CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
August 31, 2021 - WORK SESSION

Meetings of the City Council 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 by the City Council for electronic meetings

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on the Final Subdivision Plat for the Clearfield Park at Antelope Subdivision Located at Approximately 1608 South 1000 East

Discussion on the Wilcox Farms Subdivision Development Agreement for the Proposed 101-Lot Single-Family Subdivision to be Located at Approximately 1550 South 1000 West

Discussion on the Final Subdivision Plat for the Wilcox Farms Subdivision Phase One Located at Approximately 1550 South 1000 West

Discussion on Water Conservation Planning

Discussion on Monthly Reports Provided to the City Council

*****ADJOURN AS THE CITY COUNCIL*****

Dated this 26th day of August, 2021.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving 48 hours notice.

Planning Commission
STAFF REPORT

AGENDA ITEM
#6

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, August 18th, 2021**

SUBJECT: Discussion and Possible Action on **PSP & FSP 2021-070034**, a preliminary and final subdivision plat request by Dan Bridenstine with US Development for a 2-lot commercial and residential subdivision for the subject properties. **Location:** Approximately 1608 South 1000 East (TIN: 12-066-0098, 12-066-0097, & 12-066-0096). **Project Area:** 7.638 Acres. **Zone:** C-2 (Commercial) and R-3 (Residential) conditioned on a development agreement. **(Administrative Action).**

RECOMMENDATIONS

Preliminary Subdivision Plat – PSP 2021-070034
Staff recommend that the Planning Commission move to **approve as conditioned**, **PSP 2021-070034**, a preliminary subdivision plat request by Dan Bridenstine with US Development for the Clearfield Park @ Antelope Subdivision; a 2-lot commercial and residential subdivision for the subject properties located at approximately 1608 South 1000 East (TINs: 12-066-0098, 12-066-0097, & 12-066-0096).

Final Subdivision Plat – FSP 2021-070034
Staff recommend that the Planning Commission forward a recommendation of **approval** to the City Council for **FSP 2021-070034 as conditioned,** a final subdivision plat request by Dan Bridenstine with US Development for the Clearfield Park @ Antelope Subdivision; a 2-lot commercial and residential subdivision for the subject properties located at approximately 1608 South 1000 East (TINs: 12-066-0098, 12-066-0097, & 12-066-0096).

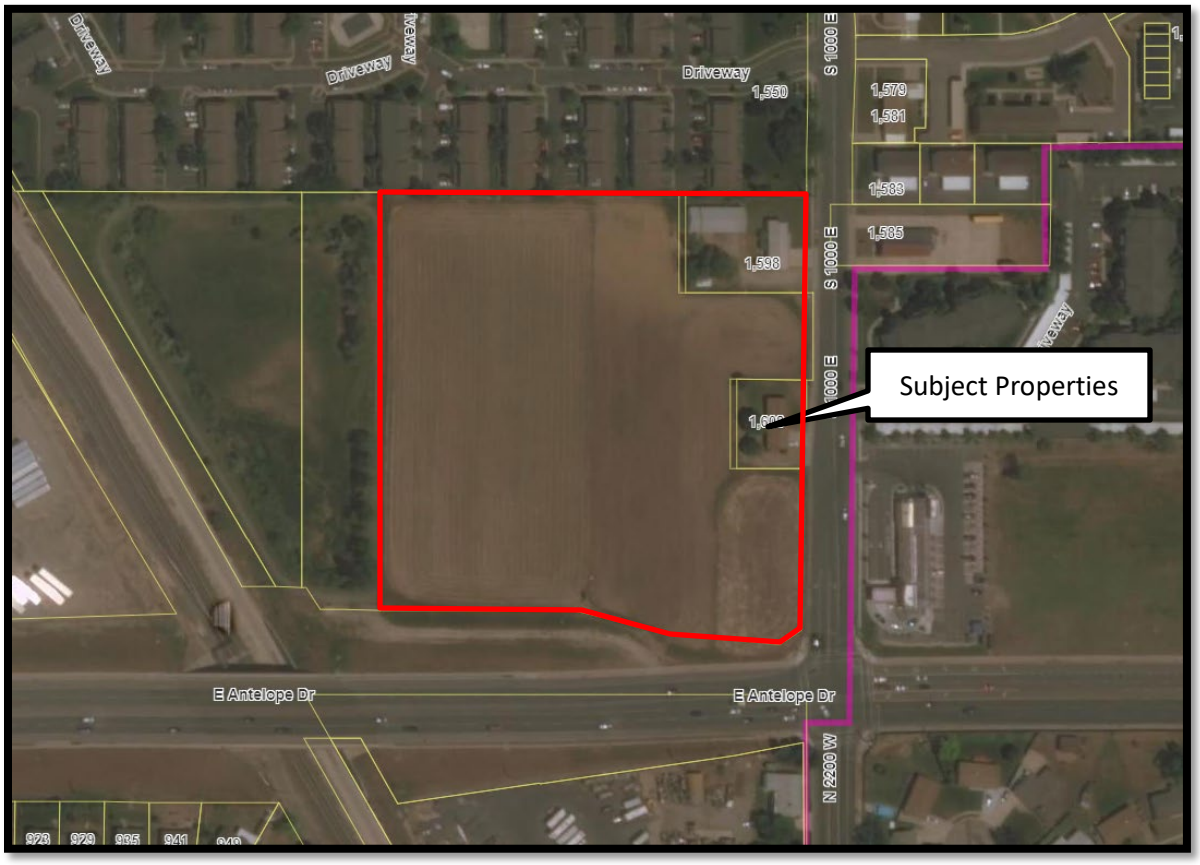
These recommendations are based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Clearfield Park @ Antelope
Site Location	Approximately 1608 South 1000 East
Tax ID Numbers	12-066-0098, 12-066-0097, & 12-066-0096
Applicant	Dan Bridenstine, US Development
Owner	Gus J. Kallas Trust
Proposed Actions	Preliminary & Final Subdivision Plat Approval
Zoning	C-2 & R-3 (Upon Execution of Development Agreement)
General Plan Land Use Classification	Commercial and Residential
Gross Site	7.638 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Multi-Family	R-3 (Residential)	Residential
East	Residential Multi-Family & Magic Wash	Layton City	Layton City
South	Antelope Drive and RV Storage	M-1 (Manufacturing)	Commercial
West	Regional Storm Water Detention Basin	M-1 (Manufacturing)	Residential

Aerial Image



BACKGROUND

In March and April 2021, the Clearfield City Council approved the general plan and zoning map amendments for these subject properties. The general plan amendment changed the designation for the rear 5.739 acres from Commercial to Residential. The land area at the corner of Antelope Drive and 1000 East (the remaining 1.899 acres) kept the designation of Commercial. The 5.739 acres were also rezoned from A-1 (Agricultural) to R-3 (Residential) subject to the execution of a development agreement. The corner 1.899 acres was rezoned from A-1 (Agricultural) to C-2 (Commercial). The purpose of the proposed 2-lot subdivision is to consolidate the existing parcels of land and divide them into two separate lots: one for the future development of a townhome community and two for the development of the corner land to be developed with a Holiday Oil gas station and convenience store.

PRELIMINARY & FINAL SUBDIVISION PLAT REVIEW

The proposed subdivision plat submission does not include civil improvement or utility drawings as those are and will be included in the submittals for the development of the individual lots. Lot 101 is the corner lot and has a final land area of 1.887 acres with a ten foot (10') public utility and drainage easement along the east and south property lines. There is a public access easement located at the southwest and northeast corners of the property to provide future access across between this property and to Lot 102 to the west and north. Lot 102 also includes the ten foot 10') public utility and drainage easement along the perimeter property lines, not including the commonly shared property lines with Lo1 101. The public access easement on Lot 102 extends to the west end of the property to provide access to a potential future park an access across Lot 101. Planning Staff recommends that "A Townhome Neighborhood" be removed from the title of the plat, as the properties will be developed with residential and commercial uses not just townhomes. A future plat may be presented to subdivide the townhomes at which point it would be appropriate to have that language in the title.

Lot Area, Frontage, and Setback Regulations
The proposed lots comply with the minimum regulations for lots in the R-3 and C-2 Zones.

CITY DEPARTMENT REVIEW

The plat was shared for review by City Planning, Engineering, and Public Works Staff on July 9th, 2021. As of the date of this report, Engineering Staff provided a review on July 13th, 2021, stating that the plat was sufficient. The North Davis Fire District provided a review letter dated July 16th, 2021, which states that there are no concerns with the proposed 2-lot subdivision. Absent the one comment from Planning Staff to remove "A Townhome Neighborhood" from the plat title, the plat is ready to move forward to signatures and recording.

PUBLIC COMMENT

A public notice sign was posted on August 6th, 2021, at the corner of 1000 East and Antelope Drive. To date, staff has not received comments or questions regarding the subdivision.

PRELIMINARY & FINAL SUBDIVISION PLAT PSP & FSP 2021-070034 - CONDITIONS OF APPROVAL

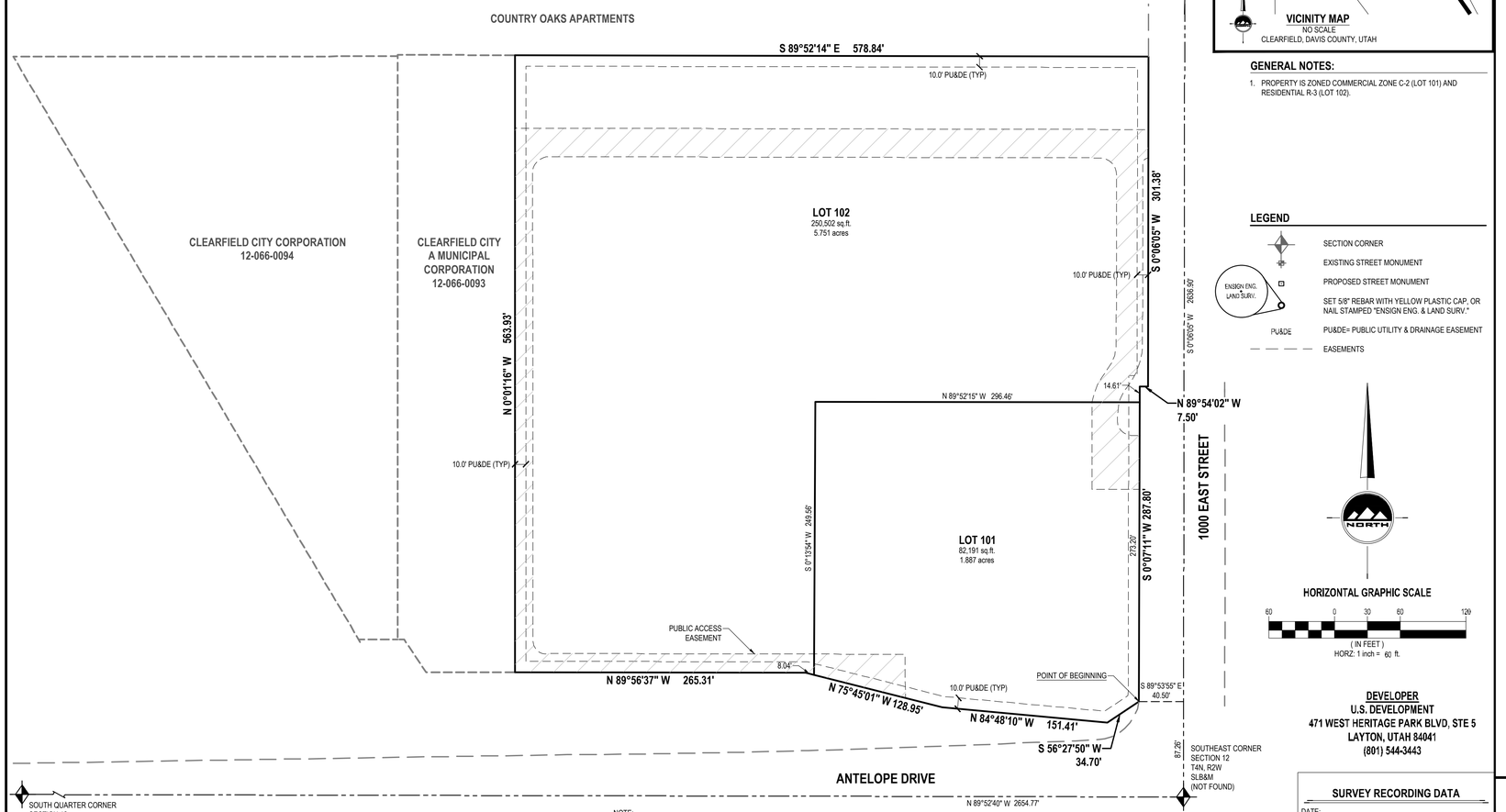
1) The plat title shall be revised to remove "A Townhome Neighborhood."
2) Future development of these lots shall comply with all applicable City regulations.

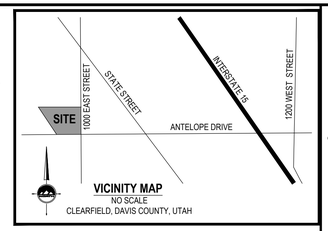
ATTACHMENTS

1. Subdivision Plat

CLEARFIELD PARK AT ANTELOPE
A TOWNHOME NEIGHBORHOOD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN CLEARFIELD, DAVIS COUNTY, UTAH JULY 2021





VICINITY MAP
NO SCALE
CLEARFIELD, DAVIS COUNTY, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED COMMERCIAL ZONE C-2 (LOT 101) AND RESIDENTIAL R-3 (LOT 102).

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

ENSIGN ENG. LAND SURV.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

DEVELOPER
U.S. DEVELOPMENT
471 WEST HERITAGE PARK BLVD, STE 5
LAYTON, UTAH 84041
(801) 544-3443

SURVEY RECORDING DATA

DATE:
:
DRAWING No.
:

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

MIDTOWN VILLAGE AT LEGEND HILLS SUBDIVISION - SECOND AMENDED

A parcel of land, situate in the Southeast Quarter of Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 1000 East Street and the northerly right-of-way line of Antelope Drive, said point being North 00°06'05" East 87.26 feet along the section line and North 89°53'55" West 40.50 feet from the Southeast Corner of said Section 12 and running thence along said northerly right-of-way the following four (4) courses and distances:

1) South 56°32'41" West 34.77 feet;
2) North 84°48'10" West 151.41 feet;
3) North 75°45'01" West 128.95 feet;
4) North 89°56'37" West 265.31 feet;

thence North 00°01'16" West 563.93 feet to the southerly line of Oakstone Apartments;

thence South 89°52'14" East 578.84 feet along said southerly line to the westerly right of way of 1000 East Street;

thence along the westlery line of 1000 East Street the following three (3) courses and distances:

1) South 00°06'05" West 301.38 feet;
2) North 89°54'02" West 7.50 feet;
3) South 00°06'04" West 287.80 feet to the Point of Beginning.

Contains: 332,706 square feet or 7.638 acres, 2 Lots.

PROFESSIONAL LAND SURVEYOR — Electronic Seal — No. 8034679 — TRENT R. WILLIAMS — STATE OF UTAH

Date

Trent R. Williams

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

CLEARFIELD PARK AT ANTELOPE
A TOWNHOME NEIGHBORHOOD

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

_____.
By: _____.
By: _____.

CLEARFIELD PARK AT ANTELOPE
A TOWNHOME NEIGHBORHOOD

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

DAVIS COUNTY RECORDER

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

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 NORTH 400 WEST
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

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

CITY ATTORNEY'S APPROVAL

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

_____
CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

_____
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FORGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HERE WITH COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.
APPROVED THIS _____ DAY OF _____, 20_____.

_____
CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

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

_____
CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 10474
MANAGER : C.PRESTON
DRAWN BY : C.WRIGHT
CHECKED BY : T.WILLIAMS
DATE : 7/7/21

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, August 18th, 2021**

SUBJECT: Public Hearing, Discussion and Possible Action on the **Wilcox Farms Subdivision Development Agreement** for the proposed 101-lot single-family subdivision in the R-3 (Residential) Zone involving the subject properties. **Location:** 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TIN's: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). **Parcel Area:** 12.193 Acres. **Zone:** R-3 (Residential) with development agreement. **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **move to forward a recommendation of APPROVAL** to the Clearfield City Council for the proposed **Wilcox Farms Subdivision Development agreement** as written with the attached exhibits and details outlined in the pattern book. This recommendation is based upon the findings outlined in this report.

BACKGROUND & ANALYSIS

On June 22nd, 2021, the Clearfield City Council granted approval of the general plan amendment and rezone requests by Destination Homes for the subject properties to change the general plan designation to Residential and rezone the properties to R-3 (Residential). The rezone was conditioned upon a development agreement to be executed between the developer and Clearfield City to limit the development to the proposed single-family concept (see attachments) and address other essential aspects of the development. On July 7th, 2021, the Planning Commission tabled the development agreement to the August 4th, 2021, commission meeting which was later rescheduled to August 18th, 2021.

Utah State Code – Development Agreements
As part of the 2021 Utah State Legislative Session, amendments to the Land Use Development and Management Act (LUDMA) of State Code were made regarding development agreements. Development agreements are more clearly defined. As part of these amendments, it was clarified that if a development agreement is used to modify or alter code standards for a specific development, the same process that is used for ordinance amendments must be followed. The reasoning is that similar to a zoning text amendment, a development agreement is changing the standards for a specific development and therefore should be subject to the same level of public participation and public process as an ordinance amendment. Therefore, because this development agreement includes modifications from

the R-3 Zone standards, a public hearing must be held with the Planning Commission and with the City Council as part of the review and approval process of the agreement.

Development Agreement Key Elements

The proposed development agreement includes elements for timing of permits for the homes, design and construction materials of the homes, open space design and other essential binding elements for both parties. Exhibits to the agreement will include the legal description, acreage exhibit, pattern book, landscape and irrigation plans, HOA documents, and the storm water maintenance log. The pattern book is a key element of the agreement as it will include building and lot standards that will be binding for the development. The key elements of the development agreement are:

1. **Wilcox Farms Pattern Book**
   As described above, the pattern book outlines the design standards for the neighborhood, lot standards, architectural standards, approved materials, and standards for garages and accessory structures. Staff recommends that the pattern book also include standards for the proposed open spaces and the amenities that will be included.

2. **Public Road Standards**
   The two public streets that are proposed comply with the required right-of-way width of sixty feet (60'), but have different sidewalks, park strips, and a different pavement width than the City Standards. As outlined in the preliminary subdivision staff report on July 7th, 2021, Public Works is accepting of the proposed streets, but the standards need to be outlined in the development agreement. The proposed standards are drawn on Exhibit B the acreage exhibit.

3. **Single-Family Development**
   The development agreement specifies that the developer has been granted approval for no more than 101 residential units. The agreement will need to be revised further articulate that it is a single-family subdivision with 101 lots.

4. **Establishment of a Homeowners Association**
   With private streets, alleys, and common open spaces, the developer will establish a homeowners association (HOA) with Covenants, Conditions and Restrictions (CC&Rs) for the HOA that comply with City standards.

5. **Open Space**
   The development agreement proposes that the project will have a minimum of fifteen percent (15%) open space and that the developer will pay for all improvements of the open space. The R-3 Zone requires that a minimum of twenty-five percent (25%) of a project be provided in open space. The developer will need to increase this amount of open space or should outline in the development agreement the increased amenities that will be provided in the proposed open space.

6. **Miscellaneous**
   In addition to the above key elements, Clearfield City Staff have identified a number of changes that need to be made that provide further clarification of the responsibilities of the parties. These changes need to be made prior to final approval of the development agreement.

STAFF RECOMMENDATION – CONDITIONS OF APPROVAL

Staff recommends that the Planning Commission **move to forward a recommendation of APPROVAL** to the Clearfield City Council for the proposed **Wilcox Farms Subdivision Development agreement** as

written with the attached exhibits and details outlined in the pattern book. This recommendation is based upon the findings outlined in the staff report and includes the following conditions:

1. The development agreement and exhibits shall be finalized prior to review by the Clearfield City Council.
2. The pattern book (Exhibit C) shall be revised to include the proposed open spaces and amenities that will be included within the development.
3. As part of the reduction of open space from twenty five percent (25%) to a minimum of fifteen percent (15%) shall be addressed with increased amenities provided in the open space areas and as outlined in the pattern book.

ATTACHEMENTS

1. Wilcox Farms Development Agreement and Exhibits

DEVELOPMENT AGREEMENT
for
WILCOX FARMS SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
DISCOVERY DEVELOPMENT, LLC.

THIS Development Agreement ("Agreement") is entered into this ____ day of _____ 20___, by and between Clearfield City Corporation (the "City"), a Utah Municipal Corporation, and Discovery Development, LLC. ("Developer"). Hereinafter, collectively referred to as the "Parties."

RECITALS

WHEREAS, Developer intends to develop certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West Clearfield, Utah more particularly described in the parcel description labeled Exhibit "A" attached hereto and referred to herein as the "Properties;" and

WHEREAS, Developer either owns or has a contractual right to purchase the Properties; and

WHEREAS, pursuant to Clearfield City Code § 11-1-16, the City has authorized the negotiation and adoption of development agreements for a number of listed reasons, including but limited to entering into a development agreement in order to help address the impacts of development on the community, to resolve issues relative to a particular development, to protect both public and private property rights, and to promote the health, safety and welfare of the community; and

WHEREAS, Developer is willing to develop the Properties in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the City's General Plan, City' Land Use Ordinances and other development regulations and more specific planning issues associated with the Properties, as more fully set forth below; and

WHEREAS, this Agreement is intended to set forth the agreement between the Parties regarding the development of the Properties in accordance with this Agreement to be consistent with the Municipal Land Use, Development, and Management Act, as set forth in Title 10, Chapter 9a of the Utah Code, as amended ("Act"); as well as with the City's Land Use Ordinances as set forth in Title 11 of the Clearfield City Code; and

WHEREAS, the Parties have cooperated in the preparation of this Agreement and understand that this Agreement is a "development agreement" within the meaning of the Act; and

WHEREAS, Developer has indicated a desire to voluntarily enter and be bound by this Agreement; and

WHEREAS, the City Council has determined that it is in the best interest of the City, its residents, and the general public to enter into this Agreement; and

WHEREAS, the Developer desires to develop the Properties according to the Wilcox Farms Subdivision Plat and Improvement Drawings in two Phases indicated on the Plans dated _____ as well as incorporating any changes thereto as set forth in the approved final subdivision plat to be recorded with the Davis County Recorder's Office, which documents are attached hereto as Exhibit "B" (the "Plat");

WHEREAS, on Wednesday, July 7, 2021, the Planning Commission approved the preliminary subdivision plat for the entire Project, and on _____, _____ _____, 2021, City Council approved the final subdivision plat for phase 1 submitted by the Developer for the development of the Properties. The Developer will obtain final subdivision plat approval for the remainder of the Project in accordance with timelines and procedures set forth in Title 12 "Subdivision Regulations" of the Clearfield Municipal Code.

WHEREAS, the Parties are entering into this Agreement as part of the subdivision approval process for the development of the Properties.

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has elected to approve this Agreement.

AGREEMENT

The foregoing Recitals are hereby incorporated into this Agreement by reference. All exhibits are hereby incorporated into this Agreement by reference are made part hereof.

NOW, THEREFORE, in consideration of the premises and the terms and conditions herein stated and for other valuable consideration, the adequacy of which is acknowledged by the Parties hereto, it is agreed as follows:

I. Definitions

As used in this Agreement, the words and phrases specified below shall have the following meaning:

"Accessory Construction" means

“Act” means the Municipal Land Use, Development, and Management Act, as set forth in Title 10, Chapter 9a of the Utah Code as amended.

"Alterations” means

“Building Permit” means a permit issued by the City to allow construction, erection or structural alteration of any building, structure, private or public infrastructure, Project Infrastructure, or any off-site infrastructure.

“Buildout” means the substantial completion of all of the development on all of the Property for the entire Project.

“City Code” means the Clearfield City Code, including its land use regulations adopted pursuant to the Act and other applicable laws and ordinances.

“City Laws” means the ordinances, policies, standards and procedures of the City related to zoning, subdivisions, development, public improvements and other similar or related matters, including but not limited to the City Code, that have been and may be adopted in the future.

“City’s General Plan” means the Clearfield City General Plan in effect at the time of the approval of this document.

“City’s Land Use Ordinances” means the City’s Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this Agreement.

“Construction Steps or Phasing Plan” means the development of a portion of the Project as set forth in Exhibit “B” and “C.”

“Council” means the elected City Council of the City.

“Declaration of Covenants, Conditions and Restrictions (CC&R’s)” means the Conditions, Covenants and Restrictions regarding certain aspects of use, management, design and/or construction on all or a portion of the Property to be recorded in the real property records of Davis County.

“Default” means a material breach of this Agreement.

“Developer” means Discovery Development, LLC, or its assignees or transferees as permitted by this Agreement.

"Development Agreement" or "Agreement" means this Development Agreement including all its Exhibits.

"Development Standards" means a set of standards approved by the City as set forth in the Agreement and the City Laws controlling certain aspects of the design and construction of the development of the Property including but not limited to setbacks, height limitations, parking and signage, and design and construction standards for buildings, roadways and infrastructure.

"Final Site Plan" means a site plan as contemplated and required in the City Code with respect to a parcel(s) of the Property, reflecting the location, design and configuration of development and improvements thereon.

"Final Subdivision Plat" means the recordable map or other graphical representation of land prepared in accordance with the Act and the City's subdivision ordinance which has been approved by the City, effectuating a Subdivision of any portion of the Property.

"Homeowner's Association(s)" means one or more associations formed pursuant to Utah law to perform the functions of an association of property owners.

"Notice" means any notice to or from any Party to this Agreement that is either required or permitted to be given to another Party.

"Open Space" means an area which is completely free and unobstructed from any building or structure. Landscaping, walkways, covered patios, light poles and other ornamental features shall not be considered obstructions for the purposes of this definition.

"Open Space Improvements" means that of the attached landscaping plan. See Exhibit "D".

"Planning Commission" means the City's Planning Commission established by City Laws.

"Project" means the development to be constructed on Property pursuant to this Agreement with the associated public and private improvements, intended uses, densities, Phases, and all of the other aspects approved as part of this Agreement, including its Exhibits.

"Property or Properties" means the real property subject to this Agreement, as more fully described in Exhibit "A."

"R-3 Zone" means the "Residential" zoning classification which is set forth in Title 11, Chapter 9E of the City Code.

"Repairs" means

"Residential Units" means

"Storm Tech Isolation Chamber" means

"Storm Water Management System" means

"Subdivision" means the dividing of land into two (2) or more lots, parcels, sites, plots or other division for the purpose of development pursuant to the Act and City Laws.

"Wilcox Farms Pattern Book" means the architectural design standards that are required for each Residential Unit within the Development as more fully set forth in Exhibit C.

"Wilcox Farms Subdivision Plat and Improvement Drawings" means Wilcox Farms Phase 1, as more fully set forth in Exhibit B. Phase 2 will follow at a later date and will continue to meet the same standards.

"Zoning Administrator" means the Clearfield City Community Development Director or designee.

II. Development of the Properties.

A. Developer hereby agrees to construct and to install all improvements described in the Wilcox Farms Subdivision Plat and Improvement Drawings. See Exhibit "B". The Wilcox Farms Subdivision Plat and Improvement Drawings are an integral part of this Agreement and the City's approval of such is conditioned upon the Properties being developed in accordance therewith and as stated in this Agreement. If Developer does not complete such improvements according to the specific plans set forth in the Wilcox Farms Subdivision Plat and Improvement Drawings, as well as in this Agreement, the City shall have the right to cause such work to be done as is necessary to reasonably complete the installation of the improvements and Developer shall be liable for the cost of such additional work. The installation, financial guarantee, and warranty timelines for the public improvements subject to Title 12 "Subdivision Regulations" of City Code.

No Building Permits shall be issued for construction until the Final Subdivision Plat and Agreement are approved, executed and recorded against the Properties.

B. Residential Units shall be stamped approved, see Exhibit "E", by the Wilcox Farms Homeowners Association prior to the City issuing any Building Permits for initial construction and or Accessory Construction, Alterations or Repairs, and shall meet the standard requirements set forth in the Wilcox Farms Pattern Book. See Exhibit C.

C. Each Residential Unit in the Project shall have the setbacks, front yards, back yards and side yards as shown on the approved Final Site Plan, as outlined in the Wilcox Farms Pattern Book. See Exhibit "C".

D. Developer shall construct Residential Units in the Project in conformance with the Wilcox Farms Pattern Book, presented to the City during the approval process which shall be kept on file in the records of Clearfield City. See Exhibit "C".

E. Developer agrees to provide at least fifteen percent (15%) of the newly developed Project to remain as Open Space. Developer shall construct, install, and pay for all Open Space Improvements as outlined in the open space and improvement plans. See Exhibit "D".

F. Prior to recording the Final Subdivision Plat, Developer shall record this Agreement as covenants running with the lots and land in the Project and indicate on the approved Final Subdivision Plat the existence of this Agreement and the recording data therefore.

G. Developer shall establish a Homeowners Association ("HOA") and adopt a Declaration of Covenants, Conditions and Restrictions ("CC&Rs") in compliance with all applicable State and Clearfield City Code § 11-13-24, to be approved by the City, and recorded with the Davis County Recorder's Office, as covenants running with the lots and land in the Development.

H. It is further agreed and understood that Developer shall be given approval by the City to construct not more than 101 Residential Units on the Properties, as set forth in Exhibit "B," after the Final Subdivision Plat and this fully executed Agreement have been recorded at the Davis County Recorder's Office and Building Permits have been approved and paid for.

I. The Developer must comply with the City's requirements for guaranteeing the installation and warranty of all public subdivision improvements, including landscaping, pursuant to the Title 12 "Subdivision Regulations" of City Code and all other applicable laws.

J. The public works standards for a residential street requires 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 public streets have a road width of from top back of curb to top back of curb of thirty-six feet (36') six foot (6') wide park strips, and six foot (6') wide sidewalks. As part of the preliminary plat review, Clearfield City Public Works and Engineering Staff indicated that the proposed public streets may be acceptable but will need to be included in the development agreement as a modification to current code standards. These street designs are included as part of Exhibit B.

III. Conditions Precedent.

The terms and conditions set forth in this Agreement shall not take effect unless and until the City Council has officially approved this Agreement and authorized the Mayor's signature hereto, the Agreement has been fully executed by all parties, and has been recorded against the Properties.

III.

IV. Preliminary and Final Subdivision Plat Approval.

A. Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all the applicable requirements for the approval of preliminary and final subdivision plats for all proposed development on the Property which are consistent with the City's existing City's Land Use Ordinances, Development Standards and the terms of this Agreement.

B. Pursuant to Title 12 "Subdivision Regulations" of City Code, following approval of the Final Subdivision Plat by the City Council, but before approval from the City Attorney or recording of the final plat with the Davis County Recorder's Office, the City will verify that proper assurances (escrow account and agreement, and/or surety bond) are in place to guarantee the satisfactory installation and warranty of the subdivision improvements.

V. Other Terms and Conditions.

A. Storm Water System Installation and Maintenance. The City acknowledges and agrees that Developer may install, for the purposes of satisfying the City's storm water management ordinance, an underground Storm Tech Isolation Chamber storm water management system (the "Storm Water Management System"), as set forth in the approved Plat and/or construction drawings. See Exhibit "F". Developer shall include in the HOA Bylaws a provision requiring the HOA to regularly maintain the Storm Water Management System in accordance with Storm Tech Isolation Chamber recommendations.

B. Agreement to Run with the Land. This Agreement shall be recorded against the Property in the Office of the Davis County Recorder and is intended to and shall be deemed to run with the land and shall be binding upon all successors and assigns of the Developer in the ownership or development of any portion of the Properties.

C. Construction of Agreement. This Agreement shall be construed to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest.

D. Mutual Drafting. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of the Agreement shall be construed for or against either Party based on which Party drafted any particular position of this Agreement.

E. Waiver. The failure of either party at any time to require a performance of any provision of this Agreement shall not limit the party's right to enforce the provision, nor

shall any waiver of any breach of any provision be a waiver of any succeeding breach of any provision or a waiver of the provision itself or any other provision.

F. Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Parties hereto nor any rights or benefits to third parties.

G. Integration Clause. This Document and those incorporated by reference constitute the entire agreement between the Parties and may not be amended except in writing signed by the Parties.

F. Exhibits Incorporated. Each exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

G. Counterparts. This Agreement may be executed in multiple counterparts, which together shall constitute one and the same document.

H. Attorneys' Fees. In the event of any action or suit by a party against the other party for any reason of any breach of any of the covenants, conditions, agreements, provisions on the part of the other part arising out of the Agreement, the prevailing party in such action or suit shall be entitled to have and recover from the other party all costs and expenses incurred therein, including reasonable attorneys' fees.

I. Governing Law and Venue. It is mutually understood and agreed that this Agreement shall be governed by the laws of the state of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the Second Judicial District Court, Farmington Department, State of Utah.

J. Remedies for Breach. In addition to any other remedies allowed under law or equity, the Parties shall specifically be entitled to specific performance of the terms and conditions under this Agreement.

K. Developer to Indemnify the City. Developer shall, at all times, protect, indemnify, save harmless and defend the City and its agents, employees, officers and elected officials from and against any and all claims, demands, judgments, expense, and all other damages of every kind and nature made, rendered, or incurred by or in behalf of any person or persons whomsoever, including the parties hereto and their employers, which may arise out of any act or failure to act, work or other activity related in any way to the Project, by Developer, Developer's agents, employees, subcontractors, or suppliers in the performance and execution of the work/development contemplated by the Agreement. This indemnification provision shall not apply to any claims or liabilities that are unrelated to the Project or this Agreement.

L. Successors and Assigns of the Parties. This Agreement shall be binding on the Parties and their successors and assigns, and where the term "Developer," "Party" or

"Parties" is used in this Agreement it shall mean and include the successors and assigns of Developer. In addition, Developer may only assign the rights to develop a part or all of the Property to a third party pursuant to the terms of this Agreement if the City provides prior written consent to said assignment and provided that such third party agrees in writing to be bound by the terms of this Agreement and that such written agreement to be bound has been provided to the City.

M. Headings. The paragraph headings of this Agreement are for the purposes of performance only and shall not limit or define the provisions of this Agreement or any of said provisions.

N. Severability or Partial Validity. If any term, covenant, paragraph, or condition of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each such remaining term, covenant, or condition of this Agreement shall be valid and enforceable to the full extent permitted by law.

O. Warranty of Authority. Each party signing or executing this Agreement warrants that they have full authority to sign this Agreement and by signing said Agreement do bind the parties thereto.

P. Warranty Inspections. Developer agrees to reimburse the City or pay directly to the City's engineer any costs associated with the intermediate and final warranty inspections that are required prior to acceptance of the subdivision improvements by the City.

Q. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement.

R. Notices. All notices required or permitted under this Agreement shall be given in writing by certified mail or express courier delivery, at the following addresses:

If to the City:	Clearfield City Corporation Attn: City Manager 55 S. State St., 3rd Fl. Clearfield, UT 84015
With a copy to:	Clearfield City Attorney 55 S. State St., Suite 333 Clearfield, UT 84015
If to the Developer:	Discovery Development, LLC Attn: John Warnick 67 S. Main St. Suite 300 Layton, UT. 84041

IN WITNESS WHEREOF, Developer and Clearfield City have executed this Agreement effective as of the date first above written.

CLEARFIELD CITY CORPORATION,
A Utah Municipal Corporation

By: _____
Mark R. Shepherd, Mayor

ATTEST:

By: _____
Nancy R. Dean, City Recorder

Approved as to legal form:

By: _____
Stuart E. Williams, City Attorney

Discovery Development
a Utah limited
Liability Company

By: _____
John Warnick, Manager

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF CACHE)

On the ____day of _____, 2021 personally appeared before me as signer of the foregoing document, who duly acknowledged to me that he has corporate authority on behalf of Developer to execute the same and did so on behalf of the Limited Liability Company.

_____
NOTARY PUBLIC

Residing: _____

STATE OF UTAH)
§
COUNTY OF DAVIS)

On _____ of _____, 2021 personally appeared before me, Mark R. Shepherd and Nancy R. Dean, who being by me duly sworn did say, that they are the Mayor and City Recorder of Clearfield City Corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of the City Council and the said, Mark R. Shepherd and Nancy R. Dean, acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC
Residing:

EXHIBIT “A”

LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The Basis of Bearing is as noted on the drawing portion of this survey from a found Davis County Witness Corner for the Southwest Corner of Section 11 and a back site to the West Quarter Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian.

To: Discovery Development, L.L.C., a Utah limited liability company, Steven Frey and Janet Frey, Con Jared Wilcox and Michelle E. Wilcox, husband and wife as joint tenants; Con L. Wilcox and Jerilyn Wilcox, aka Jerilyn J. Wilcox, husband and wife as joint tenants; and Wilcox Farms, L.C., all as their respective interests may appear, Cottonwood Title Insurance Agency, inc., and Old Republic Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 4, 8, 11 and 13 of Table A thereof. The field work was completed on September 30, 2020 with a subsequent site visit on October 13, 2020.

Date of Plat of Map: _____ _____

Keith R. Russell
License no. 164386

Deed Parcel Descriptions

Deed Parcel 1:
Wilcox Farms LC Legal Description
Tax ID Parcel No. 12-391-0011
All of Lot 11, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder.
Contains 25,814 square feet, 0.593 acres.

Deed Parcel 2:
Wilcox Farms LC Legal Description
Tax ID Parcel No. 12-391-0012
All of Lot 12, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder.
Contains 25,953 square feet, 0.596 acres.

Deed Parcel 3:
Wilcox Farms LC Legal Description
Tax ID Parcel No. 12-391-0015

All of Lot 15, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder.
Less and Excepting the following.
A portion of Lot 15, Wilcox Farms Amended described as follows: Beginning at an interior corner of said Lot 15, said point being North 0°07'41" East 868.65 feet, (868.00 feet by deed) along the section line and South 89°52'19" East 159.00 feet to and along the south line of said Lot 15 from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 22.00 feet along a west line to a Northwest Corner of said Lot 15;
Thence South 89°52'19" East 24.00 feet along a north line of said Lot 15;
Thence South 0°07'41" West 22.00 feet;
Thence North 89°52'19" West 24.00 feet to the point of beginning.
Lot 15 Contains 365,356 square feet less Exception Parcel of 528 square feet or 364,831 square feet, 8.375 acres.

Deed Parcel 4:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-391-0023
A portion of Lot 15, Wilcox Farms Amended described as follows: Beginning at an interior corner of said Lot 15, said point being North 0°07'41" East 868.65 feet, (868.00 feet by deed) along the section line and South 89°52'19" East 159.00 feet to and along a south line of said Lot 15 from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 22.00 feet along a west line to a Northwest Corner of said Lot 15;
Thence South 89°52'19" East 24.00 feet along a north line of said Lot 15;
Thence South 0°07'41" West 22.00 feet;
Thence North 89°52'19" West 24.00 feet to the point of beginning.
Contains 528 square feet, 0.012 acres

Deed Parcel 5:
Con Jared and Michelle E. Wilcox
Tax ID Parcel No. 12-065-0005
Beginning at a point 868 feet North from the Southwest Corner of the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running;
Thence East 159 feet;
Thence North 22 feet;
Thence East 190 feet;
Thence North 123 feet;
Thence West 349 feet;
Thence South 145 feet to the point of beginning.
Contains 46,425 square feet, 1.066 acres.

Deed Parcel 6:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-065-0186
Beginning at a point on a south line of Lot 15, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder, said point being North 0°07'41" East 1219.79 feet along the section line to the extension of a south line of said Lot 15 and South 89°52'19" East 190.31 feet to and along a south line of said Lot 15 from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence South 89°52'19" East 59.68 feet along a south line to an interior corner of said Lot 15;
Thence South 0°07'41" West 96.14 feet along a west line of said Lot 15;
Thence North 89°52'19" West 59.68 feet;
Thence North 0°07'41" East 96.14 feet to the point of beginning.
Contains 5,738 square feet, 0.132 acres.

Deed Parcel 7:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-065-0086
Beginning at a Northwest Corner of Lot 15, Wilcox Farms Amended, said point being on the east line of 1000 West Street North 0°07'41" East 1275.79 feet, (1275.70 feet by deed) along the section line and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 4.00 feet along the east line of 1000 West Street;
Thence South 89°52'19" East 303.00 feet;
Thence South 0°07'41" West 4.00 feet to the north line of said Lot 15;
Thence North 89°52'19" West 303.00 feet along the north line of said Lot 15 to the point of beginning.
Contains 1,212 square feet, 0.028 acres.

Deed Parcel 8:
Con and Jerilyn Wilcox
Tax ID Parcel No. 12-065-0104
Beginning at a point on the east line of 1000 West Street, said point being North 0°07'41" East 1279.79 feet, (1279.70 feet by deed) along the section line and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 87.26 feet along the east line of 1000 West Street;
Thence South 88°25'20" East 303.91 feet;
Thence North 0°07'41" East 55.43 feet;

Thence North 89°38’30” East 158.55 feet to the westerly line of the Utah Power and Light Company Corridor;
Thence South 27°09’00” East 92.14 feet along the westerly line to an angle point in the westerly line of the Utah Power and Light Company Corridor;
Thence South 36°41’00” East 96.04 feet along the westerly line of the Utah Power and Light Company Corridor to the Northeast Corner of said Lot 15;
Thence North 89°52’19” West 258.32 feet along the north line of said Lot 15;
Thence North 0°07’41” East 4.00 feet;
Thence North 89°52’19” West 303.00 feet to the point of beginning.
Contains 60,531 square feet, 1.390 acres.

Deed Parcel 9:
Jason R. and Shelby Holmes
Tax ID Parcel No. 12-065-0096
Beginning at a point North 0°07’41” East 769.4 feet along the section line and South 89°52’19” East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running;
Thence South 89°52’19” East 125 feet;
Thence North 0°07’41” East 98.59 feet;
Thence North 89°52’19” West 125 feet to the east line of a street;
Thence South 0°07’41” West 98.59 feet along said street to the point of beginning.
Contains 12,324 square feet, 0.283 acres.

Deed Parcel 10:
Steven and Janet Frey
Tax ID Parcel No. 12-065-0091
Beginning at a point North 0°07’41” East 768.4 feet and East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running;
Thence South 0°07’41” West 98.59 feet;
Thence East 125 feet;
Thence North 0°07’41” East 98.59 feet;
Thence West 125 feet to the point of beginning.
Contains 12,323 square feet, 0.283 acres.

Total Parcel Description to Destination Homes
(Combined Description of All Deed Parcels
Less a Portion of 12-065-0005, 12-065-0086 and 12-065-0104)

Beginning at the Northwest Corner of Lot 10, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder, said point being North 0°07’41” East 670.81 feet along the section line to the extension of the north line of said Lot 10 of Wilcox Farms

Amended and South 89°52’19” East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07’41” East 197.84 feet along the east line of 1000 West Street;
Thence North 89°52’19” West 33.00 feet to the center line of 1000 West Street and being on the section line;
Thence North 0°07’41” East 145.00 feet along the center line of 1000 West Street and the section line to the extension of a north line of Lot 15 of said Wilcox Farms Amended;
Thence South 89°52’19” East 250.00 feet to and along the north line to an interior corner of Lot 15 of said Wilcox Farms Amended;
Thence North 0°07’41” East 110.00 feet along a west line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52’19” West 59.68 feet;
Thence North 0°07’41” East 96.14 feet to a south line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52’19” West 157.31 feet along the south line to a Southwest Corner of Lot 15 of said Wilcox Farms Amended and being on the east line of 1000 West Street;
Thence North 0°07’41” East 147.26 feet along the west line of said Wilcox Farms Amended and beyond, also being on the east line of 1000 West Street to a fence line;
Thence North 88°17’51” East 303.91 feet along a fence line to a fence corner post;
Thence North 0°07’41” East 55.32 feet along a fence line to a fence corner post;
Thence North 89°32’25” East 158.16 feet along a fence line to the westerly line of the Utah Power and Light Company Corridor;
Thence South 27°09’00” East 91.16 feet along the westerly line to an angle point in the westerly line of the Utah Power and Light Company Corridor;
Thence South 36°41’00” East 851.68 feet along the westerly line of the Utah Power and Light Company Corridor and also to and along the easterly line to the Southeast Corner of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52’19” West 492.90 feet along the south line of Lot 15 to the Northeast Corner of Lot 12 of said Wilcox Farms Amended and being on the west line of 900 West Street;
Thence South 0°00’10” West 152.56 feet along the east line of Lot 12 of said Wilcox Farms Amended and also being on west line of 900 West Street;
Thence southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center bears North 89°59’50” West and long chord bears South 45°00’10” West 21.21 feet, with a central angle of 90°00’00”) along the southeasterly line of Lot 12 of Wilcox Farms Amended and the west line of 900 West Street to the north line of 1600 South Street;
Thence North 89°59’50” West 206.51 feet along the south line of Lot 12 to and along the south line of Lot 11 of said Wilcox Farms Amended and being on the north line of 1600 South Street;
Thence northwesterly 40.20 feet along the arc of a 270.275 foot radius curve to the right, (center bears North 0°00’10” East and long chord bears North 85°44’12” West 40.16 feet, with a central angle of 8°31’16”) along the south line of Lot 11 of said Wilcox Farms Amended and also being on the north line of 1600 South Street;

Thence northwesterly 49.04 feet along the arc of a 329.725 foot radius curve to the left, (center bears South 8°31’26” West and long chord bears North 85°44’12” West 48.99 feet, with a central angle of 8°31’16”) along the south line to the Southwest Corner of Lot 11 of said Wilcox Farms Amended and also being on north line of 1600 South Street;
Thence North 0°00’10” East 161.62 feet along the west line to the Northwest Corner of Lot 11 of said Wilcox Farms Amended and being on the south line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52’19” West 210.68 feet along the south line of Lot 15 and beyond, also being on the north line of Lot 10 of said Wilcox Farms Amended to the point of beginning.
Contains 555,205 square feet, 12.746 acres.

Notes:

NEED AN UPDATED TITLE REPORT OF ALL DEED PARCELS FOR FINAL REVIEW BEFORE STAME AND SIGNATURE CERTIFICATION CAN BE ADDED. FEBRUARY 15, 2021.

1) For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 134538-JCP, dated September 16, 2020. Also a Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 135333-TOF, dated October 7, 2020.
2) Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 134538-JCP, dated September 16, 2020. See notes below from no. 3 to no. 27.
3) Schedule B-2, items no. 1 -8 are general exception notes and cannot be plotted on the drawing.
4) 3) Schedule B-2, item no. 9 refers to property taxes and cannot be plotted on the drawing.
5) Schedule B-2, item no. 10 states that the land is included within the boundaries of Clearfield City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, North Davis Fire District, and is subject to any and all charges and assessments levied thereunder and cannot be plotted on the drawing.
6) Schedule B-2, item no. 11 refers to minerals of whatsoever kind, surface and sub-surface and cannot be plotted on the drawing.
7) Schedule B-2, item no. 12 refers to the claim, right, title or interest to water of water rights and cannot be plotted on the drawing.
8) Schedule B-2, item no. 13 refers to Easements of record that are shown on the recorded plat of Wilcox Farms Amended, recorded on May 22, 2000 as Entry no. 1593382 in Book 2650 at Page 920 of the records of Davis County.
9) Schedule B-2, item no. 14 refers to the effect, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be

ascertained by an inspection or survey of the subject Land. Such items observed during the field work, inspection and preparation of the Map of Survey are shown hereon.

10) Schedule B-2, items no. 15 is a Right of Way in favor of Pacificorp, an Oregon corporation, d/b/a Rocky Mountain Power and is plotted on the drawing.
11) Schedule B-2, item no. 16 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
12) Schedule B-2, item no. 17 is south of the property adjacent to 1700 South Street and is not within the subject property. Therefore nothing is plotted on the survey.
13) Schedule B-2, item no. 18 is south of the property and is not within the subject property. Therefore nothing is plotted on the survey.
14) Schedule B-2, item no. 19 is south of the property and is not within the subject property. Therefore nothing is plotted on the survey.
15) Schedule B-2, item no. 20 is south of the property and is not within the subject property. Therefore nothing is plotted on the survey.
16) Schedule B-2, item no. 21 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
17) Schedule B-2, item no. 22 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
18) Schedule B-2, item no. 23 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
19) Schedule B-2, item no. 24 refers to a Declaration of Restrictions and cannot be plotted on the drawing. This document is a Blanket Easement which includes Lot 11 and 12 within the recorded plat of Wilcox Farms Amended.
20) Schedule B-2, item no. 25 if Notice of Interest claim and the portion of this notice that is within the property is shown on the drawing.
21) Schedule B-2, items no. 26 – 28 refer to the 1969 Farmland Assessment Act and cannot be plotted on the drawing.
22) Schedule B-2, item no. 29 refers to a missing document reference in Affidavit of Survivorship and cannot be plotted on the drawing.
23) Schedule B-2, item no. 30 is a Deed of Trust and cannot be plotted on the drawing.
24) Schedule B-2, item no. 31 is a Deed of Trust and cannot be plotted on the drawing.
25) Schedule B-2, item no. 32 refers to Rights of tenants in the Land and cannot be plotted on the drawing.
26) Schedule B-2, item no. 33 refers to discrepancies, conflicts in the boundary lines, shortages in area, encroachments, or any other facts which an ALTA / NSPS Survey may disclose.

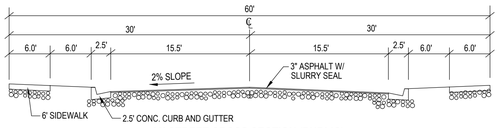
27) Schedule B-2, item no. 34 refers to past due taxes and cannot be plotted on the drawing.
28) Title Report provided by Cottonwood Title Insurance Agency, Inc., under File Number 135333-TOF, dated October 7, 2020. See notes below from no. 29 to no. 34.
29) Number 1 refers to property taxes and cannot be plotted on the drawing.
30) Number 2 states that the land is included within the boundaries of Clearfield City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, North Davis Sewer District, North Davis Fire District, and is subject to any and all charges and assessments levied thereunder and cannot be plotted on the drawing.
31) Number 3 refers to the effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, and power, telephone, sewer, gas or water lines, which be ascertained by an inspection or survey of the subject Land. The items referenced above know by inspection of the land or of record are shown on the drawing. There may be effects of the items referenced above that are not know by either record or inspection.
32) Number 4 refers to Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmissions lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the Westerly boundary of the subject Land, as evidenced by a visual inspection and those items visible by physical inspections on the Westerly boundary of the subject property are shown on the drawing.
33) Number 5 refers to a Right of Way Easement in favor of Mountain States Telephone and Telegraph Company recorded October 24, 1918, as Entry no. 27693, in Book F, at Page 302 and cannot be plotted on the drawing not being specifically disclosed in the document.
34) Number 6 refers to a Deed of Trust and cannot be plotted on the drawing.
35) The below items 36 – 40 reference Table A of the ALTA NSPS Land Title Survey Requirements.
36) Item no. 1 of Table A; Property Corners have been set on all angle points of boundary lines on this survey.
37) Item no. 4 of Table A; The gross land area is 495,815 square feet, or 11.382 acres.
38) Item no. 8 of Table A; Substantial features observed are shown on the drawing.
39) Item no. 11 Observed evidence of utilities are shown on the drawing.
40) Item no. 13 of Table A; Names of adjoining owners and tax id no.’s are shown on the drawing.

EXHIBIT “B”

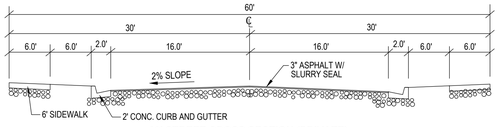
ACREAGE EXHIBIT

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

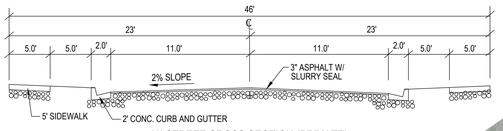
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



60' STREET CROSS SECTION (PUBLIC)
NOT TO SCALE



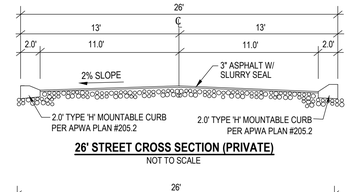
60' STREET CROSS SECTION (PRIVATE)
NOT TO SCALE



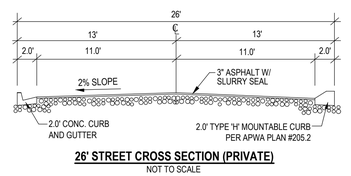
46' STREET CROSS SECTION (PRIVATE)
NOT TO SCALE

TOTAL PARCEL DESCRIPTION TO DESTINATION HOMES
(COMBINED DESCRIPTION OF ALL DEED PARCELS
LESS A PORTION OF 12-065-0005, 12-065-0086 AND 12-065-0104)

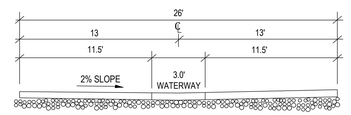
BEGINNING AT THE NORTHWEST CORNER OF LOT 10, WILCOX FARMS AMENDED, A SUBDIVISION RECORDED ON MAY 22, 2000, AS ENTRY NO. 1593382, IN BOOK 2650 AT PAGE 920 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING NORTH 0°07'41" EAST 670.81 FEET ALONG THE SECTION LINE TO THE EXTENSION OF THE NORTH LINE OF SAID LOT 10 OF WILCOX FARMS AMENDED AND SOUTH 89°52'19" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;
THENCE NORTH 0°07'41" EAST 197.84 FEET ALONG THE EAST LINE OF 1000 WEST STREET;
THENCE NORTH 89°52'19" WEST 33.00 FEET TO THE CENTER LINE OF 1000 WEST STREET AND BEING ON THE SECTION LINE;
THENCE NORTH 0°07'41" EAST 145.00 FEET ALONG THE CENTER LINE OF 1000 WEST STREET AND THE SECTION LINE TO THE EXTENSION OF A NORTH LINE OF LOT 15 OF SAID WILCOX FARMS AMENDED;
THENCE SOUTH 89°52'19" EAST 250.00 FEET TO AND ALONG THE NORTH LINE TO AN INTERIOR CORNER OF LOT 15 OF SAID WILCOX FARMS AMENDED;
THENCE NORTH 0°07'41" EAST 110.00 FEET ALONG A WEST LINE OF LOT 15 OF SAID WILCOX FARMS AMENDED;
THENCE NORTH 89°52'19" WEST 59.68 FEET;
THENCE NORTH 0°07'41" EAST 96.14 FEET TO A SOUTH LINE OF LOT 15 OF SAID WILCOX FARMS AMENDED;
THENCE NORTH 89°52'19" WEST 157.31 FEET ALONG THE SOUTH LINE TO A SOUTHWEST CORNER OF LOT 15 OF SAID WILCOX FARMS AMENDED AND BEING ON THE EAST LINE OF 1000 WEST STREET;
THENCE NORTH 0°07'41" EAST 147.26 FEET ALONG THE WEST LINE OF SAID WILCOX FARMS AMENDED AND BEYOND, ALSO BEING ON THE EAST LINE OF 1000 WEST STREET TO A FENCE LINE;
THENCE NORTH 88°17'51" EAST 303.91 FEET ALONG A FENCE LINE TO A FENCE CORNER POST;
THENCE NORTH 0°07'41" EAST 55.32 FEET ALONG A FENCE LINE TO A FENCE CORNER POST;
THENCE NORTH 89°32'25" EAST 158.16 FEET ALONG A FENCE LINE TO THE WESTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY CORRIDOR;
THENCE SOUTH 27°09'00" EAST 91.16 FEET ALONG THE WESTERLY LINE TO AN ANGLE POINT IN THE WESTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY CORRIDOR;
THENCE SOUTH 36°41'00" EAST 851.68 FEET ALONG THE WESTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY CORRIDOR AND ALSO TO AND ALONG THE EASTERLY LINE TO THE SOUTHEAST CORNER OF LOT 15 OF SAID WILCOX FARMS AMENDED;
THENCE NORTH 89°52'19" WEST 492.90 FEET ALONG THE SOUTH LINE OF LOT 15 TO THE NORTHEAST CORNER OF LOT 12 OF SAID WILCOX FARMS AMENDED AND BEING ON THE WEST LINE OF 900 WEST STREET;
THENCE SOUTH 0°00'10" WEST 152.56 FEET ALONG THE EAST LINE OF LOT 12 OF SAID WILCOX FARMS AMENDED AND ALSO BEING ON WEST LINE OF 900 WEST STREET;
THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 89°59'50" WEST AND LONG CHORD BEARS SOUTH 45°00'10" WEST 21.21 FEET, WITH A CENTRAL ANGLE OF 90°00'00") ALONG THE SOUTHEASTERLY LINE OF LOT 12 OF WILCOX FARMS AMENDED AND THE WEST LINE OF 900 WEST STREET TO THE NORTH LINE OF 1600 SOUTH STREET;
THENCE NORTH 89°59'50" WEST 206.51 FEET ALONG THE SOUTH LINE OF LOT 12 TO AND ALONG THE SOUTH LINE OF LOT 11 OF SAID WILCOX FARMS AMENDED AND BEING ON THE NORTH LINE OF 1600 SOUTH STREET;
THENCE NORTHWESTERLY 40.20 FEET ALONG THE ARC OF A 270.275 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 0°00'10" EAST AND LONG CHORD BEARS NORTH 85°44'12" WEST 40.16 FEET, WITH A CENTRAL ANGLE OF 8°31'16") ALONG THE SOUTH LINE OF LOT 11 OF SAID WILCOX FARMS AMENDED AND ALSO BEING ON THE NORTH LINE OF 1600 SOUTH STREET;
THENCE NORTHWESTERLY 49.04 FEET ALONG THE ARC OF A 329.725 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 8°31'26" WEST AND LONG CHORD BEARS NORTH 85°44'12" WEST 48.99 FEET, WITH A CENTRAL ANGLE OF 8°31'16") ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 11 OF SAID WILCOX FARMS AMENDED AND ALSO BEING ON NORTH LINE OF 1600 SOUTH STREET;
THENCE NORTH 0°00'10" EAST 161.62 FEET ALONG THE WEST LINE TO THE NORTHWEST CORNER OF LOT 11 OF SAID WILCOX FARMS AMENDED AND BEING ON THE SOUTH LINE OF LOT 15 OF SAID WILCOX FARMS AMENDED;
THENCE NORTH 89°52'19" WEST 210.68 FEET ALONG THE SOUTH LINE OF LOT 15 AND BEYOND, ALSO BEING ON THE NORTH LINE OF LOT 10 OF SAID WILCOX FARMS AMENDED TO THE POINT OF BEGINNING.
CONTAINS 555,205 SQUARE FEET, 12.746 ACRES.



26' STREET CROSS SECTION (PRIVATE)
NOT TO SCALE



26' STREET CROSS SECTION (PRIVATE)
NOT TO SCALE



26' ALLEY CROSS SECTION (PRIVATE)
NOT TO SCALE

	SINGLE FAMILY OWNERSHIP	277,010 sq.ft., 6.36 acres
	OPEN SPACE	103,198 sq.ft., 2.37 acres
	PUBLIC RIGHT-OF-WAY	50,116 sq.ft., 1.15 acres
	PRIVATE RIGHT-OF-WAY	124,881 sq.ft., 2.86 acres

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

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

ACREAGE EXHIBIT

PROJECT NUMBER: L1694J
PRINT DATE: 8/11/21
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

1 OF 1

EXHIBIT “C”

PATTERN BOOK



WILCOX FARMS
PATTERN BOOK

Neighborhood Architectural Guidelines

Destination Homes

On behalf of DESTINATION HOMES

WELCOME HOME

It is an honor and a pleasure to share the Wilcox Farms Pattern Book with each of you. We are excited that you have decided to become a part of Wilcox Farms through the purchase of property within our community.

As a community uniquely situated within the City of Clearfield and con-veniently accessible to many surrounding amenities, we pride ourselves on the opportunity to create a unique, active development that reflects the architec-tural context of the region and celebrates the natural beauty of the outdoors.Wicox Farms is designed to integrate traditional building methods, an interconnected open space network, and sustainable principles to ensure a high quality of livability.

In planning this new development we have spent several years working with planners, architects and consultants to develop an innovative master plan. Recognizing the need to protect the integrity of theWilcox Farms master plan and provide general direction for character and sustainable development, we made a commitment to producing the Wilcox Farms Pattern Book. This document provides design guidelines and measurable objectives to ensure that the development patterns, public open spaces, and the variety of building types and uses are detailed and constructed properly through implementation. It is our goal that these guidelines will act as a vehicle for increasing public awareness and set a higher standard for new neighborhood development in and around Wilcox Farms.

We feel strongly about creating a lasting community within the City of Clearfield and are excited to share all that it has to offer with you. We wish to thank and acknowledge the many participants and consultants who contrib-uted in the preparation of this document and look forward to making Wilcox Farms a success.

Congratulations and welcome to the Wilcox Farms community.

Site Design Approach

Wilcox Farms is designed to allow residents to comfortably walk to open spaces that serve as a key gathering space. Residents can connect to all of the open space by a series of trails, pathways, sidewalks and crosswalks as shown on the site plan below



1. *The park spaces will be linked together through sidewalks, and trails.*

2. *The end result is a community that connects people together in a safe environment of quiet streets and active open spaces.*

Pattern Book Principals

There are key principles to employ in order to create unique, highly-desirable, memorable neighborhoods. This Pattern Book includes tools in two key sections, each are equally critical to constructing the community vision. The Neighborhood Standards section presents appropriate placement of a house on a lot, while the Architecture Standards section presents the tools to the creation of neighborly houses that are inspired by their context.

NEIGHBORHOOD STANDARDS PRINCIPLES

PRINCIPLE 1 | CREATE HIGH-QUALITY NEIGHBORHOOD WITH DISTINCTIVE VARIETY

Neighborhoods which stand the test of time provide a visual while avoiding the placelessness that results from overly repetitive, discordant architecture. The Wilcox Farms neighborhood will be distinctive in Clearfield and the adjacent cities by the use of diverse, well defined, locally influenced architectural styles and the scripting of addresses. This will produce a timeless project deeply rooted in and well suited for people in all stages of life.

PRINCIPLE 2 | PLACE HOUSES TO SHAPE HIGH-QUALITY STREETS AND PARKS

Great places have great public space. In a neighborhood, this primarily takes the form of streets and parks. Buildings can both shape and enliven these public spaces. To have a great residential street or park, houses must both face onto and have a well defined relationship to the street. Visual priority must be give to the front porch and first floor of the house rather than to the garage. Houses should be designed so that the elements for people-doors, windows, porches are emphasized in order to give character and definition to the street or park.

PRINCIPLE 3 | DIVERSE ARCHITECTURAL INSPIRATION

In the context of creating a neighborhood, striking the appropriate balance between individuality, variety, and economies of scale, vision is critical. This Pattern Book is designed to help provide rules for the appropriate style for the house an individual lot, as it relates the community, and guide the approach to developing the architecture. Each style presented in this Pattern Book presents the tools for the selection of the massing, window fenestration, win-dows, porches and detailing for the Wilcox Farms neighborhood.

PRINCIPLE 4 | USE ARCHITECTURAL ELEMENTS THAT BUILD STRONG COMMUNITIES

In the development of high-quality neighborhood, houses include elements that contribute to the feel of a true neighborly environment. This includes porches, terraces, site pergolas in locations that benefit the house itself, and the neighborhood around it. These elements promote connectivity between the house and the neighborhood.



OVERVIEW: The goal of this section is to establish the framework on which the Wilcox Farms community will be built. To this end, this section details the necessary stan-dards to create neighborhoods of distinction. The pages immediately follow-ing this overview describe the visions for the Wilcox Farms neighbor-hood and how these will be accomplished through the use of architectural styles. The final part of this section provides definitions and standards for how buildings are to be placed on their lots in order to both address the street in a neighborly way and prioritize the people-oriented parts of the façade.

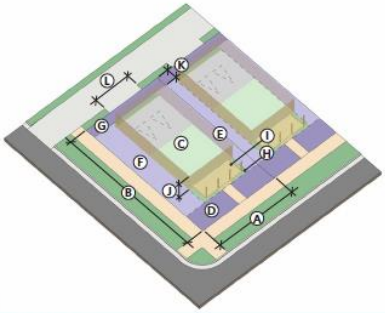
PLAN SCRIPTING: The neighborhoods of Wilcox Farms are further distinguished from both one another and the surrounding area by the use of plan scripting. Plan script-ing is a technique by which to establish a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious build-ing plan and type selection. These standards detail the recommended fre-quency and proportion of various styles and building plans in order to create diverse yet harmonious neighborhoods of character. The General Standards apply to all neighborhoods, but are superseded by the specific neighborhood style guides.

SINGLE-FAMILY HOMES FRONTING S 1000 W

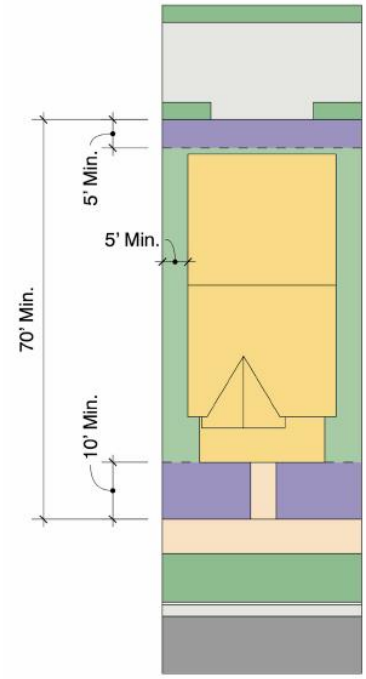




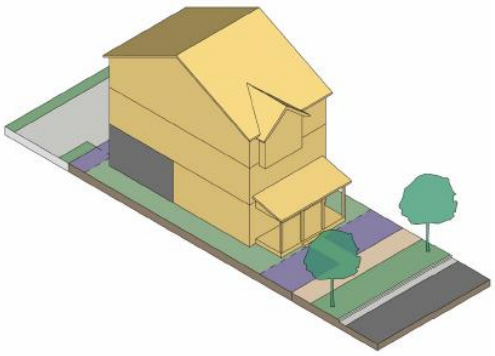
TYPICAL ARCHITECTURE



		Typical Lot Size
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
		Setbacks
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min. — 7 ft. max.
		Facade Zone
H		10 ft.
		Porch Encroachments
I		2 ft.
		Height
J		2 - 3 stories
		Garage Setback
K		5 ft. min.
		Maximum Driveway Approach Cut Width
L		20 ft.
		Above Ground Livable Area
		1,100 sf min.



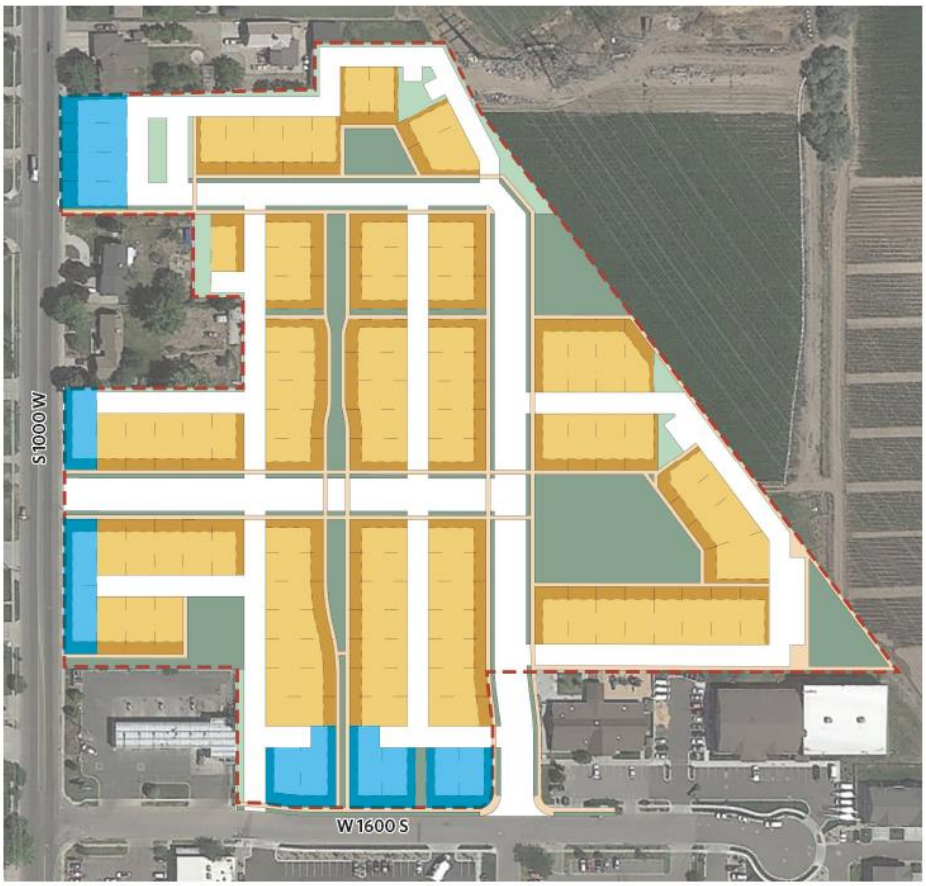
FRONT & REAR SETBACKS





Building Placement Example

BUILDING PLACEMENT GUIDELINES



Illustrative Plan: 1" = 120'

PLAN SCRIPTING

Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.

PROJECT BOUNDARY

REQUIRED TWO STORY ELEVATION LOCATION

MASTER PLAN SCRIPTING

ROOFS

- Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare, maximum of two skylights per roof plane
- Roof vents of any kind must be painted to match the roof shingles
- 30-year asphalt architectural shingles
- Other roofing materials may be approved by Architectural Review Board

SOFFITS

Common Material

- Aluminum soffits and fascia materials are permitted

Custom Material

- Smooth fiber-cement boards

GUTTERS AND DOWNSPOUTS

- Downspouts must be located away from prominent corners, and must drain away from window wells

TRIM

- Transitions between materials must be trimmed and flashed in a manner appropriate to the style

BASE

- Foundations may be covered with plaster, stucco, brick, or stone

CLADDING

- Cement board, siding, shingles, stucco, brick, or stone may be used in a manner appropriate to the style
- T-1-11, vinyl, or aluminum siding materials are not allowed

SIDING

- Only smooth siding permitted

SHINGLES

- Weave at corners or terminate with appropriate corner trim board

MASONRY/BRICK

- Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner
- Trim with an appropriate masonry water table detail
- Headers or lintels must span openings

MASONRY/STUCCO

- Stucco must be a smooth sand pebble fine finish
- Quartz stone finish is not allowed
- Windows, doors, and other openings within a stucco wall must be trimmed with cement board or stucco trim.
- Other trims may be approved by Architectural Review Board

CHIMNEYS

- Stucco or brick on all sides
- Siding is not allowed on chimneys

COLUMNS AND RAILINGS

- Rails must be attached to porch columns
- Four-inch maximum distance between porch pickets

COLOR

- Color must be approved by the Architectural Review Board and shifts are limited to the following locations: inside corners; horizontal breaks and changes in material; breaks between trim and wall plane; gable ends and accent panels; plane changes

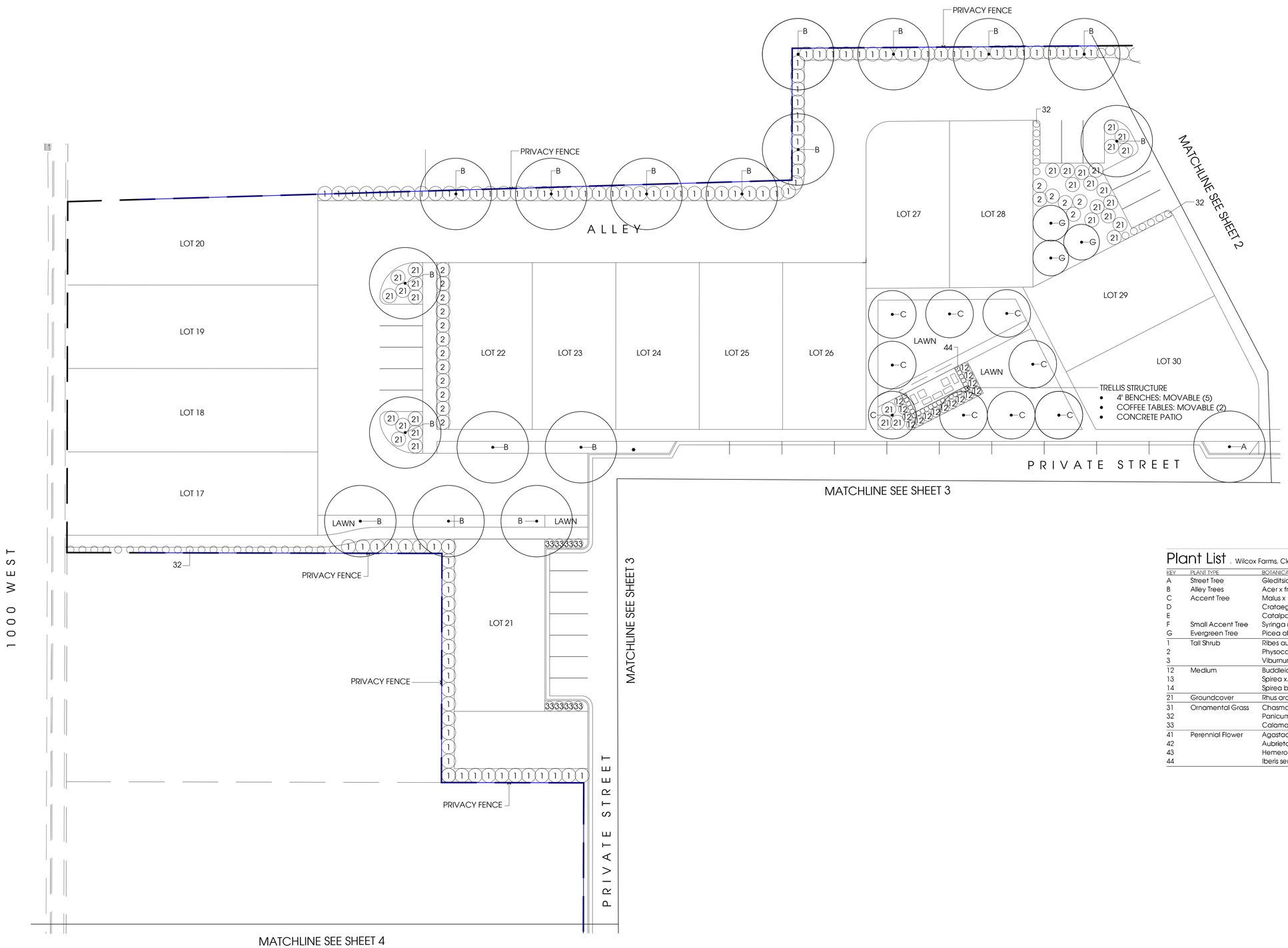
LIGHTING

- Porches must be lighted
- Provide flanking fixtures on garage doors located in lanes

APPROVED MATERIALS

EXHIBIT “D”

LANDSCAPE AND IRRIGATION PLANS



Planting Notes . Wilcox Farms . Clearfield, UT

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
4. In the seating areas shown along the dry stream bed, the areas indicated as "Crushed Rock" is to be Decomposed Granite installed over weed-barrier fabric and installed to a depth of four (4) inches.
5. The "Dry Stream Bed" as shown on the plans adjacent to Lots 52 to 64 and 65 to 77 is to be constructed of 2"– 6" cobble rock installed over weed-barrier fabric and edges should be irregular as drawn. Exposed soil in the planting beds along the dry stream bed are to be covered with bark mulch. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of three (3) inches.
6. In all other shrub beds, mulch is to be ¾" crushed rock installed over weed barrier fabric and to a depth of three inches (3").
7. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
8. Street trees are to be installed per this plan as part of this work. When utilities are encountered that are not shown on these plans, adjustments to tree locations may be necessary.
9. Park Strips are to be planted with lawn per note below. The park strips adjacent to lots are to be installed, irrigated, and maintained with the lot development. Those adjacent to open spaces are a part of this work.
10. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*: *Kentucky Bluegrass* species.

Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. i. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crataegus l.'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
G	Evergreen Tree	Picea abies 'Cupressina'	Columnar Norway Spruce	4 ft.	6 ft. tall
1	Tall Shrub	Ribes aureum	Golden Currant	1 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	5 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guineverre'	Butterfly Bush	1 gal.	
13		Spirea x. cinerla 'Grefsheim'	Grefsheim Spirea	1 gal.	
14		Spirea betufolia 'Tor'	Birchleaf Spirea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Agastache 'Kudos Gold'	Hummingbird Mint	1 gal.	Plant 24" o.c.
42		Aubrieta x 'Cascade Purple'	Purple Rockcress	1 gal.	Plant 24" o.c.
43		Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.
44		Iberis sempervirens	Candytuft	1 gal.	Plant 24" o.c.

North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

8 JUNE 2021

Open Space Landscape Plan: SHEET 1

WILCOX FARMS

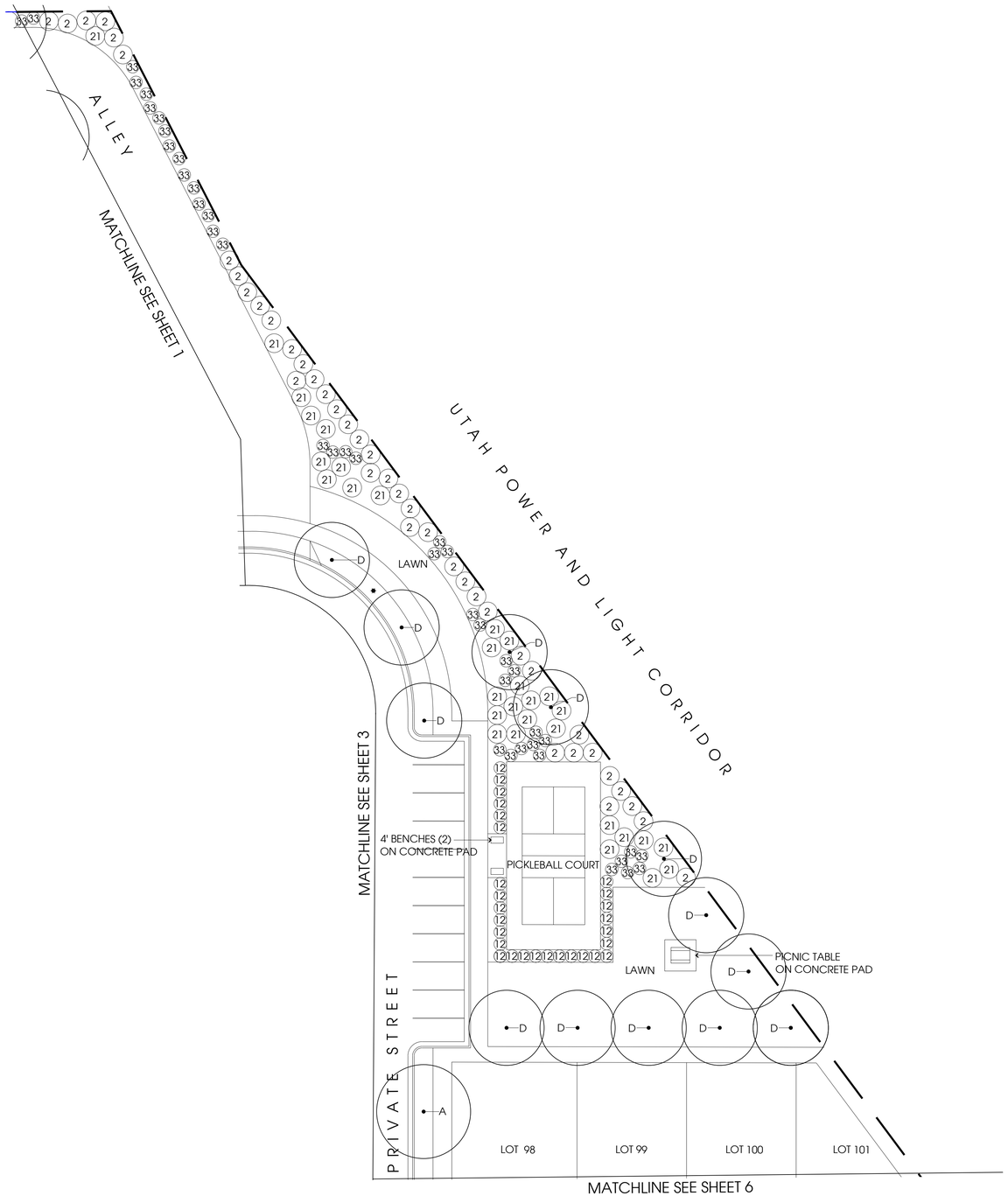
Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net



Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. i. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crataegus l.'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
G	Evergreen Tree	Picea abies 'Cupressina'	Columnar Norway Spruce	4 ft.	6 ft. tall
1	Tall Shrub	Ribes aureum	Golden Currant	1 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	5 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guineverre'	Butterfly Bush	1 gal.	
13		Spirea x. cinerla 'Grefsheim'	Grefsheim Spirea	1 gal.	
14		Spirea betufolia 'Tor'	Birchleaf Spirea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Agastache 'Kudos Gold'	Hummingbird Mint	1 gal.	Plant 24" o.c.
42		Aubrieta x 'Cascade Purple'	Purple Rockcress	1 gal.	Plant 24" o.c.
43		Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.
44		Iberis sempervirens	Candytuft	1 gal.	Plant 24" o.c.

Planting Notes . Wilcox Farms . Clearfield, UT

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
4. In the seating areas shown along the dry stream bed, the areas indicated as "Crushed Rock" is to be Decomposed Granite installed over weed-barrier fabric and installed to a depth of four (4) inches.
5. The "Dry Stream Bed" as shown on the plans adjacent to Lots 52 to 64 and 65 to 77 is to be constructed of 2"– 6" cobble rock installed over weed-barrier fabric and edges should be irregular as drawn. Exposed soil in the planting beds along the dry stream bed are to be covered with bark mulch. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of three (3) inches.
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North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

8 JUNE 2021

Open Space Landscape Plan: SHEET 2

WILCOX FARMS

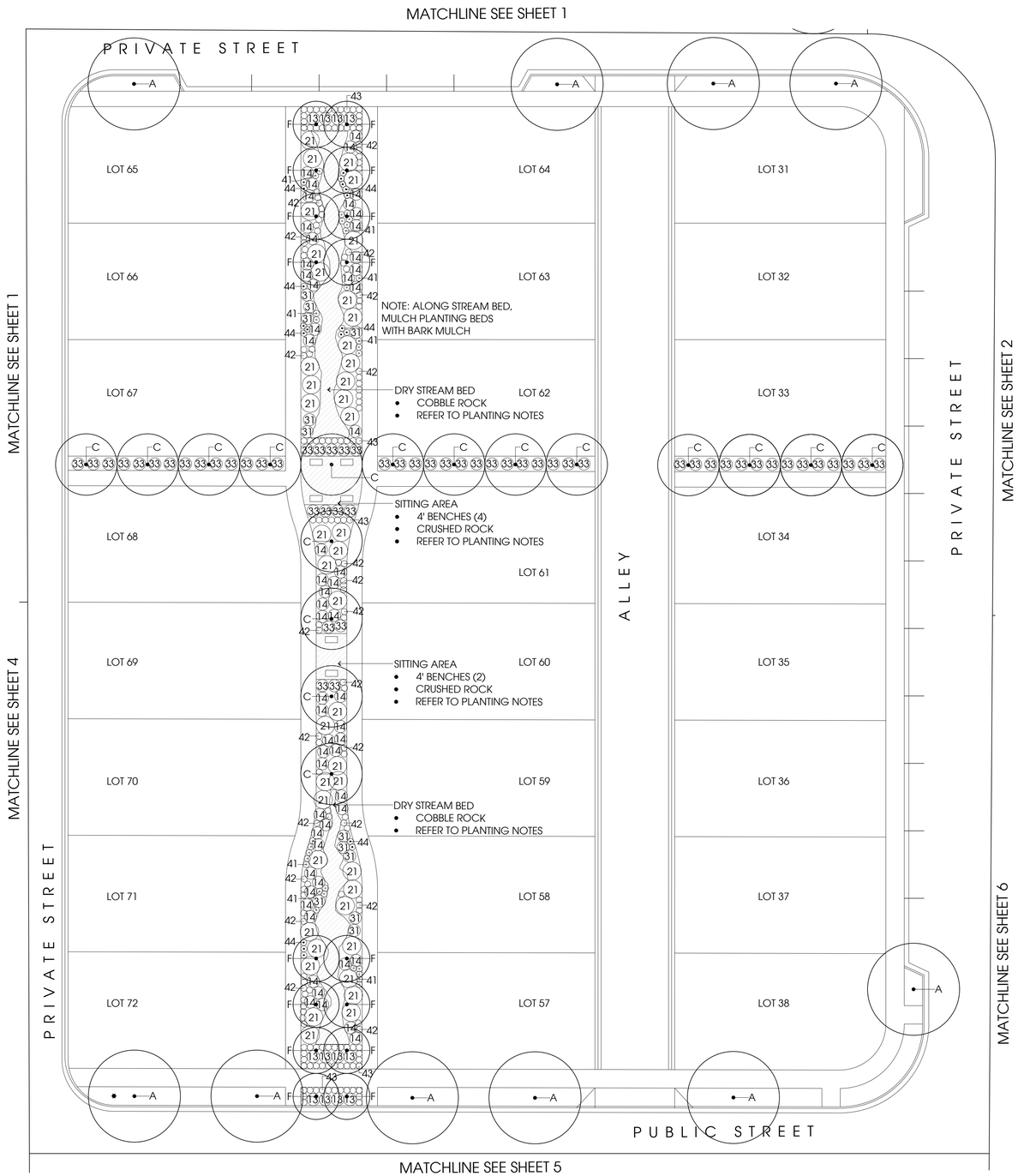
Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

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Land Planning | Landscape Architecture

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Plant List . Wilcox Farms, Clearfield, Utah . Destination Homes

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A	Street Tree	Gleditsia t. i. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crataegus l.'Paul's Scarlet'	Paul's Scarlet Hawthorn	2" cal.	
E		Catalpa speciosa	Northern Catalpa	2" cal.	
F	Small Accent Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
G	Evergreen Tree	Picea abies 'Cupressina'	Columnar Norway Spruce	4 ft.	6 ft. tall
1	Tall Shrub	Ribes aureum	Golden Currant	1 gal.	
2		Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	5 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guineverre'	Butterfly Bush	1 gal.	
13		Spirea x. cinerla 'Grefsheim'	Grefsheim Spirea	1 gal.	
14		Spirea betufolia 'Tor'	Birchleaf Spirea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Agastache 'Kudos Gold'	Hummingbird Mint	1 gal.	Plant 24" o.c.
42		Aubrieta x 'Cascade Purple'	Purple Rockcress	1 gal.	Plant 24" o.c.
43		Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.
44		Iberis sempervirens	Candytuft	1 gal.	Plant 24" o.c.

Planting Notes . Wilcox Farms . Clearfield, UT

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
4. In the seating areas shown along the dry stream bed, the areas indicated as "Crushed Rock" is to be Decomposed Granite installed over weed-barrier fabric and installed to a depth of four (4) inches.
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North

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8 JUNE 2021

Open Space Landscape Plan: SHEET 3

WILCOX FARMS

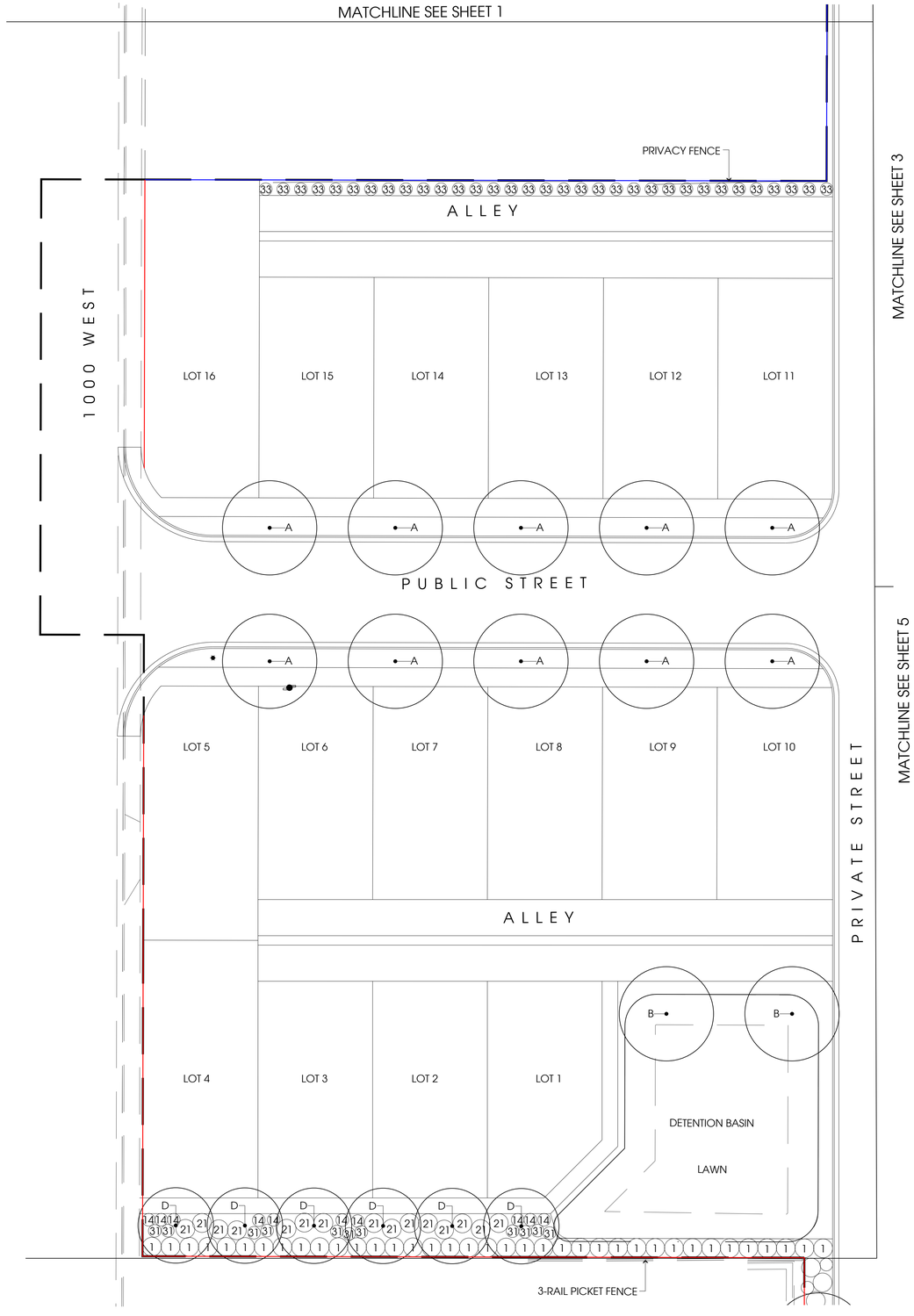
Clearfield, Utah

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12	Medium	Buddleia davidii 'Guineverre'	Butterfly Bush	1 gal.	
13		Spirea x. cineria 'Grefsheim'	Grefsheim Spirea	1 gal.	
14		Spirea betufolia 'Tor'	Birchleaf Spirea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Oats	1 gal	
32		Panicum amarum 'Dewey Blue'	Bitter Switch Grass	1 gal.	
33		Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	
41	Perennial Flower	Agastache 'Kudos Gold'	Hummingbird Mint	1 gal.	Plant 24" o.c.
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43		Hemerocallis 'Prairie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.
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Planting Notes . Wilcox Farms . Clearfield, UT

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8 JUNE 2021

Open Space Landscape Plan: SHEET 4

WILCOX FARMS

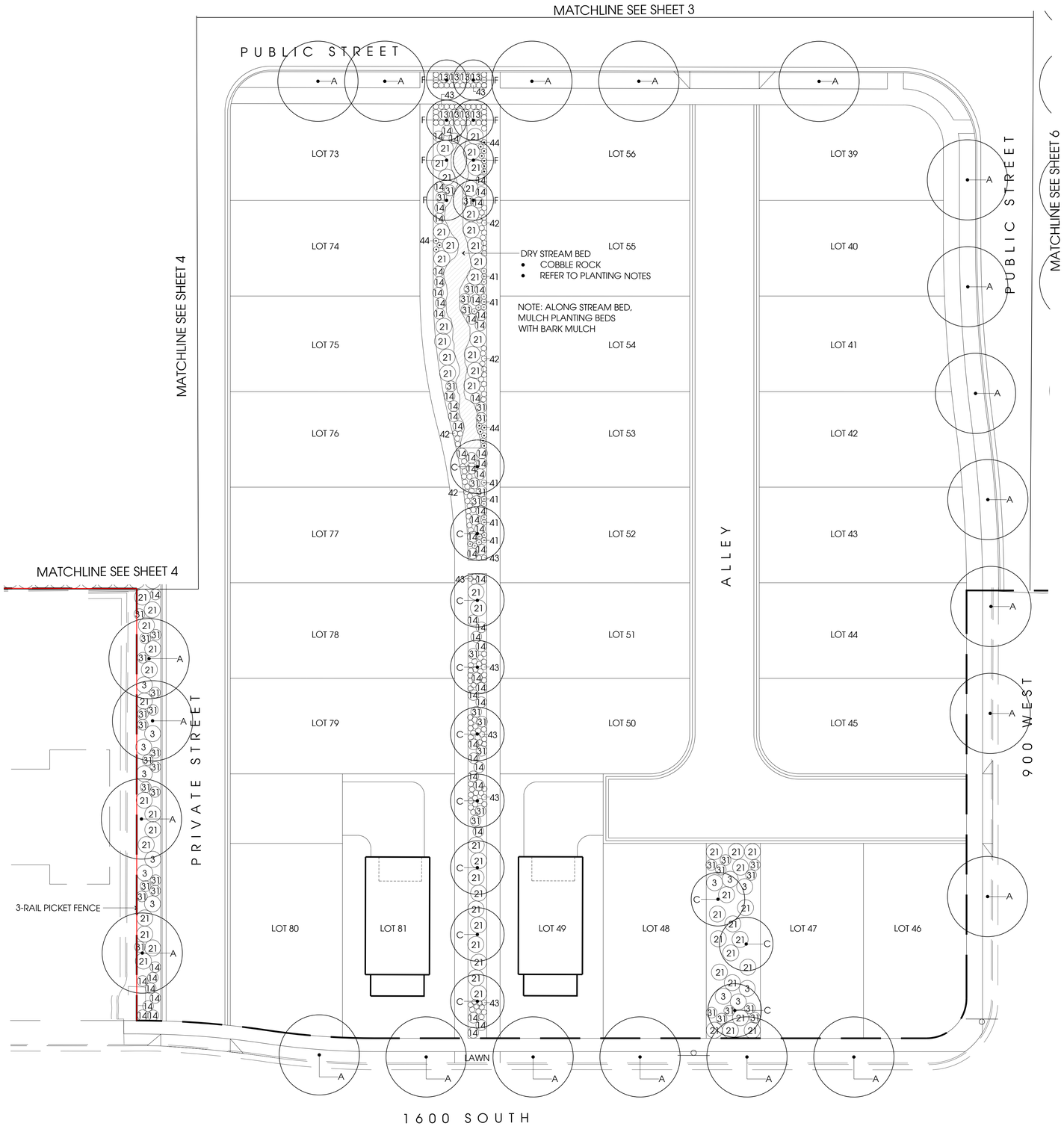
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Planting Notes . Wilcox Farms . Clearfield, UT

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3. Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
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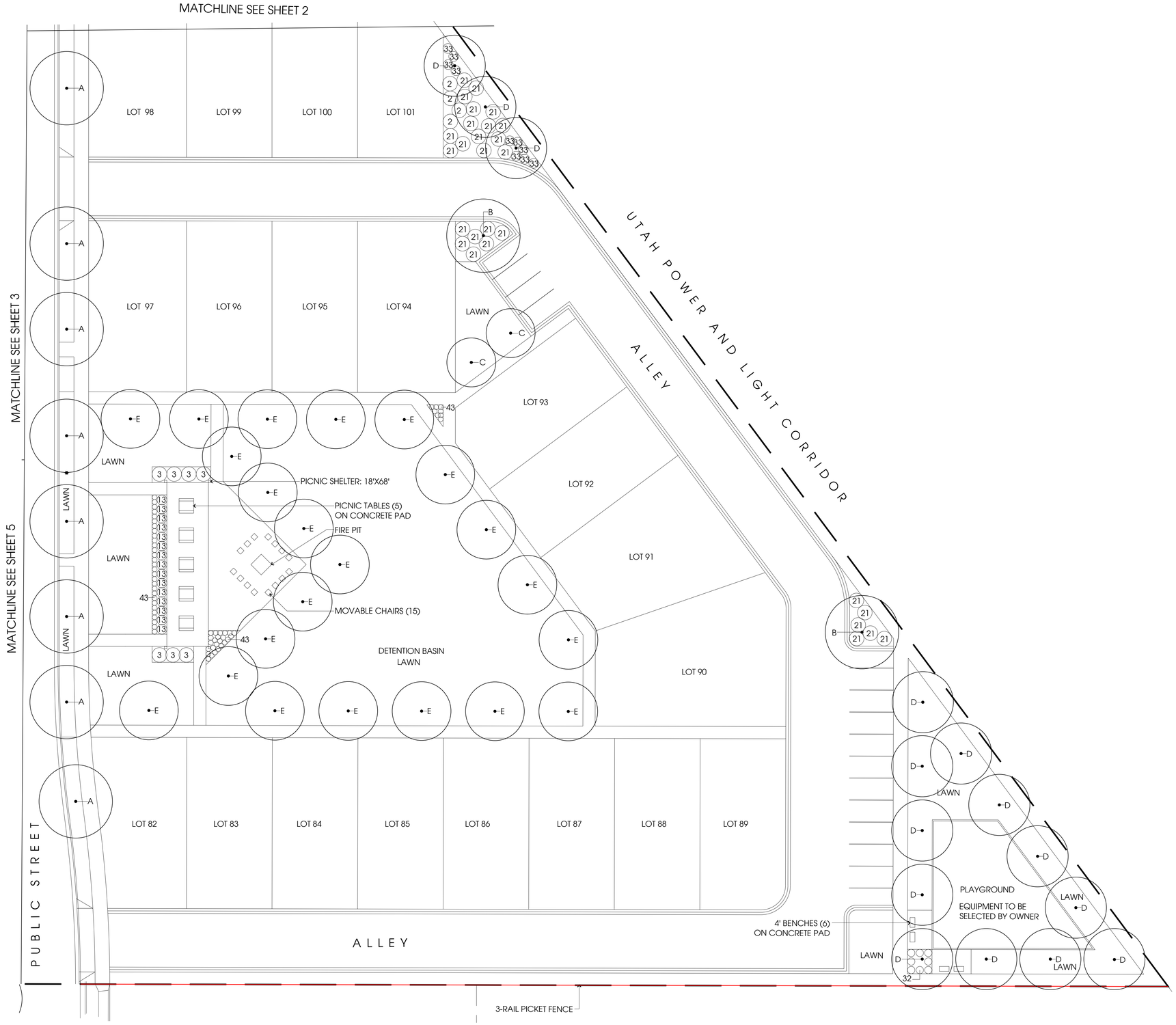
Open Space Landscape Plan: SHEET 5

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

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Planting Notes . Wilcox Farms . Clearfield, UT

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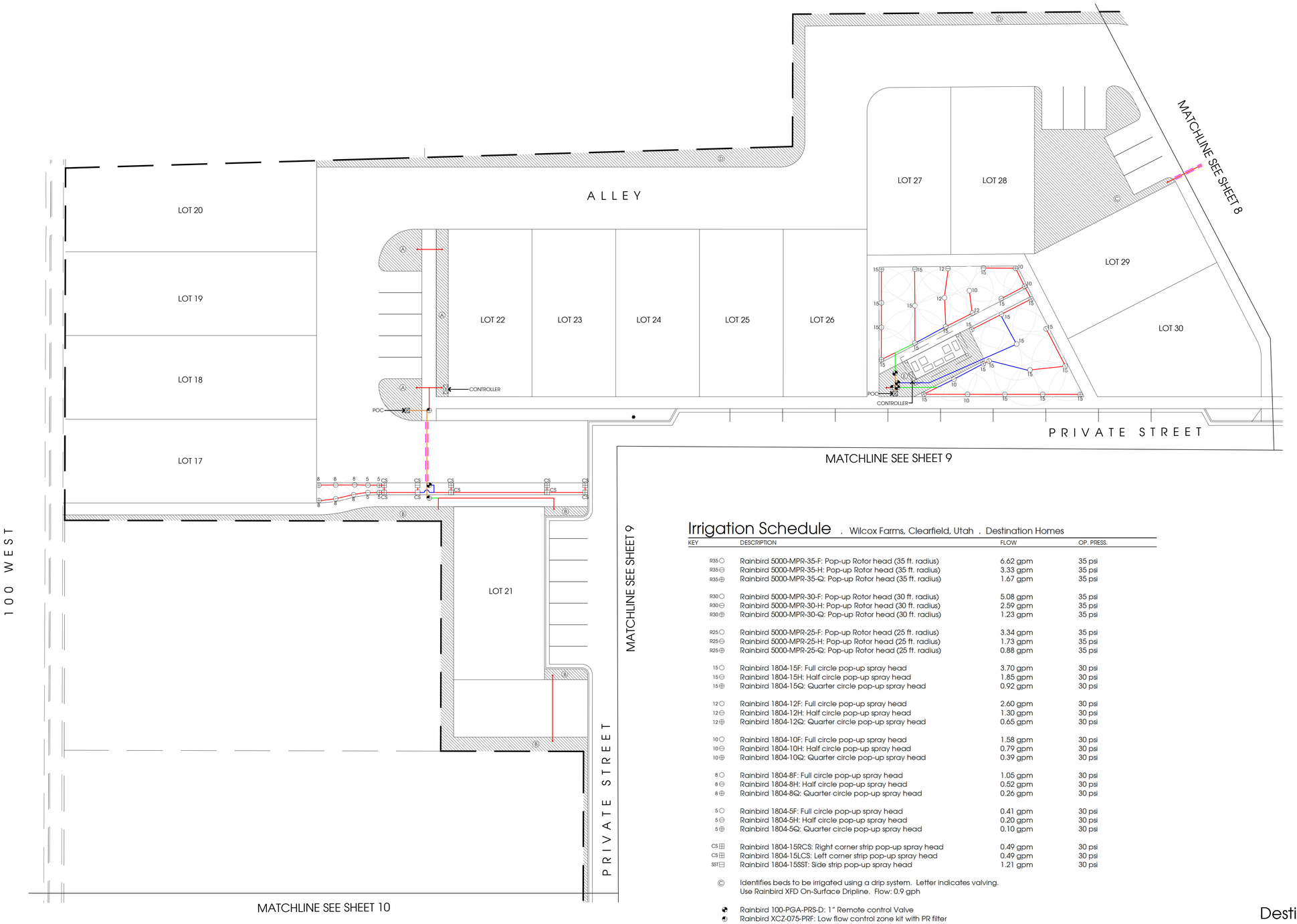
Open Space Landscape Plan: SHEET 6

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

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Irrigation Schedule . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	DESCRIPTION	FLOW	OP. PRESS.
R35○	Rainbird 5000-MPR-35-F: Pop-up Rotor head (35 ft. radius)	6.62 gpm	35 psi
R35⊖	Rainbird 5000-MPR-35-H: Pop-up Rotor head (35 ft. radius)	3.33 gpm	35 psi
R35⊕	Rainbird 5000-MPR-35-Q: Pop-up Rotor head (35 ft. radius)	1.67 gpm	35 psi
R30○	Rainbird 5000-MPR-30-F: Pop-up Rotor head (30 ft. radius)	5.08 gpm	35 psi
R30⊖	Rainbird 5000-MPR-30-H: Pop-up Rotor head (30 ft. radius)	2.59 gpm	35 psi
R30⊕	Rainbird 5000-MPR-30-Q: Pop-up Rotor head (30 ft. radius)	1.23 gpm	35 psi
R25○	Rainbird 5000-MPR-25-F: Pop-up Rotor head (25 ft. radius)	3.34 gpm	35 psi
R25⊖	Rainbird 5000-MPR-25-H: Pop-up Rotor head (25 ft. radius)	1.73 gpm	35 psi
R25⊕	Rainbird 5000-MPR-25-Q: Pop-up Rotor head (25 ft. radius)	0.88 gpm	35 psi
15○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
15⊖	Rainbird 1804-15H: Half circle pop-up spray head	1.85 gpm	30 psi
15⊕	Rainbird 1804-15Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
12○	Rainbird 1804-12F: Full circle pop-up spray head	2.60 gpm	30 psi
12⊖	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
12⊕	Rainbird 1804-12Q: Quarter circle pop-up spray head	0.65 gpm	30 psi
10○	Rainbird 1804-10F: Full circle pop-up spray head	1.58 gpm	30 psi
10⊖	Rainbird 1804-10H: Half circle pop-up spray head	0.79 gpm	30 psi
10⊕	Rainbird 1804-10Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
8○	Rainbird 1804-8F: Full circle pop-up spray head	1.05 gpm	30 psi
8⊖	Rainbird 1804-8H: Half circle pop-up spray head	0.52 gpm	30 psi
8⊕	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
5○	Rainbird 1804-5F: Full circle pop-up spray head	0.41 gpm	30 psi
5⊖	Rainbird 1804-5H: Half circle pop-up spray head	0.20 gpm	30 psi
5⊕	Rainbird 1804-5Q: Quarter circle pop-up spray head	0.10 gpm	30 psi
CS⊞	Rainbird 1804-15RCS: Right corner strip pop-up spray head	0.49 gpm	30 psi
CS⊞	Rainbird 1804-15LCS: Left corner strip pop-up spray head	0.49 gpm	30 psi
SST⊟	Rainbird 1804-15SST: Side strip pop-up spray head	1.21 gpm	30 psi
©	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD On-Surface Dripline. Flow: 0.9 gph		
	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
	Rainbird ESP-LXME: 8-station outdoor controller. As necessary, add ESPLXMSM4: 4 station module ESPLXMSM8: 8 station module		
⊠	Point of Connection: 1" Water meter. See, also, notes #1 & #2		
	Main Line: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1" Schedule 40 PVC		
	Lateral Lines: ¾" Schedule 40 PVC		
	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Install 1" Stop and waste valve, and backflow preventer per State requirements. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
2. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
3. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
4. Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
5. Locate Controller as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
6. Refer to Irrigation Details and Specification.
7. DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. Each shrub bed is identified with a letter designation indicating that it is a part of the corresponding vale circuit. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
8. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North

Print 24 x 36: 1" = 20 Feet

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8 JUNE 2021

Open Space Irrigation Plan: SHEET 7

WILCOX FARMS

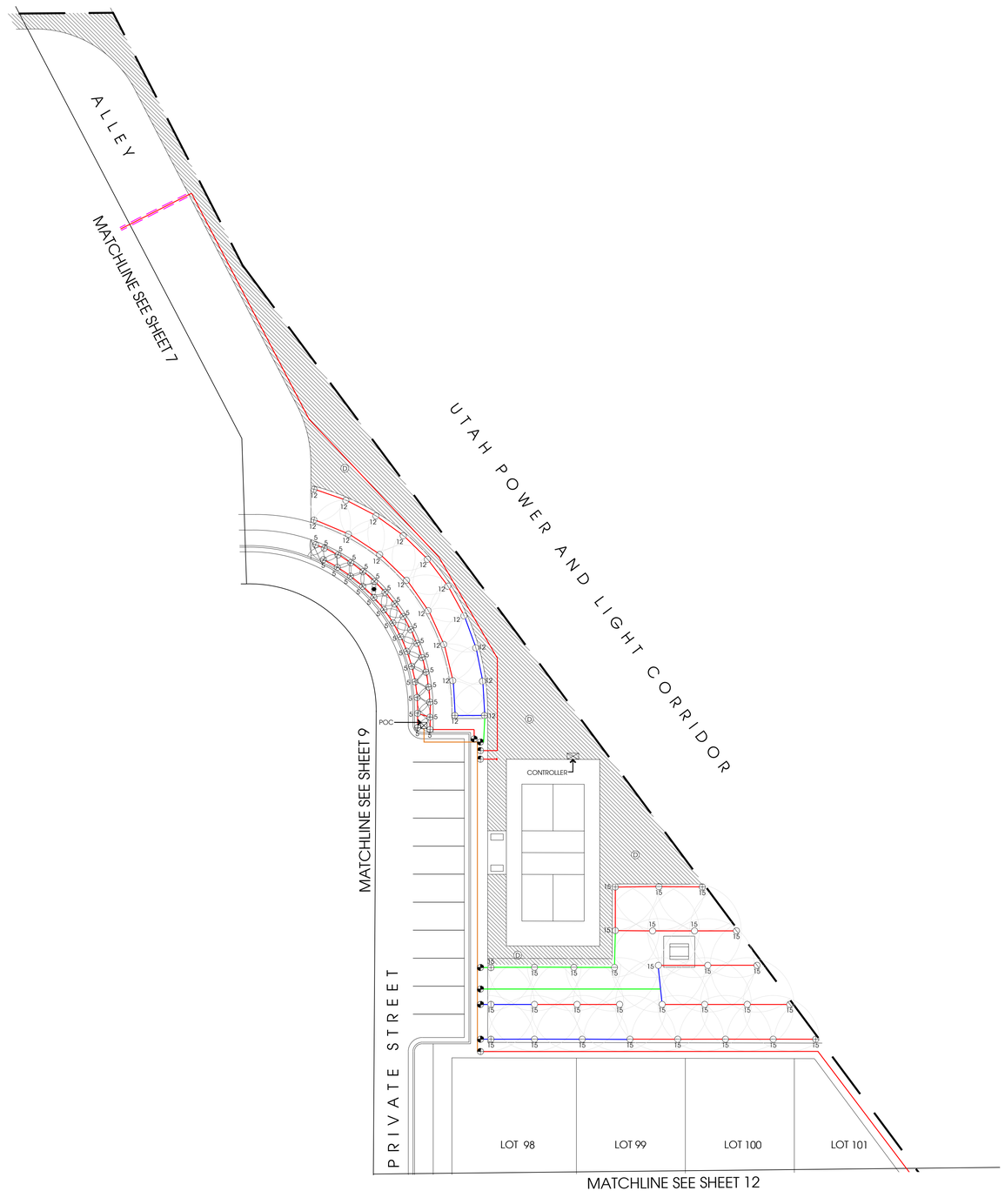
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R30⊕	Rainbird 5000-MPR-30-Q: Pop-up Rotor head (30 ft. radius)	1.23 gpm	35 psi
R25○	Rainbird 5000-MPR-25-F: Pop-up Rotor head (25 ft. radius)	3.34 gpm	35 psi
R25⊖	Rainbird 5000-MPR-25-H: Pop-up Rotor head (25 ft. radius)	1.73 gpm	35 psi
R25⊕	Rainbird 5000-MPR-25-Q: Pop-up Rotor head (25 ft. radius)	0.88 gpm	35 psi
15○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
15⊖	Rainbird 1804-15H: Half circle pop-up spray head	1.85 gpm	30 psi
15⊕	Rainbird 1804-15Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
12○	Rainbird 1804-12F: Full circle pop-up spray head	2.60 gpm	30 psi
12⊖	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
12⊕	Rainbird 1804-12Q: Quarter circle pop-up spray head	0.65 gpm	30 psi
10○	Rainbird 1804-10F: Full circle pop-up spray head	1.58 gpm	30 psi
10⊖	Rainbird 1804-10H: Half circle pop-up spray head	0.79 gpm	30 psi
10⊕	Rainbird 1804-10Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
8○	Rainbird 1804-8F: Full circle pop-up spray head	1.05 gpm	30 psi
8⊖	Rainbird 1804-8H: Half circle pop-up spray head	0.52 gpm	30 psi
8⊕	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
5○	Rainbird 1804-5F: Full circle pop-up spray head	0.41 gpm	30 psi
5⊖	Rainbird 1804-5H: Half circle pop-up spray head	0.20 gpm	30 psi
5⊕	Rainbird 1804-5Q: Quarter circle pop-up spray head	0.10 gpm	30 psi
CS⊞	Rainbird 1804-15RCS: Right corner strip pop-up spray head	0.49 gpm	30 psi
CS⊞	Rainbird 1804-15LCS: Left corner strip pop-up spray head	0.49 gpm	30 psi
SST⊟	Rainbird 1804-15SST: Side strip pop-up spray head	1.21 gpm	30 psi
Ⓒ	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD On-Surface Dripline. Flow: 0.9 gph		
	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
	Rainbird ESP-LXME: 8-station outdoor controller. As necessary, add ESPLXMSM4: 4 station module ESPLXMSM8: 8 station module		
⊠	Point of Connection: 1" Water meter. See, also, notes #1 & #2		
	Main Line: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1" Schedule 40 PVC		
	Lateral Lines: ¾" Schedule 40 PVC		
	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Install 1" Stop and waste valve, and backflow preventer per State requirements. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
2. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
3. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
4. Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
5. Locate Controller as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
6. Refer to Irrigation Details and Specification.
7. DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. Each shrub bed is identified with a letter designation indicating that it is a part of the corresponding vale circuit. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
8. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

8 JUNE 2021

Open Space Irrigation Plan: SHEET 8

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

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Irrigation Schedule . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	DESCRIPTION	FLOW	OP. PRESS.
R35 ○	Rainbird 5000-MPR-35-F: Pop-up Rotor head (35 ft. radius)	6.62 gpm	35 psi
R35 ⊖	Rainbird 5000-MPR-35-H: Pop-up Rotor head (35 ft. radius)	3.33 gpm	35 psi
R35 ⊕	Rainbird 5000-MPR-35-Q: Pop-up Rotor head (35 ft. radius)	1.67 gpm	35 psi
R30 ○	Rainbird 5000-MPR-30-F: Pop-up Rotor head (30 ft. radius)	5.08 gpm	35 psi
R30 ⊖	Rainbird 5000-MPR-30-H: Pop-up Rotor head (30 ft. radius)	2.59 gpm	35 psi
R30 ⊕	Rainbird 5000-MPR-30-Q: Pop-up Rotor head (30 ft. radius)	1.23 gpm	35 psi
R25 ○	Rainbird 5000-MPR-25-F: Pop-up Rotor head (25 ft. radius)	3.34 gpm	35 psi
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12 ⊖	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
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5 ⊕	Rainbird 1804-5Q: Quarter circle pop-up spray head	0.10 gpm	30 psi
CS ⊞	Rainbird 1804-15RCS: Right corner strip pop-up spray head	0.49 gpm	30 psi
CS ⊞	Rainbird 1804-15LCS: Left corner strip pop-up spray head	0.49 gpm	30 psi
SST ⊟	Rainbird 1804-15SST: Side strip pop-up spray head	1.21 gpm	30 psi
©	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD On-Surface Dripline. Flow: 0.9 gph		
	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
	Rainbird ESP-LXME: 8-station outdoor controller. As necessary, add ESPLXMSM4: 4 station module ESPLXMSM8: 8 station module		
⊠	Point of Connection: 1" Water meter. See, also, notes #1 & #2		
	Main Line: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1" Schedule 40 PVC		
	Lateral Lines: ¾" Schedule 40 PVC		
	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Install 1" Stop and waste valve, and backflow preventer per State requirements. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
2. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
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   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
8. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North
Print 24 x 36: 1" = 20 Feet
20 10 0 20 40

8 JUNE 2021

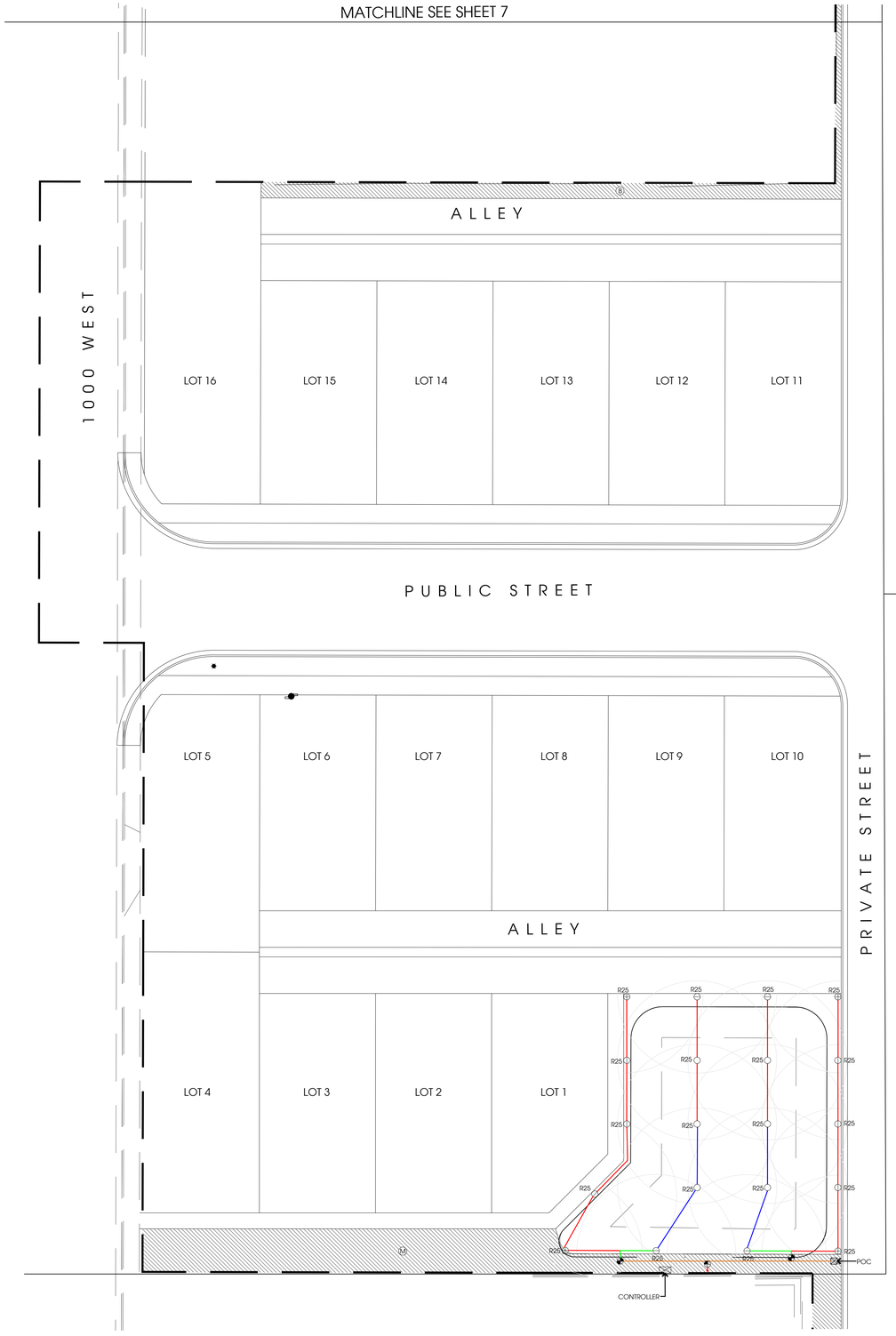
Open Space Irrigation Plan: SHEET 9

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

R. MICHAEL KELLY CONSULTANTS
Land Planning | Landscape Architecture
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Irrigation Schedule . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	DESCRIPTION	FLOW	OP. PRESS.
R35○	Rainbird 5000-MPR-35-F: Pop-up Rotor head (35 ft. radius)	6.62 gpm	35 psi
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R35⊕	Rainbird 5000-MPR-35-Q: Pop-up Rotor head (35 ft. radius)	1.67 gpm	35 psi
R30○	Rainbird 5000-MPR-30-F: Pop-up Rotor head (30 ft. radius)	5.08 gpm	35 psi
R30⊖	Rainbird 5000-MPR-30-H: Pop-up Rotor head (30 ft. radius)	2.59 gpm	35 psi
R30⊕	Rainbird 5000-MPR-30-Q: Pop-up Rotor head (30 ft. radius)	1.23 gpm	35 psi
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15○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
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10○	Rainbird 1804-10F: Full circle pop-up spray head	1.58 gpm	30 psi
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8⊖	Rainbird 1804-8H: Half circle pop-up spray head	0.52 gpm	30 psi
8⊕	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
5○	Rainbird 1804-5F: Full circle pop-up spray head	0.41 gpm	30 psi
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5⊕	Rainbird 1804-5Q: Quarter circle pop-up spray head	0.10 gpm	30 psi
CS⊞	Rainbird 1804-15RCS: Right corner strip pop-up spray head	0.49 gpm	30 psi
CS⊞	Rainbird 1804-15LCS: Left corner strip pop-up spray head	0.49 gpm	30 psi
SST⊟	Rainbird 1804-15SST: Side strip pop-up spray head	1.21 gpm	30 psi
©	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD On-Surface Dripline. Flow: 0.9 gph		
	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
	Rainbird ESP-LXME: 8-station outdoor controller. As necessary, add ESPLXMSM4: 4 station module ESPLXMSM8: 8 station module		
⊠	Point of Connection: 1" Water meter. See, also, notes #1 & #2		
	Main Line: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1 ¼" Schedule 40 PVC		
	Lateral Lines: 1" Schedule 40 PVC		
	Lateral Lines: ¾" Schedule 40 PVC		
	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Install 1" Stop and waste valve, and backflow preventer per State requirements. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
2. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
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   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
8. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

8 JUNE 2021

Open Space Irrigation Plan: SHEET 10

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

R. MICHAEL KELLY CONSULTANTS

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Irrigation Schedule . Wilcox Farms, Clearfield, Utah . Destination Homes

KEY	DESCRIPTION	FLOW	OP. PRESS.
R35○	Rainbird 5000-MPR-35-F: Pop-up Rotor head (35 ft. radius)	6.62 gpm	35 psi
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Irrigation Notes

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8. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

8 JUNE 2021

Open Space Irrigation Plan: SHEET 5

WILCOX FARMS

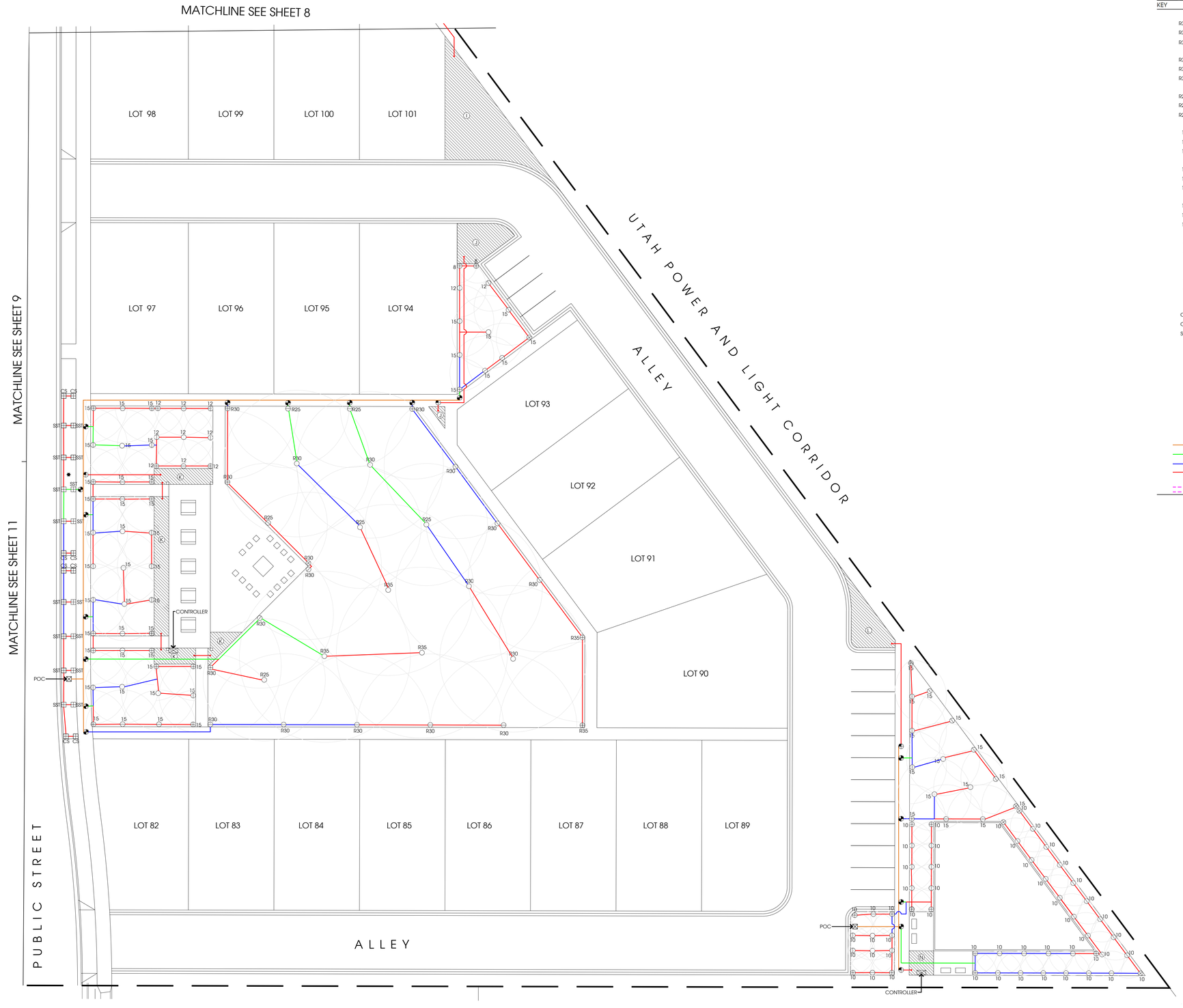
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Irrigation Notes

1. Install 1" Stop and waste valve, and backflow preventer per State requirements. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
2. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
3. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
4. Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
5. Locate Controller as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
6. Refer to Irrigation Details and Specification.
7. DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. Each shrub bed is identified with a letter designation indicating that it is a part of the corresponding vale circuit. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
8. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North

Print 24 x 36: 1" = 20 Feet

20 10 0 20 40

9 JUNE 2021

Open Space Irrigation Plan: SHEET 6

WILCOX FARMS

Clearfield, Utah

Destination Homes . 67 South Main Street . Layton, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

EXHIBIT “E”

HOA DOCUMENTS

EXHIBIT “F”

STORM WATER MAINTENCE

STORMTECH INSPECTION & MAINTENANCE LOG					
DATE	WATER DEPTH TO SEDIMENT	ACCUMULATED TRASH	MAINTENANCE PERSONNEL	DESCRIBE MAINTENANCE PERFORMED	COMMENTS

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION AND AFTER EACH MAJOR STORM EVENT. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3. CONTRACTOR IS REQUIRED TO CLEAN THE UNDERGROUND SYSTEM AT THE COMPLETION OF THE PROJECT PRIOR TO TURNING THE SYSTEM OVER TO THE DEVELOPER/HOME OWNER'S ASSOCIATION.

4. OWNER TO PROVIDE INSPECTION REPORTS TO THE CLEARFIELD CITY STORM WATER MANAGER AT 6 MONTH INTERVALS FOR THE FIRST YEAR OF OPERATION AND ANNUALLY THEREAFTER.

Planning Commission
STAFF REPORT

AGENDA ITEM
#7

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, August 18th, 2021**

SUBJECT: Discussion and Possible Action on **FSP 2021-070035**, a final subdivision plat request by John B. Warnick with Destination Homes for Phase 1 (52-lots) of the Wilcox Farms Subdivision for the subject properties. **Location:** Approximately 1550 South 1000 West (TIN: 12-391-0015, 12-391-0012, 12-391-0011, 12-065-0005, 12-065-0096, & 12-065-0104). **Total Project Area:** 12.193 Acres. **Zone:** R-3 (Residential) conditioned on a development agreement. **(Administrative Action).**

RECOMMENDATIONS

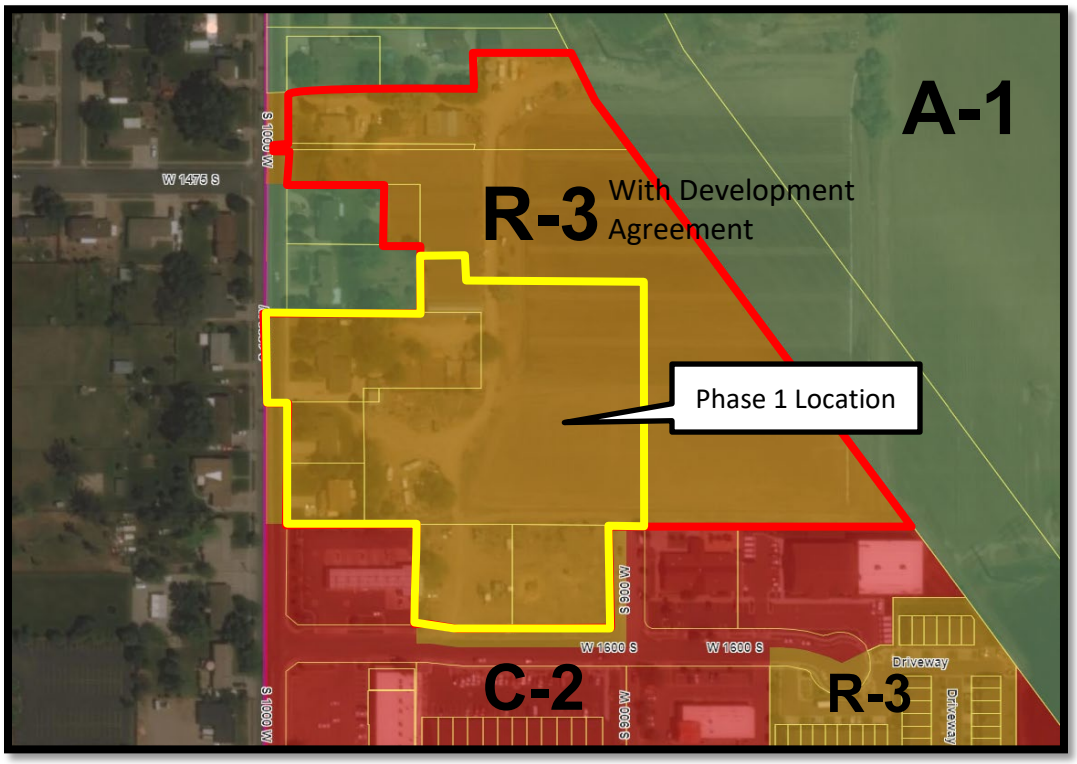
Staff recommend that the Planning Commission forward a recommendation of **approval** to the Clearfield City Council for **FSP 2021-070035, as conditioned**, a final subdivision plat request by John B. Warnick with Destination Homes for the Wilcox Farms Subdivision Phase 1; a 52-lot single-family subdivision for the subjection properties addressed 1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Wilcox Farms Subdivision Phase One
Site Location	1455, 1525, 1527, 1543, 1550 South 1000 West & 942, 922 West 1600 South
Tax ID Numbers	12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023
Applicant	John B. Warnick, Destination Homes
Owners	Wilcox Farms LC, Con L. & Jarilyn Wilcox, Con Jared & Michelle E. Wilcox, Shelby & Jason R. Holmes, & Steven & Janet Frey
Proposed Actions	Final Subdivision Plat Approval
Zoning	R-3 (Subject to Development Agreement)
General Plan Land Use Classification	Residential
Gross Site	12.193 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Singl-Family	A-1 (Agricultural)	Commercial
East	Rocky Mountain Power Transmission Lines	A-1 (Agricultural)	Manufacturing
South	Commercial	C-2 (Commercial)	Commercial
West	Residential Single-Family	Residential Zones (Syracuse City)	Commercial & Medium Density Residential (Syracuse City)

Aerial Image & Zoning



BACKGROUND

Destination Homes is seeking final subdivision plat approval for phase one of the Wilcox Farms Subdivision to subdivide the first 52-lots of the 101 small-lot single-family home subdivision. The subject properties were rezoned from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential) subject to the execution of a development agreement for the proposed small-lot single-family residential development (Agenda Item #1). Once the development agreement is approved by the City Council and executed by the developer and Clearfield City, the properties will formally be rezoned to the R-3 (Residential) Zone.

The proposed phase one of the subdivision will include the 52 lots, dedication of two (2) public streets, and open space area for storm water detention, and private streets or alleys for vehicular access to the residential lots. The details of the development such as lot areas, widths, building orientation and

materials, open space design, and management of common spaces are further outlined in the pattern book that is part of the development agreement.

FINAL SUBDIVISION REVIEW

The phase one final subdivision submission includes the plat, overall development site plan, demolition plan, phase one site plan, grading plan, drainage plan, utility plan, erosion control plan, the plans and profiles for the public and private streets, and the details and Clearfield City details. Preliminary subdivision approval was granted on July 7th, 2021, with Lots 101-152 to be included in phase one and lots 201-249 to be included in phase two. All lots in phase one will have the numbering system in the 100s with lots in phase two in the 200s. The phase two final subdivision plat submittal will likely come in the winter or spring of 2022.

Lot Area, Frontage, and Setback Regulations

The proposed subdivision would be subject to the development standards outlined in the development agreement. The proposed lot areas, widths, frontages, and setback regulations are subject to approval and execution of the development agreement. The site plan indicates that the lots will have areas in a general range from 2,300 to 4,150 square feet, with the smallest lot (lot 101) at 2,349 square feet and the largest lot (lot 118) at 4,150 square feet. The average lot area for the entire subdivision is 2,710 square feet. As indicated with the development agreement materials, the proposed setbacks are as follows:

Front: 10 foot minimum
Side: 5 foot minimum
Corner Side: 10 foot minimum
Rear: 5 foot minimum and 7 foot maximum

Roadway Dedication & Design and Access

The proposed subdivision includes the dedication of two (2) public streets, 1) is an East–West connection to 1000 west located in the middle section of the subdivision, and 2) the continuation of 900 West Street to the North to intersect with 1525 South Street (east-west street). From the 900 West and East-West intersection northwards, 900 West will become a private street to accommodate on street parking and a coordinated snow removal plan for the other private streets. That private streets in phase one will have direct connections to 900 West or 1525 South. All the private streets and alleys will be maintained by the homeowner's association. The public streets comply with the minimum right-of-way width of sixty feet (60') required for residential streets. The public works standards for a residential street requires 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 public streets have a road width of from top back of curb to top back of curb of thirty-six feet (36') six foot (6') wide park strips, and six foot (6') wide sidewalks. As part of the preliminary plat review, Clearfield City Public Works and Engineering Staff indicated that the proposed public streets may be acceptable but will need to be included in the development agreement as a modification to current code standards.

CITY DEPARTMENT REVIEW

The final plat and plans were shared for review by City Planning, Engineering, and Public Works Staff on July 9th, 2021. As of the date of this report, Engineering Staff provided a review later dated July 21st, 2021, which is included as an attachment to this report. The North Davis Fire District provided an approval letter dated July 16th, 2021, which is also included as an attachment to this report. All comments from the City Engineer and related agencies will need to be addressed / resolved prior to recording of the final plat.

PUBLIC COMMENT

A public notice sign was posted on August 6th, 2021, along the 1000 West frontage next to the public hearing notice for the development agreement. As of the date of this report, no additional public comment has been received. Public comment regarding the future roads and lot orientations have been provided previously as part of the general plan and rezone requests for these properties.

PRELIMINARY SUBDIVISION PLAT PSP 1808-0005 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 final subdivision plat shall include any necessary right-of-way dedication and easements required for the project.
3) The proposed development agreement shall include language for the proposed public street improvements that is agreed upon by Clearfield City Public Works and the City Council.
4) The development agreement shall be executed prior to the signing of the final phase one plat for recording.
5) Any preexisting driveway approaches that will not be used for the future development shall be replaced with curb, gutter, and the appropriate park strip treatment.
6) 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, sidewalk, landscaping park strip improvements, driveways, etc.
7) 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. Wilcox Farms Subdivision Phase 1 Cover Sheet
2. Phase 1 Plat
3. General Notes
4. Overall Development Site Plan
5. Demolition Plan
6. Phase 1 Site Plan
7. Grading Plan
8. Drainage Plan
9. Utility Plan
10. Erosion Control Plan
11. Public and Private Streets Plans and Profiles
12. Details
13. Clearfield City Details
14. Stormtech System Details (Storm Water)
15. Engineering Review Letter dated July 21st, 2021
16. North Davis Fire District Approval dated July 16th, 2021

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

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

BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH CLEARFIELD, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
July 8, 2021

INDEX OF DRAWINGS

1 OF 2	SUBDIVISION PLAT PHASE 1	PP-2	1525 SOUTH STREET PLAN AND PROFILE
2 OF 2	SUBDIVISION PLAT PHASE 1	PP-3	1000 WEST STREET PLAN AND PROFILE
C-001	GENERAL NOTES	PP-4	1000 WEST STREET PLAN AND PROFILE
C-002	OVERALL DEVELOPMENT PLAN	PP-5	900 WEST STREET PLAN AND PROFILE
C-100	DEMOLITION PLAN	PP-6	1510 SOUTH STREET PLAN AND PROFILE
C-200	SITE PLAN	PP-7	1550 SOUTH STREET PLAN AND PROFILE
C-300	GRADING PLAN	PP-8	1575 SOUTH STREET PLAN AND PROFILE
C-301	DRAINAGE PLAN	PP-9	950 WEST STREET PLAN AND PROFILE
C-400	UTILITY PLAN	C-600	DETAILS
C-500	EROSION CONTROL PLAN	C-601	CLEARFIELD CITY DETAILS
PP-0	PLAN AND PROFILE KEY MAP	C-602	STORMTECH SC-740 DETAILS
PP-1	1525 SOUTH STREET PLAN AND PROFILE		

NOTICE TO CONTRACTOR

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

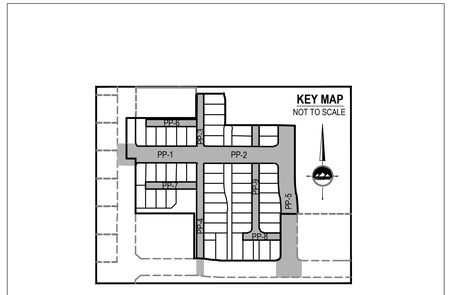
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

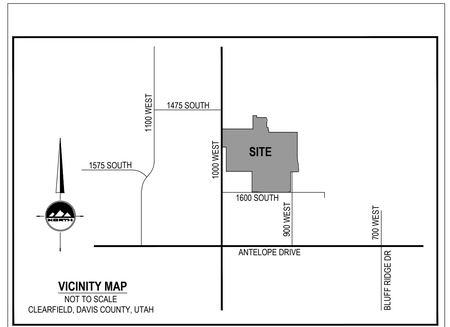
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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





GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION
PHASE 1
900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
STATE OF UTAH
TIMOTHY JAMES SHAFFER

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

COVER

PROJECT NUMBER: L189J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

WILCOX FARMS SUBDIVISION PHASE 1

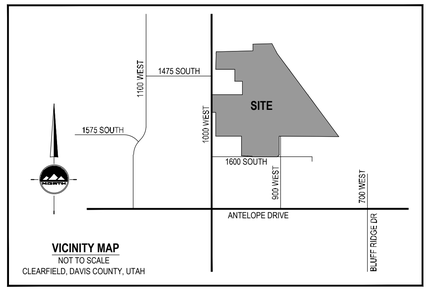
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH
JUNE 2021

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	50.00'	12.31'	14°06'26"	S11°36'55"E	12.28'
PC2	45.00'	14.66'	18°40'18"	S9°19'59"E	14.60'
PC3	45.00'	13.10'	16°41'00"	S8°20'40"W	13.06'
PC4	470.00'	61.94'	7°33'01"	S3°46'21"E	61.89'
PC5	530.00'	69.91'	7°33'27"	N3°46'08"W	69.86'
C6	23.00'	10.94'	27°15'33"	S30°34'40"W	10.84'
C7	15.00'	2.99'	11°24'43"	N5°42'11"W	2.98'
C8	15.00'	3.05'	11°39'44"	N5°50'02"E	3.05'
C9	23.00'	10.92'	27°11'35"	S30°21'17"E	10.81'
C10	195.00'	49.85'	14°38'51"	N7°19'15"W	49.72'
C11	205.00'	52.41'	14°38'51"	S7°19'15"E	52.26'
C12	15.00'	3.05'	11°39'44"	S5°50'02"W	3.05'
C13	15.00'	23.56'	89°59'50"	N45°00'05"E	21.21'
C14	15.00'	23.56'	90°00'10"	S44°59'55"E	21.21'
C15	470.00'	61.87'	7°32'36"	N3°46'35"W	61.83'
C16	530.00'	69.84'	7°33'01"	S3°46'21"E	69.79'
C17	15.00'	23.53'	89°52'29"	N44°56'05"W	21.19'
C18	15.00'	23.59'	90°07'31"	N45°03'55"E	21.24'
C19	50.00'	16.29'	18°40'18"	N9°19'59"W	16.22'
C20	45.00'	1.51'	1°55'09"	S17°42'34"E	1.51'
C21	45.00'	1.56'	1°59'18"	N17°40'49"E	1.56'
C22	50.00'	16.29'	18°40'18"	S9°20'19"W	16.22'
C23	500.00'	65.89'	7°33'01"	N3°46'21"W	65.84'
C24	500.00'	65.89'	7°33'01"	S3°46'21"E	65.84'



VICINITY MAP
NOT TO SCALE
CLEARFIELD, DAVIS COUNTY, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED X-X.
   A. FRONT YARD SETBACK IS XX'
   B. REAR YARD SETBACK IS XX'
   C. SIDE YARD SETBACK IS X'
   D. CORNER LOT SIDE YARD SETBACK IS X' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) XX'.

2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, X' SIDE AND X' REAR UNLESS OTHERWISE NOTED HEREON.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **5034879** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **WILCOX FARMS SUBDIVISION PHASE 1**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 10, Wilcox Farms Amended, a Subdivision recorded on May 22, 2000, as Entry No. 1593382, in Book 2650 at Page 920 in the office of the Davis County Recorder, said point being North 0°07'41" East 670.81 feet along the section line to the extension of the north line of said Lot 10 of Wilcox Farms Amended and South 89°52'19" East 33.00 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;
Thence North 0°07'41" East 197.84 feet along the east line of 1000 West Street;
Thence North 89°52'19" West 33.00 feet to the center line of 1000 West Street and being on the section line;
Thence North 0°07'41" East 145.00 feet along the center line of 1000 West Street and the section line to the extension of a north line of Lot 15 of said Wilcox Farms Amended;
Thence South 89°52'19" East 250.00 feet to and along the north line to an interior corner of Lot 15 of said Wilcox Farms Amended;
Thence North 0°07'41" East 110.00 feet along a west line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 59.68 feet;
Thence North 0°07'41" East 96.14 feet to a south line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 157.31 feet along the south line to a Southwest Corner of Lot 15 of said Wilcox Farms Amended and being on the east line of 1000 West Street;
Thence North 0°07'41" East 147.26 feet along the west line of said Wilcox Farms Amended and beyond, also being on the east line of 1000 West Street to a fence line;
Thence North 88°17'51" East 303.91 feet along a fence line to a fence corner post;
Thence North 0°07'41" East 55.32 feet along a fence line to a fence corner post;
Thence North 89°32'25" East 158.16 feet along a fence line to the westerly line of the Utah Power and Light Company Corridor;
Thence South 27°09'00" East 91.16 feet along the westerly line to an angle point in the westerly line of the Utah Power and Light Company Corridor;
Thence South 36°41'00" East 851.68 feet along the westerly line of the Utah Power and Light Company Corridor and also to and along the easterly line to the Southeast Corner of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 492.90 feet along the south line of Lot 15 to the Northeast Corner of Lot 12 of said Wilcox Farms Amended and being on the west line of 900 West Street;
Thence South 0°00'10" West 152.56 feet along the east line of Lot 12 of said Wilcox Farms Amended and also being on west line of 900 West Street;
Thence southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center bears North 89°59'50" West and long chord bears South 45°00'10" West 21.21 feet, with a central angle of 90°00'00") along the southeasterly line of Lot 12 of Wilcox Farms Amended and the west line of 900 West Street to the north line of 1600 South Street;
Thence North 89°59'50" West 206.51 feet along the south line of Lot 12 to and along the south line of Lot 11 of said Wilcox Farms Amended and being on the north line of 1600 South Street;
Thence northwesterly 40.20 feet along the arc of a 270.275 foot radius curve to the right, (center bears North 0°00'10" East and long chord bears North 85°44'12" West 40.16 feet, with a central angle of 8°31'16") along the south line of Lot 11 of said Wilcox Farms Amended and also being on the north line of 1600 South Street;
Thence northwesterly 49.04 feet along the arc of a 329.725 foot radius curve to the left, (center bears North 8°31'26" West and long chord bears North 85°44'12" West 48.99 feet, with a central angle of 8°31'16") along the south line to the Southwest Corner of Lot 11 of said Wilcox Farms Amended and also being on north line of 1600 South Street;
Thence North 0°00'10" East 161.62 feet along the west line to the Northwest Corner of Lot 11 of said Wilcox Farms Amended and being on the south line of Lot 15 of said Wilcox Farms Amended;
Thence North 89°52'19" West 210.68 feet along the south line of Lot 15 and beyond, also being on the north line of Lot 10 of said Wilcox Farms Amended to the point of beginning.
Contains 555,205 square feet, 12.746 acres.

DEVELOPER
DESTINATION HOMES
67 SOUTH MAIN STREET, SUITE 300
LAYTON, UTAH 84041
801-593-9993
JOHN WARNICK

SURVEY RECORDING DATA
DATE:
:
DRAWING No.
:

WILCOX FARMS SUBDIVISION PHASE 1

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

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CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY ATTORNEY.

CLEARFIELD CITY ATTORNEY

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

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY ENGINEER

CLEARFIELD CITY ENGINEER

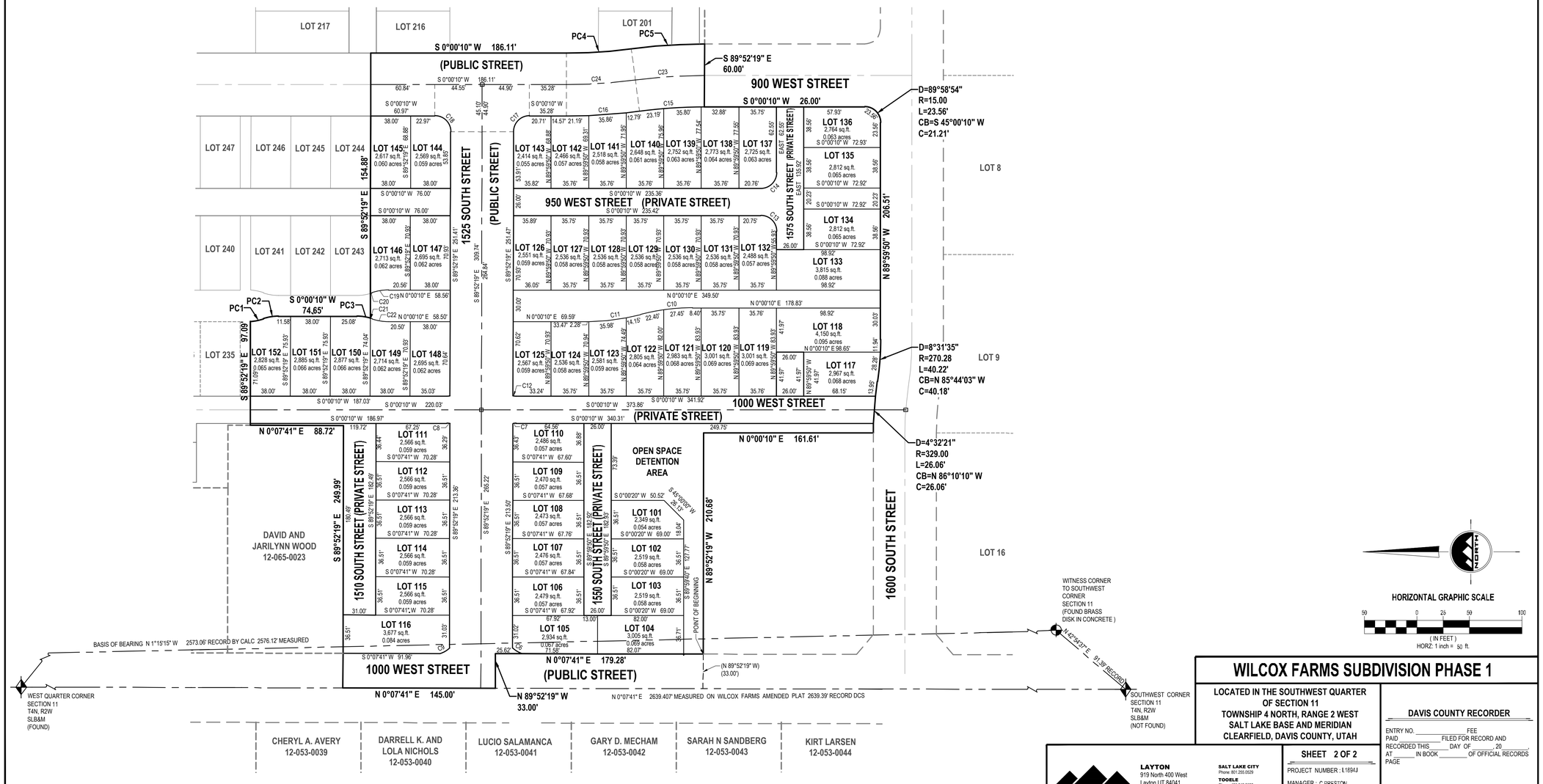
CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 2
PROJECT NUMBER : L1694J
MANAGER : C.PRESTON
DRAWN BY : C.WRIGHT
CHECKED BY : T.WILLIAMS
DATE : 7/8/21

WILCOX FARMS SUBDIVISION PHASE 1

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH



WILCOX FARMS SUBDIVISION PHASE 1

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 11
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SHEET 2 OF 2

PROJECT NUMBER : L1694J
MANAGER : C.PRESTON
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GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION
PHASE 1
900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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4			
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8			

GENERAL NOTES

PROJECT NUMBER: L1894J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

C-001

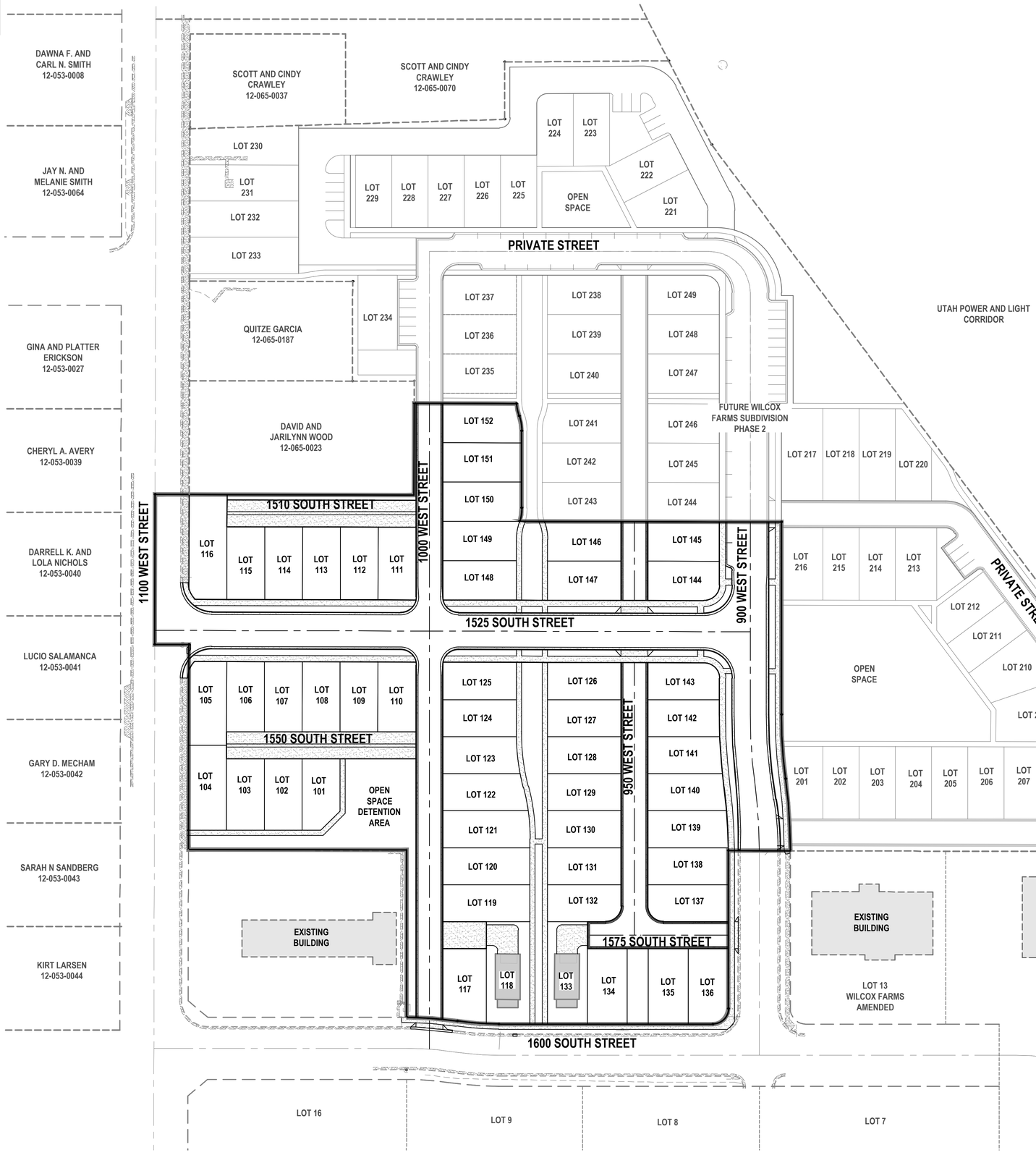
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



PARKING TABLE	
SURFACE STALLS	36
PARALLEL STALLS	34
GARAGE STALLS	202
TOTAL	272

LAND USE TABLE	
TOTAL SITE AREA	12.745 ACRES
TOTAL SINGLE FAMILY LOTS	101
DENSITY	7.92 UNITS/ACRE
OPEN SPACE	156,183 sq.ft./3.585 ACRES/28.1%

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

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

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900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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OVERALL DEVELOPMENT SITE PLAN

PROJECT NUMBER L189-J
PRINT DATE 7/8/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-002

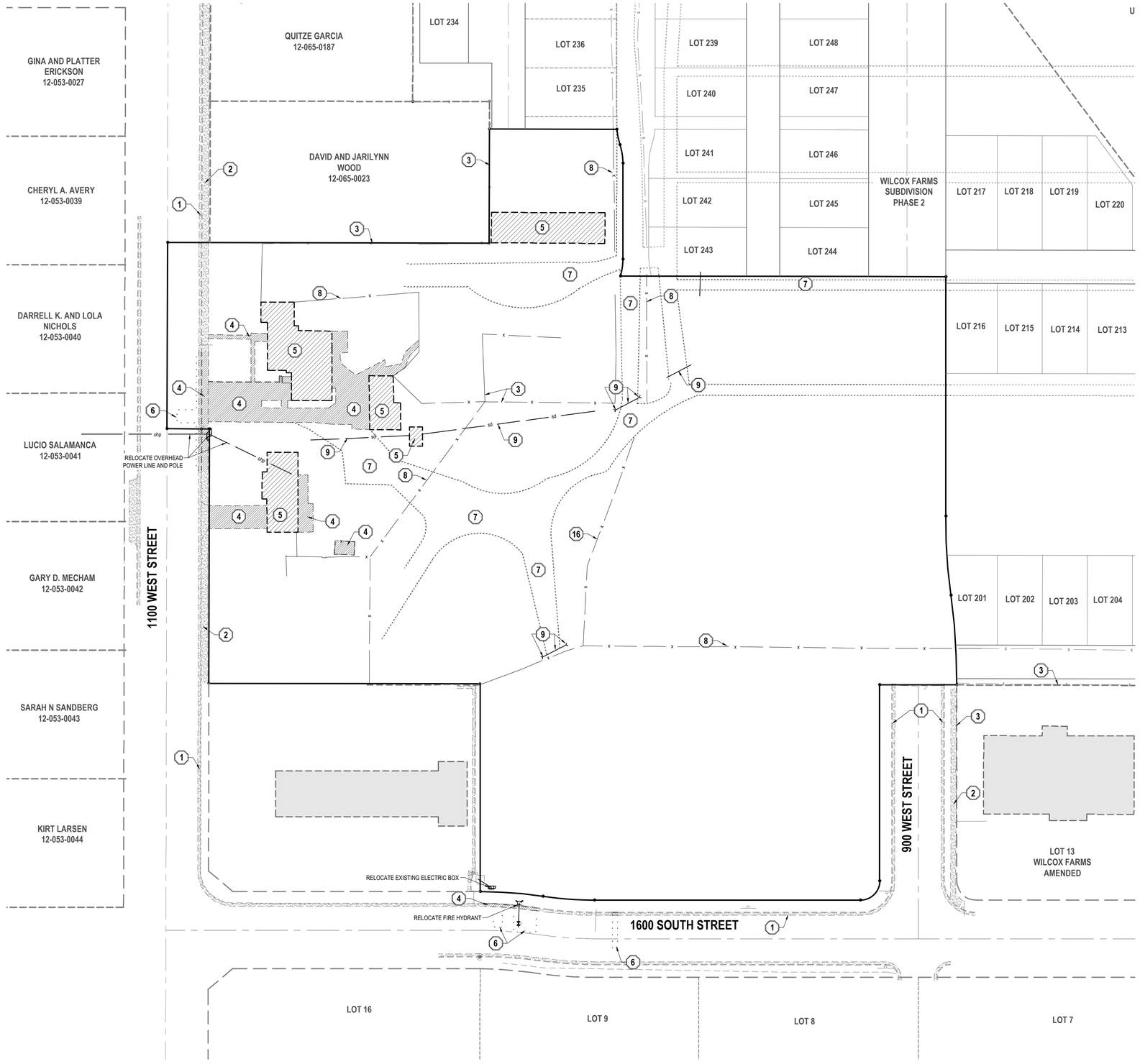
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BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. EXISTING CURB AND GUTTER
2. EXISTING SIDEWALK
3. EXISTING FENCE
4. REMOVE EXISTING CONCRETE
5. REMOVE EXISTING BUILDING
6. SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT
7. REMOVE EXISTING DIRT ROAD
8. REMOVE EXISTING FENCE
9. REMOVE EXISTING SD PIPES AND CULVERTS

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

ENSIGN
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PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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DEMOLITION PLAN

PROJECT NUMBER: L1894J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

C-100

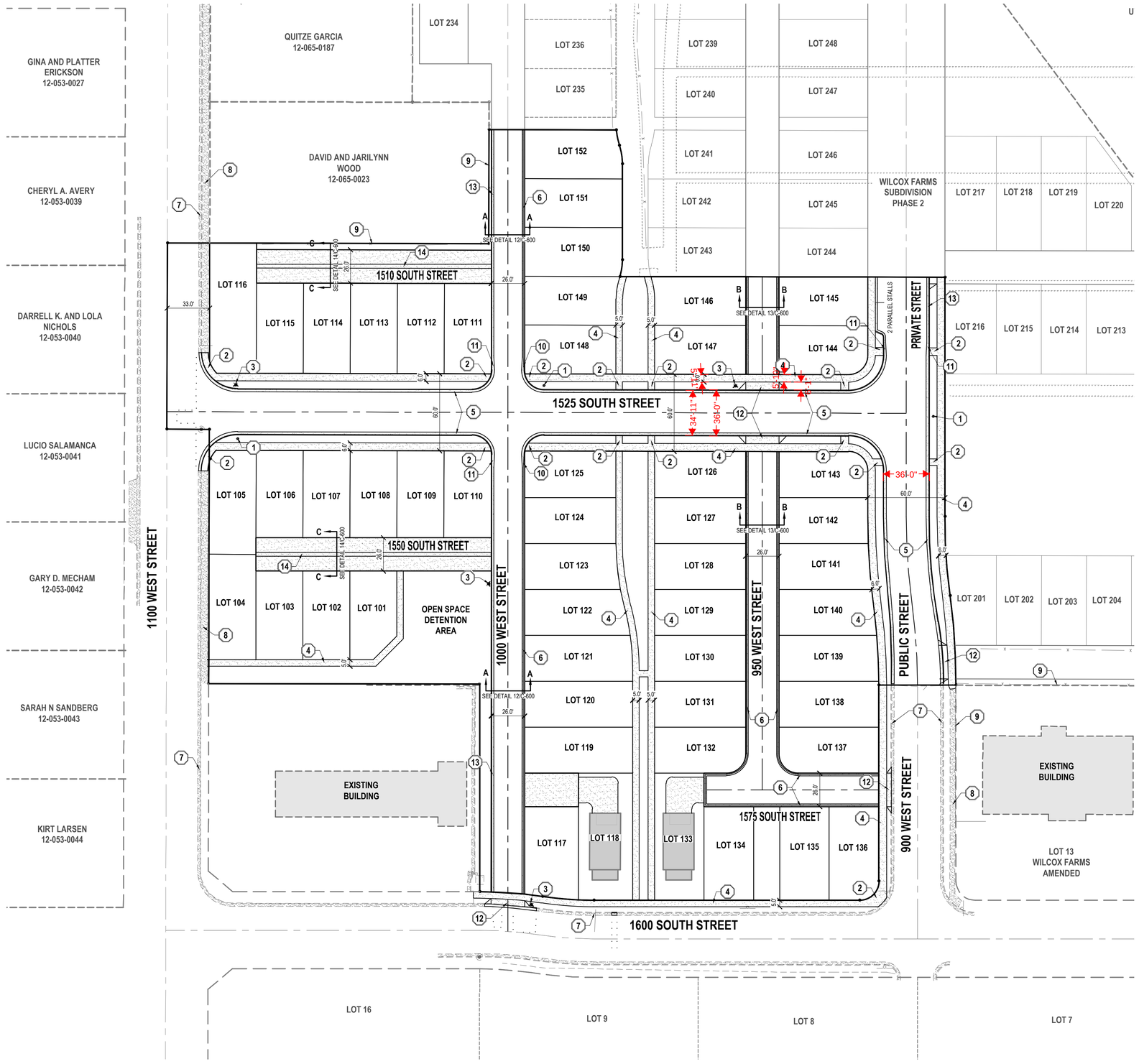
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811 Know what's below. Call before you dig.

BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. INSTALL STREET LIGHT PER CLEARFIELD CITY SPECIFICATIONS
2. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS
3. INSTALL FIRE HYDRANT AND VALVE PER CLEARFIELD CITY SPECIFICATIONS
4. INSTALL SIDEWALK PER CLEARFIELD CITY SPECIFICATIONS
5. INSTALL 30" CURB AND GUTTER PER CLEARFIELD CITY SPECIFICATIONS
6. INSTALL TYPE "H" MOUNTABLE CURB PER APWA PLAN #205.2
7. EXISTING CURB AND GUTTER
8. EXISTING SIDEWALK
9. EXISTING FENCE
10. TRANSITION FROM 30" STANDARD CURB AND GUTTER TO APWA TYPE "H" CURB AND GUTTER
11. TRANSITION FROM 30" STANDARD CURB AND GUTTER TO 24" CURB AND GUTTER
12. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARDS. SEE DETAIL 2/C-601
13. INSTALL 24" CURB AND GUTTER PER DETAIL 5/C-600
14. INSTALL 3.0' WATERWAY PER DETAIL 6/C-600

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ. 1 inch = 40 ft.

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WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
JEREMY JAMES SHAFFER
STATE OF UTAH

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SITE PLAN

PROJECT NUMBER L189-J
PRINT DATE 7/8/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-200

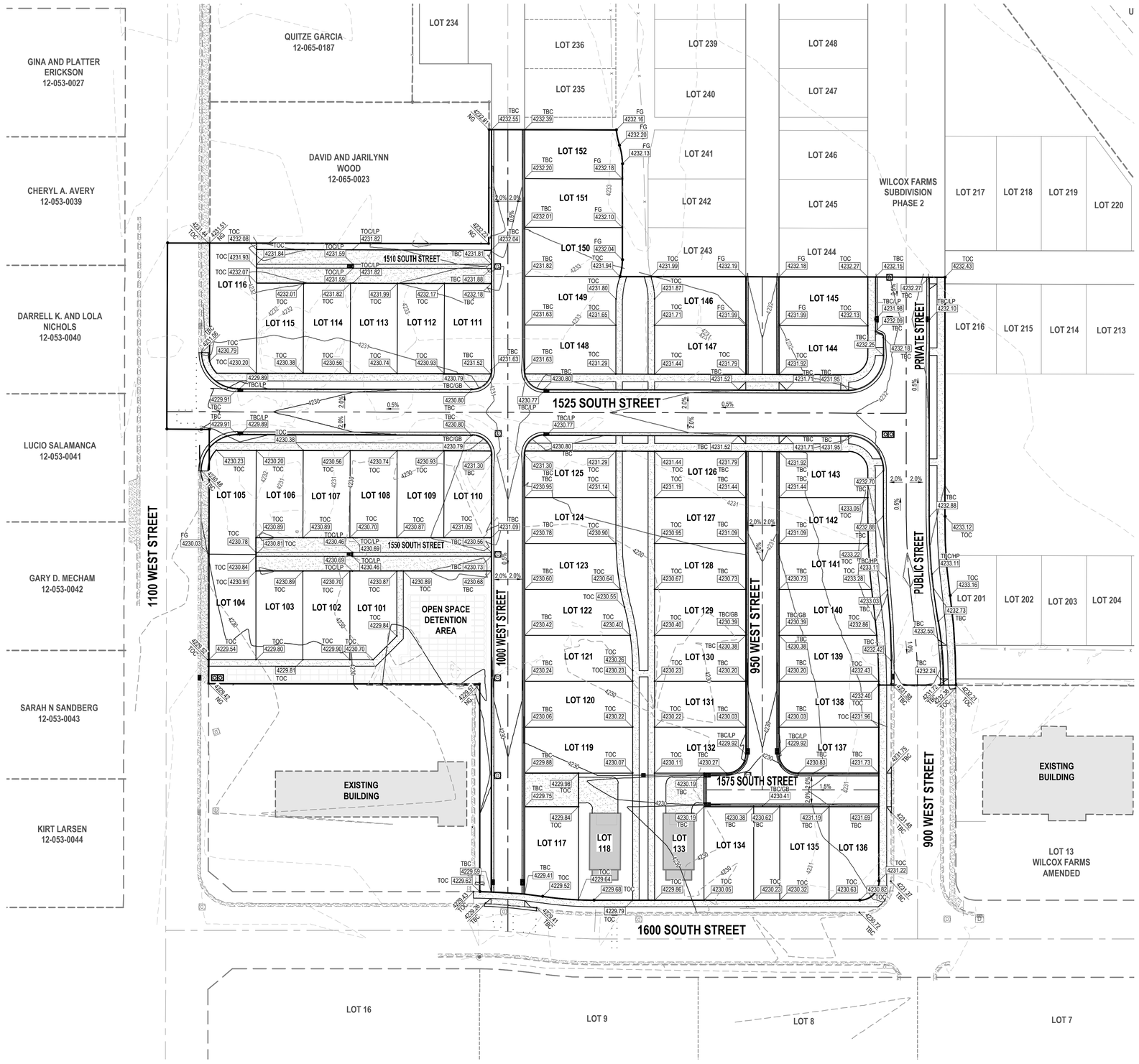
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BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

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PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
JEREMY JAMES SHAFFER
STATE OF UTAH

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GRADING PLAN

PROJECT NUMBER L199-J
PRINT DATE 7/8/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-300

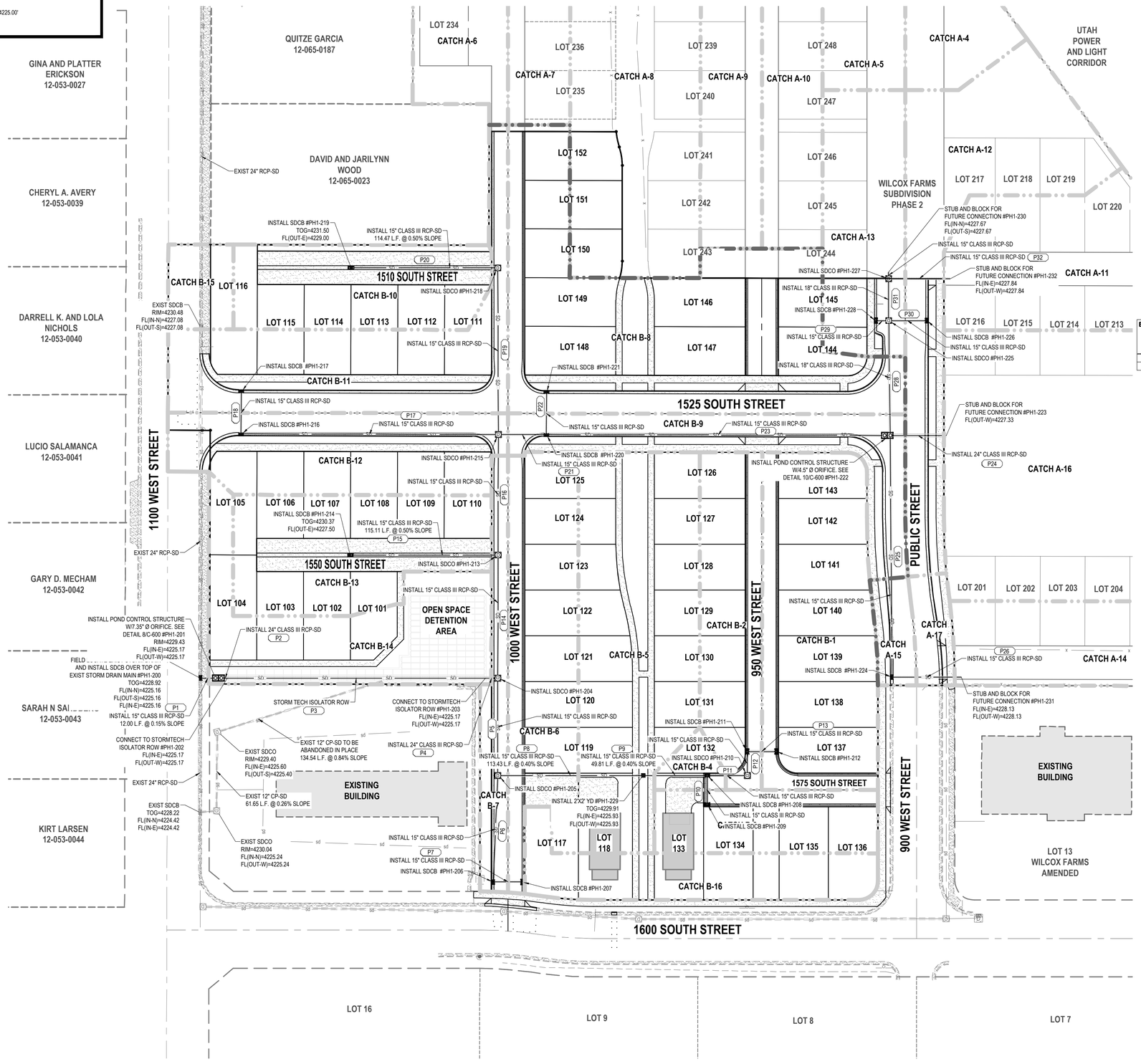
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BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



GENERAL NOTES

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6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ORIFICE CALCULATIONS

Element ID	Description	Orifice Type	Orifice Shape	Circular Orifice Diameter (inches)	Orifice Invert Elevation (ft)	Orifice Coefficient	Peak Flow (cfs)
P1	BASIN 'B'	SIDE	CIRCULAR	8.00	4225.17	0.6140	2.54
P23	BASIN 'A'	SIDE	CIRCULAR	5.05	4227.16	0.6140	1.03

Element ID	Required Ponded Volume 1000 ft³	Provided Ponded Volume 1000 ft³	Description	Invert Elevation (ft)
PH1-201	12.266	12.291	BASIN 'B'	4225.17
PH1-222	20.334	24.998	BASIN 'A'	4227.16

CATCHMENT CALCULATIONS (10-YEAR)

Element ID	Area (acres)	Weighted Runoff Coefficient	Peak Runoff (cfs)	Rainfall Intensity (inches/hr)	Time of Concentration (days hh:mm:ss)
CATCH-A1	0.95	0.5900	0.99	1.760	0 00:15:00
CATCH-A10	0.23	0.5900	0.24	1.760	0 00:15:00
CATCH-A11	0.58	0.5900	0.61	1.760	0 00:15:00
CATCH-A12	0.53	0.5900	0.55	1.760	0 00:15:00
CATCH-A13	0.31	0.5900	0.32	1.760	0 00:15:00
CATCH-A14	0.99	0.5900	1.03	1.760	0 00:15:00
CATCH-A15	0.06	0.5900	0.06	1.760	0 00:15:00
CATCH-A16	1.04	0.1500	0.28	1.760	0 00:15:00
CATCH-A17	0.06	0.5900	0.06	1.760	0 00:15:00
CATCH-A18	0.18	0.5900	0.19	1.760	0 00:15:00
CATCH-A2	0.73	0.5900	0.75	1.760	0 00:15:00
CATCH-A3	0.16	0.5900	0.17	1.760	0 00:15:00
CATCH-A4	0.22	0.5900	0.23	1.760	0 00:15:00
CATCH-A5	0.14	0.5900	0.15	1.760	0 00:15:00
CATCH-A6	0.19	0.5900	0.19	1.760	0 00:15:00
CATCH-A7	0.23	0.5900	0.24	1.760	0 00:15:00
CATCH-A8	0.55	0.5900	0.57	1.760	0 00:15:00
CATCH-A9	0.23	0.5900	0.24	1.760	0 00:15:00
CATCH-B1	0.52	0.5900	0.54	1.760	0 00:15:00
CATCH-B10	0.30	0.5900	0.31	1.760	0 00:15:00
CATCH-B11	0.46	0.5900	0.47	1.760	0 00:15:00
CATCH-B12	0.36	0.5900	0.38	1.760	0 00:15:00
CATCH-B13	0.38	0.5900	0.40	1.760	0 00:15:00
CATCH-B14	0.37	0.1500	0.10	1.760	0 00:15:00
CATCH-B15	0.08	0.5900	0.08	1.760	0 00:15:00
CATCH-B16	0.24	0.5900	0.25	1.760	0 00:15:00
CATCH-B2	0.28	0.5900	0.29	1.760	0 00:15:00
CATCH-B3	0.20	0.5900	0.21	1.760	0 00:15:00
CATCH-B4	0.04	0.5900	0.04	1.760	0 00:15:00
CATCH-B5	0.83	0.5900	0.88	1.760	0 00:15:00
CATCH-B6	0.37	0.5900	0.38	1.760	0 00:15:00
CATCH-B7	0.14	0.5900	0.14	1.760	0 00:15:00
CATCH-B8	0.28	0.5900	0.29	1.760	0 00:15:00
CATCH-B9	0.75	0.5900	0.78	1.760	0 00:15:00

PIPE CALCULATIONS (10-YEAR)

Element ID	Average Slope (%)	Pipe Diameter (inches)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Max Flow / Design Flow Ratio
P10	0.4000	15.000	0.0130	0.21	4.09	5%
P11	0.4000	15.000	0.0130	0.83	4.09	20%
P12	0.4000	15.000	0.0130	0.83	4.09	20%
P13	0.4000	15.000	0.0130	0.54	4.09	13%
P14	0.4000	15.000	0.0130	2.91	4.09	71%
P15	0.4000	15.000	0.0130	0.39	4.09	10%
P16	0.4000	15.000	0.0130	2.53	4.09	62%
P17	0.4000	15.000	0.0130	0.83	4.09	20%
P18	0.4000	15.000	0.0130	0.47	4.09	12%
P19	0.4000	15.000	0.0130	0.30	4.09	7%
P2	0.0000	24.000	0.0130	5.16	10.12	51%
P20	0.4000	15.000	0.0130	0.30	4.09	7%
P21	0.4000	15.000	0.0130	1.41	4.09	34%
P22	0.4000	15.000	0.0130	0.78	4.09	19%
P24	0.4000	15.000	0.0130	0.27	4.09	7%
P25	0.4000	15.000	0.0130	1.12	4.09	28%
P26	0.4000	15.000	0.0130	1.02	4.09	25%
P27	0.4000	15.000	0.0130	1.02	4.09	25%
P28	0.4000	18.000	0.0130	4.97	6.64	75%
P29	0.4000	15.000	0.0130	0.32	4.09	8%
P3	0.0000	24.000	0.0130	5.07	10.12	50%
P30	0.5000	15.000	0.0130	0.55	4.57	12%
P31	0.4000	18.000	0.0130	4.18	6.64	63%
P32	0.4000	15.000	0.0130	0.60	4.09	15%
P33	0.4000	15.000	0.0130	3.61	4.09	88%
P34	0.4000	15.000	0.0130	0.00	4.09	0%
P35	0.4000	15.000	0.0130	1.43	4.09	35%
P36	0.4000	15.000	0.0130	1.20	4.09	29%
P37	0.4000	15.000	0.0130	0.97	4.09	24%
P38	0.4000	15.000	0.0130	0.42	4.09	10%
P39	0.4000	15.000	0.0130	0.19	4.09	5%
P4	0.0000	24.000	0.0130	5.11	10.12	50%
P40	0.4000	15.000	0.0130	0.19	4.09	5%
P41	0.4000	15.000	0.0130	0.19	4.09	5%
P42	0.4000	15.000	0.0130	2.20	4.09	54%
P43	0.4000	15.000	0.0130	0.23	4.09	6%
P44	0.4000	15.000	0.0130	0.15	4.09	4%
P45	0.4000	15.000	0.0130	1.85	4.09	45%
P46	0.4000	15.000	0.0130	1.85	4.09	45%
P47	0.4000	15.000	0.0130	0.17	4.09	4%
P48	0.4000	15.000	0.0130	0.75	4.09	18%
P49	0.4000	15.000	0.0130	0.97	4.09	24%
P5	0.4000	15.000	0.0130	2.22	4.09	54%
P50	0.4000	15.000	0.0130	0.98	4.09	24%
P6	0.4000	15.000	0.0130	0.52	4.09	13%
P7	0.4000	15.000	0.0130	0.38	4.09	9%
P8	0.4000	15.000	0.0130	1.70	4.09	42%
P9	0.4000	15.000	0.0130	1.07	4.09	26%

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

ENSIGN
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CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 10234838-2202 — 7-8-2021 — TIMOTHY JAMES SHAFFER — STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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DRAINAGE PLAN

PROJECT NUMBER L1994J
PRINT DATE 7/8/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-301

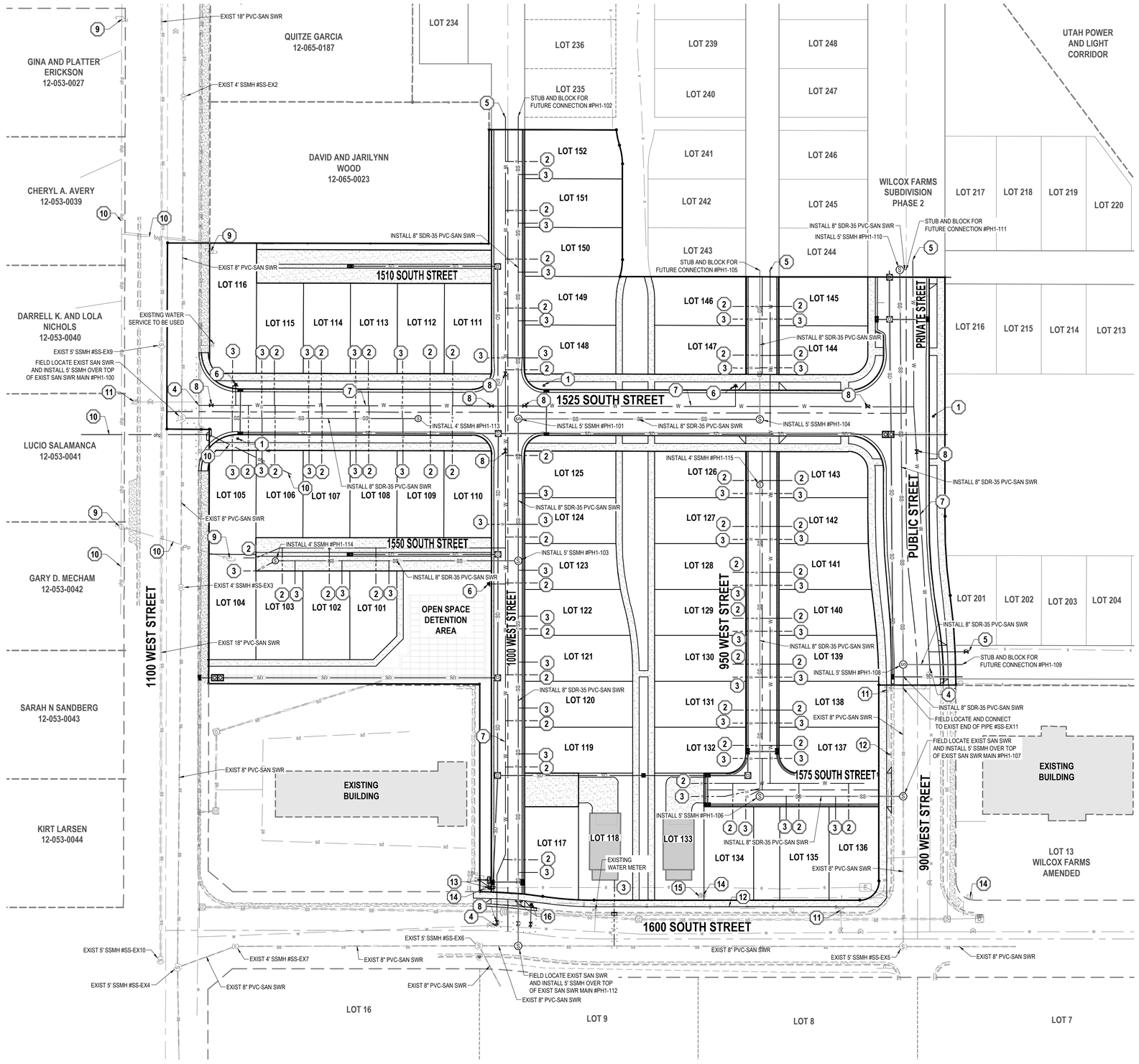
811 Know what's below. Call before you dig.

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

BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. STREET LIGHT PER CLEARFIELD CITY STANDARDS
2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER CLEARFIELD CITY STANDARDS
3. 4" SANITARY SEWER SERVICE LATERA @ 2.00% MINIMUM SLOPE PER CLEARFIELD CITY STANDARDS
4. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
5. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
6. FIRE HYDRANT ASSEMBLY COMPLETE PER CLEARFIELD CITY STANDARD
7. INSTALL 8" DR14 C900 CULINARY WATERLINE
8. 8" GATE VALVE PER CLEARFIELD CITY STANDARDS
9. EXISTING POWER POLE
10. EXISITING OVERHEAD POWER LINE
11. EXISTING FIRE HYDRANT
12. EXISTING GAS LINE
13. RELOCATE ELECTRICAL BOX
14. EXISTING CABLE BOX
15. EXISTING COMM BOX
16. RELOCATE FIRE HYDRANT

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

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CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
ANTHONY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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UTILITY PLAN

PROJECT NUMBER L199-J
PRINT DATE 7/8/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-400

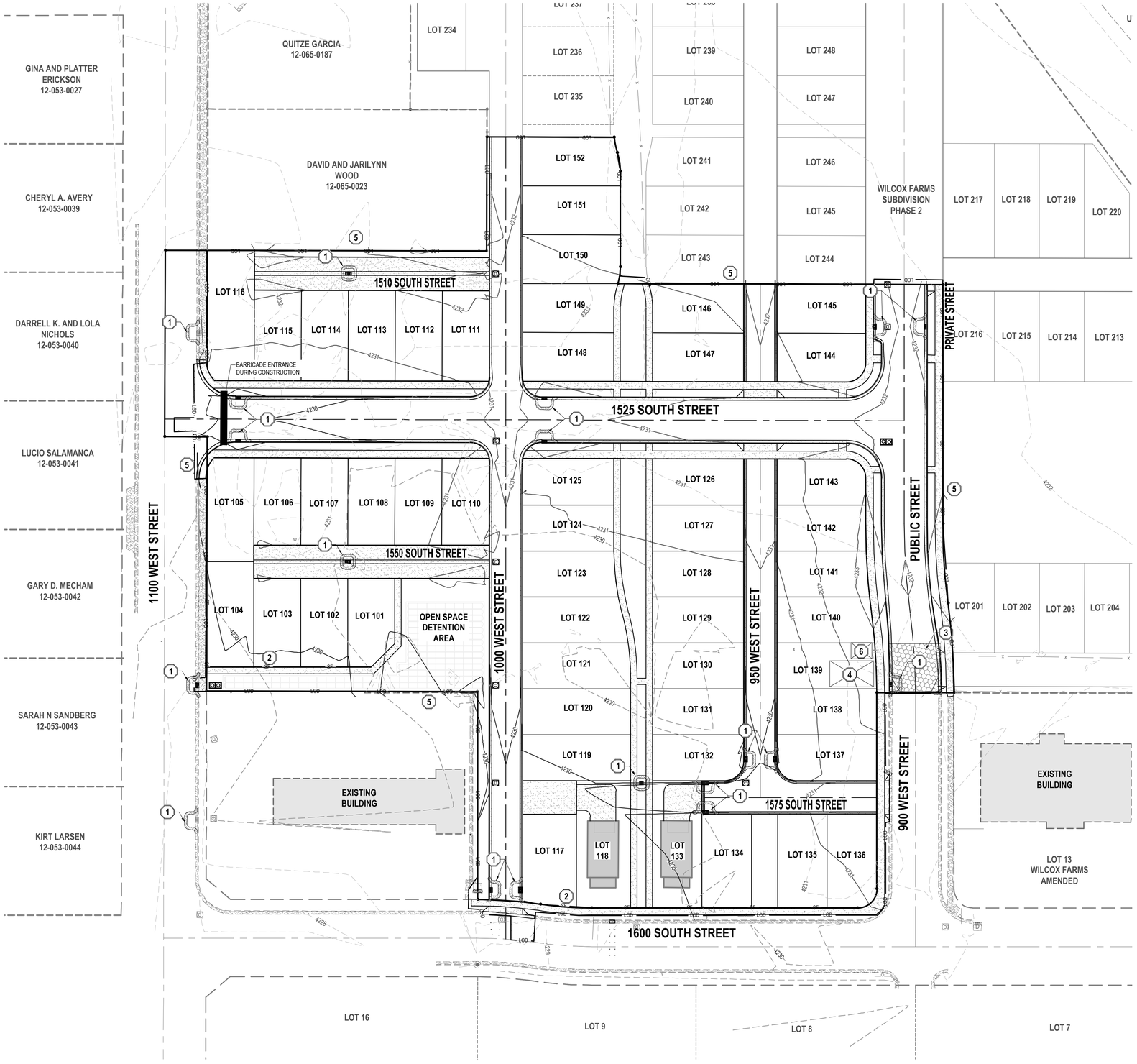
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BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



GENERAL NOTES

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

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-600.
2. SILT FENCE PER DETAIL 7/C-600.
3. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
4. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STOCKPILE AREA. STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
5. LIMITS OF DISTURBANCE
6. CONCRETE LINED BASIN OR DUMPSTER

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
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6			
7			
8			
9			
10			
11			
12			

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

ENSIGN
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JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — STATE OF UTAH — No. 10234838-2202 — 7-8-2021 — TIMOTHY JAMES SHAFFER

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EROSION CONTROL PLAN

PROJECT NUMBER: L189J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

C-500

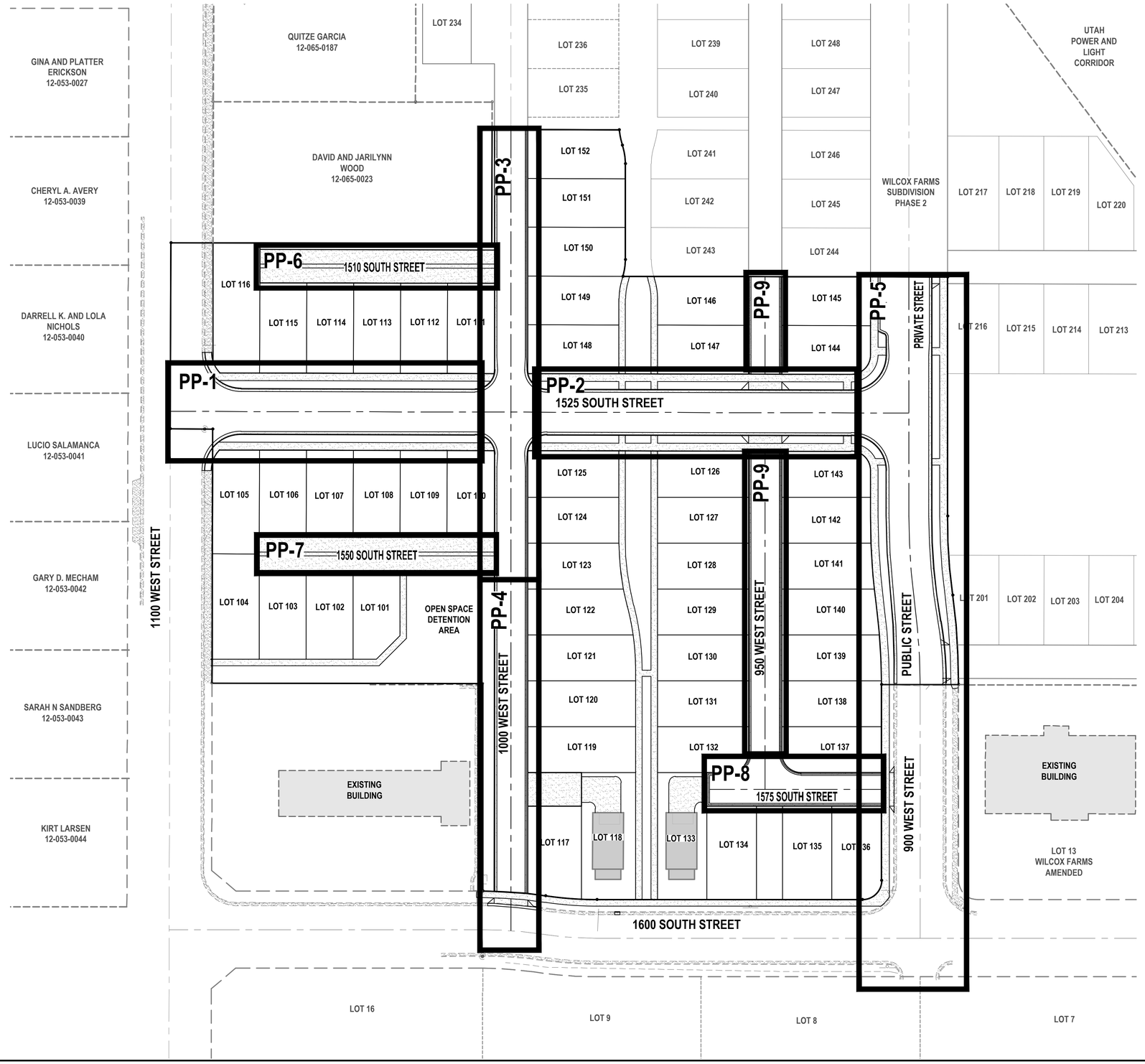
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BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'



NORTH

HORIZONTAL GRAPHIC SCALE

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CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
ANTHONY JAMES SHAFFER
STATE OF UTAH

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4			
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6			
7			
8			

PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
L199J	7/8/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

PP-0

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

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

BENCHMARK

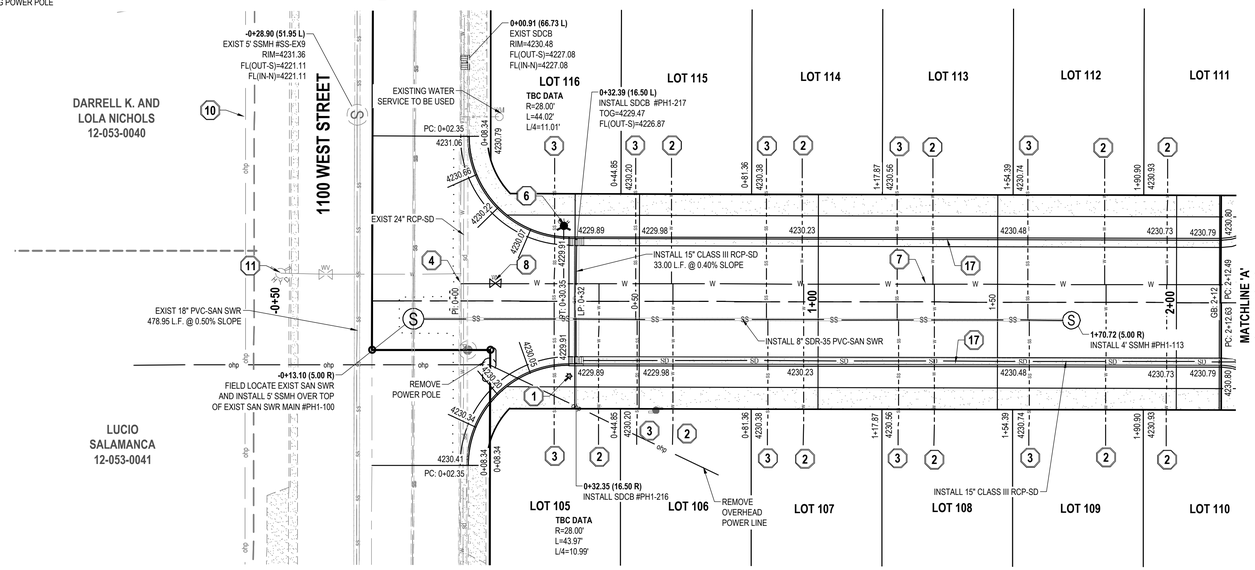
WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

ELEV = 4225.00'

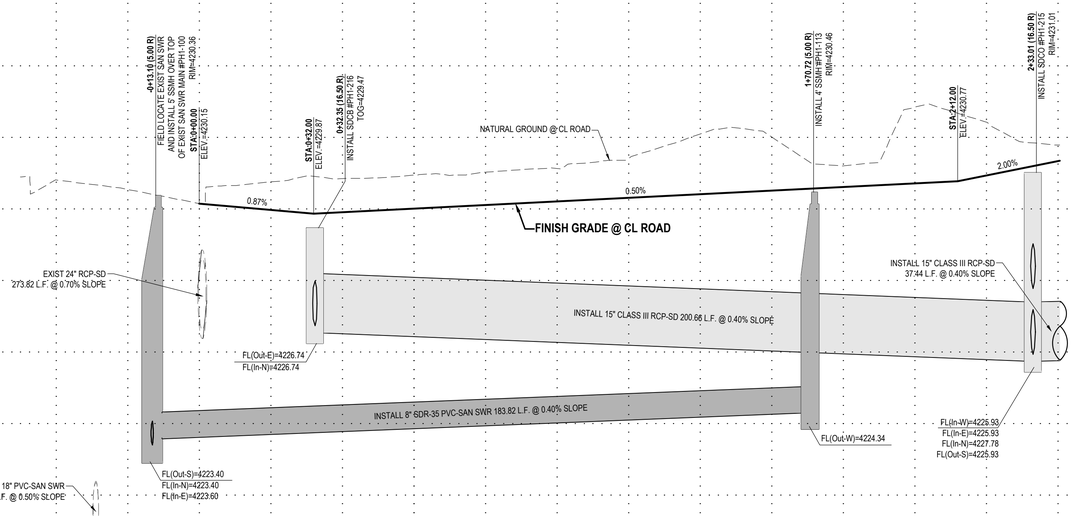
SCOPE OF WORK:

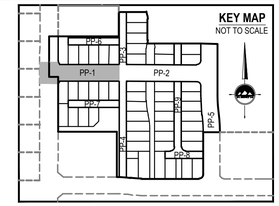
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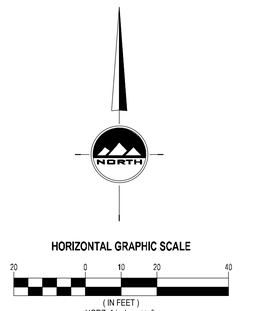
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1525 SOUTH STREET







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CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
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1525 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER: L1894J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

PP-1

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

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

BENCHMARK

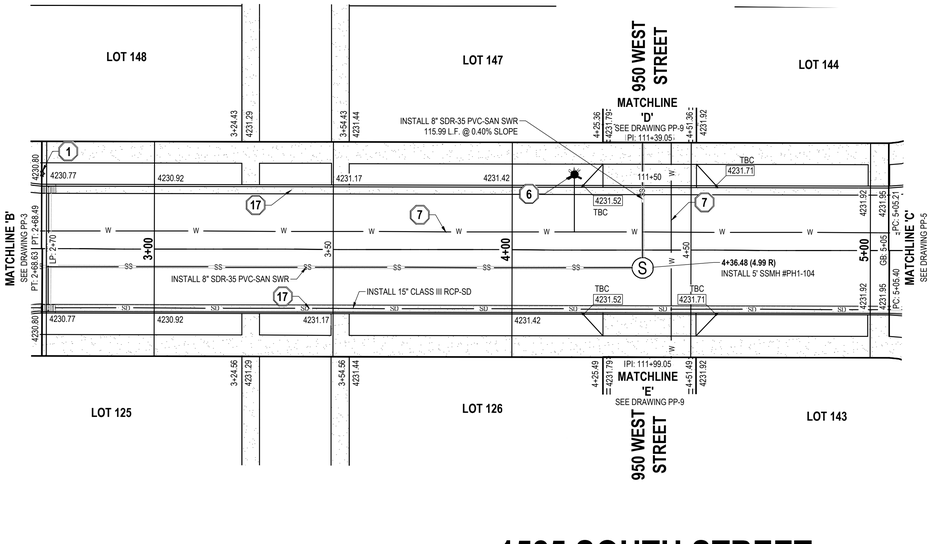
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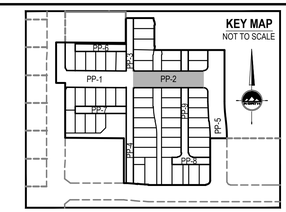
ELEV = 4225.00'

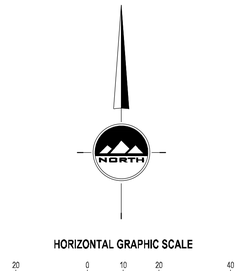
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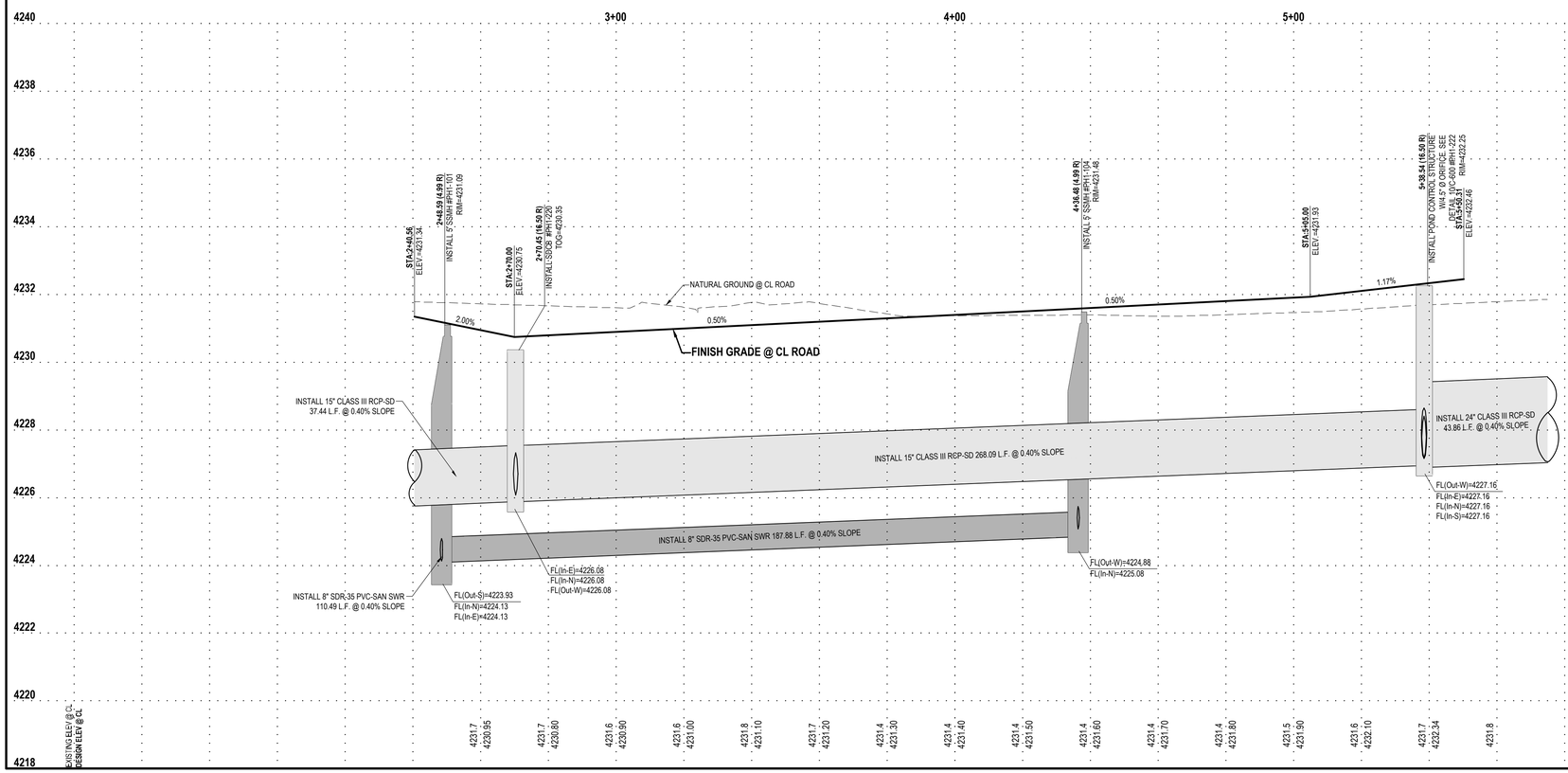


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
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1525 SOUTH STREET



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WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
CERTIFICATE NO.
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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4			
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6			
7			
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1525 SOUTH STREET
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
L1894J	7/8/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

PP-2

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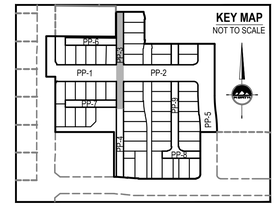
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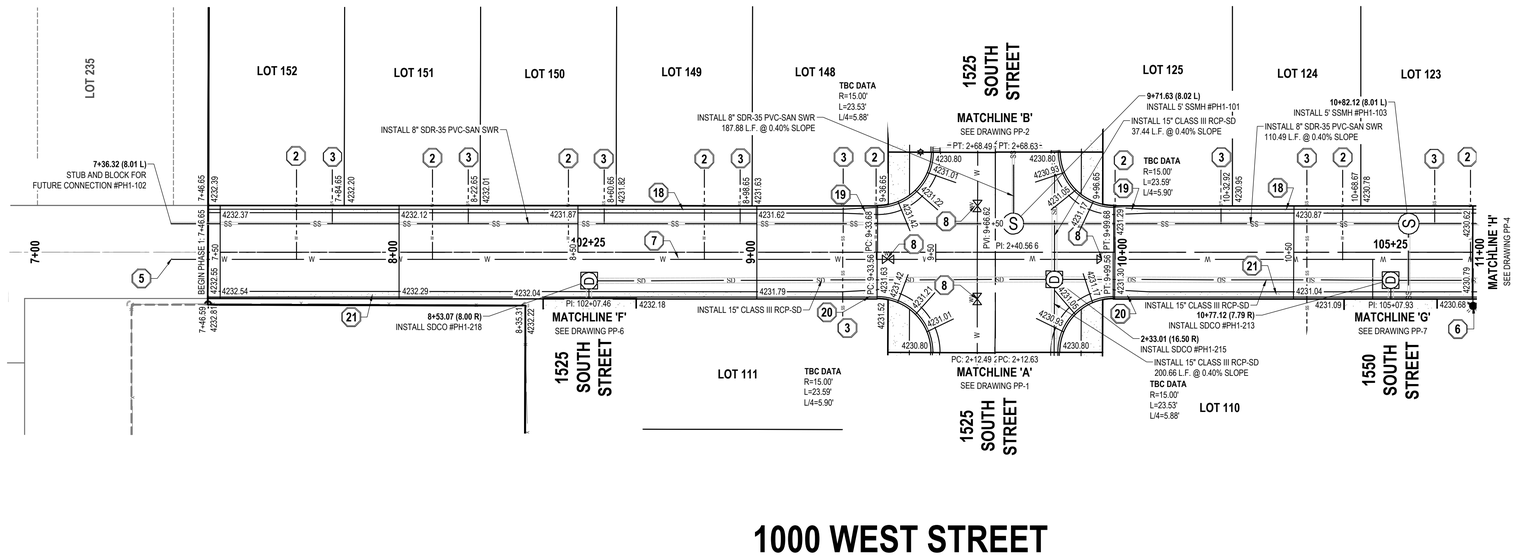
ELEV = 4225.00'

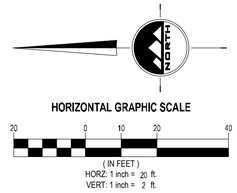
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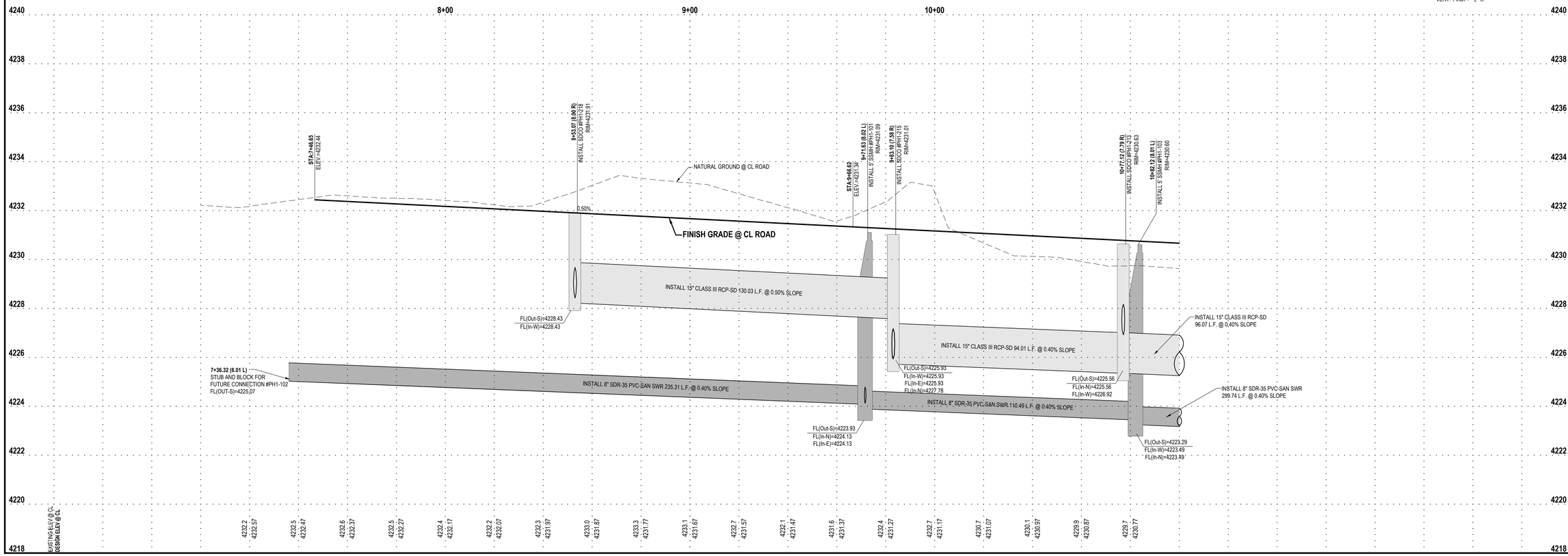
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1000 WEST STREET



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CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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1000 WEST STREET PLAN AND PROFILE

PROJECT NUMBER: L189J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

PP-3

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

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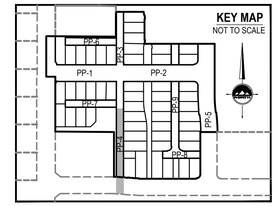
ELEV = 4225.00'

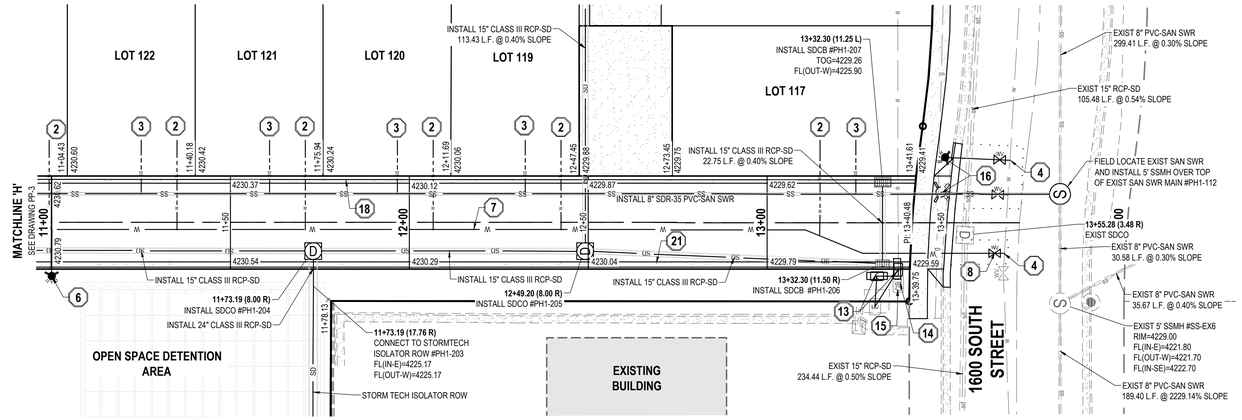
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KEY MAP
NOT TO SCALE



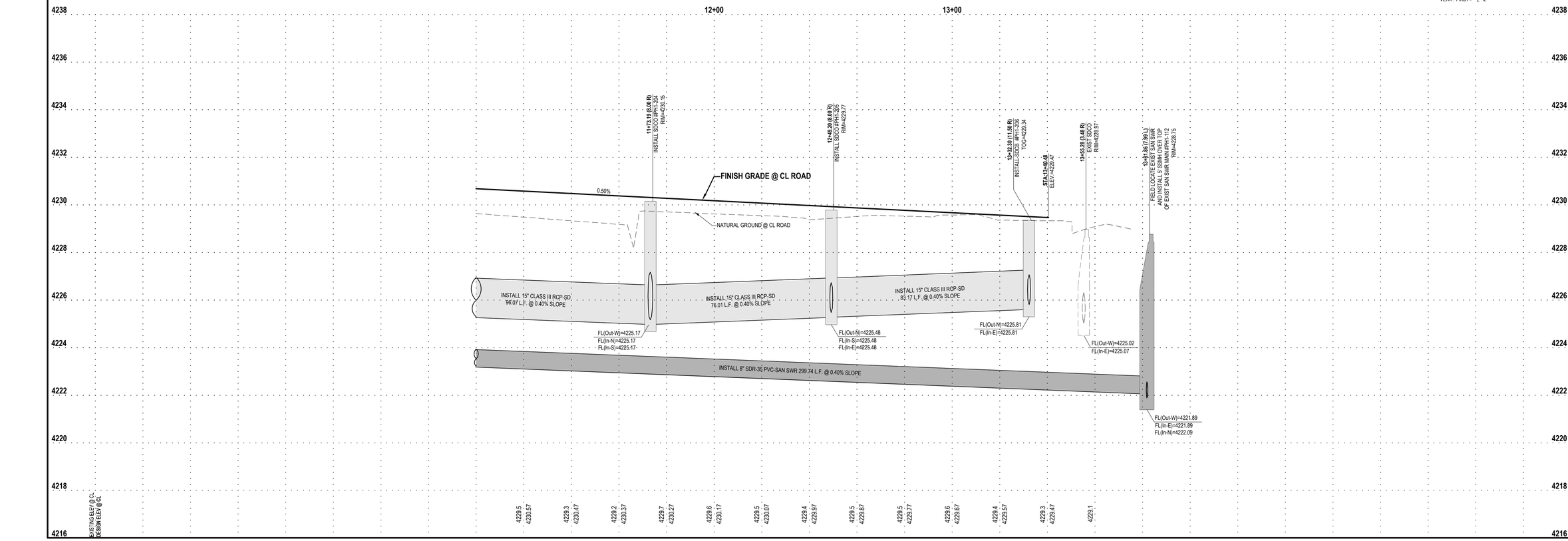


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20 0 10 20 40

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1000 WEST STREET



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PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 10234838-2202 — 7-8-2021 — TIMOTHY JAMES SHAFFER — STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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1000 WEST STREET PLAN AND PROFILE

PROJECT NUMBER L184J
PRINT DATE 7/8/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

PP-4

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

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BENCHMARK

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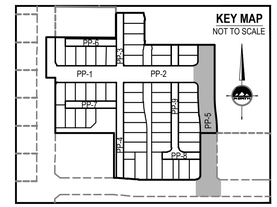
ELEV = 4225.00'

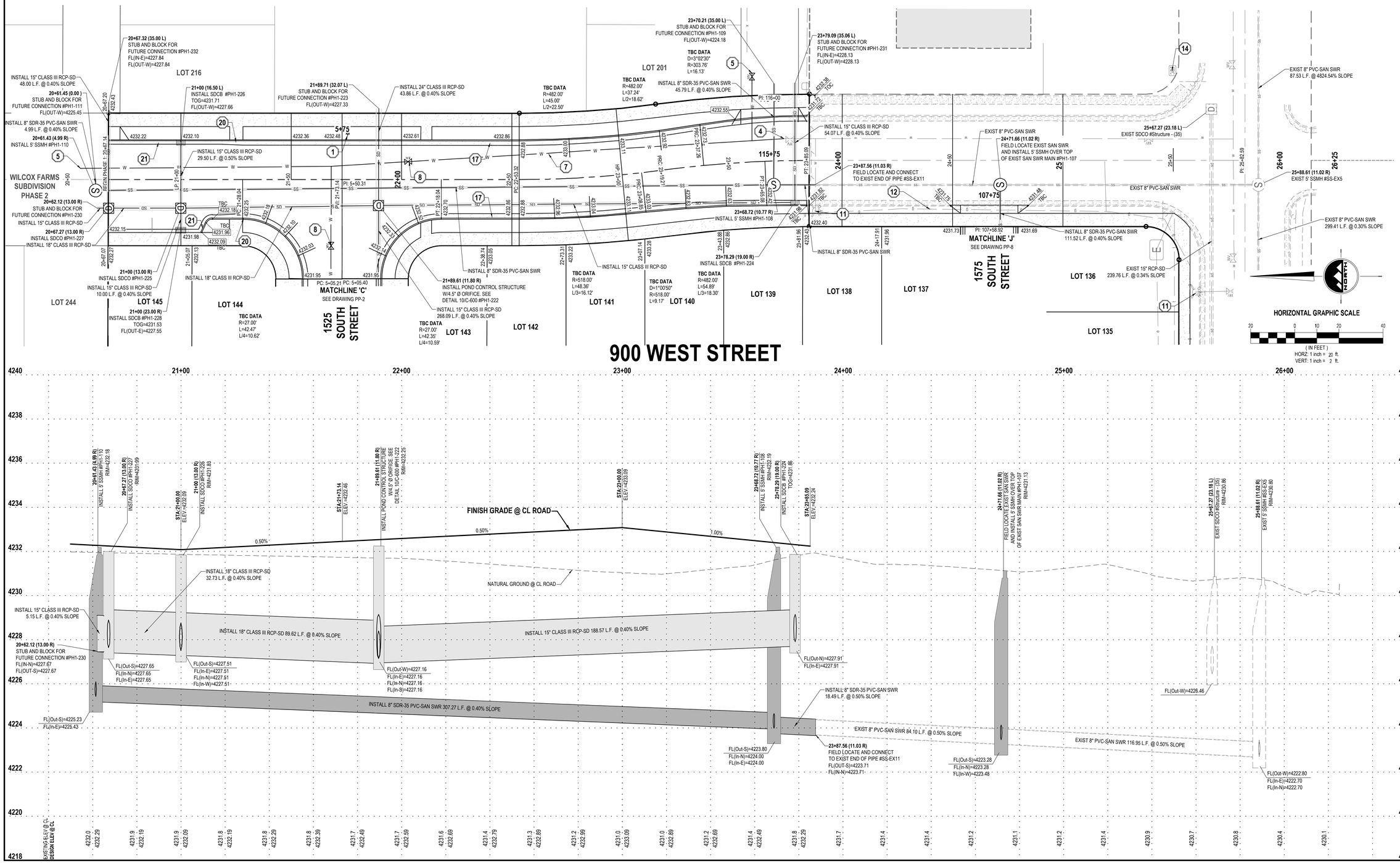
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KEY MAP
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900 WEST STREET PLAN AND PROFILE

PROJECT NUMBER: L189J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

PP-5

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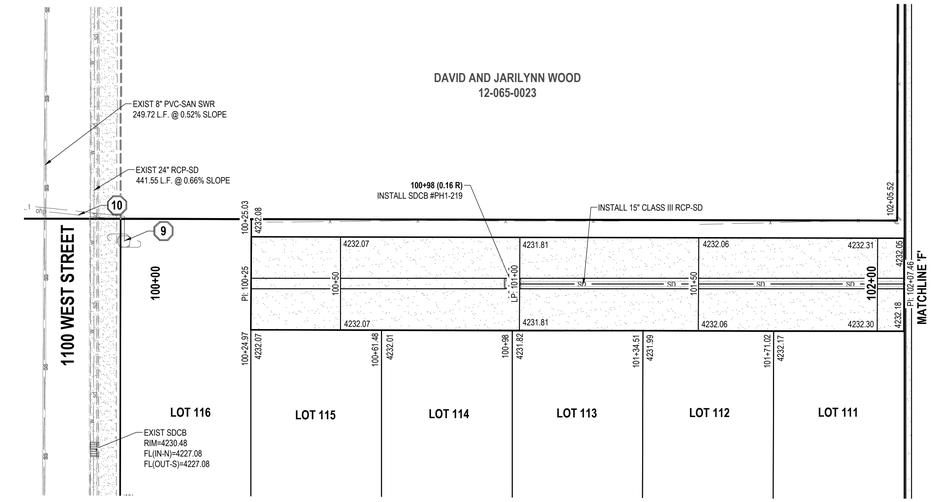
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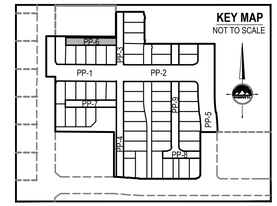
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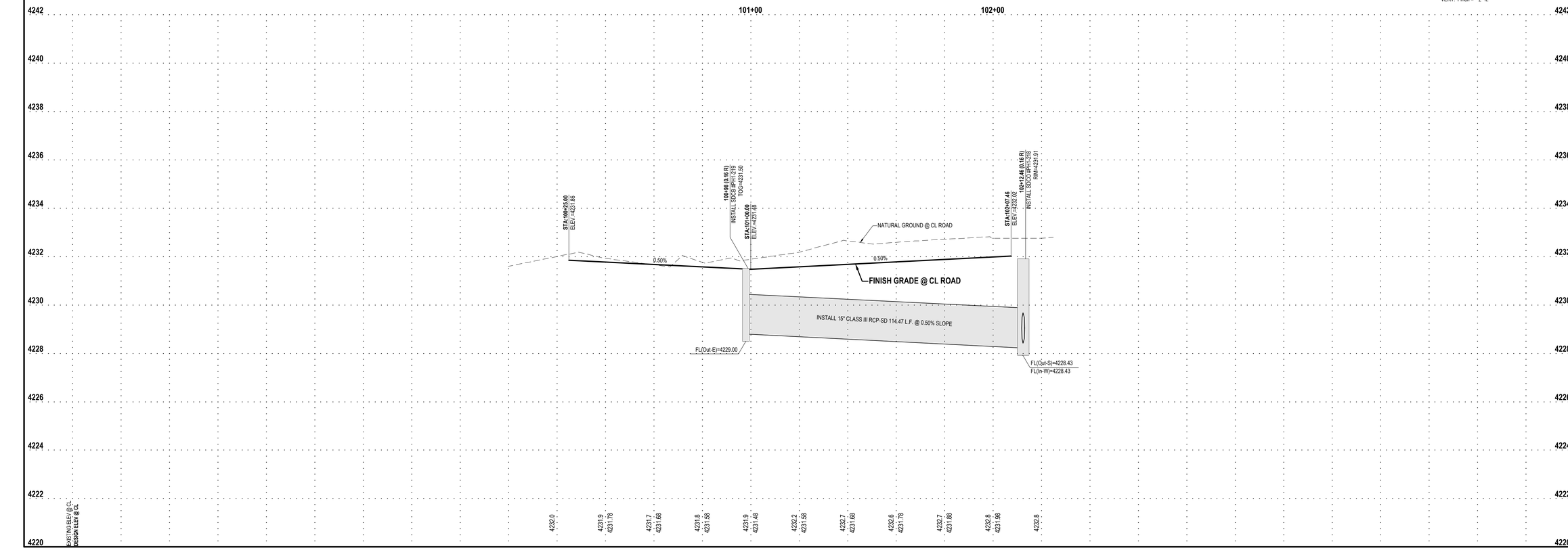


HORIZONTAL GRAPHIC SCALE

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1510 SOUTH STREET



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1510 SOUTH STREET
PLAN AND PROFILE

PROJECT NUMBER: L184J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

PP-6

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

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

BENCHMARK

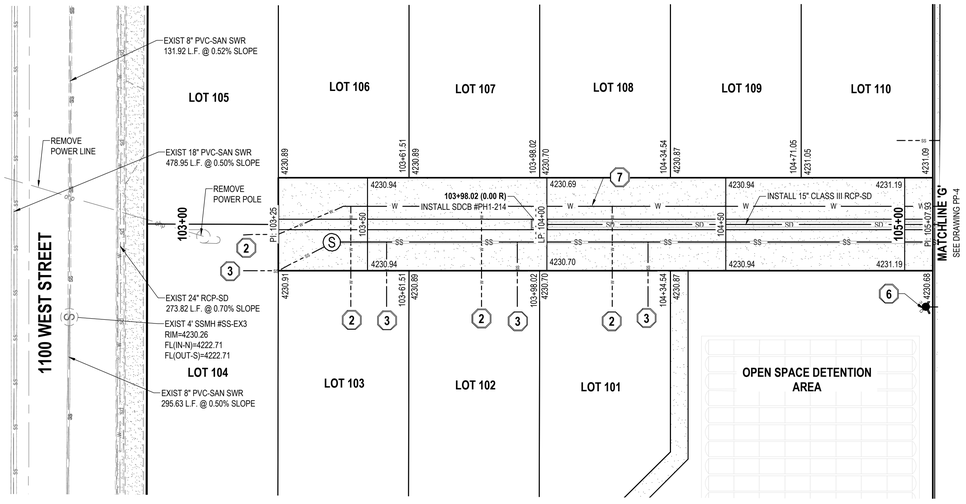
WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

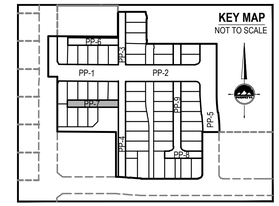
ELEV = 4225.00'

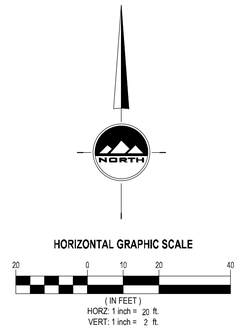
SCOPE OF WORK:

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

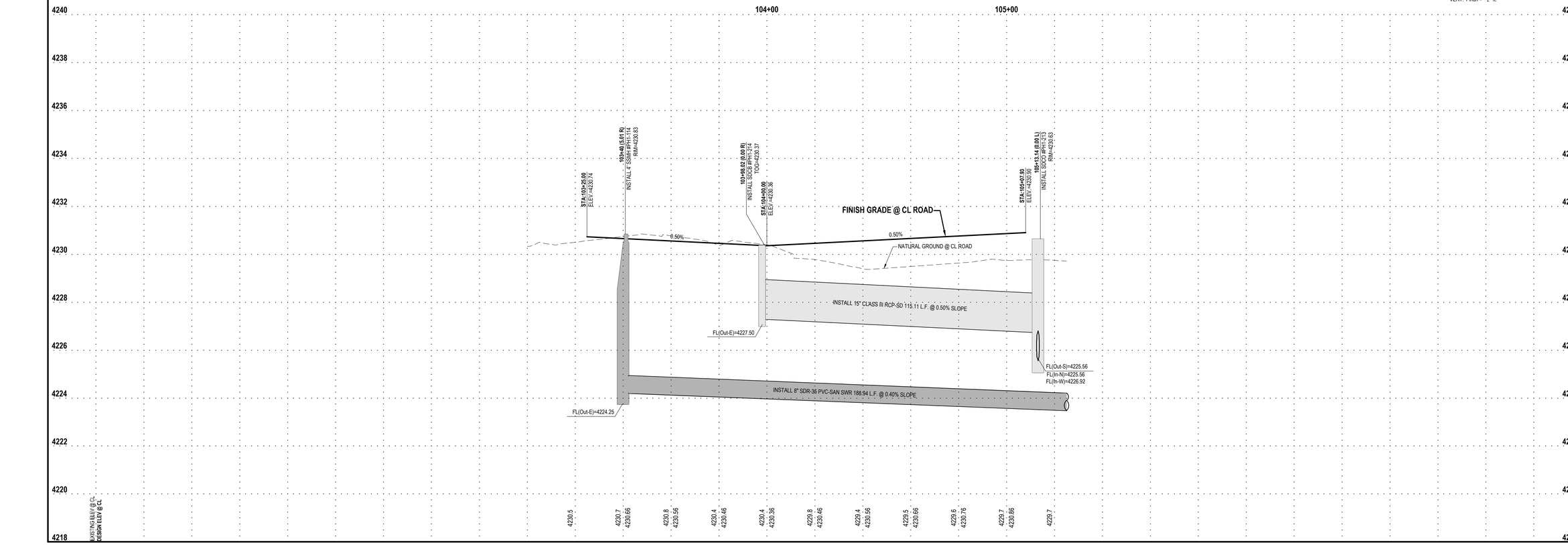
1. STREET LIGHT PER CLEARFIELD CITY STANDARDS
2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER CLEARFIELD CITY STANDARDS
3. 4" SANITARY SEWER SERVICE LATERA @ 2.00% MINIMUM SLOPE PER CLEARFIELD CITY STANDARDS
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5. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
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7. INSTALL 8" DR14 C900 CULINARY WATERLINE
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11. EXISTING FIRE HYDRANT
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14. EXISTING CABLE BOX
15. EXISTING COMM BOX
16. RELOCATE FIRE HYDRANT
17. INSTALL 30" CURB AND GUTTER PER CLEARFIELD CITY SPECIFICATIONS
18. INSTALL TYPE "H" MOUNTABLE CURB PER APWA PLAN #205.2
19. TRANSITION FROM 30" STANDARD CURB AND GUTTER TO APWA TYPE "H" CURB AND GUTTER
20. TRANSITION FROM 30" STANDARD CURB AND GUTTER TO 24" CURB AND GUTTER
21. INSTALL 24" CURB AND GUTTER PER DETAIL 5/C-600







1550 SOUTH STREET



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
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1550 SOUTH STREET
PLAN AND PROFILE

PROJECT NUMBER: L1894J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

PP-7

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

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BENCHMARK

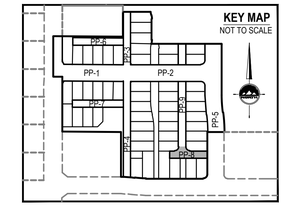
WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

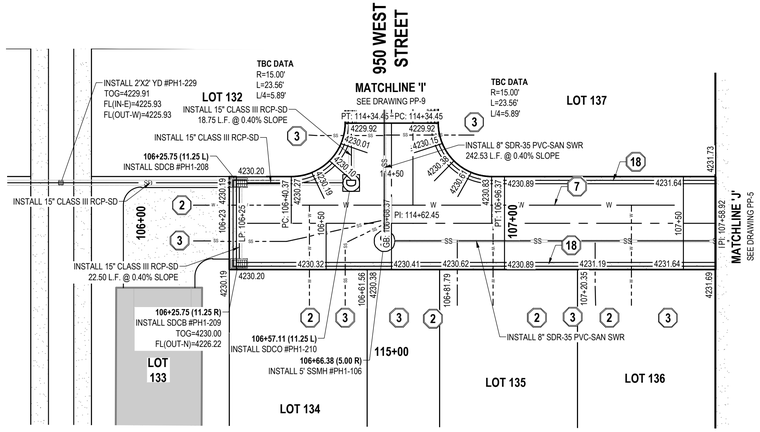
ELEV = 4225.00'

SCOPE OF WORK:

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

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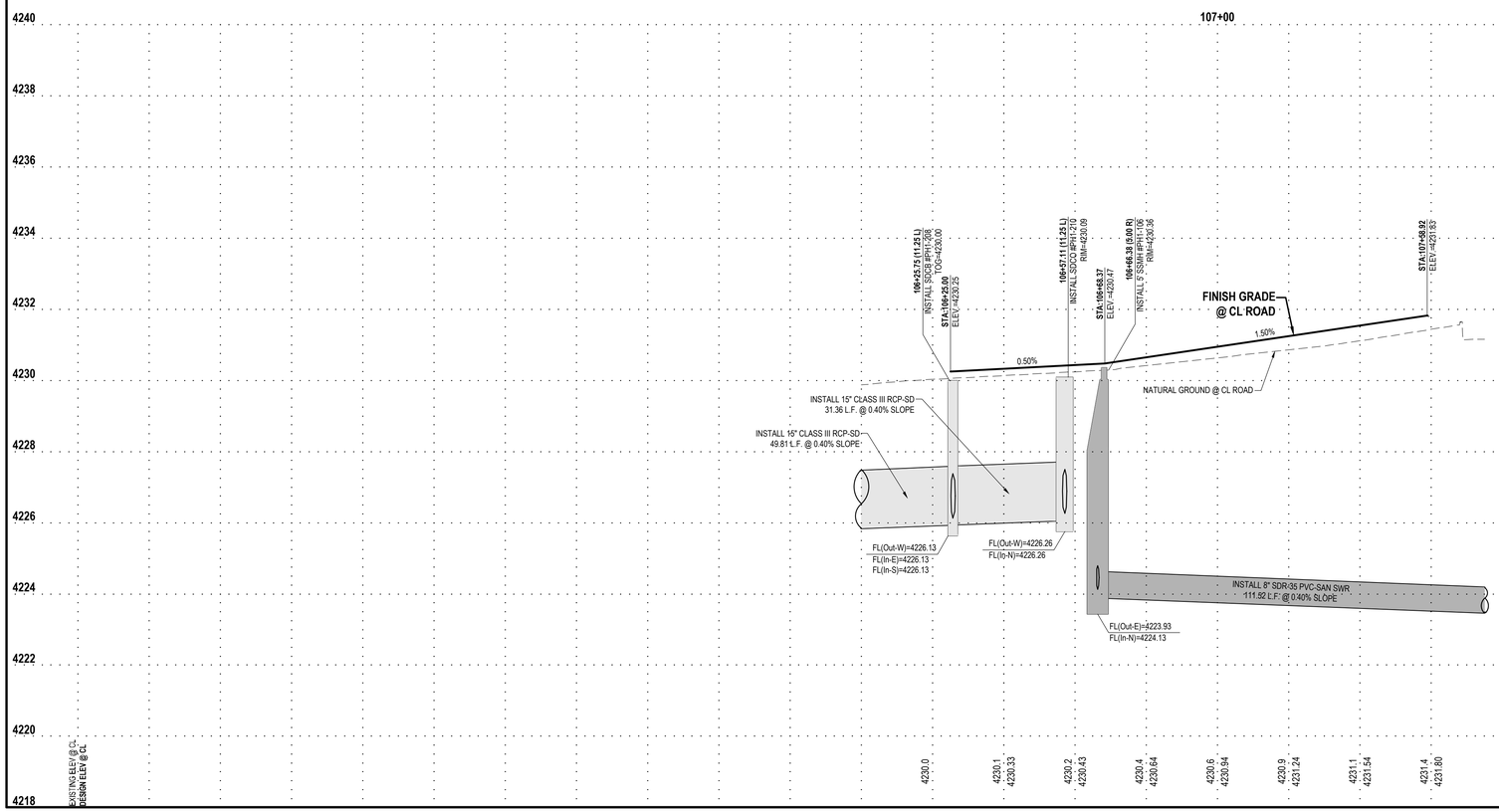


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

1575 SOUTH STREET



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THE STANDARD IN ENGINEERING

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FOR:
DESTINATION HOMES
67 South Main Street, Suite 300
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CONTACT:
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PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
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7			
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1575 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
L1894J	7/8/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

PP-8

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BENCHMARK

WITNESS CORNER TO SOUTHWEST CORNER OF SECTION 11 T4N, R2W SLB&M

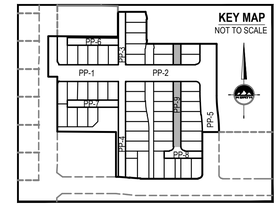
ELEV = 4225.00'

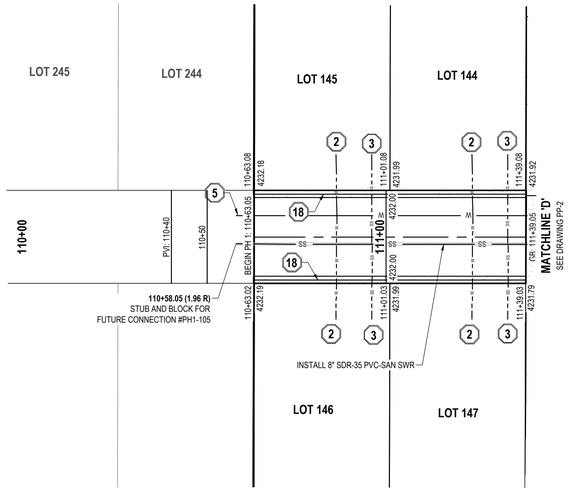
SCOPE OF WORK:

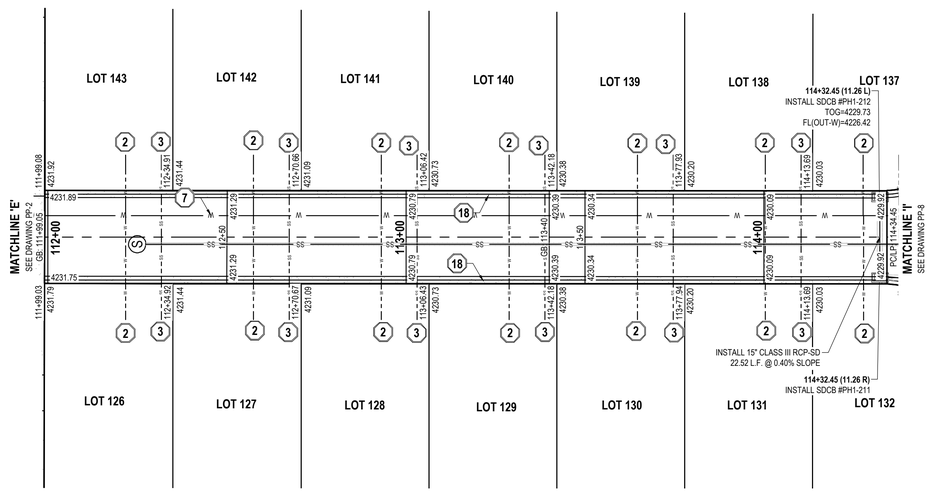
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KEY MAP
NOT TO SCALE





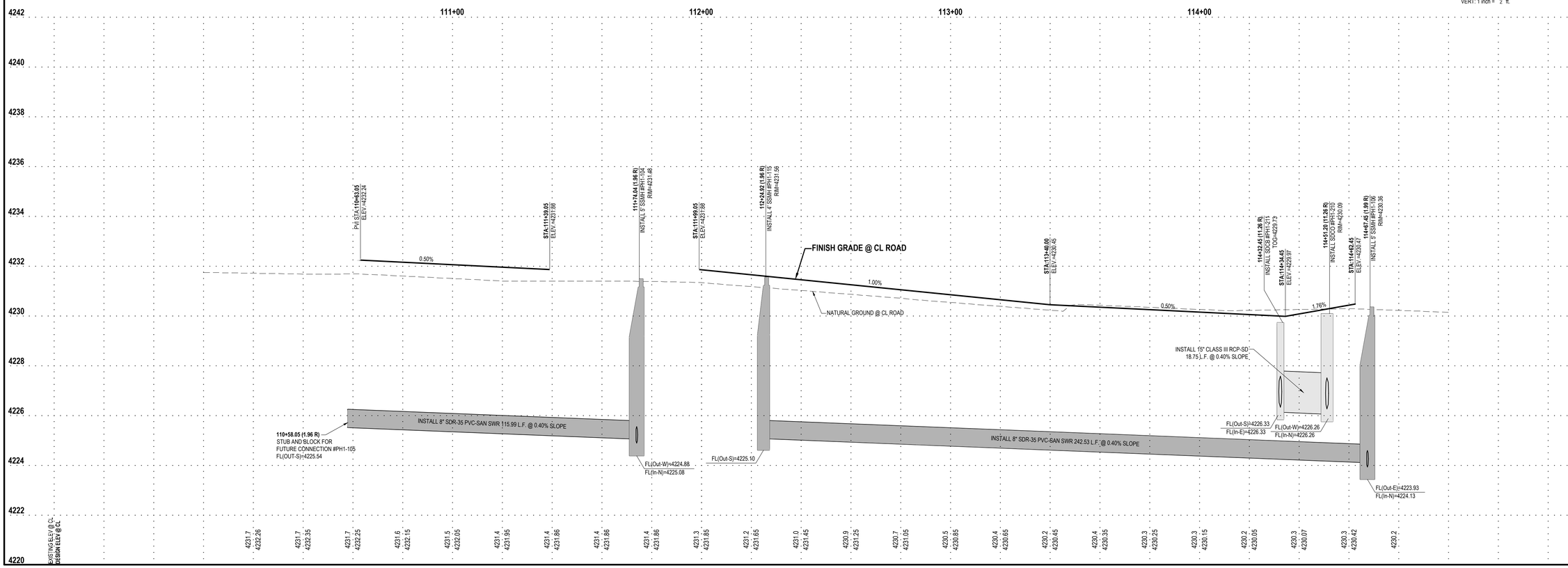


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

950 WEST STREET



ENSIGN
THE STANDARD IN ENGINEERING

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Phone: 801.547.1100

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PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

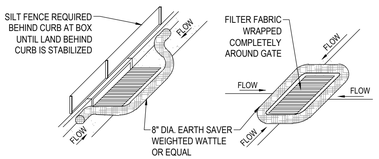
PROFESSIONAL ENGINEER
No. 10234838-2202
7-8-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

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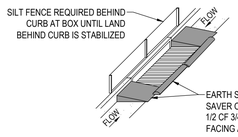
950 WEST PLAN AND PROFILE

PROJECT NUMBER: L189J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

PP-9



WATTLE OPTION



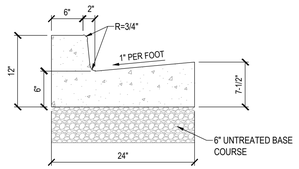
SANDBAG OPTION

NOTES:

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

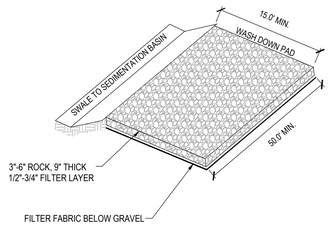
1 SAG INLET PROTECTION

SCALE: NONE



NOTE:

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

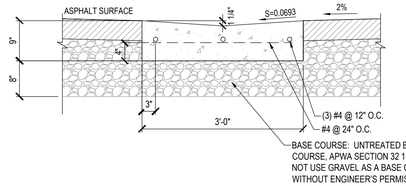


NOTE:

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

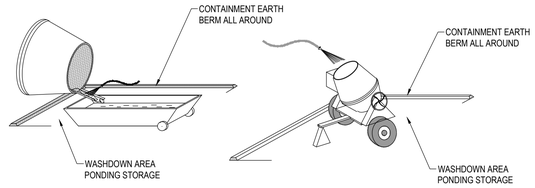
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



NOTE:

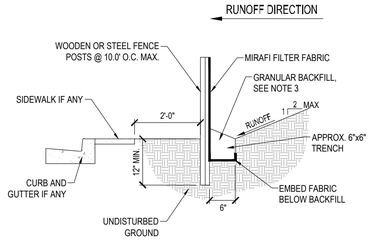
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.



OPTION A **OPTION B**

3 CONCRETE WASTE MANAGEMENT

SCALE: NONE

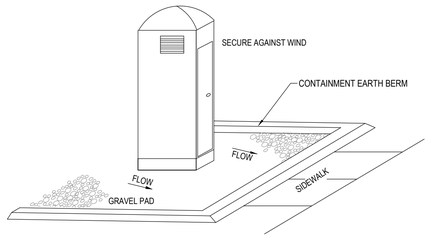


NOTES:

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

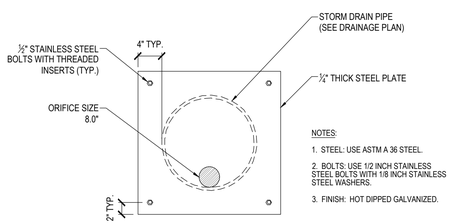
4 PORTABLE TOILET

SCALE: NONE



5 24" COLLECTION CURB AND GUTTER

SCALE: NONE

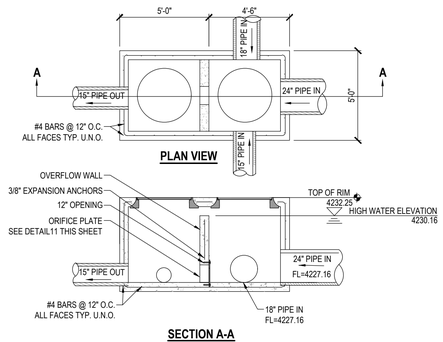


NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

6 3' WATERWAY

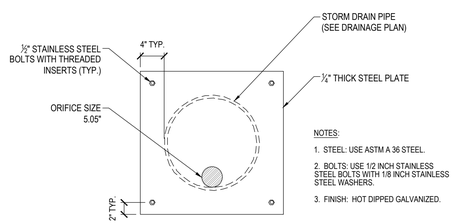
SCALE: NONE



SECTION A-A

7 TEMPORARY SILT FENCE

SCALE: NONE

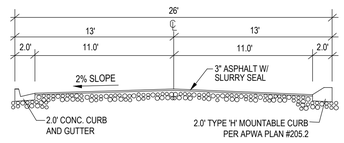


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8 POND CONTROL STRUCTURE #PH1-201

SCALE: NONE



9 ORIFICE PLATE

SCALE: NONE

10 POND CONTROL STRUCTURE #PH1-222

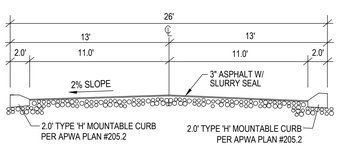
SCALE: NONE

11 ORIFICE PLATE

SCALE: NONE

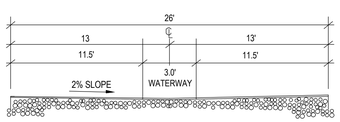
12 26' STREET CROSS SECTION 'A-A' (PRIVATE)

SCALE: NONE



13 26' STREET CROSS SECTION 'B-B' (PRIVATE)

SCALE: NONE



14 26' ALLEY CROSS SECTION 'C-C' (PRIVATE)

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
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SALT LAKE CITY
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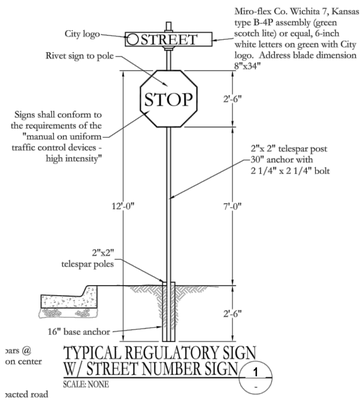
PROFESSIONAL ENGINEER — REGISTERED — No. 10234838-2202 — 7-8-2021 — STATE OF UTAH — ANDREW JAMES SHAFFER

NO.	DATE	REVISION	BY
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DETAILS

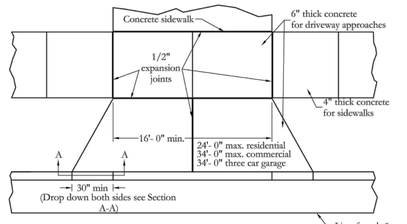
PROJECT NUMBER L1894J
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DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-600



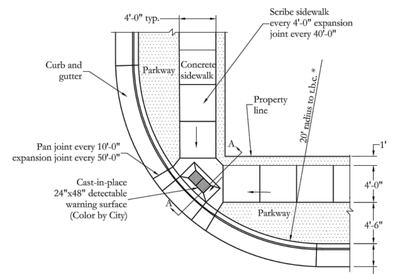
TYPICAL REGULATORY SIGN W/ STREET NUMBER SIGN 1

SCALE: NONE



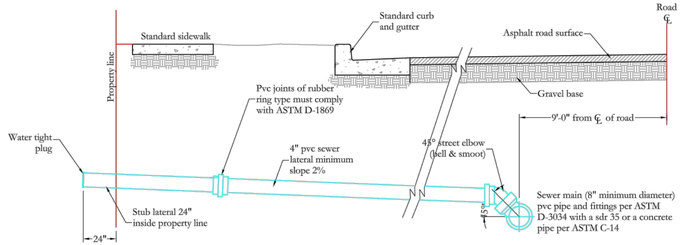
DRIVEWAY APPROACH DROP DOWN STYLE 2

SCALE: NONE



WHEELCHAIR RAMP - PEDESTRIAN ACCESS 3

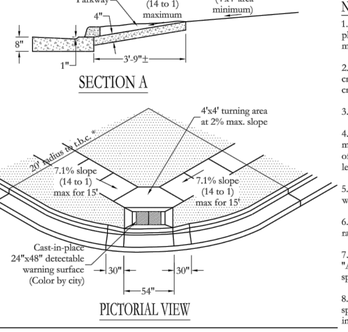
SCALE: NONE



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.

TYPICAL SEWER LATERAL CONNECTION 4

SCALE: NONE



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.

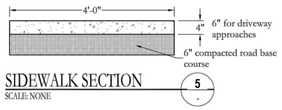
8. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City (other products to be approved by City prior to installation).

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

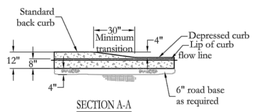
*1. Contractor shall not flush rock & debris from newly installed pipelines downstream into the existing system.

*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.

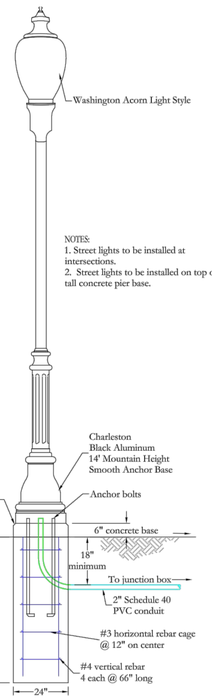


SIDEWALK SECTION 5

SCALE: NONE

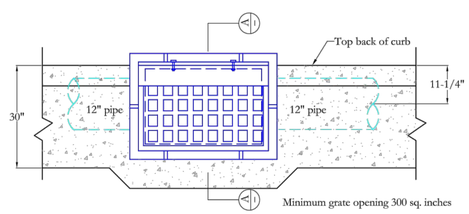


SECTION A-A

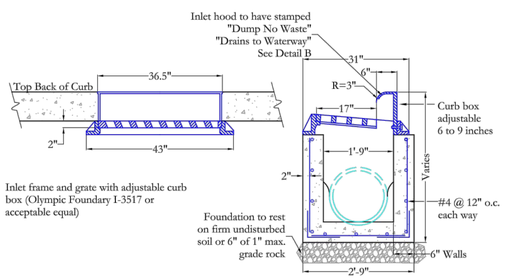


INTERSECTION STREET LIGHT POLE DETAIL 11

SCALE: NONE



Minimum grate opening 300 sq. inches



Inlet frame and grate with adjustable curb box (Olympic Foundary I-3517 or acceptable equal)

Foundation to rest on firm undisturbed soil or 6" of 1" max. grade rock

SECTION A

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.

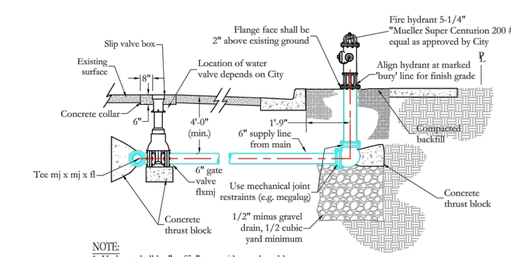
3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.

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 6

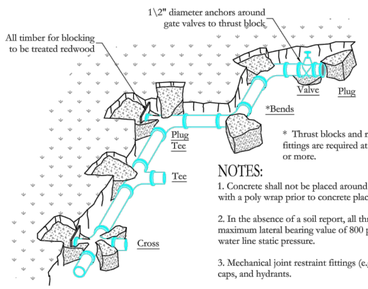
SCALE: NONE



NOTE:
1. Hydrant shall be "traffic" type with a replaceable break-away unit immediately above ground.

TYPICAL THRUST BLOCK CONNECTION 7

SCALE: NONE



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.

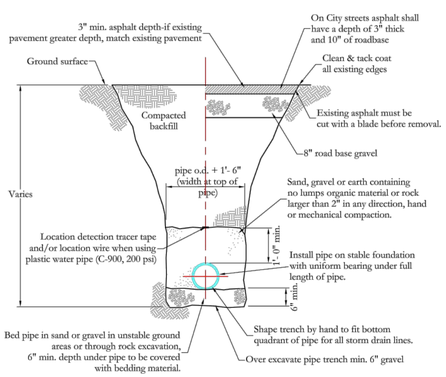
3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.

4. All threaded connections and/or bolts shall be encased with a APWA approved lubricant grease.

* Thrust blocks and restrained joint fittings are required at all bends 22 1/2° or more.

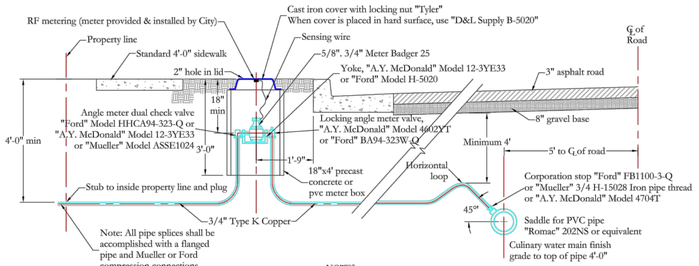
CONCRETE THRUST BLOCK DETAILS 8

SCALE: NONE



CULINARY WATER TRENCH CROSS-SECTION 9

SCALE: NONE



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.

TYPICAL WATER CONNECTION 10

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1

900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
STATE OF UTAH
TIMOTHY JAMES SHAFFER

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

CLEARFIELD CITY DETAILS

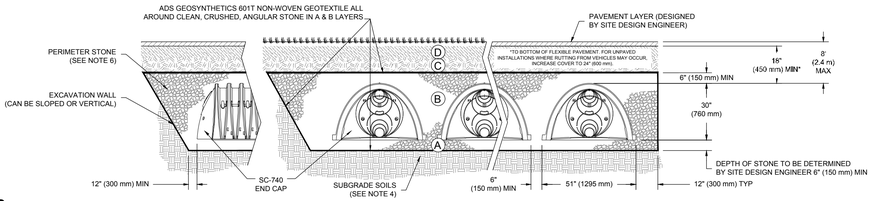
PROJECT NUMBER L1894J
PRINT DATE 7/8/21
DRAWN BY JJMOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-601

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

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

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



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-740
STANDARD CROSS SECTION

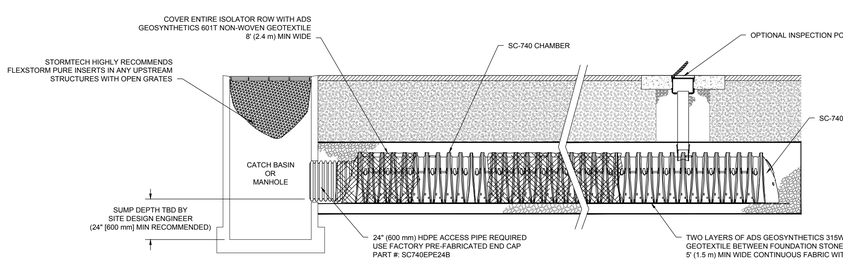
REV	DRW	CHK	DESCRIPTION
1	07/09/18	AJV	JLM UPDATE

DRAWN: JLM
DATE: 11/18/14
CHECKED: JLM
PROJECT #:

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
www.ads-pipe.com

THE DRAWING HAS BEEN PREPARED AS AN INDUSTRY STANDARD TO ASSIST UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OF OTHER PROJECT REPRESENTATIVES. THE SITE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AND HAS THE RESPONSIBILITY OF THE SITE DESIGN IN GENERAL THAT THIS PRODUCT IS DEPICTED AS A SUGGESTION TO BE USED AS A GUIDE ONLY. THE SITE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AND HAS THE RESPONSIBILITY OF THE SITE DESIGN IN GENERAL THAT THIS PRODUCT IS DEPICTED AS A SUGGESTION TO BE USED AS A GUIDE ONLY. THE SITE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AND HAS THE RESPONSIBILITY OF THE SITE DESIGN IN GENERAL THAT THIS PRODUCT IS DEPICTED AS A SUGGESTION TO BE USED AS A GUIDE ONLY. THE SITE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AND HAS THE RESPONSIBILITY OF THE SITE DESIGN IN GENERAL THAT THIS PRODUCT IS DEPICTED AS A SUGGESTION TO BE USED AS A GUIDE ONLY. THE SITE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AND HAS THE RESPONSIBILITY OF THE SITE DESIGN IN GENERAL THAT THIS PRODUCT IS DEPICTED AS A SUGGESTION TO BE USED AS A GUIDE ONLY.

SHEET
1 OF 1



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

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

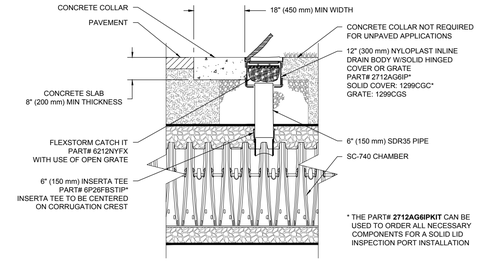
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

SC-740 6" INSPECTION PORT DETAIL
NTS

ISOLATOR ROW DETAILS
SC-740

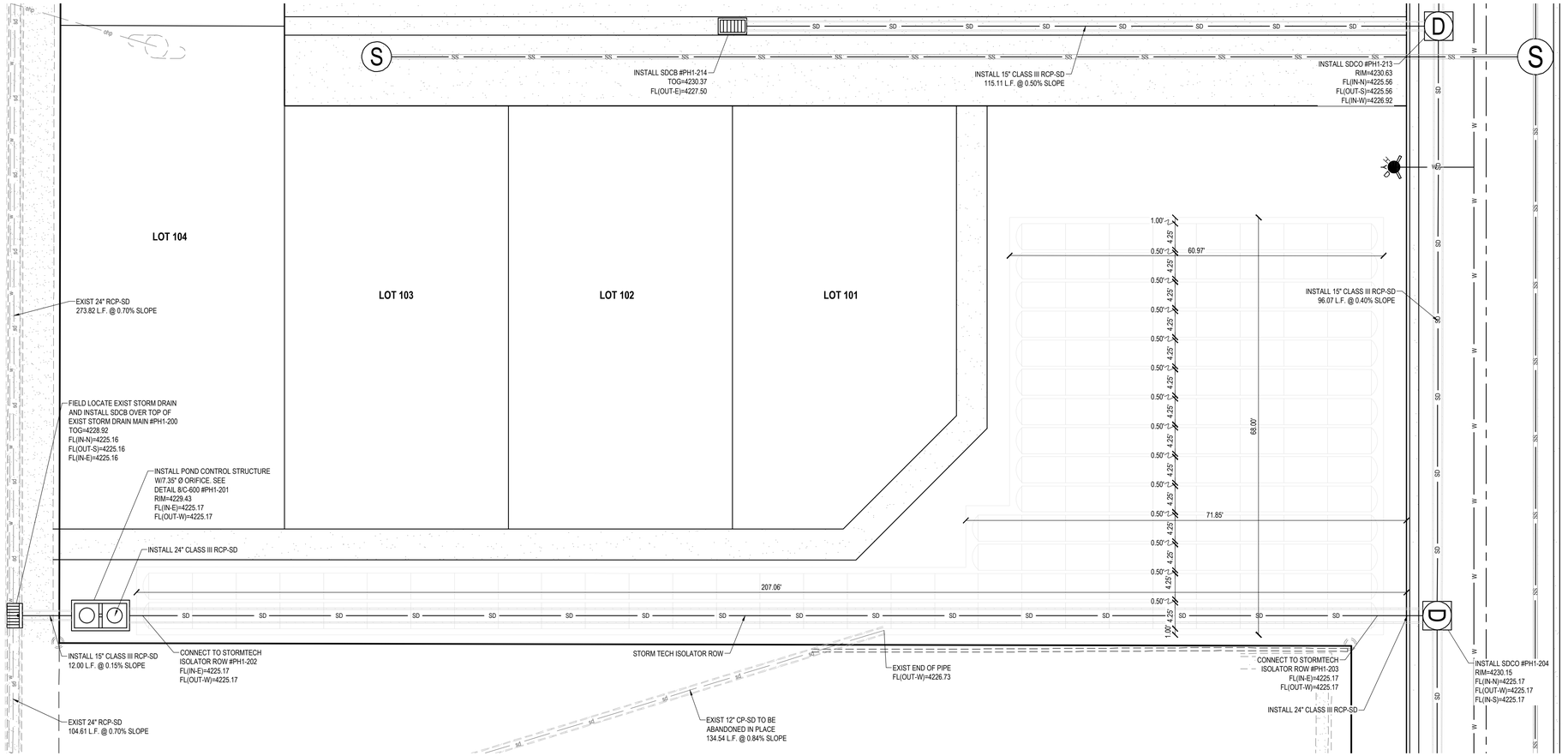
REV	DRW	CHK	DESCRIPTION
1	07/09/18	AJV	JLM UPDATE

DRAWN: JLM
DATE: 03/08/17
CHECKED:
PROJECT #:

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
www.ads-pipe.com

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SHEET
1 OF 1



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:
DESTINATION HOMES
67 South Main Street, Suite 300
LAYTON, UT 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-9993

WILCOX FARMS SUBDIVISION PHASE 1
900 WEST AND 1500 SOUTH
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
7-8-2021
STATE OF UTAH
JEREMY JAMES PRESTON

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

STORMTECH SC-740 DETAIL

PROJECT NUMBER: L1894J
PRINT DATE: 7/8/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

C-602

Public Works Department
497 South Main Clearfield City, UT 84015
Phone: 801-525-4419

July 21st, 2021

Attn: Brad McIlrath, Senior Planner
Proj: Wilcox Farms
Subj: Subdivision Phase 1 Review

Brad,

I have reviewed the plans shared on Bluebeam Wilcox Farms. Based on the plans provided I have a few comments that need addressed.

- 1000 West is labeled as 1100 West on all pages starting with C-002
- Subdivision Plat Phase 1 page has two streets labeled as 1000 West
- Ownership of open space detention area is not indicated in owner's dedication
- Recommended to put 8" gate valve on all sides of the intersection on 900 West for maintenance purposes
- The PUE's are missing
- We are requesting 8 more streetlights to be added to the subdivision. See attached photo for locations.

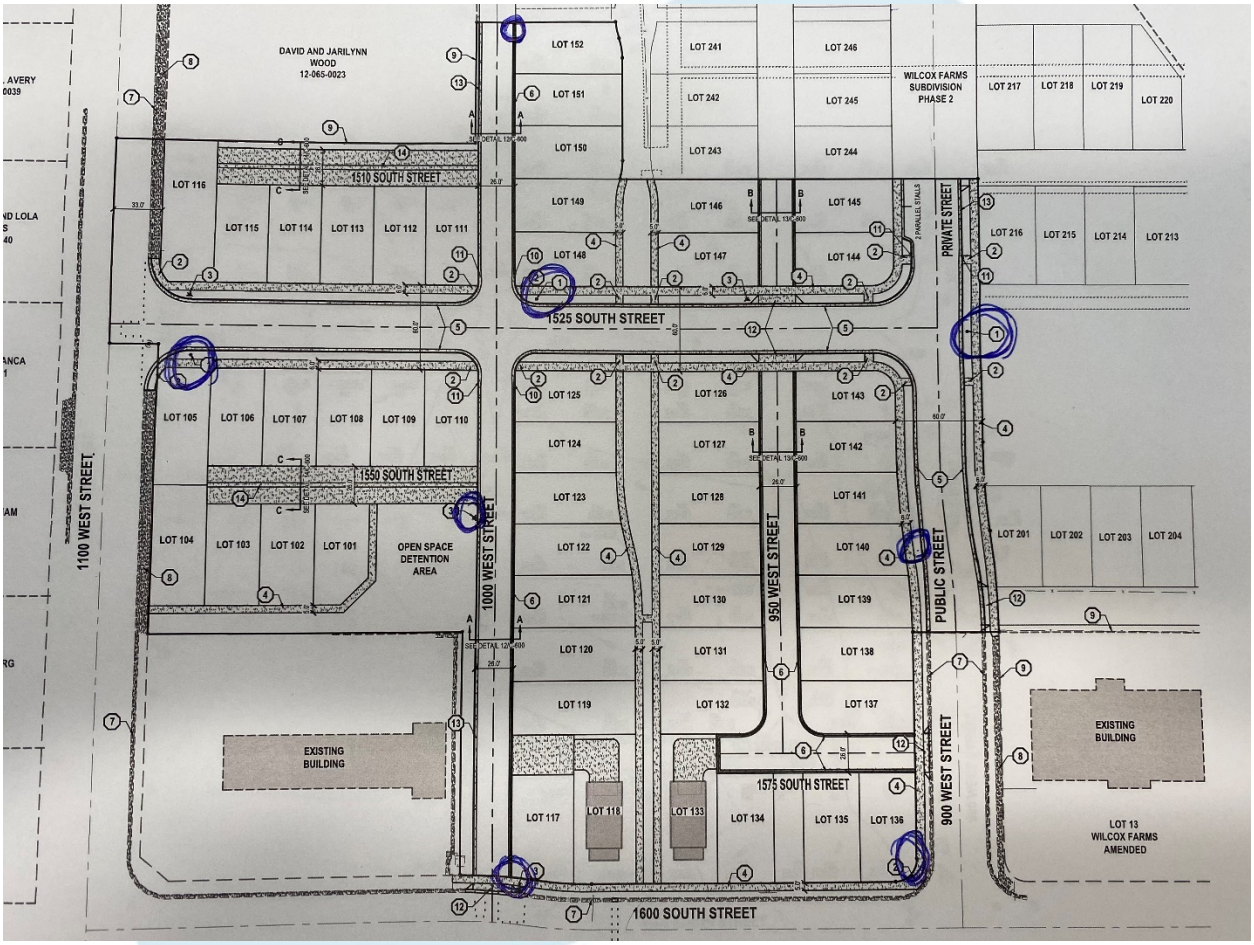
If you have questions, please contact me anytime.

Thanks,

Dayton Newell
Clearfield City Public Works
Engineer Technician
Dayton.newell@clearfieldcity.org
(801) 525-4423 Office

Clearfield City
Public Works

Public Works Department
497 South Main Clearfield City, UT 84015
Phone: 801-525-4419



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: Cam Preston / Ensign Engineering
Brad McIlrath / Clearfield City Planner

FROM: John Taylor / Fire Marshal

RE: Wilcox Farm Phase I

DATE: July 16, 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. As per my phone call with Cam Preston on July 15, 2021, additional fire hydrants will be added near lots #152 and #201. Cam Preston will revise the plan and submit it to me as soon as possible.

2. A site plan review fee and application are required prior to final approval.

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.

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Adam Favero, Public Works Director
MEETING DATE:	August 31, 2021
SUBJECT:	Water Conservation Planning in Response to Weber Basin Water Conservancy District's Letter

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RECOMMENDED ACTION

Receive direction from City Council on the options provided in this staff report as they relate to water conservation.

DESCRIPTION / BACKGROUND

On August 2, 2021, Clearfield City staff received a letter from Weber Basin Water Conservancy District (WBWCD) explaining their plan to conserve drinking water for next year's use.

Staff invited Weber Basin to present to the Clearfield City Council on April 13, 2021, to make the City Council aware of the current drought situation. Since the meeting, staff has been carrying out the plan set forth in the April 13, 2021 staff report. As City Council is aware, it has been an abnormally dry summer, not helping the state's current conditions. For this reason, Weber Basin has met with several agencies and has decided to terminate irrigation water deliveries for secondary and agricultural uses on September 20, 2021. This information is explained in the letter from Weber Basin (see attached letter.) This decision was based on the fact that if the state does not receive an above-average amount of moisture this winter, we will not have enough water to supply our consumers with drinking water next season.

Clearfield City does not manage any water systems that would be considered "secondary or agricultural uses", other than the water purchased for Steed Pond and the water pulled from the 200 South well for Mabey Pond. Staff feels that it is our responsibility to present City Council with options to do our part in the conservation of water. The attached spreadsheet outlines different options for the City Council to consider. Staff is open to any suggestion the City Council has on this topic.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services Through Well-Planned Facilities and Infrastructure.

FISCAL IMPACT

- Due to the City's water conservation efforts, we are expecting a decrease in demand. From this, enterprise revenues are anticipated to decrease as well. The City's contract with WBWCD obligates the City to pay the District for a set amount of acre feet of water regardless of the amount supplied to the City.
- See three options spreadsheet for additional information.

PERSONNEL IMPACT

- Personnel impacts will vary depending on which option the City Council decides to implement.
- See three options spreadsheet for additional information.

HEDGEHOG ANALYSIS

N/A - legally required to provide and conserve water.

SCHEDULE / TIME CONSTRAINTS

The irrigation season will end September 20, 2021 for all secondary and agricultural uses.

LIST OF ATTACHMENTS

- Letter from Weber Basin Water Conservancy District
- Three Options Spreadsheet

WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • SLC (801) 359-4494 • Fax (801) 544-0103

August 2, 2021

Dear Official,

Weber Basin Water Conservancy District (District) held an emergency meeting with its irrigation water customer agencies on July 27, 2021, to discuss the persistent and extreme drought conditions we are experiencing. We understand this has been a difficult year for all of us involved in the water delivery business. We appreciate the input and explanations of the varied conditions in which entities find themselves leading into late summer. Obviously, we hope for a better water supply next year but are compelled to plan for a worse-case scenario which includes next year's water year looking much like the one we are experiencing. District staff reviewed our current water supplies, use projections, and customer agency input with our Board of Trustees at their July 29, 2021 meeting. In that meeting, staff expressed the difficulty of balancing present customer requests with the need to preserve some water in reservoirs for next year. Only next year's drinking water supply is projected to remain in our major reservoirs going into this winter.

Our Board of Trustees concluded to terminate irrigation water deliveries for secondary and agricultural uses (both wholesale and retail) on September 20, 2021. To allow users to have access to irrigation water through the weekend of September 18th, we will shut the valves and gates from the aqueducts and diversions on September 20, 2021 and allow users to drain the systems. The District is trying to deliver water as late into the season as possible to ensure farmers have adequate supply for their crops as we understand that, in many cases, their livelihood depends on it. We also understand this early shutoff will not be popular with some, but the conclusion is that it is in the best interest of the District's 700,000 residents to preserve a drinking water supply for next year.

Please note that the above-mentioned schedule for the irrigation water shutdown applies to sources from the District. There are many irrigation water suppliers in your areas which will terminate irrigation services earlier than the dates referenced above. We stand ready to answer questions you may have and to assist you in coordinating this challenging water year. We appreciate our relationship with you and again hope for a better winter and water supply next year.

Sincerely,

Tage I. Flint, PE
General Manager/CEO

TIF/DEH/

Average temperatures for September 20 are 75 degrees farenheit for the high, and 54 degrees farenheit for the low.

Overall city water usage is only 57% of normal (usually at 71% at this time)

Unused water in secondary water systems is "wasted."

Option 1	Option 2	Option 3
Continue to encourage residents to conserve and continue to water city property as needed.	Encourage residents to water minimally and continue to water city property as needed.	Require a stop to all irrigation, public, and private water use for irrigation purposes.

Action	Action	Action
Maintain the status quo. Continue to water all turf as needed based on weather data and the needs of the turf.	Utilize the conservation capabilities of the new irrigation control system to water based on the needs of the turf, based on weather and soil conditions.	Prohibit all water use for irrigation purposes.
Increase marketing to inform the public that water use in parks is only 51% of normal.	Water other turf areas minimally to avoid losing the turf. Max of 1x/week	Inform the public that water use for irrigation purposes is prohibited.
Continue to use marketing to encourage water conservation.	Increase marketing to inform the public that water use in parks is only 51% of normal due to the new system.	Enforce.
Begin to overseed fields with more drought tolerant blend of turf.	Begin to overseed fields with more drought tolerant blend of turf.	Begin to overseed fields with more drought tolerant blend of turf.
Require all new construction to use more drought tolerant turf blends.	Require all new construction to use more drought tolerant turf blends.	Require all new construction to use more drought tolerant turf blends.

Pros	Pros	Pros
Allow the new $225K irrigation management system to manage the system and conserve water as we have all season	Allow the new $225K irrigation management system to manage the system and conserve water as we have all season	Maximize water conservation.
Keeps our sports fields in safe and playable condition	Keeps our sports fields in safe and playable condition	Positive PR as other cities on secondary systems are shut down.
Reduces the turf repair and maintenance costs next year.	Reduces the turf repair and maintenance costs next year.	

Cons	Cons	Cons
Does not conserve additional water.	The potential bad PR we may receive for watering while other cities can not.	Turf on sports field will be destroyed by the continues usage permitted through October.
Poor PR if other areas on secondary can't water.		Cost or renovation of sports field turf will be high. The cost of replacing all turf in the city would be $1.2M. Re-sodding the sports fields only, would cost approximately $600K at $0.28/square foot.
		Lost revenue for spring field use.
		Re-sodding or seeding in the spring will require increased water usage to establish turf.
		Our sports field may not be in a safe and payable condition

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: JJ Allen, City Manager

MEETING DATE: August 31, 2021

SUBJECT: Monthly Reports to the City Council – hedgehog

RECOMMENDED ACTION

No action; discussion only.

DESCRIPTION / BACKGROUND

As staff, we are continually looking for opportunities to simplify so that we can focus on the things that matter most in creating a place where people want to be. It recently occurred to us that the task of preparing and submitting a monthly report to the City Council might be worth a close look through our "hedgehog" process, to see if it is worth keeping or not. However, as the Council is the primary audience for the monthly report, we felt it would be appropriate for that body to conduct the hedgehog analysis. To provide more context, attached is a background worksheet with more description about the monthly report preparation process / time implications.

HEDGEHOG ANALYSIS

To be determined via discussion at the August 31 work session.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

Providing Quality Municipal Services

FISCAL IMPACT

See attached background worksheet.

ALTERNATIVES

Department heads could provide oral reports at the end of policy session.

SCHEDULE / TIME CONSTRAINTS

Direction on this topic is not urgent.

LIST OF ATTACHMENTS

- Hedgehog Evaluation Background Worksheet – Monthly Report to City Council

Hedgehog Evaluation Background Worksheet	
Item to be Rated:	Monthly Report to City Council
Background / Description:	At the beginning of each month, department heads compile a report summarizing their departments' activities from the prior month and submit it to the City Manager, who reviews the information and combines it into one document with a cover memo. The report is then distributed to the Mayor and Council, as well as to City staff. The compilation of monthly reports serves to meet the requirement in City Code 1-7A-2(F) for an annual report.
Objective(s):	Keep the Governing Body informed of the latest happenings, project status, issues of concern, etc., and to provide a modicum of education on day-to-day operations.
Cost	
One-time / Up-front:	N/A
Annual:	If each month requires about 10 hours of staff time, the value of that time is estimated at about $7k / year. That said, due to these employees' "salaried" status, the focus should be more on the time spent than the dollar value.
Funding Source	
One-time / Up-front:	N/A
Annual:	Mostly General Fund (personnel accounts), with some allocation to the Utility Funds.
Return	
Describe the return on investment (type, quantity, timeframe, etc.):	Not easily quantifiable, and probably best answered by the intended audience (primarily the Governing Body). Are they better informed as a result of the monthly report?
Other Considerations	
Are the beneficiaries a demographic explicitly emphasized by City policy?	N/A
Description of risk or safety factors:	Not directly pertinent to risk or safety concerns.
What alternatives are available?	Information that has historically been included in monthly reports could be shared during the "staff reports" time at the end of policy sessions. More in-depth information could be scheduled for work session discussion.