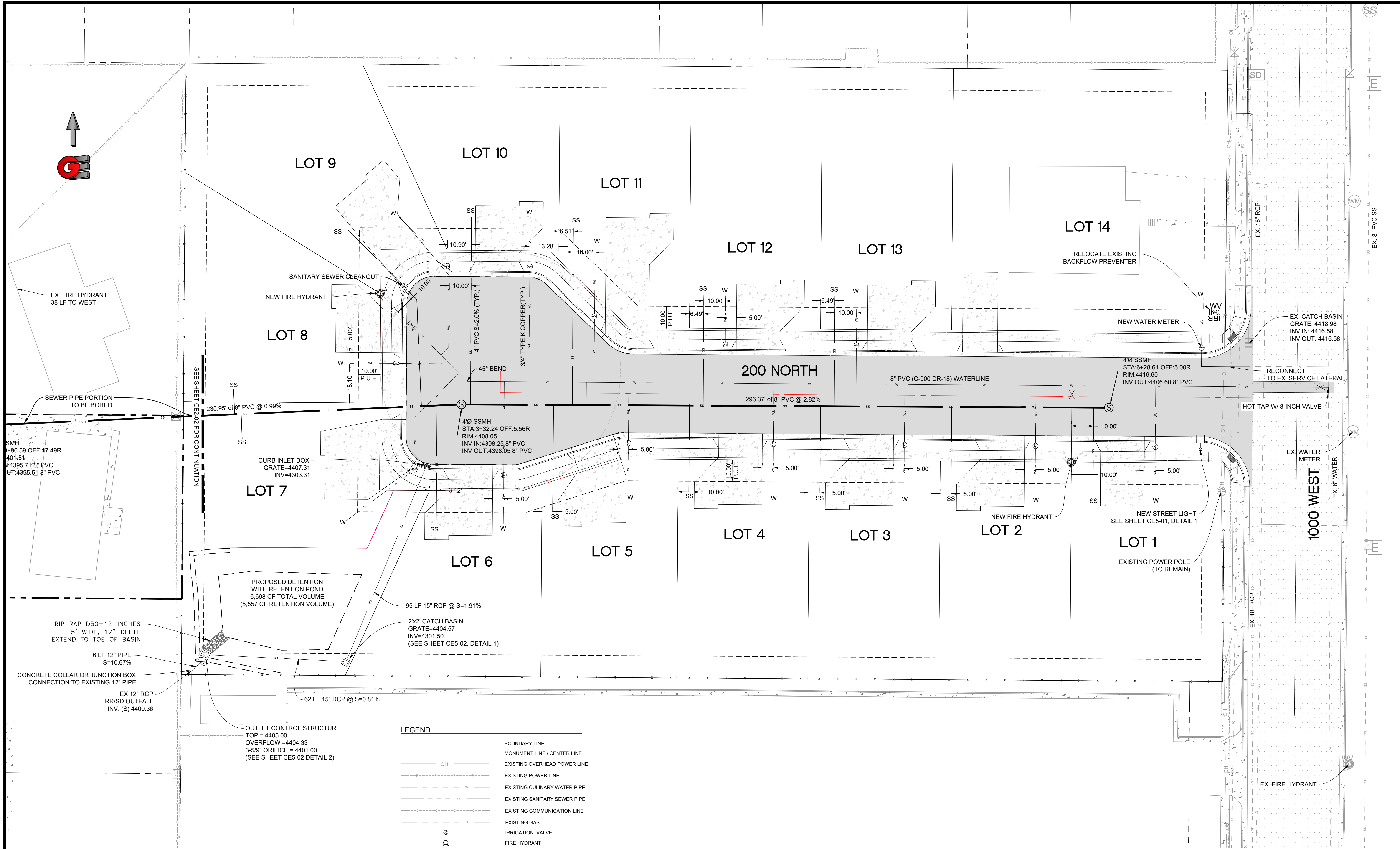
REVISIONS		DATE	DESCRIPTION



GRADING PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

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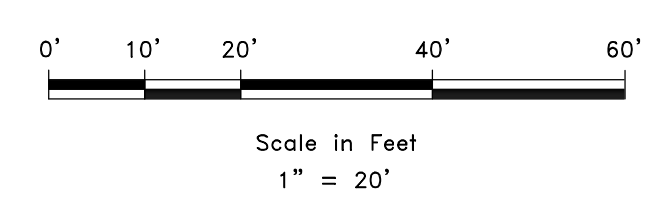
CE1-02



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Spencerbarber@gmail.com
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2277 W 1300 N
CLINTON, UT 84015



REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 2-28-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TMN
DWG: EN275 - BARBER, SPENCER DESIGN DWS, SPENCER BARBER CIVIL/ENG

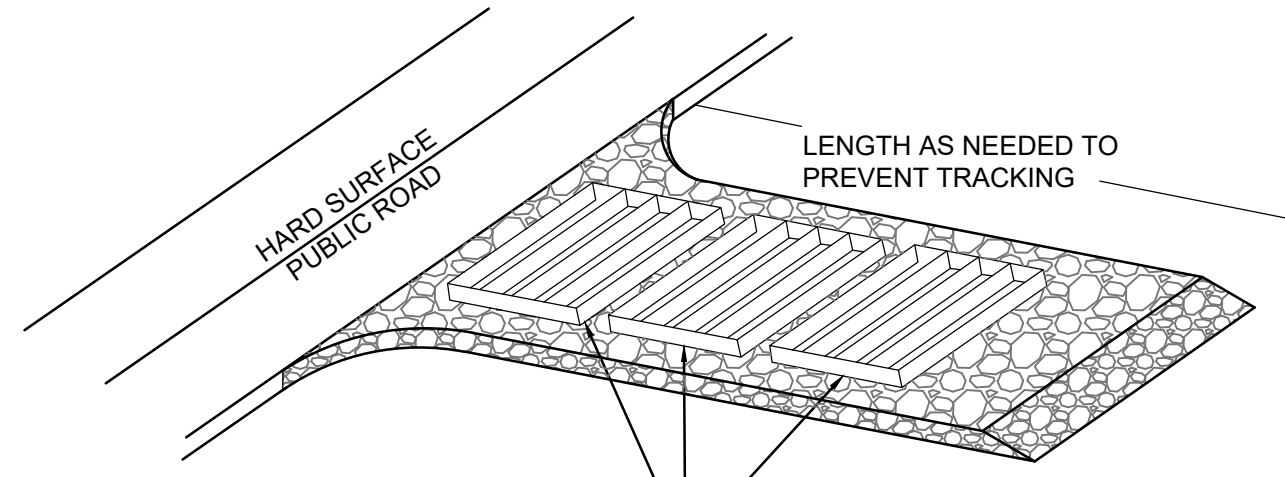
UTILITY PLAN
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH

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CE1-03

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

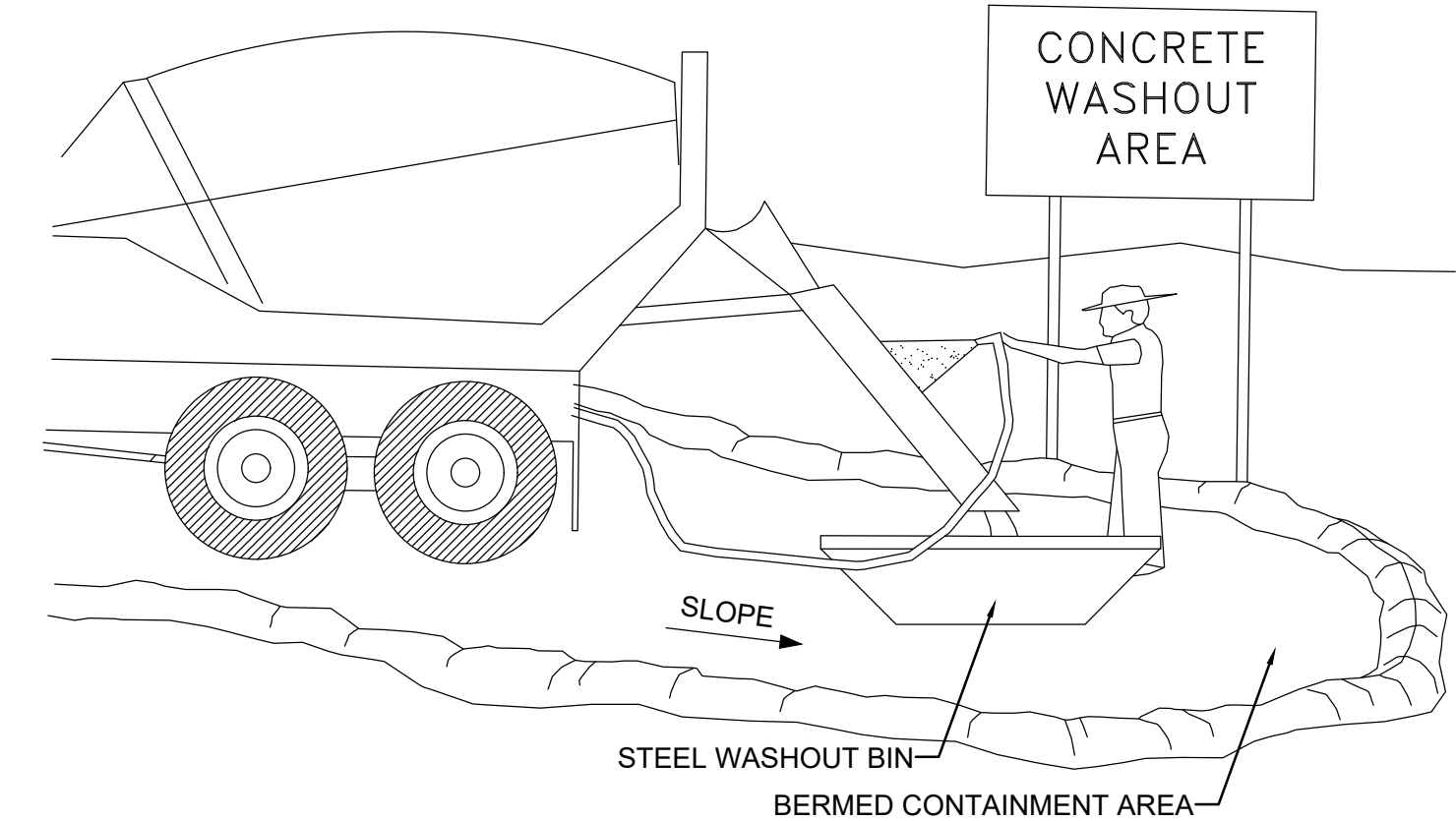
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

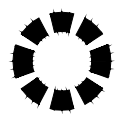
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

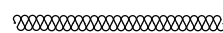


NOTES:

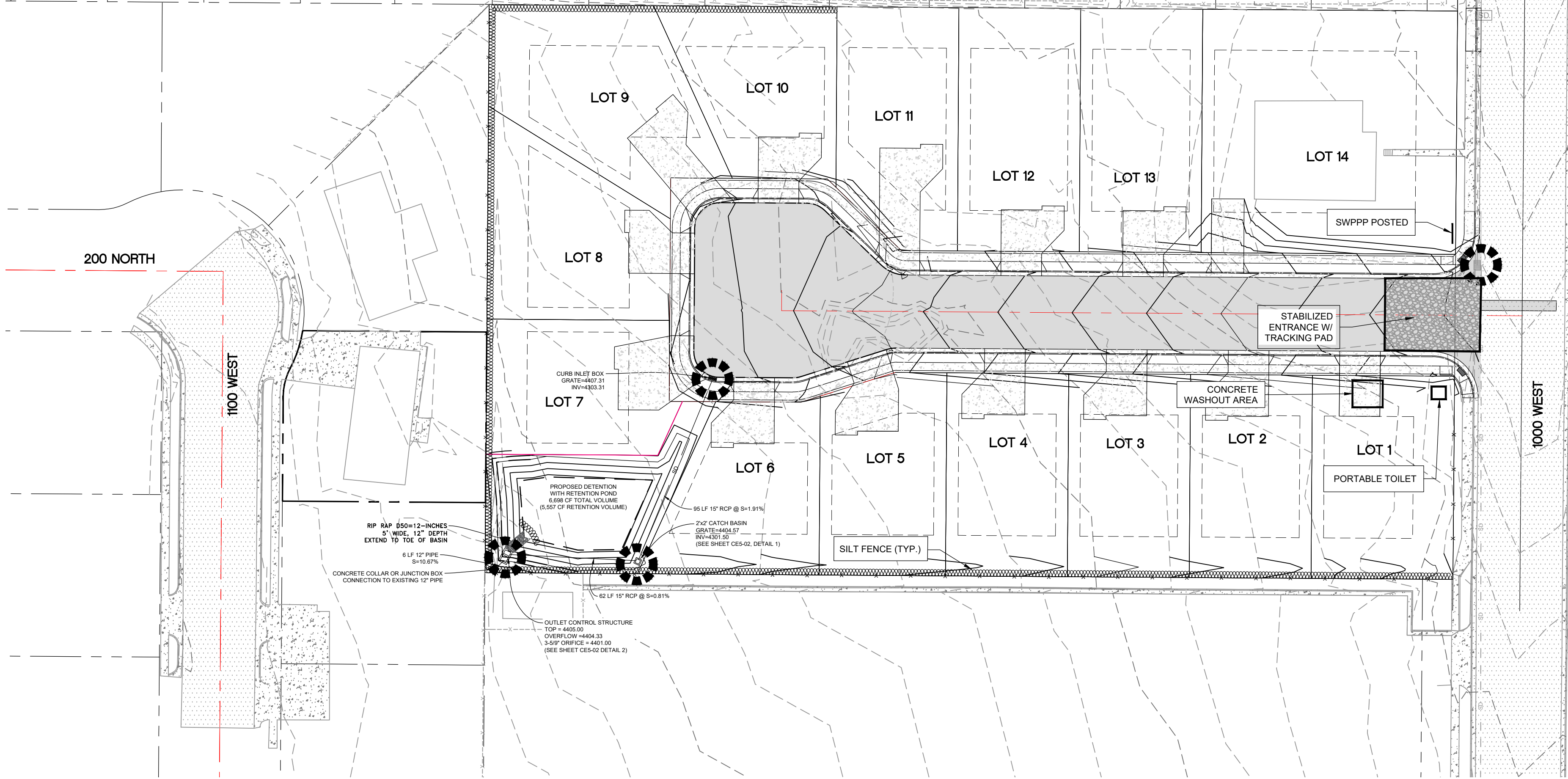
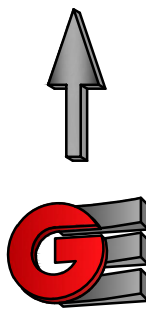
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION
(EITHER OPTION)



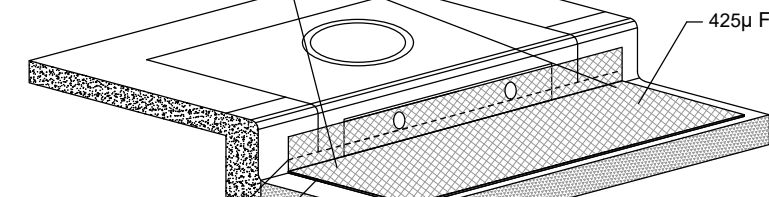
SILT FENCE



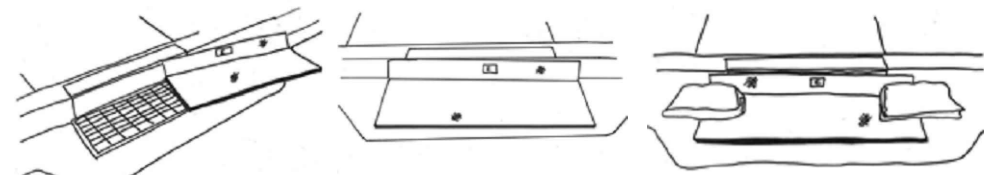
INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS), ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

ANCHOR ALTERNATIVES:
SEE NOTES

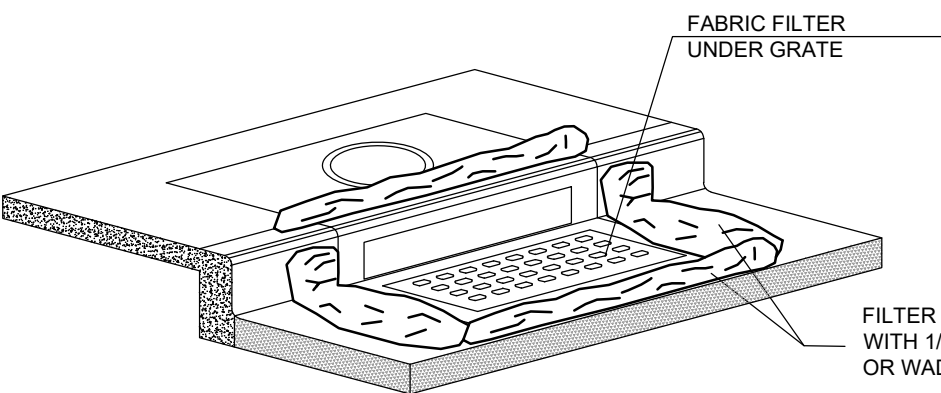


ERTEC® Combo Guard™
Protected drainage inlet



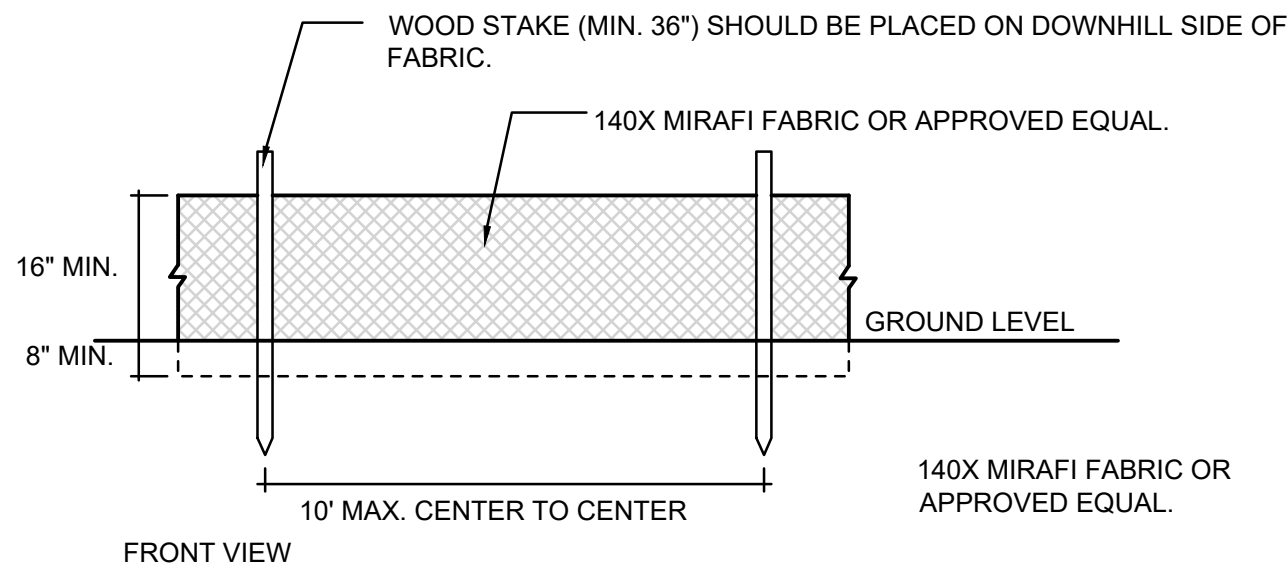
1A INLET PROTECTION - OPTION 1

Scale: NTS



Scale: NTS

1B INLET PROTECTION - OPTION 2



140X MIRAFI FABRIC OR
APPROVED EQUAL.

140X MIRAFI FABRIC OR
APPROVED EQUAL.

EMBED FILTER CLOTH A
MINIMUM OF 8\"/>

SIDE VIEW

WOOD STAKE (MIN. 36")

WOOD STAKE (MIN. 36")

UNDISTURBED GROUND

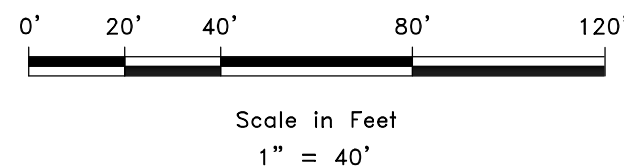
STAKE SHOULD BE BURIED A MINIMUM OF 16\"/>

2 SILT FENCE

Scale: NTS

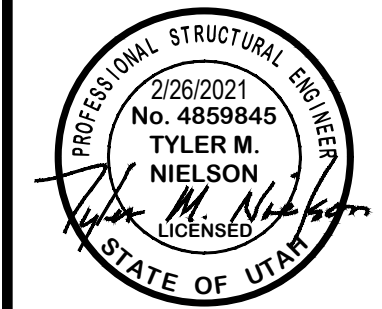
DEVELOPER:

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REVISIONS	DATE	DESCRIPTION

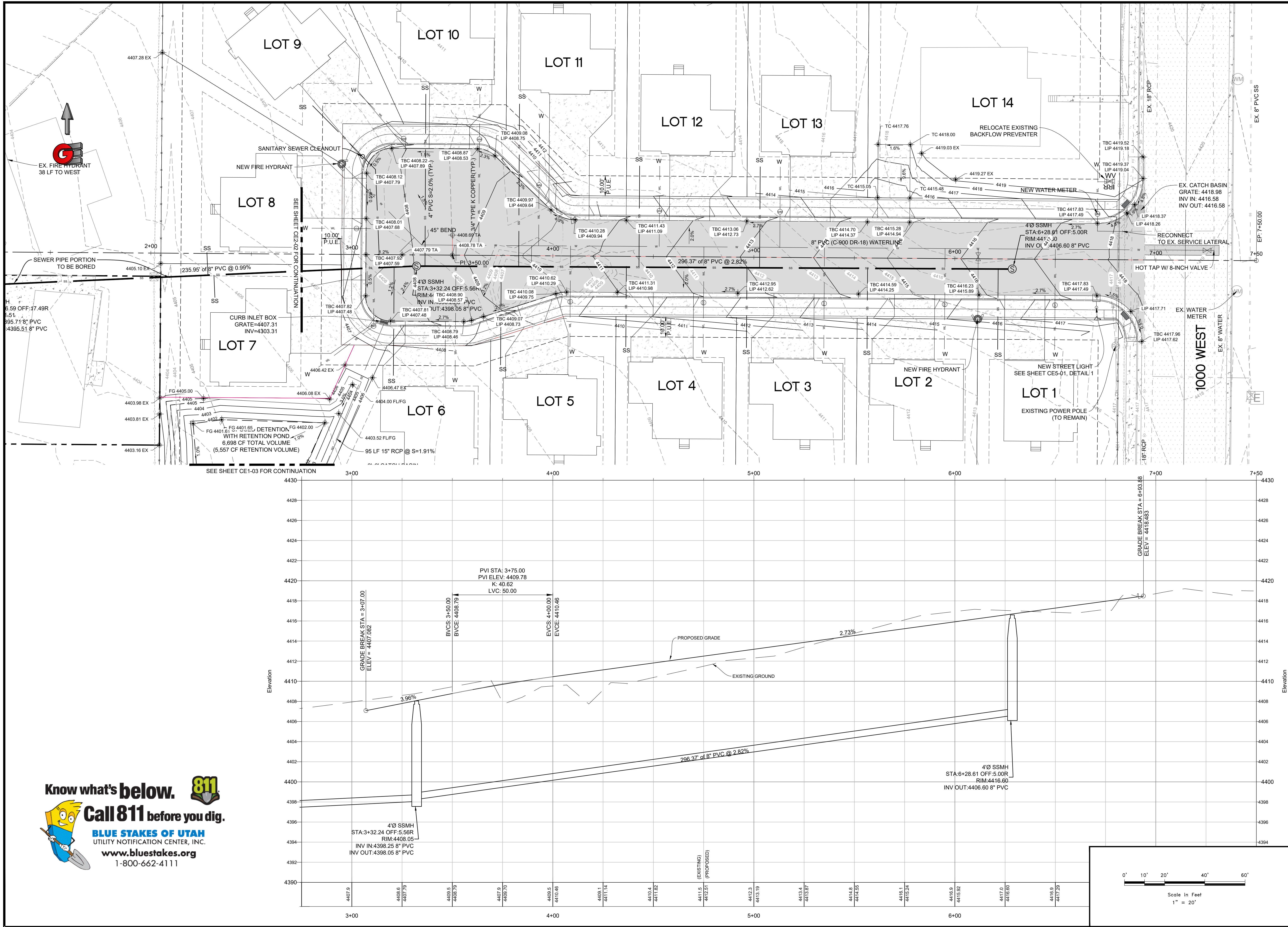
SCALE: 1" = 40'
DATE: 2-26-2021
DESIGN: WJS
DRAWN: WJS
CHECKED: TMN
DWG: EN275 - BARBER, SPENCER DESIGN DWS/SPENCER BARBER CIVIL/DWG



EROSION CONTROL PLAN (SWPPP)
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH



CE1-04



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REVISIONS	
DATE	DESCRIPTION

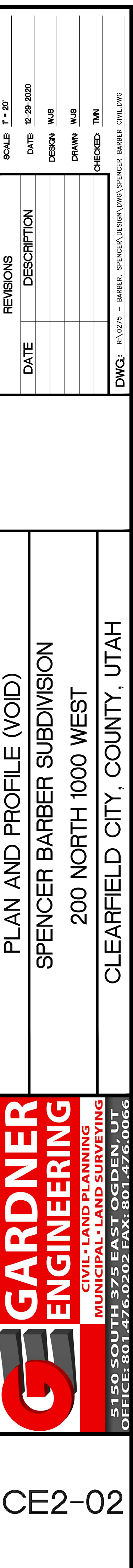
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1" = 20'	2-28-2021	WJS	WJS	TWN

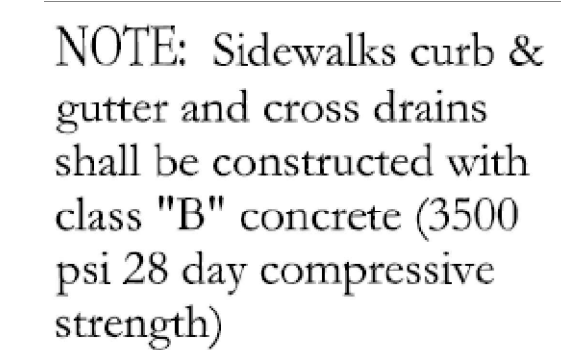
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TYLER M. NIELSON
LICENSED
STATE OF UTAH

PLAN AND PROFILE	
WOODS COURT SUBDIVISION	
200 NORTH 1000 WEST	
CLEARFIELD CITY, DAVIS COUNTY, UTAH	

GARDNER ENGINEERING
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MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

CE2-01



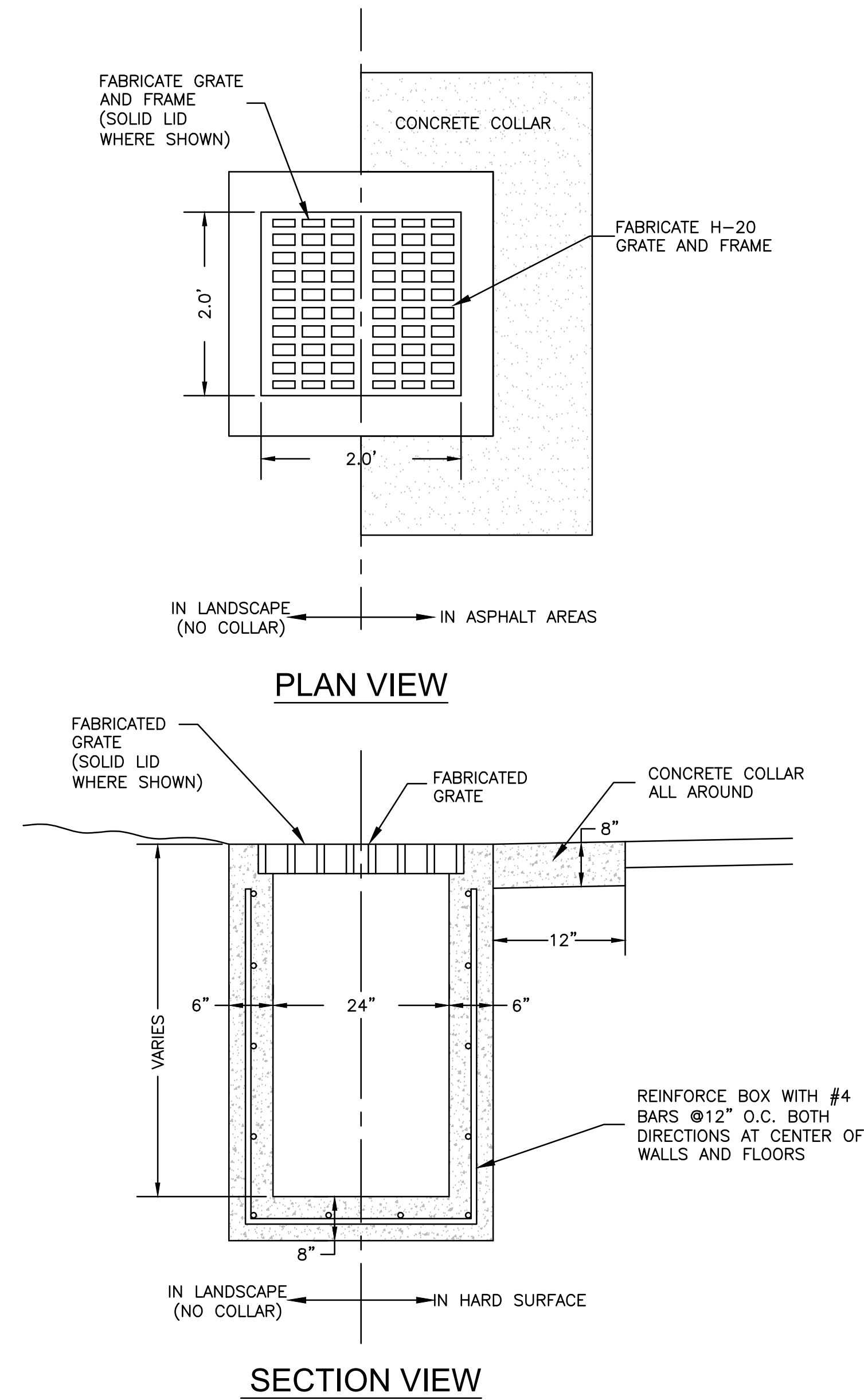


**GARDNER
ENGINEERING**

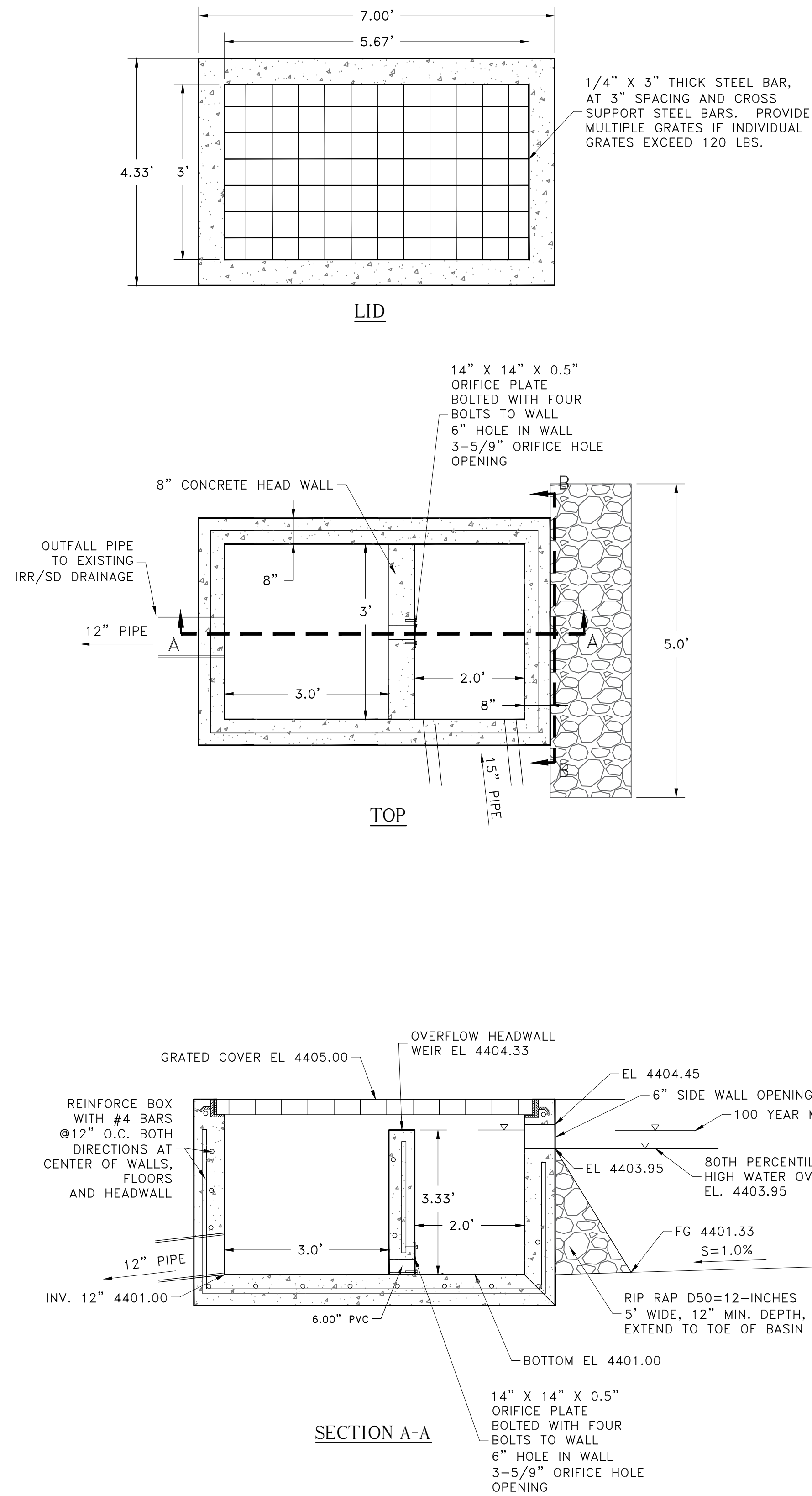
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST, OGDEN, UT
OFFICE: 801.76.0202 FAX: 801.476.0066

CE5-01



1 24-INCH CATCH BASIN BOX DETAIL
Scale: (NOT TO SCALE)



2 4' x 4' STORM DRAIN CONTROL BOX
Scale: NTS

Woods Court Subdivision Clearfield City Utah



Areas	Total Site			Allow Release Rate (cfs/acre)	Q Allowable (cfs)
	Sq. Ft.	Acre	C		
Hard Surface	52,854	1.2134	0.90	0.200	0.61
Gravel Area	0	0.0000	0.50		
Landscape Area	80,512	1.8483	0.15		

Total/Weighted **133,366** 3.0616 0.45

LID Volume (0.5 inches) = **5,557 CF** Retained Onsite
(80th percentile storm)

100 yr (NOAA Atlas 14)

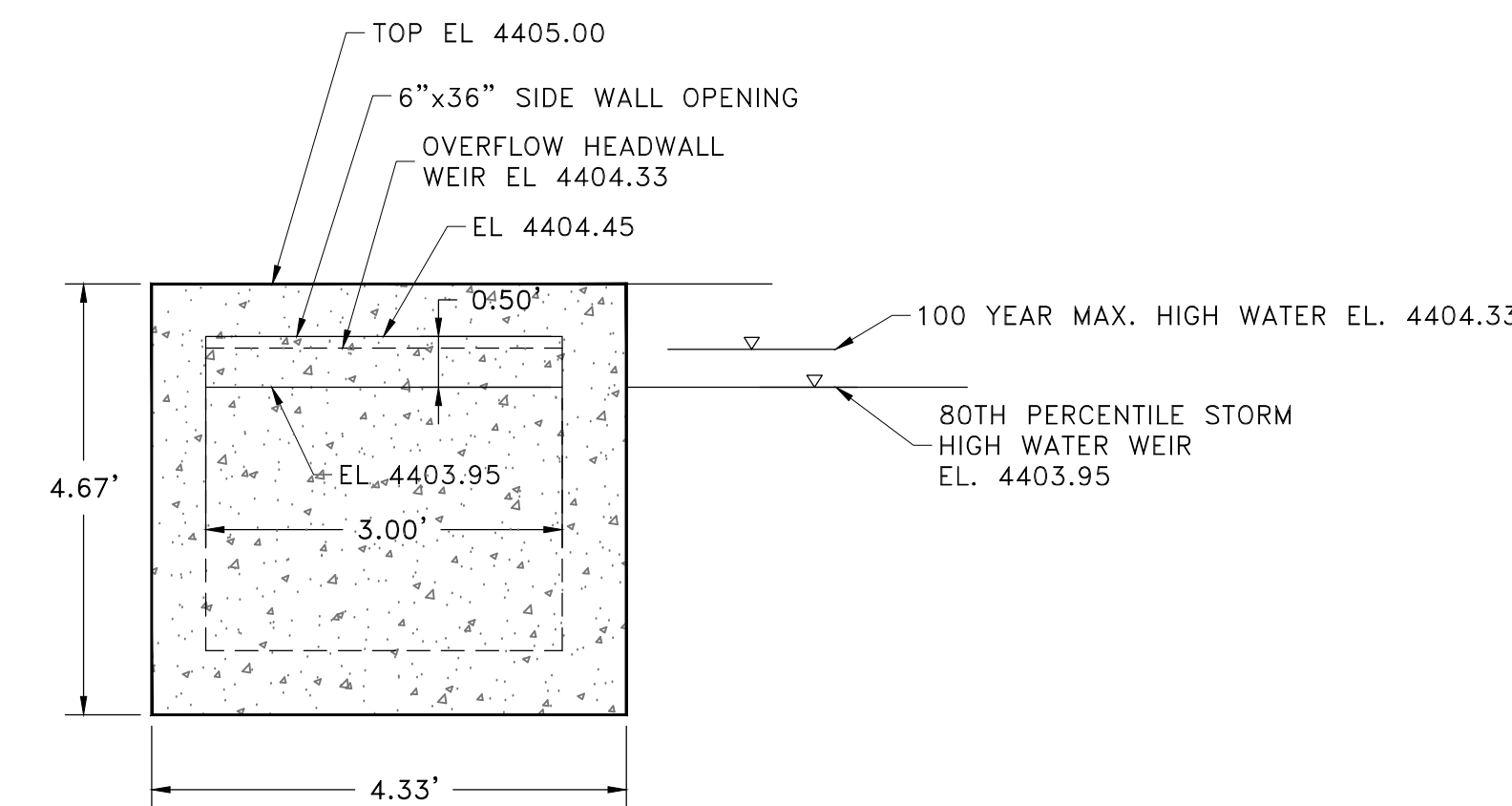
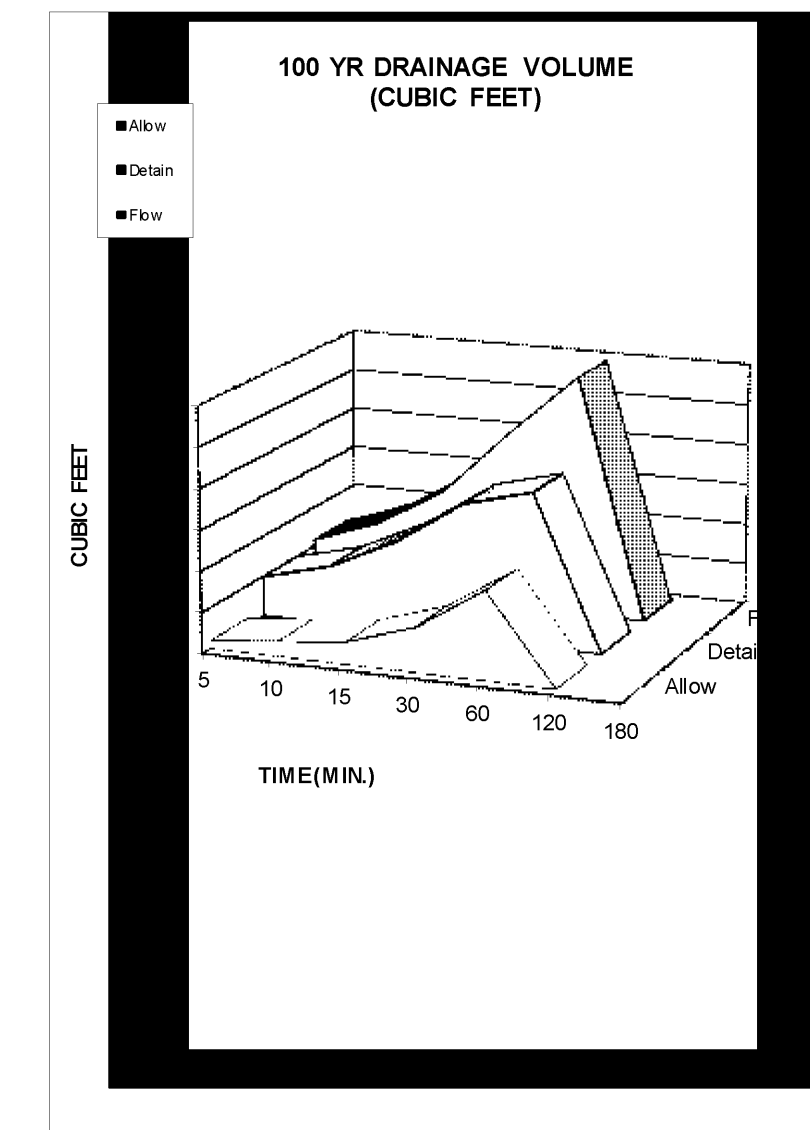
	Runoff Vol (cf)	"Inch / Hr	Total Vol (cf)	Detain Vol (cf)
MIN	Allowable	i100	100 YEAR	Difference
5	184	6.86	2,818	2.63
10	367	5.23	4,297	3.92
15	551	4.32	5,324	4.77
30	1,102	2.91	7,172	6.07
60	2,204	1.80	8,873	6.66
120	4,409	1.01	9,957	5.54
180	6,613	0.69	10,189	3.57
360	11,209	0.38	11,209	

Allowed Volume to be released = 1,112

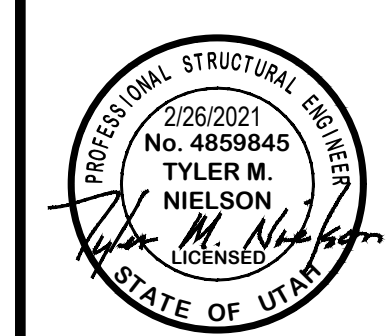
Overall Site Orifice Calculation

H = 3.33 Maximum water height (ft)
Q = 0.61 Flowrate out of orifice (cfs)
Cc = 0.62 Coefficient of Contraction
Cv = 0.98 Coefficient of Velocity
Area = 0.069 Orifice Area (ft²)
H = 3.14
g = 32.17 Gravitational Constant
d = 3.55 Orifice Diameter (in)
d = 3 5/9 Orifice

Percolation Rate (from Geotech) = 35 min/inch
Bottom Area Basin percolation
Percolation Rate Basin 1 = 3.96825E-05 cfs/SF (40 min/inch)
SF Bottom of Basin = 1,910 SF
Percolation Basin = 0.075793651 cfs
Hours to Percolate 80% Storm = 20 Hours



SCALE	NTS
DATE	2-26-2021
DESIGN	WJS
DRAWN	WJS
CHECKED	TJN
DATE	
DESCRIPTION	



STANDARD DETAILS
WOODS COURT SUBDIVISION
200 NORTH 1000 WEST
CLEARFIELD CITY, DAVIS COUNTY, UTAH



CE5-02

14 April 2021

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **Woods Court Subdivision**
Subj: Plat and Improvement Drawing Review #2

Dear Brad,

I have reviewed the above referenced project Plat & Improvement Plans, which were submitted for review. The following comments are based upon those drawings.

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.*

General Note:

1. An **electronic copy** of the Plat & Improvement Drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the drawings:

Plat:

1. The Plat needs the portion of 1000 West Street which is being dedicated to the City noted on the Plat **“Dedicated to Clearfield City”**.
2. Add the sewer easement **“Entry Number”** to the Plat (across lot #12 and lot #13 of the Westwood Estates #1) prior to recording the Plat.

Submit for review the written easement along with the “Exhibit A”.

3. Add the following note to the Plat: ***“The Grading of the “Detention Basin” completed by the Developer, on Lot # 7, must not be altered nor the basin adjusted in size. The***

detention basin must be maintained of weeds and debris". The City will maintain the outlet structure and piping facilities.

4. Please show the "**square footage**" of the "Boundary Description" with the area "acreage" under the description.
5. Upon final approval and the printing of the mylar Plat, the date - Month and Year must be updated under the "Subdivision Title".

Improvement Drawings

Demolition Plan – Sheet CE1-00

1. The following note is required to be added to the Demolition Plan sheet. Any and all existing service laterals, if being abandoned must be removed and capped at the City main line source, **add the appropriate notes.**

Site Plan – Sheet CE1-01

1. Add a note to the drawing stating how and by whom will the detention/retention storm water basin be landscaped and irrigated?
2. Add a note to the Pavement Shading on the "plan-view" of the drawing stating that 10" of untreated roadbase and 3" of bituminous asphalt paving is required for 200 North Street, per Clearfield City design standards noted below on sheet CE-01.
3. Add a note to the utility patching on 1000 West Street that the asphalt patch is to be a standard **"Tee" patch.**

Grading Plan – Sheet CE1-02

1. The 15" diameter storm water pipe will need to terminate approximately 25' East of the outlet control structure (the 15" pipe cannot be connected to the orifice control box directly). At the end of the 15" diameter storm water piping a flared-end pipe outlet with an animal grate will be required. The detail on sheet CE5-02 will also need to be modified.
2. Extending from the flared-end outlet pipe the basin floor will need to be protected from erosion and from storm water scour, with rip-rap (4" to 6" diameter) and drainage fabric beneath the rip-rap. The rip-rap area downstream of the outlet pipe should be at minimum approximately 10' x 25'.
3. The 12" basin freeboard berm should also be identified around the outlet structure and basin walls with notes on the drawings.

Utility Plan – Sheet CE2-01, CE2-02 and CE5-02

1. The plan and profile utility sheets will need to be revised and finished and then submitted for review. The drawings submitted were an earlier version with “VOID” printed on the drawings.
2. The Geotechnical Engineer will need to conduct **soil percolation tests** in the detention basin area and submit the written results of his tests in an addendum to his Geotechnical Engineering Studies . The results will also need to be added to drawing sheet CE5-02.

Following approval of the Plat and Improvement Drawings an Engineer’s Cost Estimate of the “Public Improvements” will need to be prepared and submitted.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read 'N. Scott Nelson', with a stylized, flowing script.

N. Scott Nelson, PE.
City Engineer

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



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: Spencer Barber / Developer
Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Woods Court Subdivision

DATE: April 27, 2021

I have reviewed the 2nd site plan submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns. All of the items noted in my letter dated 02/08/2021 have been addressed except for those noted in red.

1. The site plan shows 1 single hydrant at the back of the cu-de-sac. The distance from the proposed hydrant to the intersection with 1000 West is 400 feet long. The 2018 International Fire Code requires that the maximum distance from any point on the street or road frontage to a hydrant cannot exceed 250 feet. The hydrants on the east side of 1000 west will not be allowed into this measurement due to the street being a major thoroughfare and a supply hose stretched across the street and into this development would create major traffic issues. An additional hydrant is required near the entrance to the development. **Additional hydrant has been added between lots 1 and 2.**
2. An application and site plan review fee are required before final approval can be granted. **As of today's date, our office has not received an NDFD Application for plan review and the corresponding review fee. Please submit these items to our office before final approval can be granted.**
3. 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.
4. 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.

5. 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.
6. 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.
7. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

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 ITEMS **#2 & #3**

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, May 5th, 2021

SUBJECT: Discussion and Possible Action on **PSP 2021-040029**, a preliminary subdivision plat request by Jeff Layton for a 2-lot subdivision at the subject location. **Location:** 1345 South State Street (TIN's: 09-022-0154, 09-022-0155, 09-022-0040, & 09-022-0005). **Total Parcel Area:** 8.34 acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Action**).

Discussion and Possible Action on **FSP 2021-040029**, a final subdivision plat request by Jeff Layton for a 2-lot subdivision at the subject location. **Location:** 1345 South State Street (TIN's: 09-022-0154, 09-022-0155, 09-022-0040, & 09-022-0005). **Total Parcel Area:** 8.34 acres. **Zone:** C-2 (Commercial). **Planner:** Brad McIlrath (**Administrative Action**).

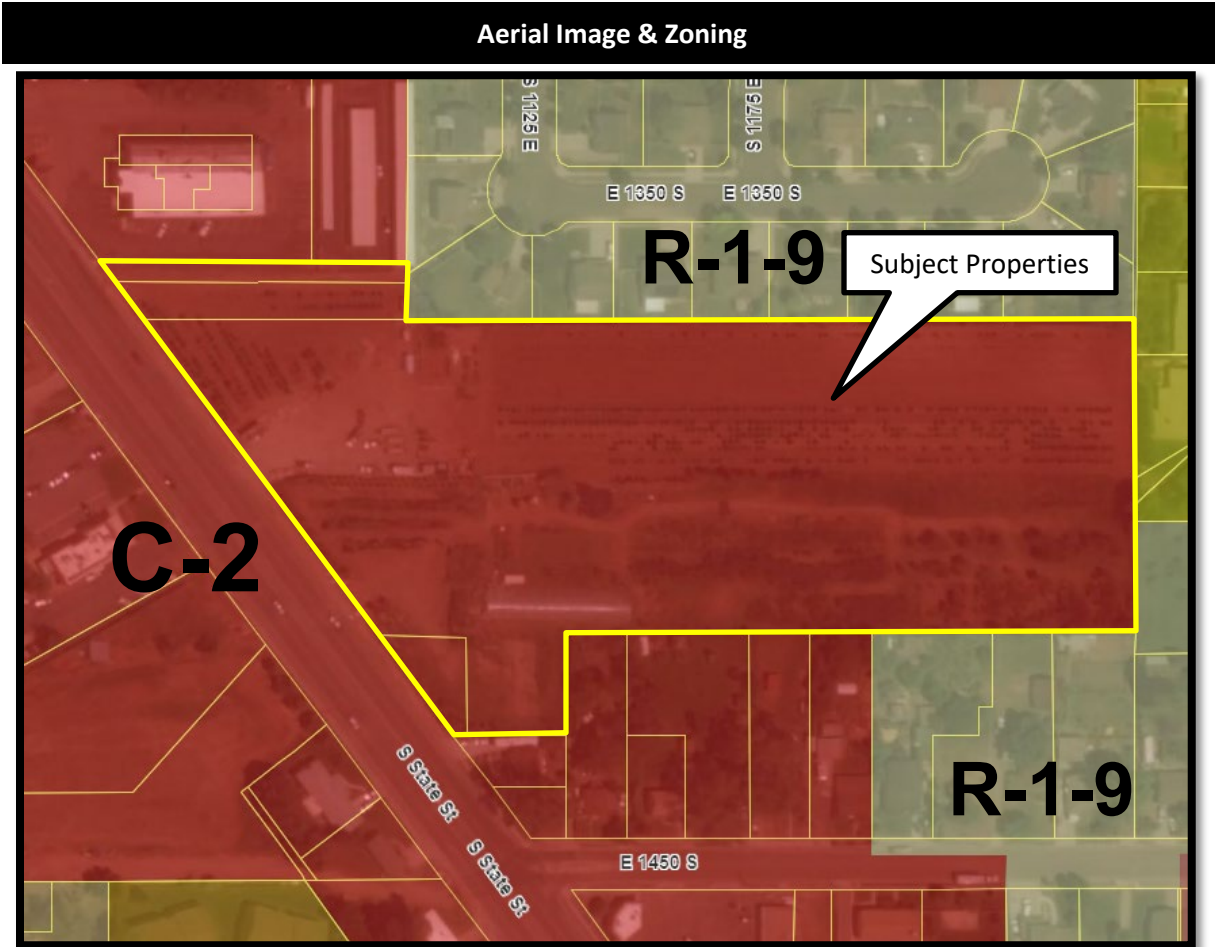
RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned, PSP 2021-020026**, and forward recommendation of **APPROVAL** to the Clearfield City Council for **FSP 2021-020028**, a preliminary and final subdivision plat request by Jeff Layton with Laytonscape, Inc. for a 2-lot single-commercial subdivision for the properties located at 1345 S. State Street (TIN: 09-022-0005, 09-022-0040, 09-022-0154, & 09-022-0155). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	The Pines Subdivision
Site Location	1345 S. State Street
Tax ID Numbers	09-022-0005, 09-022-0040, 09-022-0154, & 09-022-0155
Applicant	Jeff Layton, Laytonscape, Inc.
Owners	Jeff Layton and Larry Layton
Proposed Actions	Preliminary & Final Subdivision Plat Approval
Zoning	C-2 (Commercial)
General Plan Land Use Classification	Commercial
Gross Site	8.28 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial/Retail & Residential Single-Family	C-2 (Commercial) & R-1-9 (Residential)	Commercial & Residential
East	Residential Single-Family	R-1-8 & R-1-9 (Residential)	Residential
South	Residential Single-family	C-2 (Commercial)	Commercial
West	Commercial/Retail & Residential Single-Family	C-2 (Commercial)	Commercial



BACKGROUND

The applicant is requesting preliminary and final subdivision plat approval to combine and subdivide subject properties into a 2-lot commercial subdivision. The proposed subdivision does not include new roads or access points for the 2 lots but is simply to combine properties and provide separation for the different business uses. The proposed lots comply with the minimum standards for the C-2 Zone. A review of the engineering standards and changes needed are provided in the plat review section of this report.

Public Comment

A public notice sign was posted on April 23rd, 2021 for the preliminary and final subdivision plat review. As of the date of this report, no comments have been received by staff.

PRELIMINARY & FINAL SUBDIVISION PLAT REVIEW

The final subdivision plat submission was shared for review by City Planning, Engineering, and Public Works Staff as well as the North Davis Fire District and North Davis Sewer District. The Clearfield City Engineer has reviewed the proposed subdivision plat and provided comments in a review letter dated 12 April 2021. The review includes corrections/changes needed to language on the plat to comply with City standards or provide the right language. A ten foot (10') wide public utility easement will be required around the perimeter of the subdivision and between the two lots as well as addresses will need to be provided for the two separate lots. All of the comments in the review letter are standard comments and involve workable solutions.

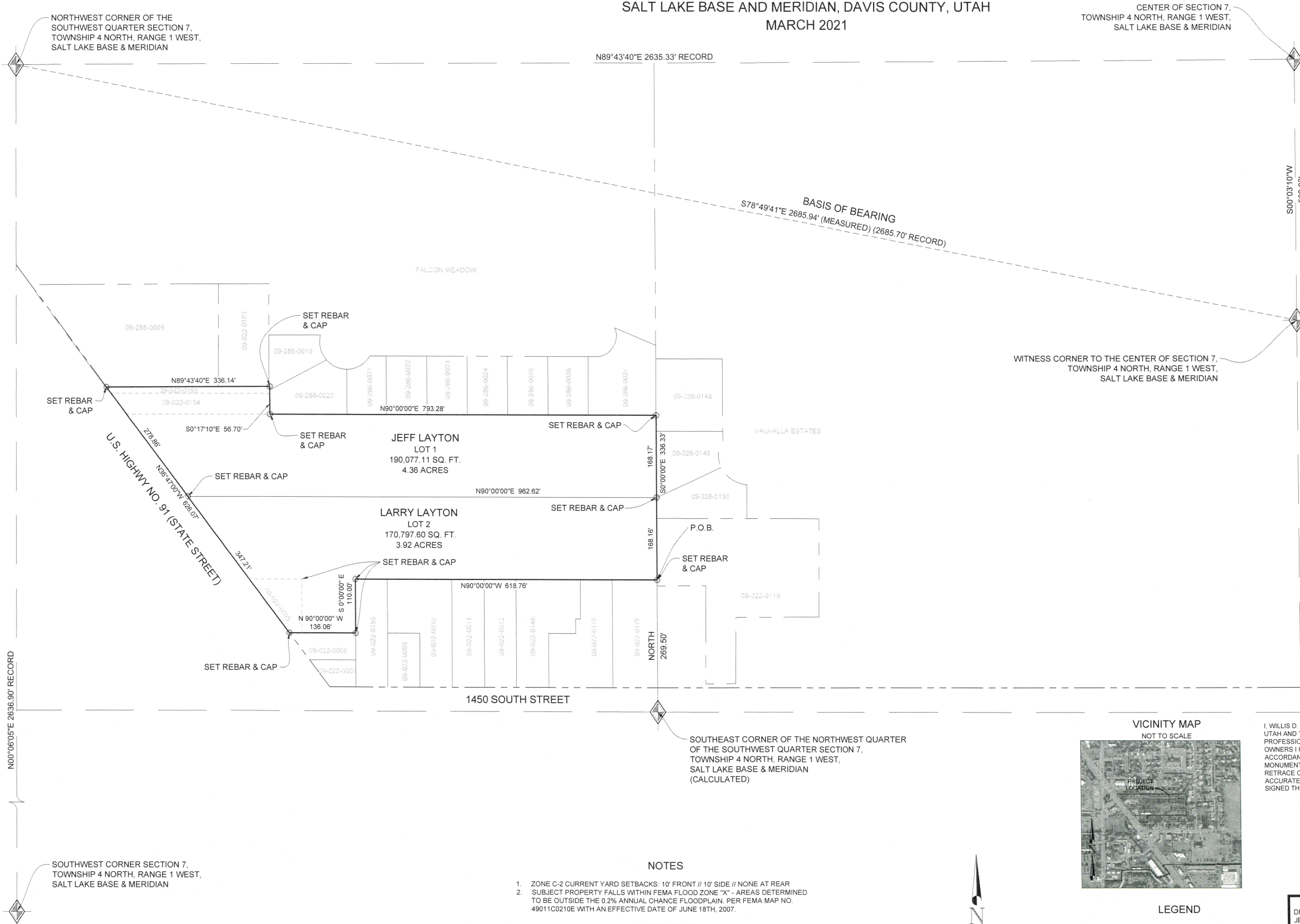
PRELIMINARY & FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

- 1) Plans shall be revised to address Clearfield City Engineering requirements prior to the submittal of plans for Final Plat review and approval.
- 2) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

ATTACHMENTS

1. Subdivision Plat
2. Engineering Review Letter dated 12 April 2021
3. North Davis Fire District Review Letter dated 27 April 2021

THE PINES SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH
MARCH 2021



SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 269.50 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 618.78 FEET; THENCE SOUTH 110.00 FEET; THENCE WEST 136.06 FEET TO THE EAST LINE OF A HIGHWAY; THENCE NORTH 89°43'40" EAST 336.14 FEET; THENCE SOUTH 0°17'10" EAST 56.70 FEET; THENCE EAST 793.28 FEET; THENCE SOUTH 336.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 360,874.71 SQ. FT. OR 8.82 ACRES

OWNER'S DEDICATION

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

THE PINES SUBDIVISION

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

SIGNED THIS _____ DAY OF _____, 2021.

BY: JEFF LAYTON BY: LARRY LAYTON

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)
On this _____ day of _____, 2021, before me
A Notary Public, personally appeared JEFF LAYTON, & LARRY LAYTON Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

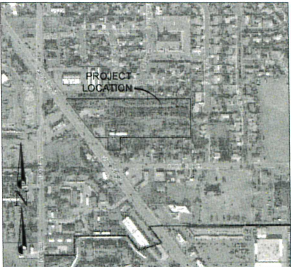
STAMP NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. SIGNED THIS 7TH DAY OF APRIL, 2021.



VICINITY MAP
NOT TO SCALE



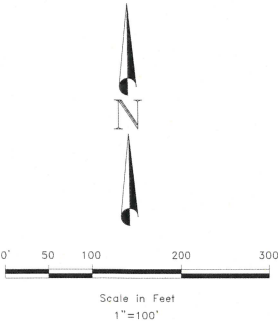
NOTES

1. ZONE C-2 CURRENT YARD SETBACKS: 10' FRONT // 10' SIDE // NONE AT REAR
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0210E WITH AN EFFECTIVE DATE OF JUNE 18TH, 2007.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF LAYTON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE IS SOUTH 78°49'41" EAST FROM MONUMENTS SHOWN HEREON. EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

SURVEY COMPLETED: 8 MARCH 2021



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED LAYTON SURVEYS
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT

CLEARFIELD CITY PLANNING COMMISSION
APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.
CHAIRMAN

CLEARFIELD CITY APPROVAL
APPROVED BY THE CLEARFIELD CITY COUNCIL.
SIGNED THIS _____ DAY OF _____, 2021.
ATTEST: _____
MAYOR

CLEARFIELD CITY ENGINEER
APPROVED BY THE CLEARFIELD CITY ENGINEER.
SIGNED THIS _____ DAY OF _____, 2021.
CITY ENGINEER

CLEARFIELD CITY ATTORNEY
APPROVED BY THE CLEARFIELD CITY ATTORNEY.
SIGNED THIS _____ DAY OF _____, 2021.
CITY ATTORNEY

DEVELOPER:
JEFF LAYTON
LARRY LAYTON

S1
1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____

LAYTON SURVEYS
Professional Land Surveying
8334 W. Wilson Crest Way
West Jordan, UT 84081
(801) 563-1541 willis.long@laytonsurveys.com

12 April 2021

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: **The Pines Subdivision**
Subj: Review #1 – Review comments for Plat

Dear Brad,

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

General Notes:

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

Plat

1. 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. The “Boundary Description” has the incorrect acreage and square footage shown. The boundary description does close to the tolerances required by the City.
3. In the “Boundary Description” on the fifth line from the top the word “Highway” must be called out per its State number and the City name.
4. In the “Owners Description” since no streets are being dedicated the language needs to be modified to state what is taking place.
5. Around the entire boundary there needs to be shown a 10’ wide Public Utility Easement and between the two lots.

6. There are three parcels shown within the subdivision boundary with their tax identification numbers. The parcels should be described as being combined into the whole of the Plat if that is the intent.
7. There is a note to set a property corner on the northeasterly corner of the parcel with the tax identification number of 09-022-0005. We need to know the reasons for this action?
8. Lot Addresses are needed to be shown for each lot.
9. The approval signature block needs to be corrected at the bottom of the document for the "City Engineer" to sign the final mylar plat document. The language for the "Clearfield City Engineer" approval/compliance signature block shall be written to match the following:

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

10. The right-of-way width of U.S. Highway 91 / State Street will need to be placed on the Plat.
11. The City is presently improving the frontage of this subdivision along U.S. Highway 91 / State Street and the measurement width of the park strip is needed in order to place the sidewalk in the correct position. Please forward to our office asap the measurements from the existing curb & gutter to the property line in 4-locations along U.S. Highway 91 / State Street.
12. The tie corner description call-out is missing the word "of" prior to . . . Section 7 . . .

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

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

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

City Engineer

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



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: Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: The Pines Subdivision

DATE: April 27, 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. It appears that this subdivision is to create 2 large lots for undetermined purposes. In the event that any structures are to be built on either lot, a review for approval would need to be made by our office to ensure the distance from any possible structure to a fire hydrant does not exceed IFC requirements.

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
#4

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, May 5th, 2021

SUBJECT: Discussion and Possible Action on **CUP 2021-040080**, a conditional use permit request by Eddy Arina with Garden Sculpture Landscaping for a landscape supply yard and landscaping business at the subject location. **Location:** Corner of H Street and SR-193 (TIN: 12-022-0079). **Project Area:** 0.75 acres. **Zone:** M-1 (Manufacturing). **Planner:** Brad McIlrath (**Administrative Action**)

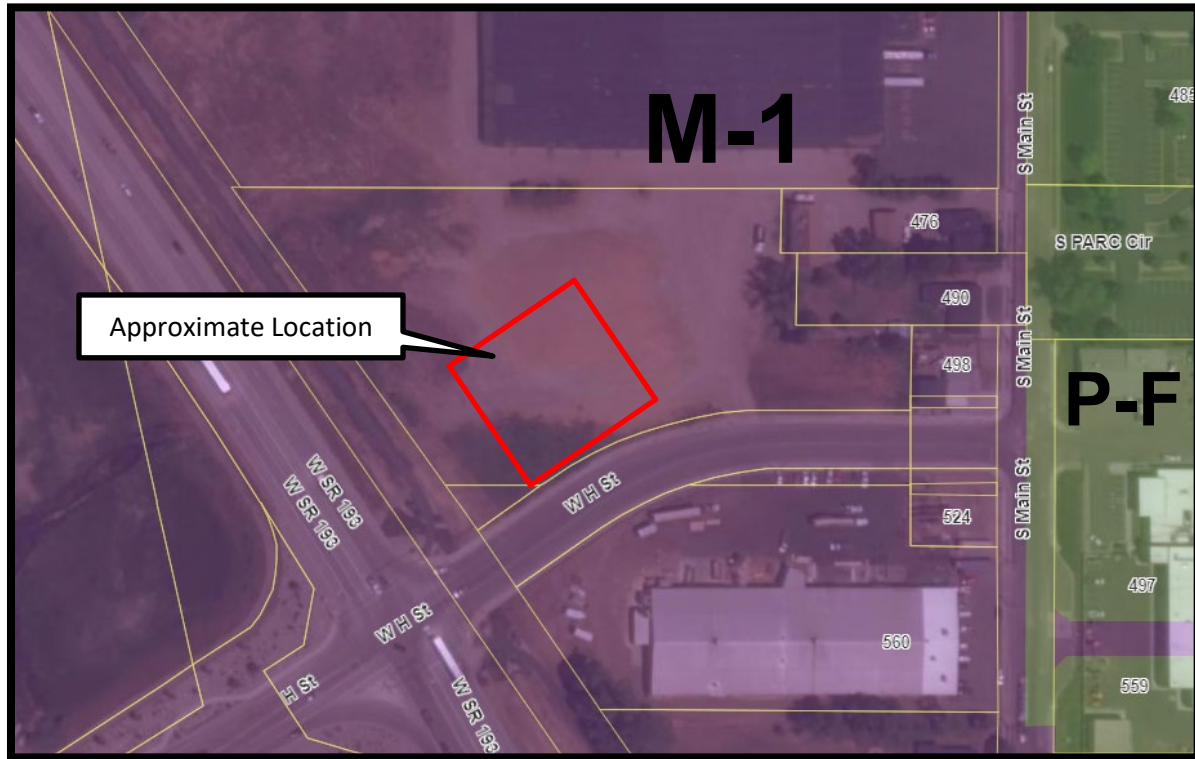
RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2021-040080**, a conditional use permit request by Eddy Arina with Garden Sculpture Landscaping for a landscape supply yard and landscaping business for 0.75 acres of the subject property located at the northeast corner of H Street and SR-193 (TIN: 12-022-0079). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Garden Sculpture Landscaping
Site Location	Northeast corner of H Street and SR 193
Tax ID Number	12-022-0079
Applicant	Eddy Arina, Garden Sculpture Landscaping
Owner	Robin Porter - Trustee
Proposed Actions	Conditional Use Permit Approval
Current Zoning	M-1 (Manufacturing)
Gross Site	0.75 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Cold Storage Facility	M-1 (Manufacturing)	Business Park
East	Residential Single-Family	M-1 (Manufacturing)	Business Park
South	Manufacturing	M-1 (Manufacturing)	Business Park
West	SR-193	N/A	N/A

Aerial Image & Zoning**BACKGROUND**

Garden Sculpture Landscaping is proposing to relocate their business to this property in Clearfield. As part of application materials, the applicant has provided a narrative of the project plans. The landscape business and supply yard would occupy roughly 20,000 square feet of the subject property with the installation of a non-permeable access for the fenced yard area. As outlined in the next section of this report, outdoor storage is allowed as an accessory use; therefore, the applicant will be constructing a business office at the northeast corner of the project area. The narrative indicates that the building will be a prefabricated office. The building will need to comply with the building materials and design standards of the M-1 Zone and as outlined in Chapter 18 of the Zoning Ordinance (Design Standards). A concrete silo will be placed in the northwest corner of the project area to fill concrete mixing trailers that will be parked to the east of the silo. Along the west fence line, landscape bins will be built to store landscape products such as: sand, dirt, gravel, bark, and other materials. Vehicle and equipment parking is planned along the south fence line.

CONDITIONAL USE PERMIT REVIEW**Conditional Use**

A landscape supply yard is listed as a conditional use in the M-1 Zone and is subject to all applicable development standards outlined in the Zoning Ordinance for specific characteristics of the use. As defined in the Zoning Ordinance, a landscape supply yard is: a commercial building, structure, or site used for the sale, temporary storage, mixing, processing, composting, or distribution of landscape products, including but not limited to, soils, rocks, concrete, vegetation and other similar materials.

Outdoor Storage

Clearfield City Code Section 11-13-12 provides specific development standards for outdoor storage in the M-1 (Manufacturing) zone. As stated in that section, "outdoor storage shall only be permitted as an accessory use in the M-1 or C-2 zones, subordinate to a permitted use on the same lot. By constructing a business office on this site, the outdoor storage can be considered accessory to the office which is a permitted use in the M-1 Zone. The following standards apply to this type of use:

- 11-13-12B All outdoor storage except for agricultural products, be enclosed by a fence or wall at least six feet (6') in height and impervious to sight from any public street, right of way, or adjacent property. No items may be stacked higher than the fence or wall of the enclosure unless expressly exempted elsewhere in this title.*
- 11-13-12C No materials or waste shall be deposited upon any property in such form or manner that they may be transferred off such property by natural causes or forces. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by, or otherwise be attractive to rodents or insects may not be stored outdoors unless put in closed containers.*
- 11-13-12E Outdoor storage in the M-1 zone may exceed the height of six feet (6') up to a maximum height of up to fifteen feet (15') only if all adjacent properties share the same M-1 zone designation. If a railroad right of way is adjacent to the property, storage may only exceed six feet (6') upon Planning Commission approval. The following shall be the criteria by which the Planning Commission shall review the storage:*
 - 1. There shall be adequate screening to prevent any residential zones across the railroad right of way from viewing the storage.*
 - 2. The storage shall be screened to prevent a view of the storage from a commuter rail train. Screening can be accomplished by a change in grade, landscaping, or sight obscuring fences or walls. The Planning Commission may impose any other conditions designed to mitigate the impact of the storage.*
- 11-13-12F All areas used for outdoor storage shall be properly surfaced with an impermeable, all weather material, and shall be kept free of weeds and debris.*

Based upon these standards the proposed plans will need to be revised to provide a six foot (6') solid fence. In accordance with the design standards chapter of the code, chain link fencing is not permitted adjacent to a public right-of-way, in a required front yard, or in an area that is visible from a public right-of-way. With the location of this use and site visibility the entire perimeter fence will need to be solid and will not be allowed to be chain link or chain link with slats. The landscape materials that will be stored on-site will need to be stored in a manner to prevent dust or scattering of the material. The supply yard will need to be surfaced with an impermeable, all weather material as stated above. Gravel or other permeable material cannot be used for this use.

Site Landscaping

The M-1 Zone requires that a minimum of ten percent (10%) of the lot or parcel be developed as landscaped open space. This project only covers a portion of the subject property and in compliance with land use case law, the City may only impose a regulation that is roughly proportionate to the impact of the proposed use. Therefore, staff has determined that the ten percent (10%) landscaping requirement be imposed for the total square footage of the property that this use will occupy. The project narrative indicates that the property is approximately 20,000 square feet. The submitted plans are not to scale and will need to be revised to provide the precise square footage and scalable measurements to confirm the

property area and in turn the required landscape area. The proposed site plan includes landscaping of the project frontage along H Street with four (4) Crabapple trees and grass.

As required by Section 11-13-23, "Landscape Standards and Requirements," one (1) tree is required for every five hundred (500) square feet of required landscape area and one (1) shrub for every three hundred (300) square feet of required landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2').

The plans will need to be revised to provide a formal landscape and irrigation plan that comply with the minimum percentage and quantities outlined above. The site landscaping will need to comply with the design standards found in Section 11-18-6F of the Clearfield City Code to address design and style.

Building Design Standards

The project narrative states that a prefabricated office will be located at the northeast corner of the site with a concrete foundation. The M-1 (Manufacturing) Zone and Chapter 18 (Design Standards) of Clearfield City Code outline design standards for industrial buildings. The M-1 Zone requires that all main buildings be constructed on a permanent footing and foundation and not simply placed on a concrete foundation. The design standards chapter of City Code requires that the building complies with the industrial building design standards which includes but is not limited to the following:

1. Architectural Form and Detail:
 - a. Primary building entries shall be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements. The primary building entries shall be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance shall have a special emphasis when compared to the other portions of the building and shall be accomplished with the use of at least three (3) of the following near entrances:
 - i. A prominent architectural feature that is unique to the overall building design;
 - ii. Complementary yet differing building materials or colors;
 - iii. Increased use of windows or glass;
 - iv. Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or
 - v. Increased landscaping.
2. Color and Materials:
 - a. A minimum of three (3) colors are required per elevation.
 - b. Each exterior wall façade shall include two (2) of the following primary materials: brick, tilt-up concrete, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited.
 - c. The ends or corners of buildings shall be articulated with at least two (2) prominent architectural features such as a change in primary material, increased roof projection of parapet, increased transparency.
 - d. Bright, contrasting colors should be used for small areas of building and for accents only.

This is not a full list of design standards. The office will need comply with all the design standards outlined in Chapter 18 of the City Code for industrial buildings.

Pedestrian Considerations

As required by Chapter 18 of the Clearfield City Code, each development site must consider with equal weight the needs of pedestrians and automobiles. As such a pedestrian access shall be provided from the right-of-way (H Street) to the main entrance of the building. The pedestrian walkway shall be a minimum of five feet (5') wide and will need to be constructed of different materials than the roadway and provide for clearly defined crossings where there are points of conflict with automobiles.

PUBLIC COMMENT

A public notice was placed on the property on April 23rd, 2021. No public comments have been received to date.

CITY DEPARTMENT / AGENCY REVIEW

The development plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related Public Works staff on April 15th, 2021. A review letter from the North Davis Fire District has been included as attachment of this report. Engineering staff have noted on the plans that the sidewalk along H Street is currently four inches (4") thick and that for the drive approach the sidewalk should be increased to eight inches (8") thick to accommodate commercial work vehicles. Comments provided by these representatives are called out in the conditions of approval at the end of this report.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

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

REVIEW CONSIDERATION		Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	<i>At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;</i>	The proposed use is permitted in the M-1 Zone with compliance to applicable zoning regulations.
2)	<i>[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;</i>	With conditions, the proposed use will contribute to the general well-being of the industrial neighborhood.
3)	<i>Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and</i>	With conditions to address landscaping, outdoor storage, building design, etc. the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

4)	<i>Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.</i>	The proposed conditions are based upon ordinance and engineering standards.
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CONDITIONS OF APPROVAL

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

- 1) The project shall comply with all applicable development standards of the M-1 Zone.
- 2) Revised landscaping and irrigation plans shall be submitted that comply with the minimum landscaping standards of Clearfield City Code which includes but is not limited to:
 - a. 10% site landscaping;
 - b. 1 tree for every 500 square feet of landscape area;
 - c. 1 shrub for every 300 square feet of landscape area;
 - d. Site landscaping shall comply with standards outlined Section 11-18-6F of City Code.
- 3) The site fencing shall have a minimum height of six feet (6') and shall be constructed of a material that is impervious as required by code. Chain link and chain link with slats is prohibited.
- 4) Outdoor storage of materials shall be done in such a way to prevent dust from being transported away from the site.
- 5) The site shall be surfaced with impermeable all-weather material.
- 6) The office building shall be designed and constructed in compliance with Clearfield City Code standards outlined in the staff report and as required for the M-1 Zone and in Chapter 11-18 of City Code.
- 7) The vehicular access along H Street shall be modified to provide an eight inch (8") thick sidewalk to accommodate the proposed and anticipated future commercial vehicle traffic.
- 8) The project shall comply with all other public works and engineering standards necessary to obtain final land use approval.
- 9) The applicant shall obtain all necessary permits required for site work prior to the commencement of said work.
- 10) All conditions of approval shall be met prior to the issuance of a Clearfield City business license.

ATTACHMENTS

1. Site Plan
2. Project Narrative
3. North Davis Fire District Review Letter dated 27 April 2021

Plan to occupy H street SR-193 partial property

1. Boundaries
 - a. A border will be set on a partial of the land covering an area of about 20,000sq/ft with a fence that can block the view of the inside.
 - b. A non-permeable road will be set from the easement of H street to the east entrance of the property.
2. Utilities.
 - a. Sewer, water, and electricity will be ran from H street to their designated area on the property, along with storm drain that will be reviewed by a civil engineer.
3. Foundation
 - a. The ground of the property will be covered with either gravel or some other material.
 - b. A solid foundation will be set for the office building to rest upon at the north east corner, and other footings or foundation will be in planning for future equipment or buildings.
4. Structures
 - a. A prefabricated office will be set at the north east corner with a concrete foundation underneath.
 - b. A concrete silo is in plan to be placed around the north west area and will be tied down with concrete footings underneath.
 - c. Wall will be constructed to create bins to enclose landscape product such as; sand, dirt gravel, bark and other materials.



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

TO: Brad McIlrath / Clearfield City Planner
Eddy Avina / owner

FROM: John Taylor / Fire Marshal

RE: Garden Sculpture Landscaping Site plan

DATE: April 27, 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. The scope of this project has minimal concern for the Fire District since there is an existing hydrant within an acceptable distance to the proposed building.

1. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. Due to the minimal size of the proposed building, the lane extending from H Street into the project may be constructed out of packed road base and gravel products.

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 City.