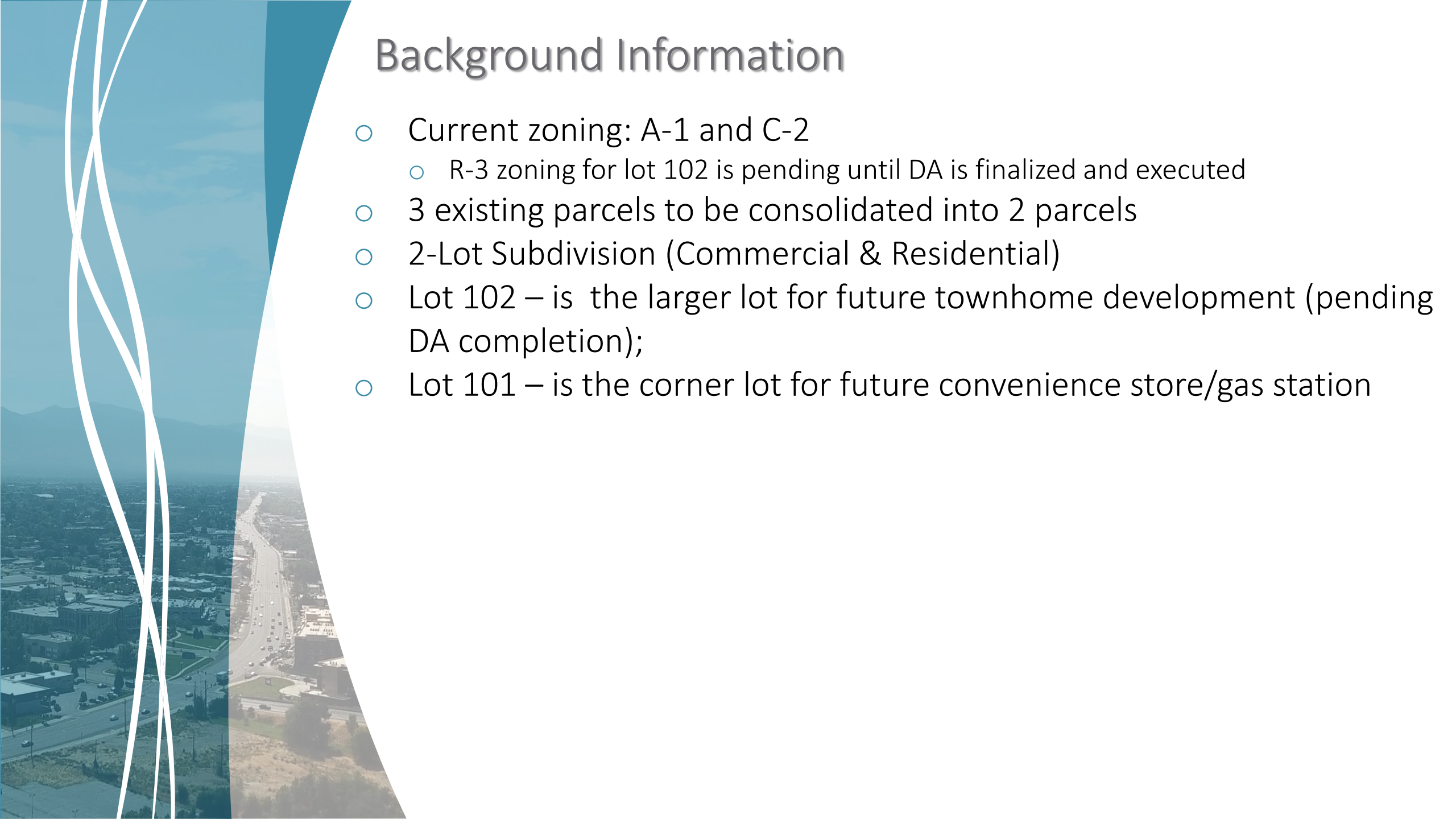


Clearfield City Council Work Session

August 31st, 2021



CLEARFIELD PARK AT ANTELOPE
Preliminary Final Subdivision Plat
PSP & FSP 2021-070034



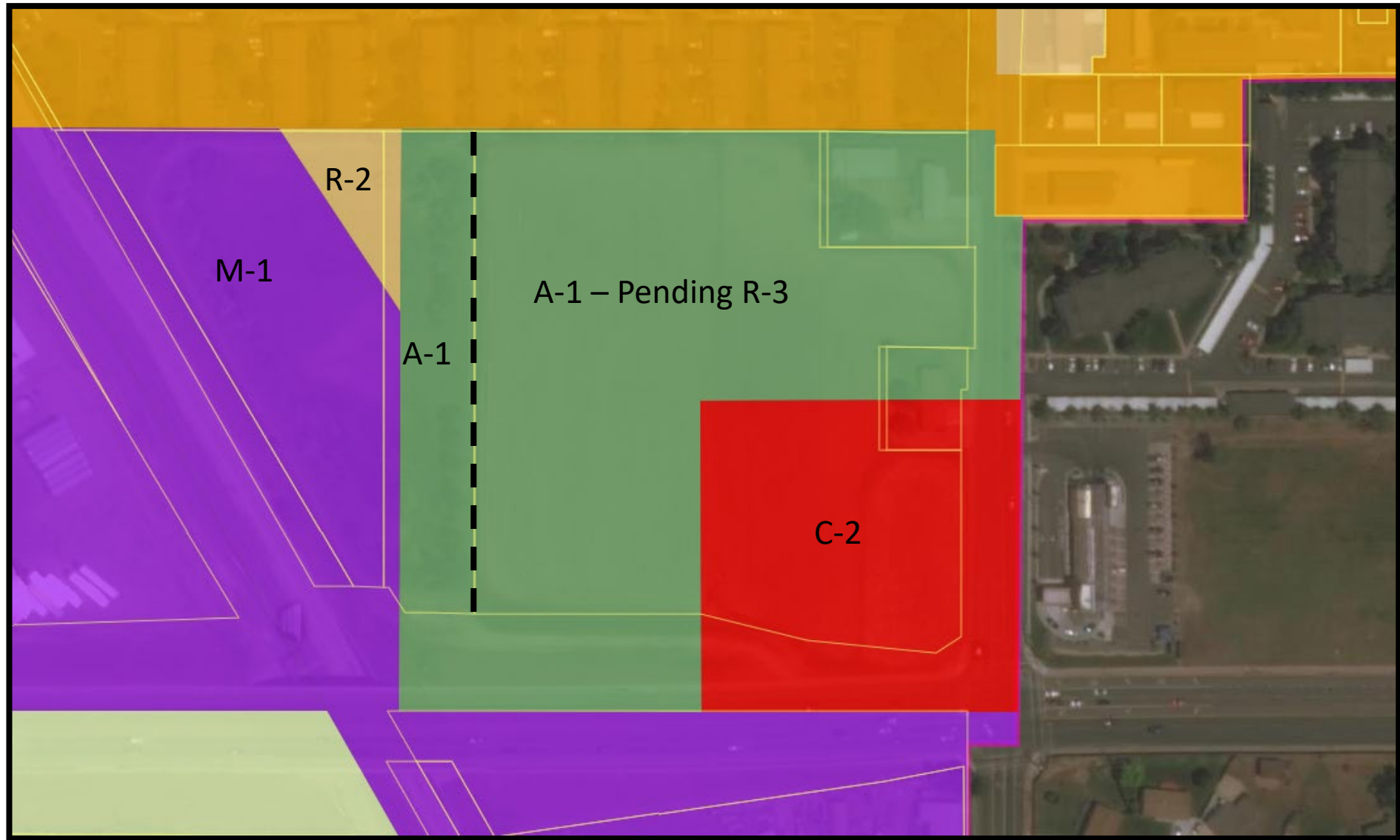
Background Information

- Current zoning: A-1 and C-2
 - R-3 zoning for lot 102 is pending until DA is finalized and executed
- 3 existing parcels to be consolidated into 2 parcels
- 2-Lot Subdivision (Commercial & Residential)
- Lot 102 – is the larger lot for future townhome development (pending DA completion);
- Lot 101 – is the corner lot for future convenience store/gas station

Aerial/Zoning Image



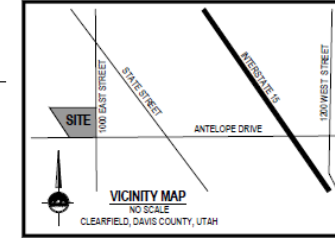
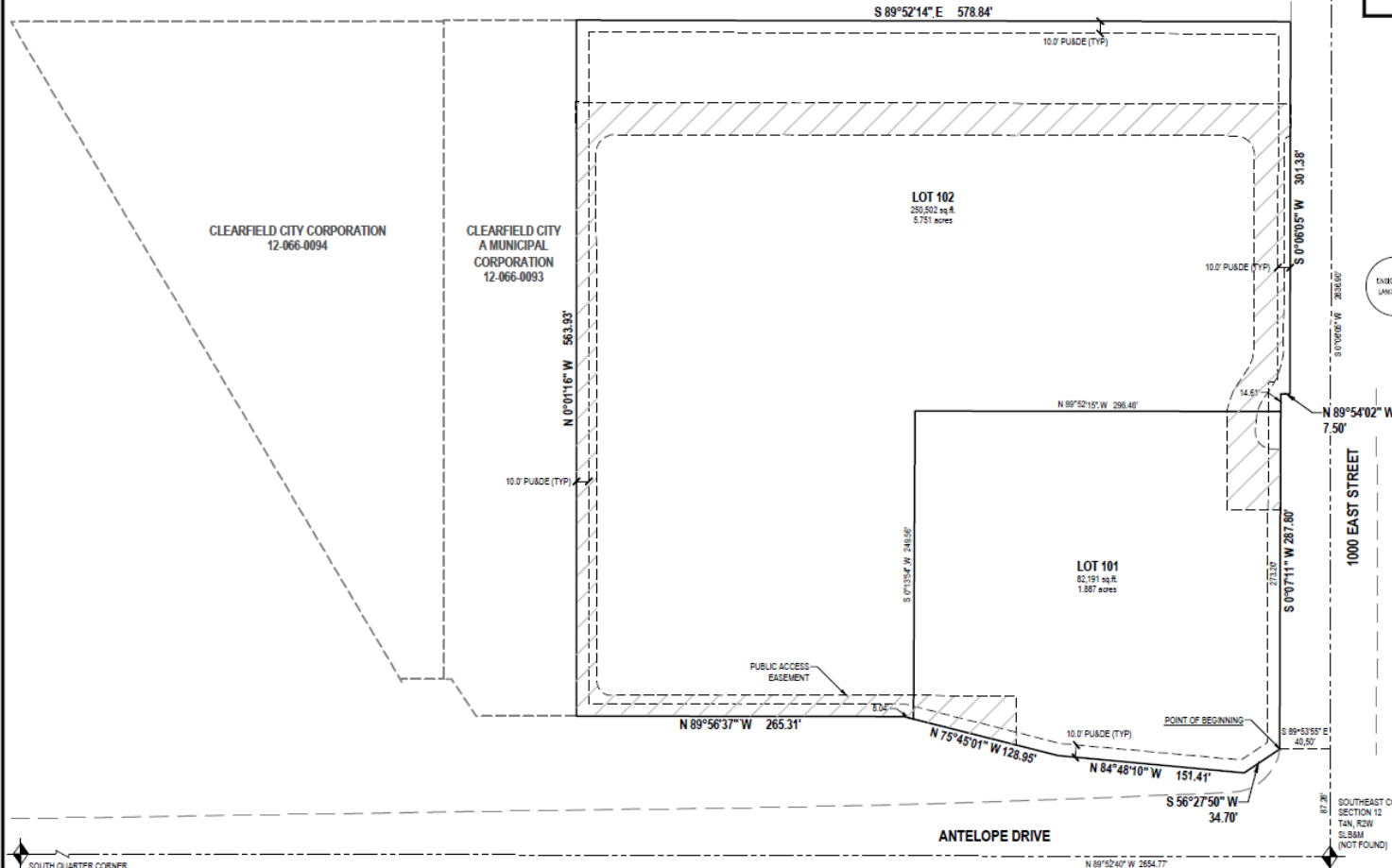
Zoning Image



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

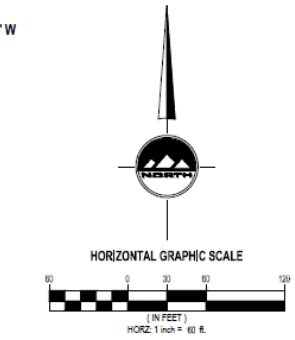
COUNTRY OAKS APARTMENTS



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\"



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

SURVEY RECORDING DATA

SURVEYOR'S CERTIFICATE
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 3024679 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 requirements 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\"

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

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 DAVIS COUNTY RECORDER BY _____ DEPUTY RECORDER
SHEET 1 OF 1 PROJECT NUMBER: 10174 MANAGER: C/PRESTON DRAWN BY: C/WRIGHT CHECKED BY: T.WILLIAMS DATE: 7/1/21		

 LAYTON 915 NORTH 400 WEST Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315 WWW.ENSIGNENGINEERING.COM	SALT LAKE CITY Phone: 801.261.0528 TOOELE Phone: 435.443.2346 CDCA CITY Phone: 435.465.1483 RICHHILL Phone: 435.895.2863	CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE: _____ CLEARFIELD CITY ATTORNEY	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE: _____ CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION	CITY ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION COVERED 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: _____ CITY RECORDER CITY MAYOR
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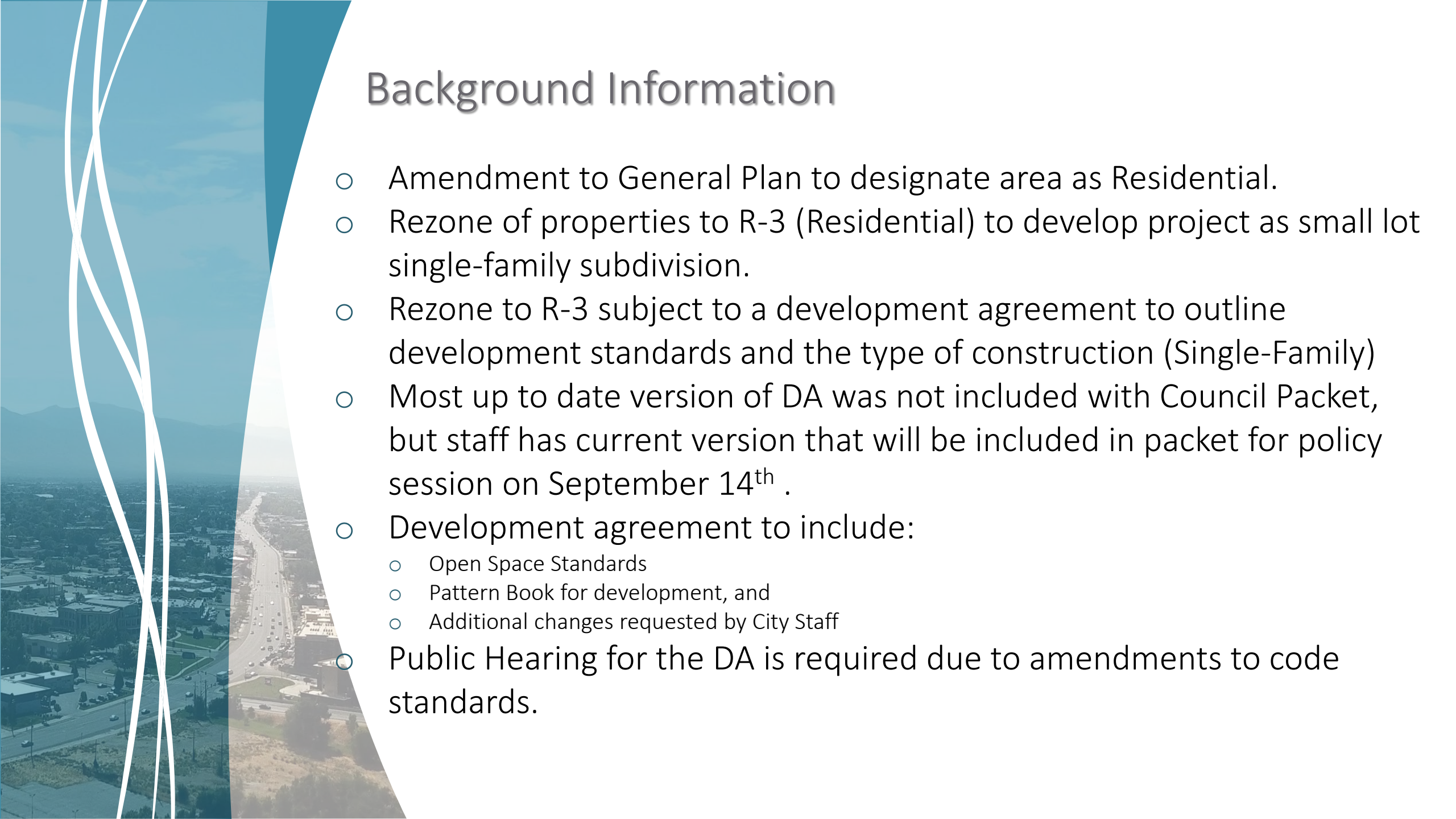
Planning Commission Recommendation

On August 18th, 2021, the Planning Commission forwarded 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). The recommendation was subject to the following conditions outlined below:

- 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.



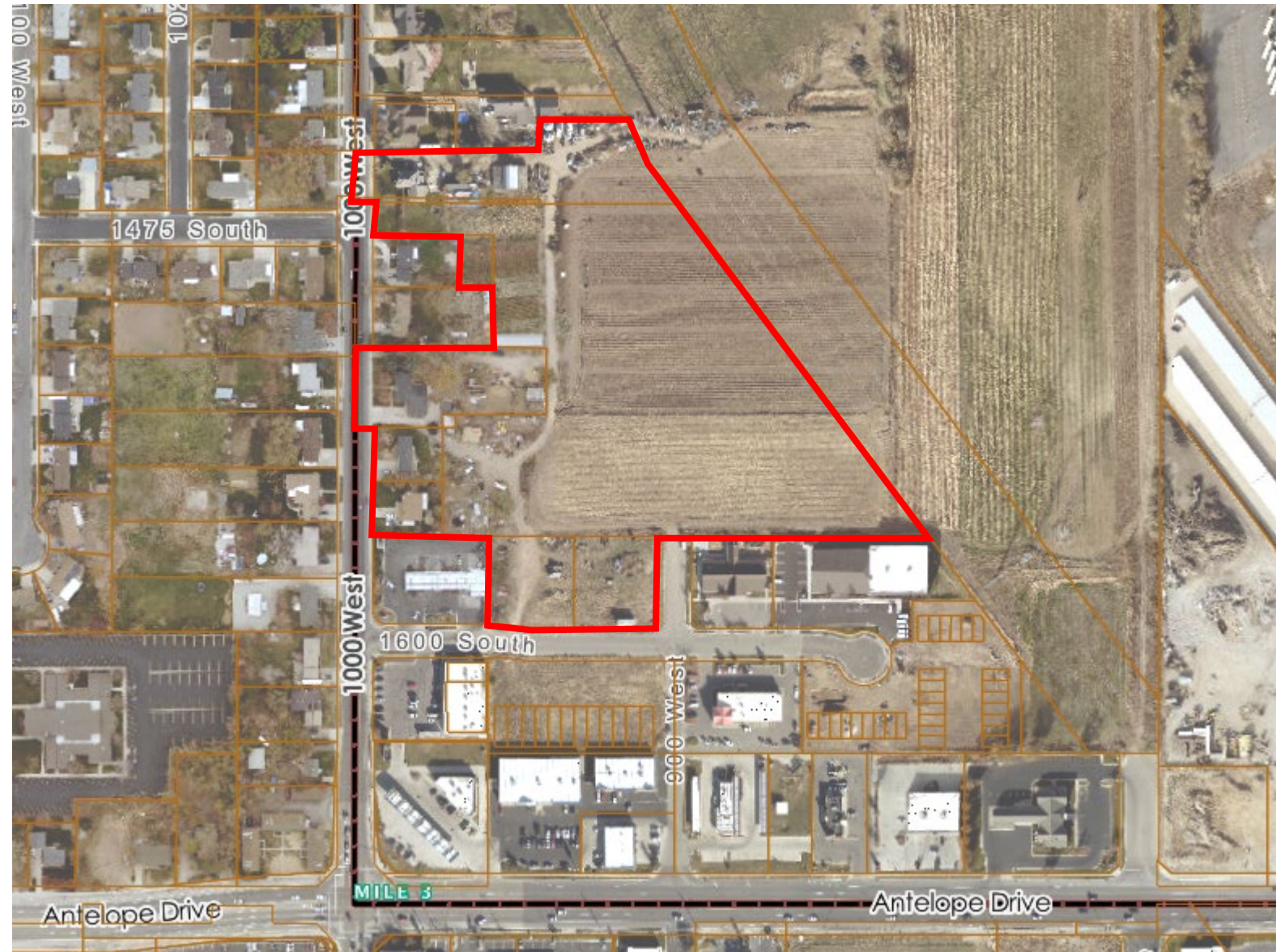
WILCOX FARMS Development Agreement



Background Information

- Amendment to General Plan to designate area as Residential.
- Rezone of properties to R-3 (Residential) to develop project as small lot single-family subdivision.
- Rezone to R-3 subject to a development agreement to outline development standards and the type of construction (Single-Family)
- Most up to date version of DA was not included with Council Packet, but staff has current version that will be included in packet for policy session on September 14th .
- Development agreement to include:
 - Open Space Standards
 - Pattern Book for development, and
 - Additional changes requested by City Staff
- Public Hearing for the DA is required due to amendments to code standards.

Aerial Image



Wilcox Farms Subdivision Concept



Key Elements

1. Wilcox Farms Pattern Book

- Design standards, lot standards, architectural standards, approved materials, and garage and accessory structure standards.

2. Public Road Standards

- City Standards
 - 60' Right-of-Way (back of sidewalk to back of sidewalk)
 - 41' road width (top back of curb to top back of curb)
 - 4.5' wide park strip
 - 4' wide sidewalk
- Proposed Standard (Acceptable by Public Works)
 - 60' Right-of-Way (back of sidewalk to back of sidewalk)
 - 36' road width (top back of curb to top back of curb)
 - 6' wide park strip
 - 6' wide sidewalk

3. Single-Family Development

- No more than 101 residential units (101 lots)

4. Establishment of HOA

- HOA to manage private streets, alleys, and common open spaces

5. Open Space

- R-3 Zone requires 25% open space, current design provides 19% but the DA is proposing no less than 15%. (PC comfortable with this and increased amenities for open space)

6. Miscellaneous

- Approval process between city and HOA, cleanup in Pattern Book and the DA.

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



Wilcox Farms DA Exhibits

- *Exhibit A – Legal Description (not included in ppt.)*
- *Exhibit B – Acreage Exhibit (Plat and Site Plan)*
- *Exhibit C – Pattern book*
- *Exhibit D – Landscape and Irrigation Plans*
- *Exhibit E – HOA Documents (not included in ppt.)*
- *Exhibit F – Storm Water Maintenance (not included in ppt.)*
- *Exhibit G – Architectural Review Stamps*

Exhibit C – Pattern Book



WILCOX FARMS PATTERN BOOK

Neighborhood Architectural Guidelines

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 conveniently accessible to many surrounding amenities, we pride ourselves on the opportunity to create a unique, active development that reflects the architectural context of the region and celebrates the natural beauty of the outdoors. Wilcox 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 the Wilcox 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 contributed 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 given 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.

ARCHITECTURE STANDARDS PRINCIPLES

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, windows, 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.



SECTION B

NEIGHBORHOOD STANDARDS

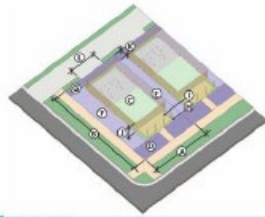
OVERVIEW: The goal of this section is to establish the framework on which the Wilcox Farms community will be built. To this end, this section details the necessary standards to create neighborhoods of distinction. The pages immediately following this overview describe the visions for the Wilcox Farms neighborhood 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 scripting is a technique by which to establish 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. The General Standards apply to all neighborhoods, but are superseded by the specific neighborhood style guides.

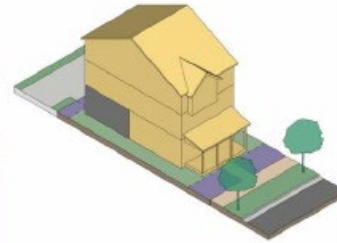
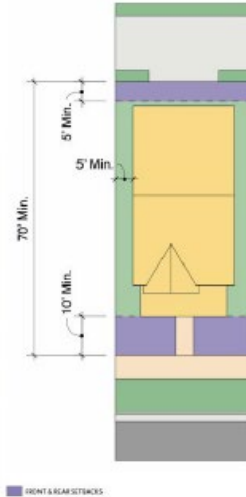
SINGLE-FAMILY HOMES FRONTING S 1000 W



TYPICAL ARCHITECTURE



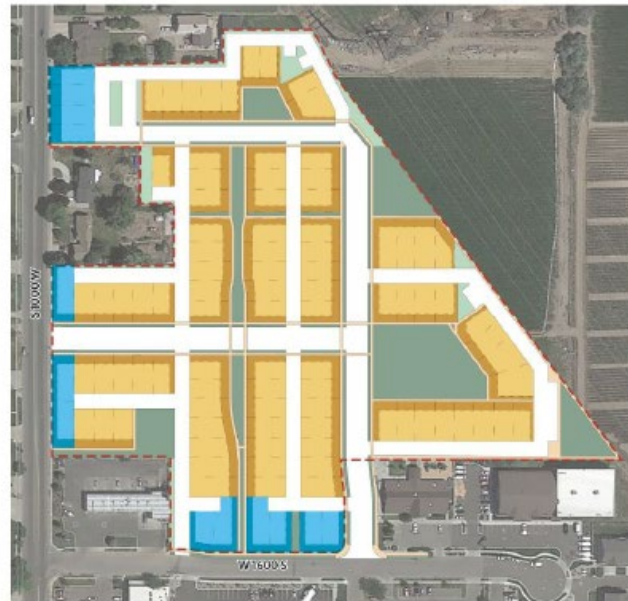
Typical Lot Size	
A Width	35 - 45 ft.
B Depth	70 ft. min.
C Area	2,450 sq ft. min.
Setbacks	
D Front	10 ft. min.
E Side	5 ft. min.
F Corner Side	10 ft. min.
G Rear	5 ft. min. - 7 ft. max.
Facade Zone	
H	10 ft.
Porch Encroachments	
I	2 ft.
Height	
J	2 - 3 stories
Garage Setback	
K	5 ft. min.
Maximum Driveway Approach Cut Width	
L	20 ft.
Above Ground Livable Area	
	1,000 sq ft. min.



Building Placement Example

BUILDING PLACEMENT GUIDELINES

WILCOE SITE MASTER PLAN / CLEARFIELD, UTAH / APRIL 2021



Illustrative Plan 1" = 120'

MASTER PLAN SCRIPTING

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

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

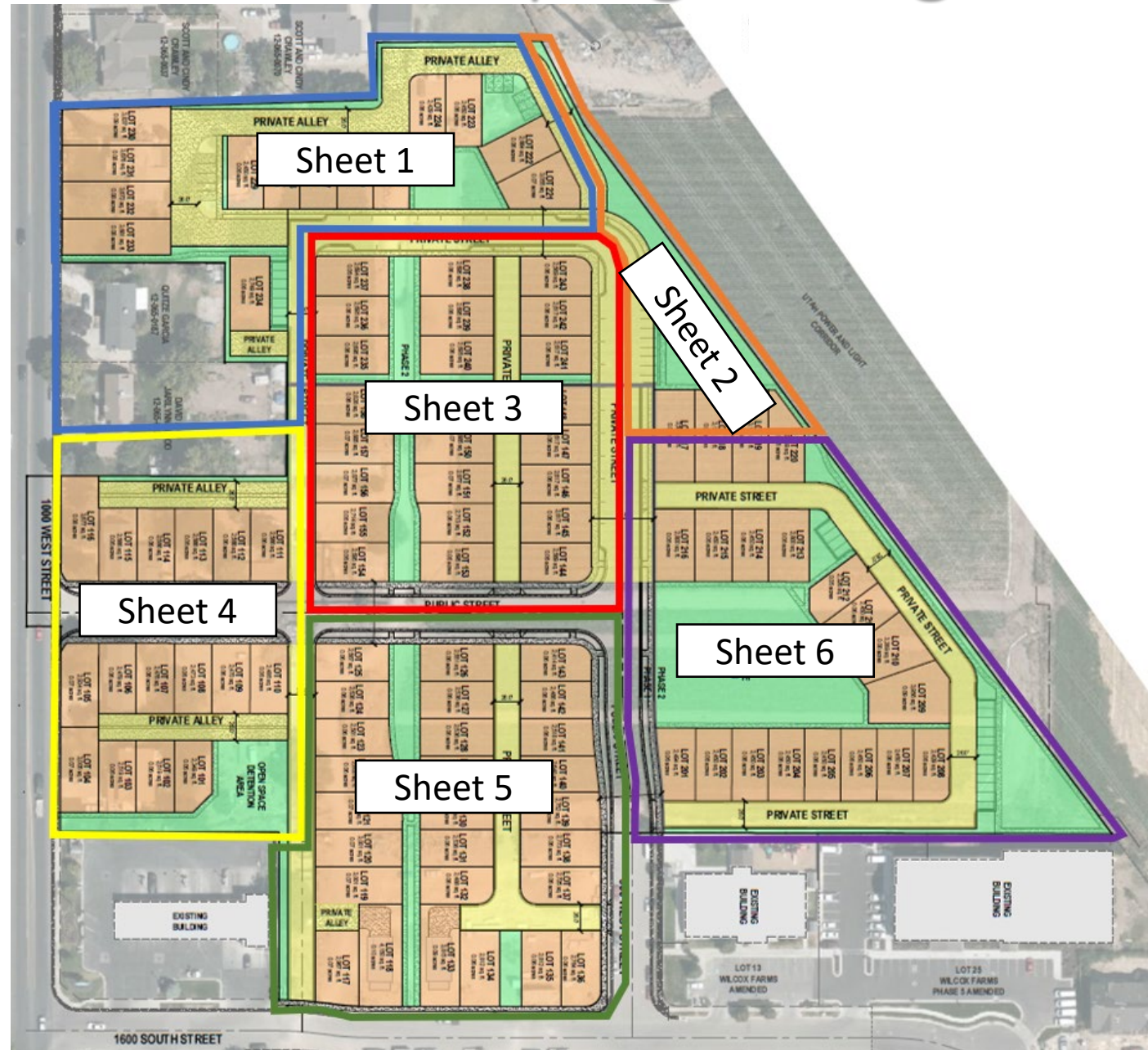
- Color must be approved by the Architectural Review Board and shifts are limited to the following locations: inside corners; horizontal breaks and changes in material; breaks between trim and wall plane; gable ends and accent panels; plane changes

LIGHTING

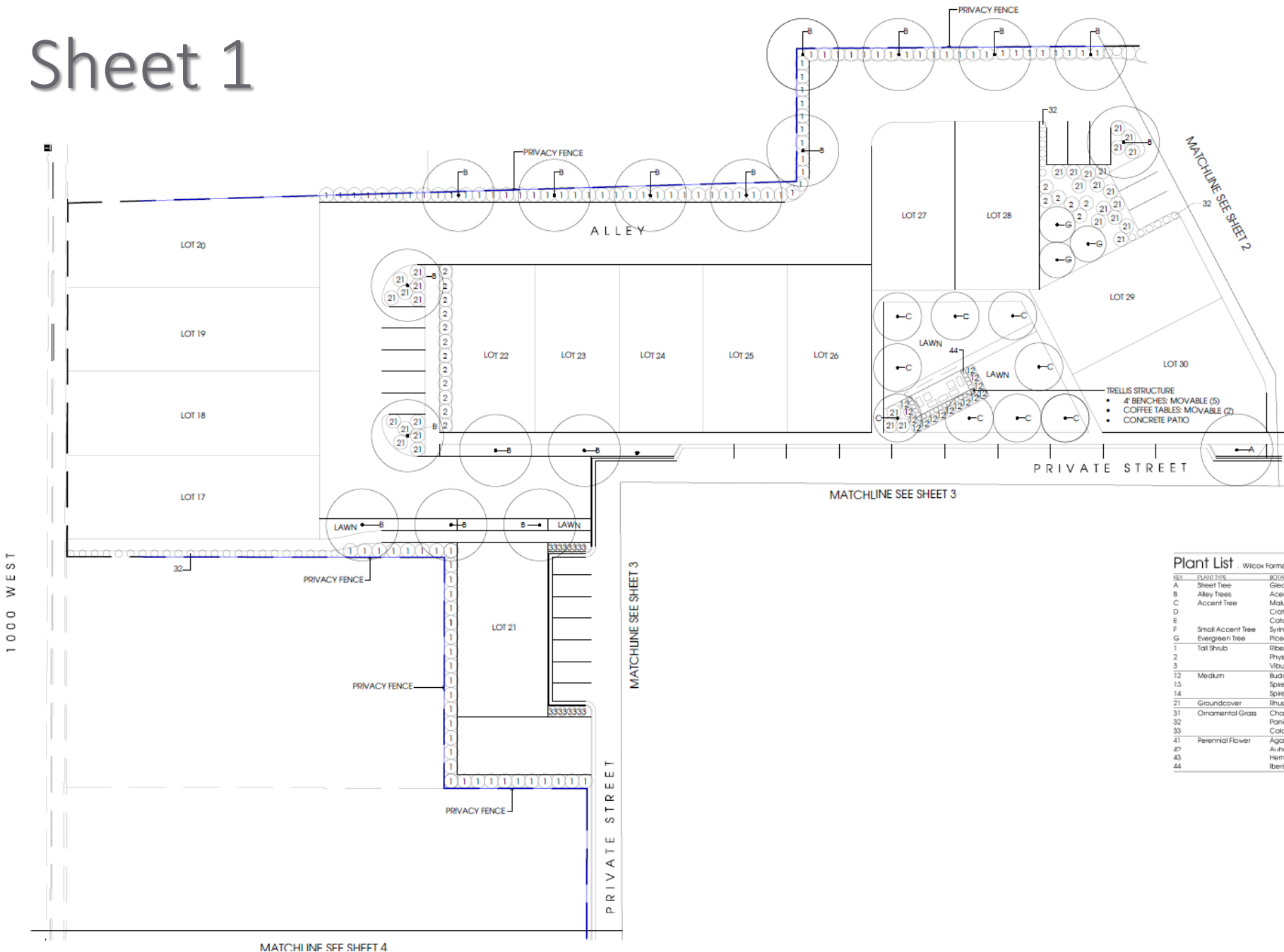
- Porches must be lighted
- Provide flanking fixtures on garage doors located in lanes

APPROVED MATERIALS

Exhibit D – Landscaping & Irrigation Plans



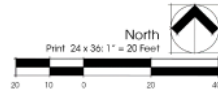
Sheet 1



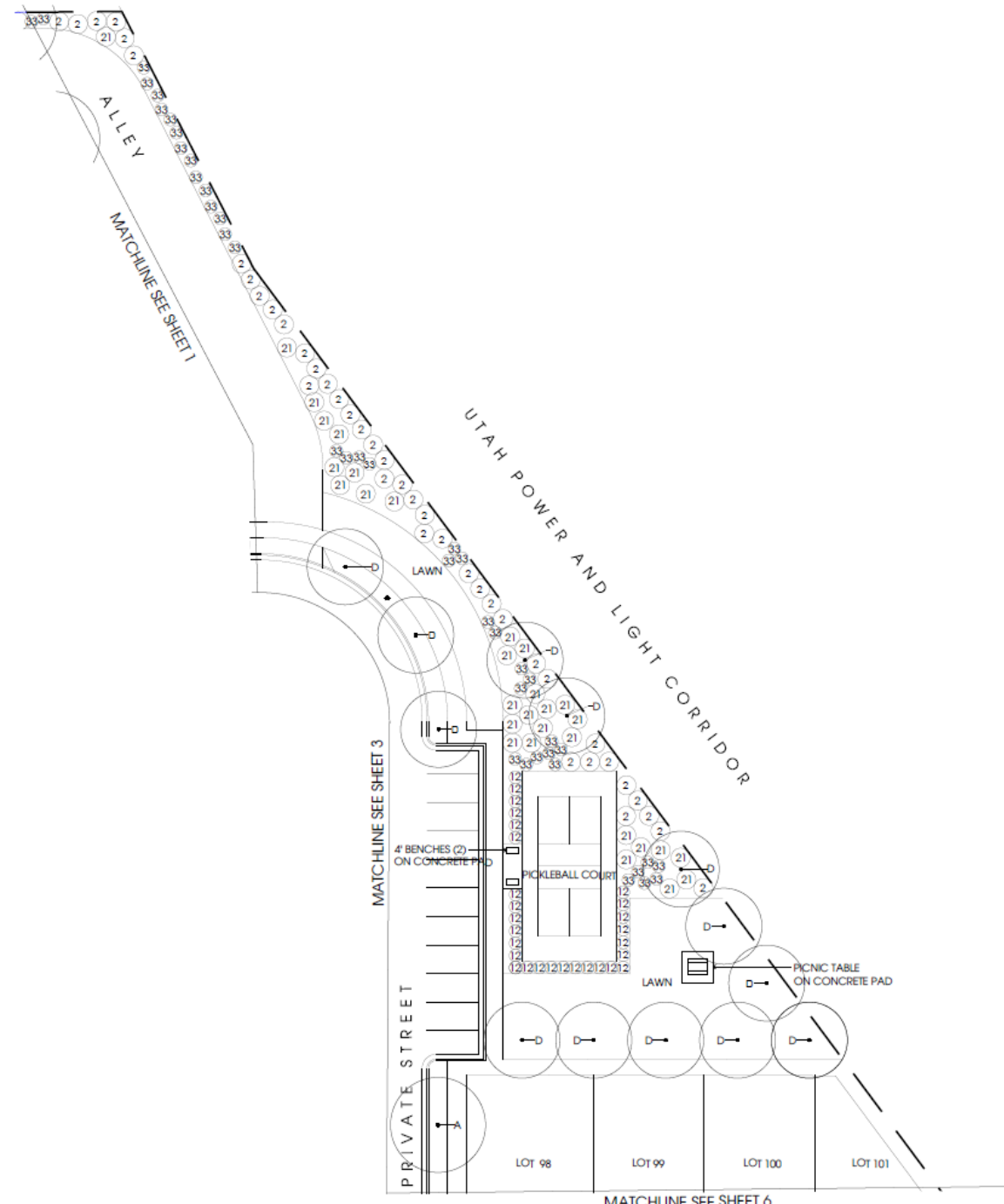
- Planting Notes** - Wilcox Farms - Clearfield, UT
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. Following completion of shrub plantings, treat 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 66 to 77 is to be constructed of 2" - 6" cobble rock installed over weed-barrier fabric and edges should be irregular as shown. 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 ("Sol Rep" or equal) to a depth of three (3) inches.
 6. In all other shrub beds, mulch is to be 1" 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 pratensis* 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. l. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Molus 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 'Guinevere'	Butterfly Bush	1 gal.	
13		Spiraea x. cinerea 'Gretchen'	Gretchen Spiraea	1 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	1 gal.	
21	Groundcover	Irisu aromaticus 'Glow Low'	Glow Low Sumac	1 gal.	
31	Ornamental Grass	Chamomanthium 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 'Hudson Gold'	Hummingbird Mint	1 gal.	Plant 24" o.c.
42		Aubretia x. 'Candyfloss Purple'	Purple Candyfloss	1 gal.	Plant 24" o.c.
43		Hemerocallis 'Patrie Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.
44		Iberis sempervirens	Candytuft	1 gal.	Plant 24" o.c.



Sheet 2

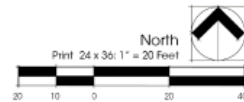


Plant List

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
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C	Accent Tree	Malus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crotaegus 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 'Guinevere'	Butterfly Bush	1 gal.	
13		Spiraea x. cinerea 'Gretschheim'	Gretschheim Spiraea	1 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chamomanthium 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

- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
- 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.
- 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 Prep" or equal) to a depth of three (3) inches.
- In all other shrub beds, mulch is to be 3" crushed rock installed over weed barrier fabric and to a depth of three inches (3").
- At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- 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.
- 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.
- All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*: Kentucky Bluegrass species.

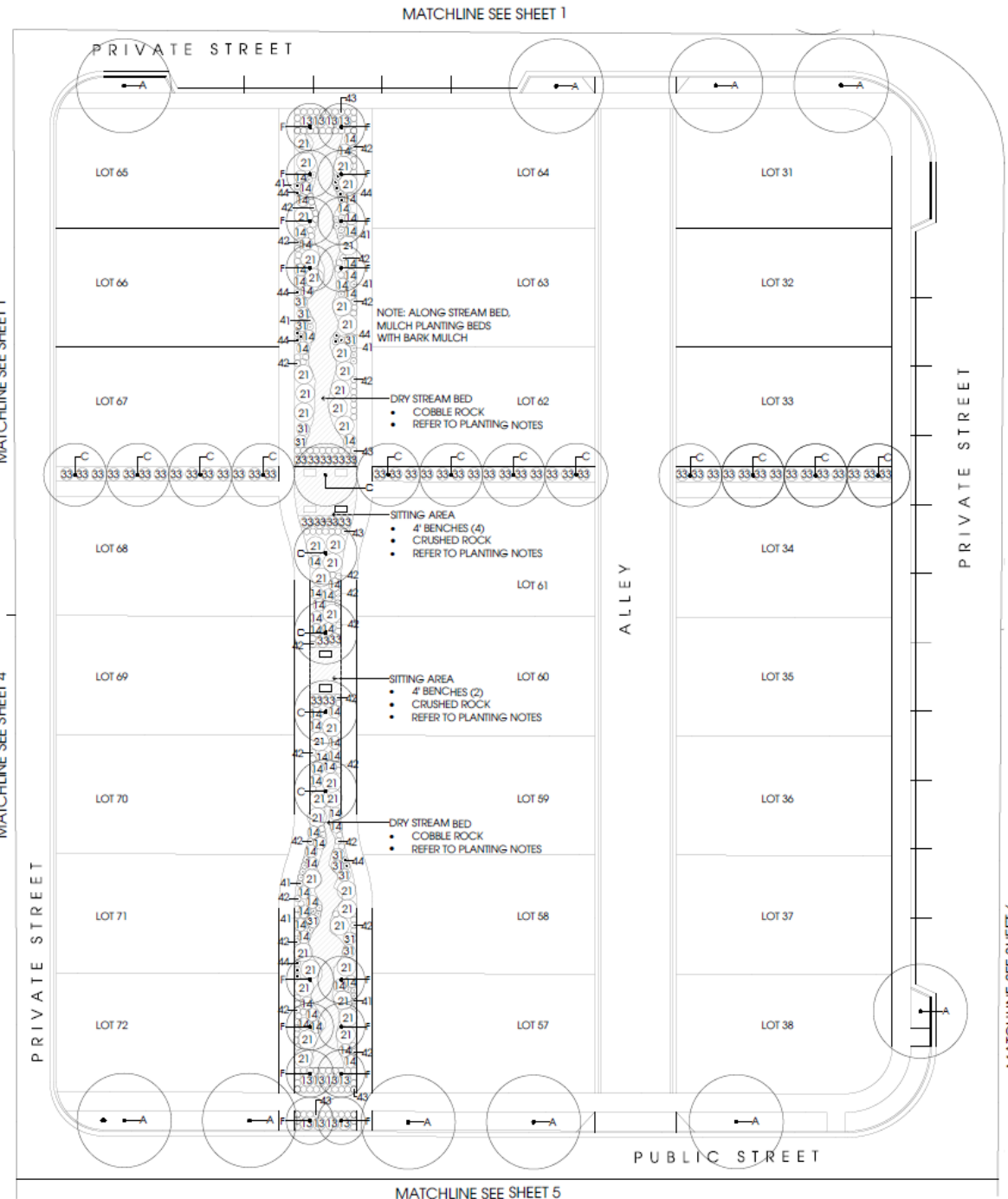


8 JUNE 2021
Open Space Landscape Plan: SHEET 2

WILCOX FARMS

Clearfield, Utah

Sheet 3

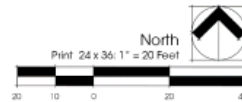


Plant List

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. l. '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	Small Accent Tree	Carapa speciosa	Northern Catalpa	2" cal.	
F	Evergreen Tree	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	15 gal.	Standard
G		Picea abies 'Cupressoid'	Columnar Norway Spruce	4 ft.	
1	Tall Shrub	Ribes aureum	Golden Currant	1 gal.	
2		Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal.	
3		Viburnum r. 'Allegheny'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guinevere'	Butterfly Bush	1 gal.	
13		Spiraea x. cinerea 'Griethelm'	Griethelm Spiraea	1 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chasmanthium latifolium	Wood Coats	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 'Kudus Gold'	Hummingbird Mint	1 gal.	Plant 24" o.c.
42		Aubrieta x 'Cascade Purple'	Purple Rockcress	1 gal.	Plant 24" o.c.
43		Hemerocallis 'Paine Blue Eyes'	Daylily	1 gal.	Plant 24" o.c.
44		Iberis sempervirens	Candytuft	1 gal.	Plant 24" o.c.

Planting Notes

- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub plantings, treat beds with a pre-emergent herbicide. 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.
- The "Dry Stream Bed" as shown on the plans adjacent to Lots 62 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 shown. 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.
- In all other shrub beds, mulch is to be 3/4" crushed rock installed over weed-barrier fabric and to a depth of three inches (3").
- At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- 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.
- 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.
- All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*: Kentucky Bluegrass species.

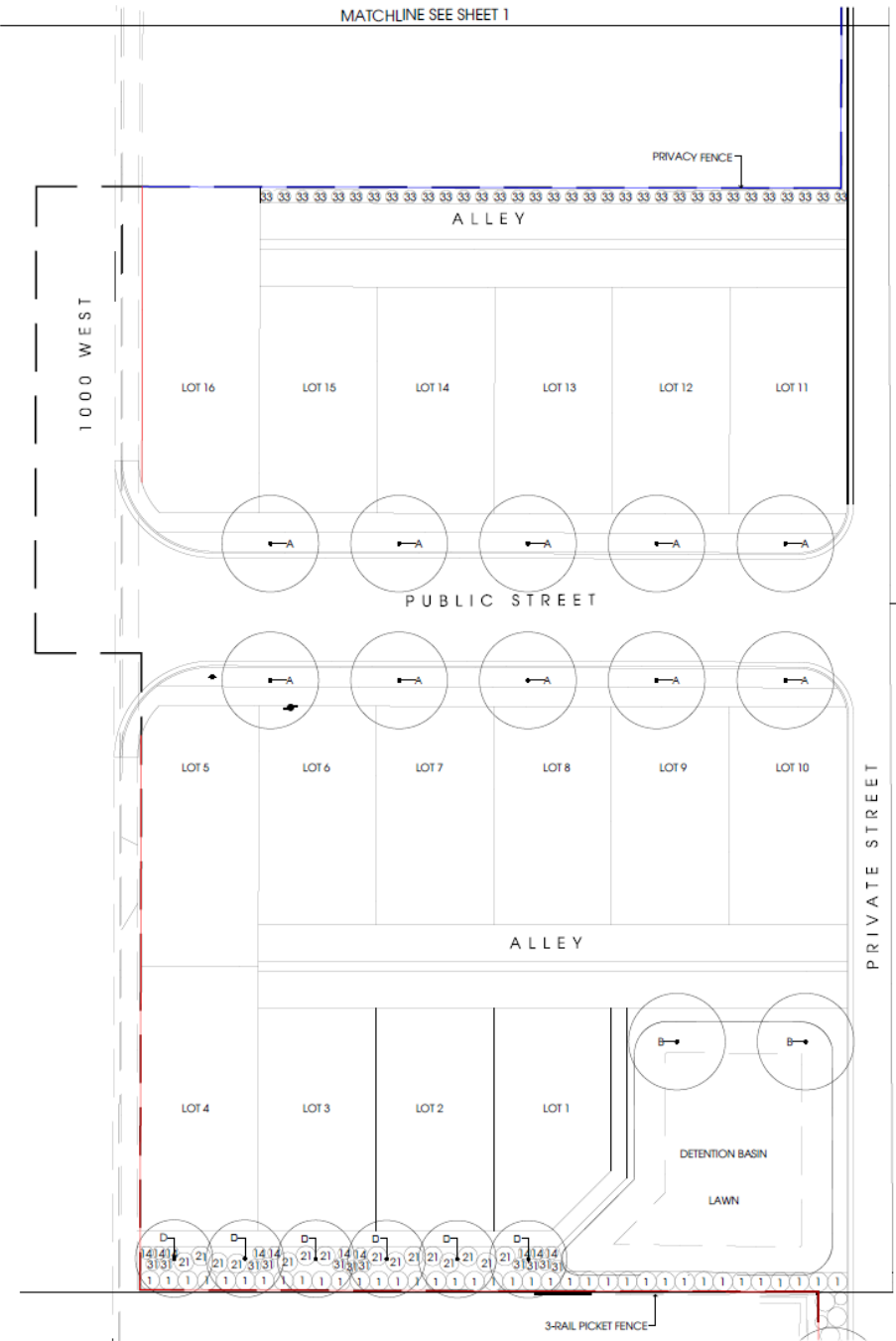


8 JUNE 2021
Open Space Landscape Plan: SHEET 3

WILCOX FARMS

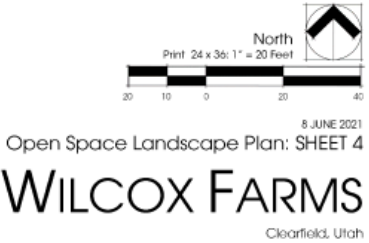
Clearfield, Utah

Sheet 4



Plant List - Wilcox Farms, Clearfield, Utah - Destination Homes					
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	
C	Accent Tree	Molus x 'Indian Magic'	Indian Magic Crabapple	2" cal.	
D		Crotaegus 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 'Cupressino'	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 l. 'Allegheny'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guinevere'	Butterfly Bush	1 gal.	
13		Spiraea x. cinerifolia 'Griethheim'	Griethheim Spiraea	1 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chamomanthium 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
- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 - Backfill for all planting pits shall be native material excavated from the pit.
 - Following completion of shrub plantings, treat beds with a pre-emergent herbicide.
 - In the seeding 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.
 - 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 shown. 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 Prep" or equal) to a depth of three (3) inches.
 - In all other shrub beds, mulch is to be 3/4" crushed rock installed over weed barrier fabric and to a depth of three inches (3").
 - At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
 - 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.
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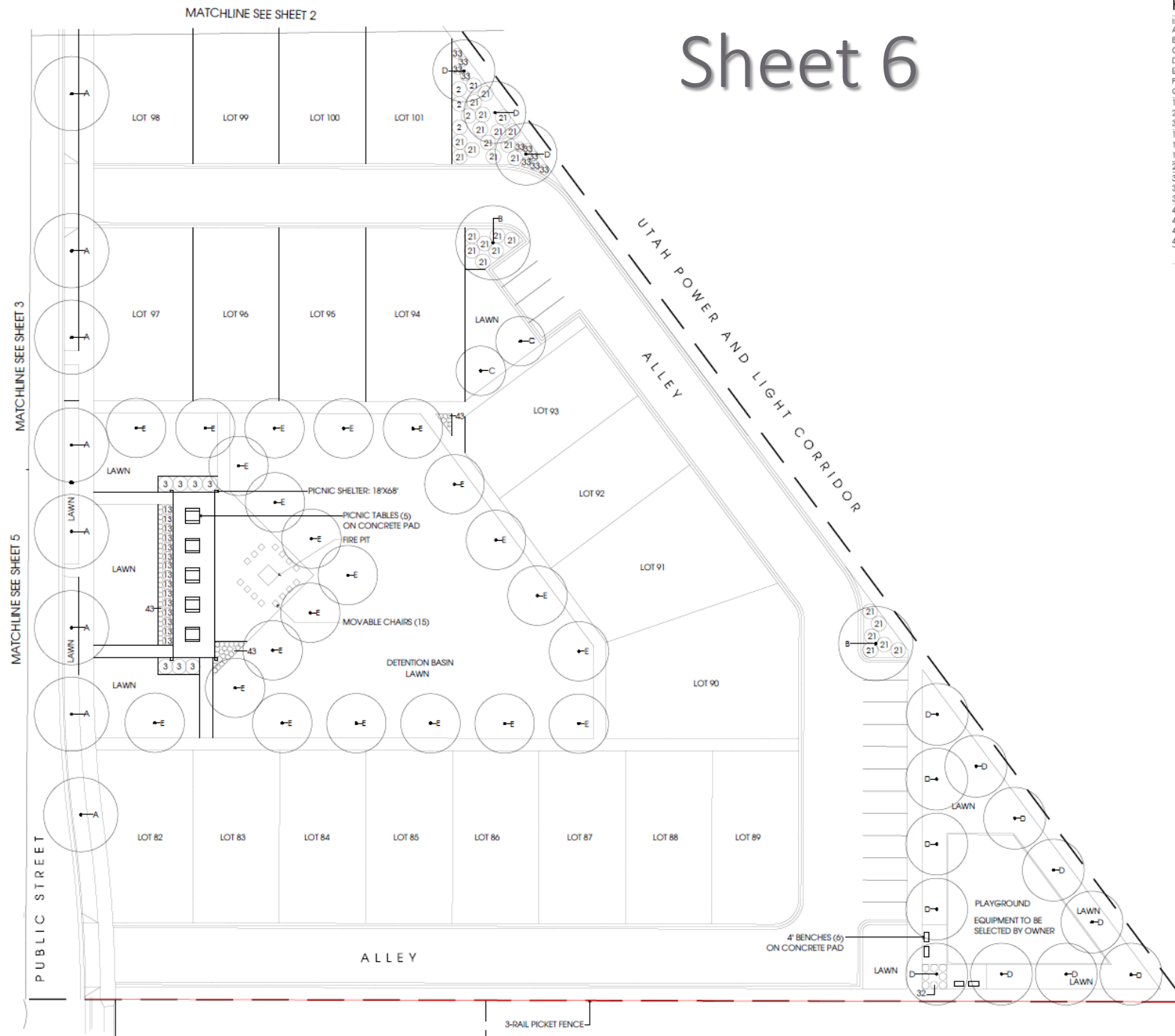
Sheet 5



Plant List - Wilcox Farms, Clearfield, Utah - Destination Homes					
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia l. l. 'Shademaster'	Shademaster Honeylocust	2" cal.	
B	Alley Trees	Acer x freemontii '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 'Diablo'	Diablo Ninebark	5 gal.	
3		Viburnum l. 'Allegheny'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guinevere'	Butterfly Bush	1 gal.	
13		Spiraea x. cinerea 'Greifenheim'	Greifenheim Spiraea	1 gal.	
14		Spiraea betulifolia 'Tor'	Birchleaf Spiraea	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		Hamamelis '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
- Provide and place four (4) inches of topsoil over a planting area prior to commencement of planting operations.
 - Backfill for all planting pits shall be native material excavated from the pit.
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Sheet 6

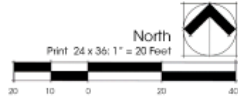


Plant List . Wilcox Farms . Clearfield, Utah . Destination Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Tree	Gleditsia t. l. '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 'Diablelo'	Diablelo Ninebark	5 gal.	
3		Viburnum r. 'Allegheany'	Allegheny Viburnum	5 gal.	
12	Medium	Buddleia davidii 'Guinevere'	Butterfly Bush	1 gal.	
13		Spiraea x cinerea 'Griethem'	Griethem Spiraea	1 gal.	
14		Spiraea betulifolia 'Tor'	Betchelet Spiraea	1 gal.	
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
31	Ornamental Grass	Chamomanthium 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		Aubletia x 'Cascade Purple'	Purple Rockcress	1 gal.	Plant 24" o.c.
43		Heemerocallis '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

- Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
- Backfill for all planting pits shall be native material excavated from the pit.
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- 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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- In all other shrub beds, mulch is to be 1/4" crushed rock installed over weed barrier fabric and to a depth of three inches (3").
- At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- 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.
- 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.
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9 JUNE 2021
Open Space Landscape Plan: SHEET 6

WILCOX FARMS

Clearfield, Utah

Exhibit G – Architectural Review Board Stamps

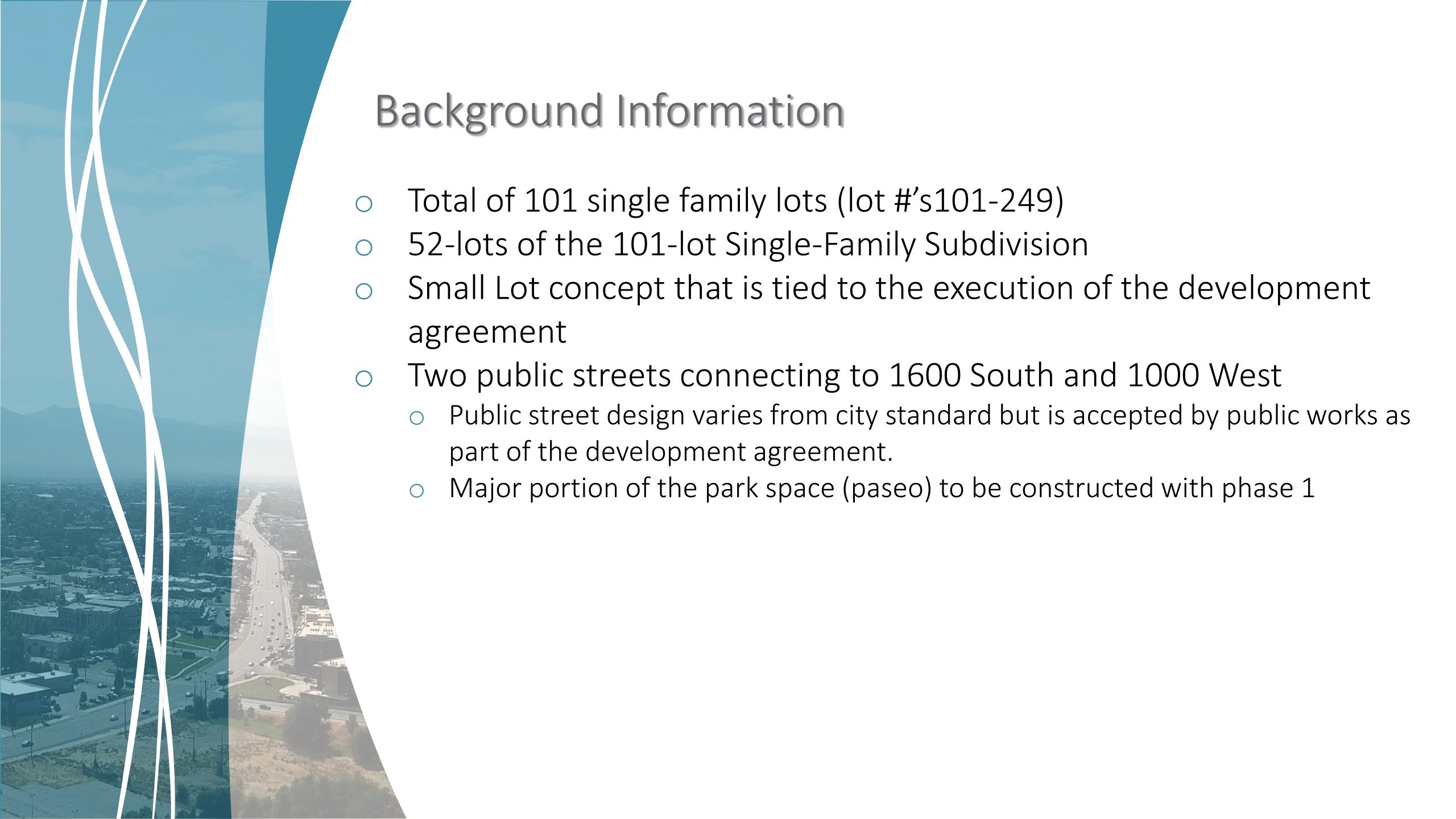


Planning Commission Recommendation

On August 18th, 2021, the Planning Commission forwarded 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 was based upon the following conditions:

1. The development agreement and exhibits shall be finalized prior to review by the Clearfield City Council. *(Policy Session)*
2. The pattern book (Exhibit C) shall be revised to include the proposed open spaces and amenities that will be included within the development. *(The amenities have been provided on a set of landscape plans that are included as Exhibit D of the agreement)*
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. *(Also outlined in detail in Exhibit D of the agreement)*

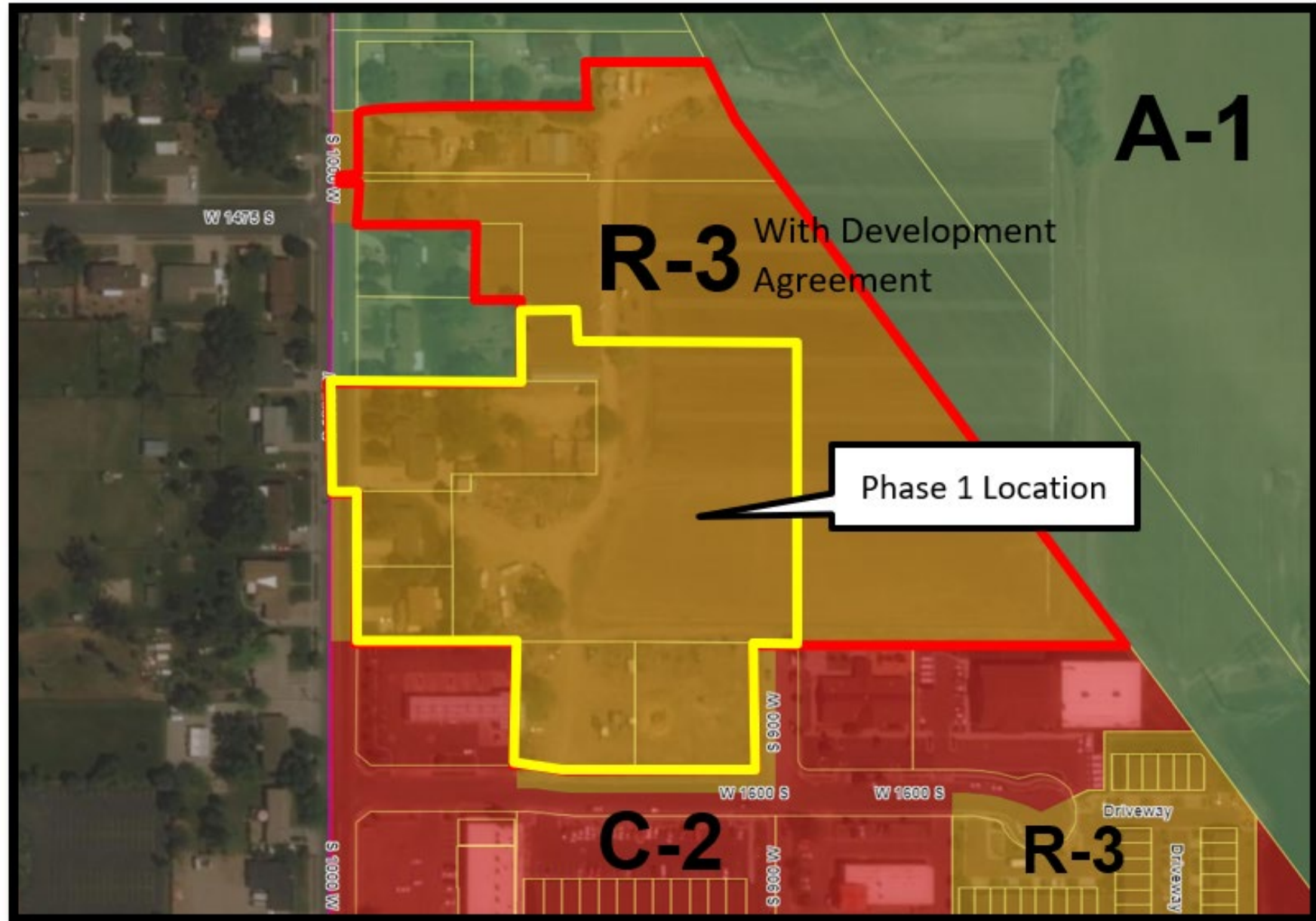
WILCOX FARMS SUBDIVISION – PHASE 1
Final Subdivision Plat
FSP 2021-060031



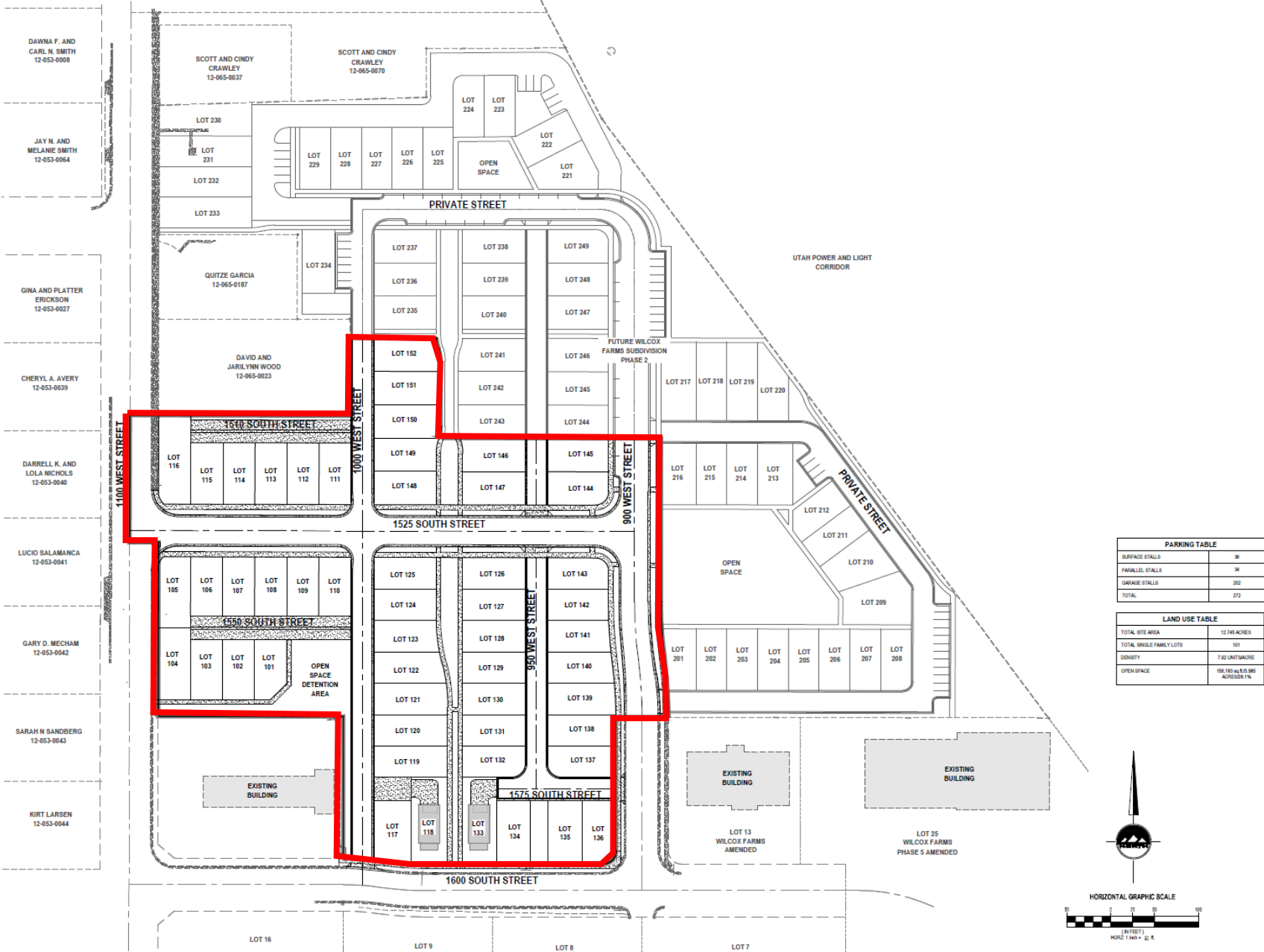
Background Information

- Total of 101 single family lots (lot #'s 101-249)
- 52-lots of the 101-lot Single-Family Subdivision
- Small Lot concept that is tied to the execution of the development agreement
- Two public streets connecting to 1600 South and 1000 West
 - Public street design varies from city standard but is accepted by public works as part of the development agreement.
 - Major portion of the park space (paseo) to be constructed with phase 1

Aerial Image & Zoning

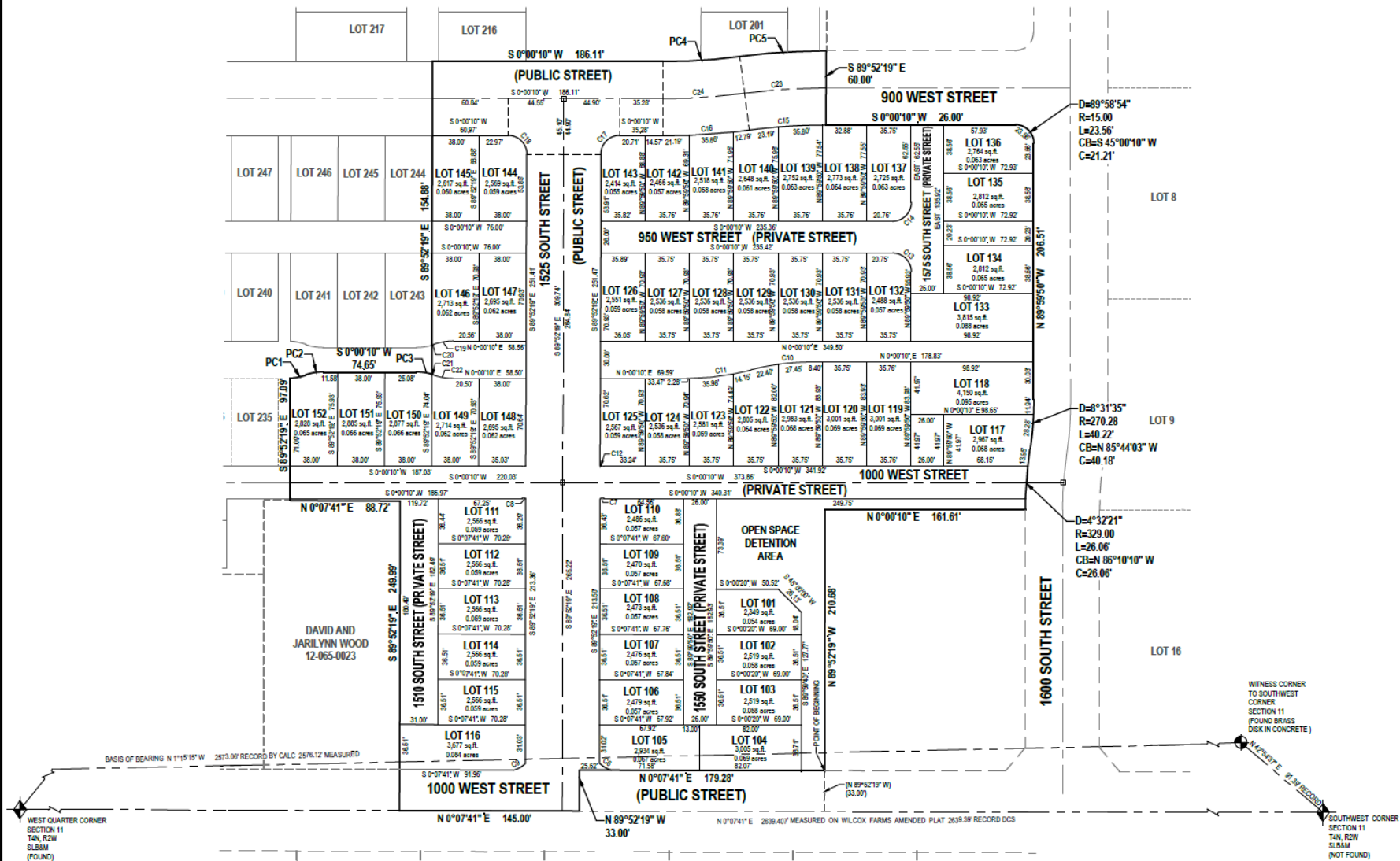


Overall Site Development



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
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 _____

SHEET 2 OF 2

PROJECT NUMBER: L1894J
MANAGER: C/PRESTON
DRAWN BY: CJW/98HT
CHECKED BY: T/MILLAM
DATE: 7/8/21

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

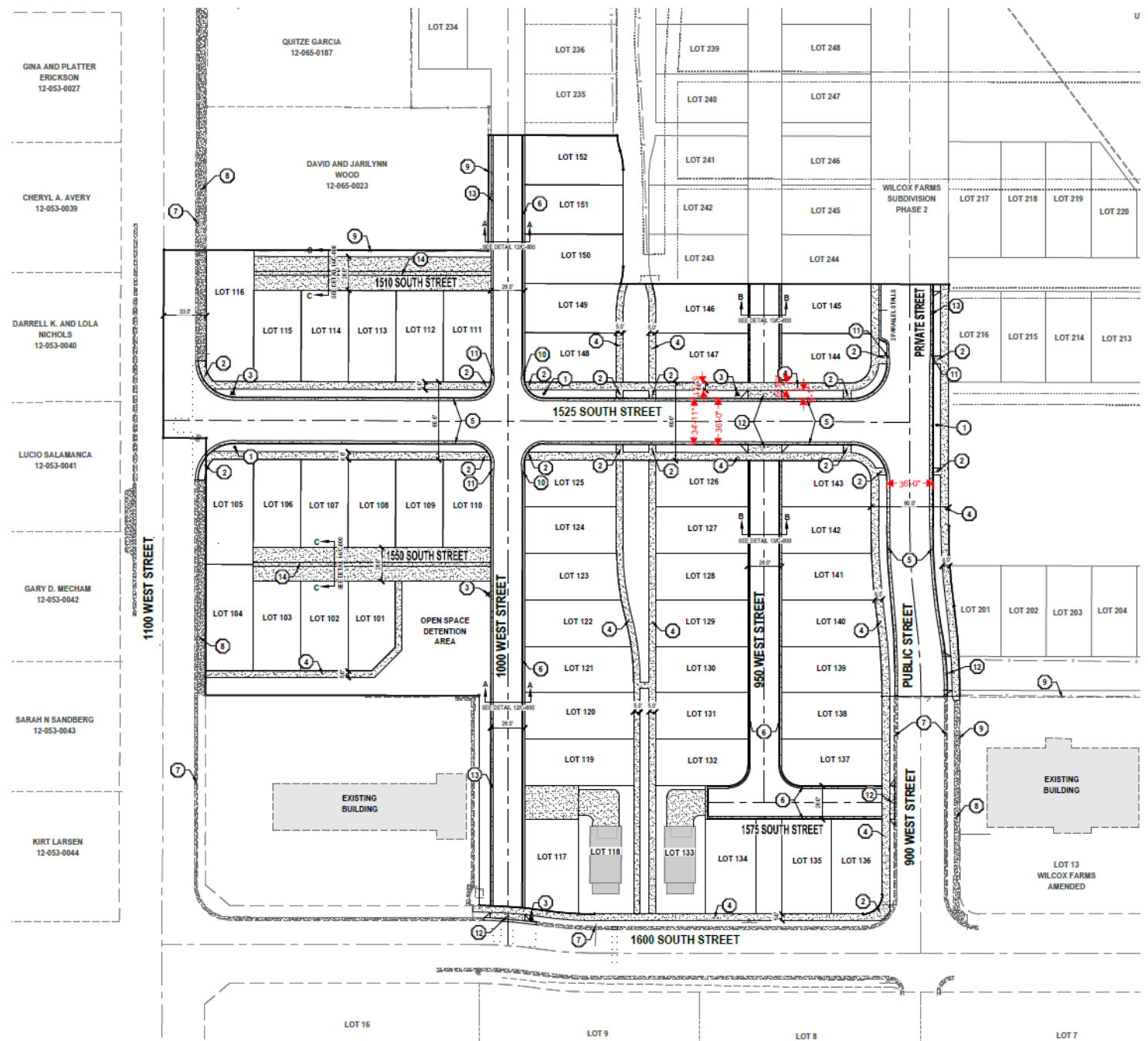


LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENGINEERING.COM

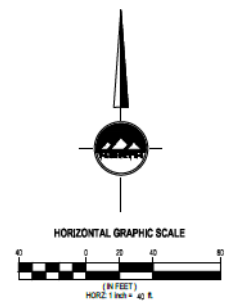
SALT LAKE CITY
Phone: 801.355.0505
TOOELE
Phone: 435.465.3556
CEDAR CITY
Phone: 435.361.1403
RICHFIELD
Phone: 435.884.2863

Site Plan

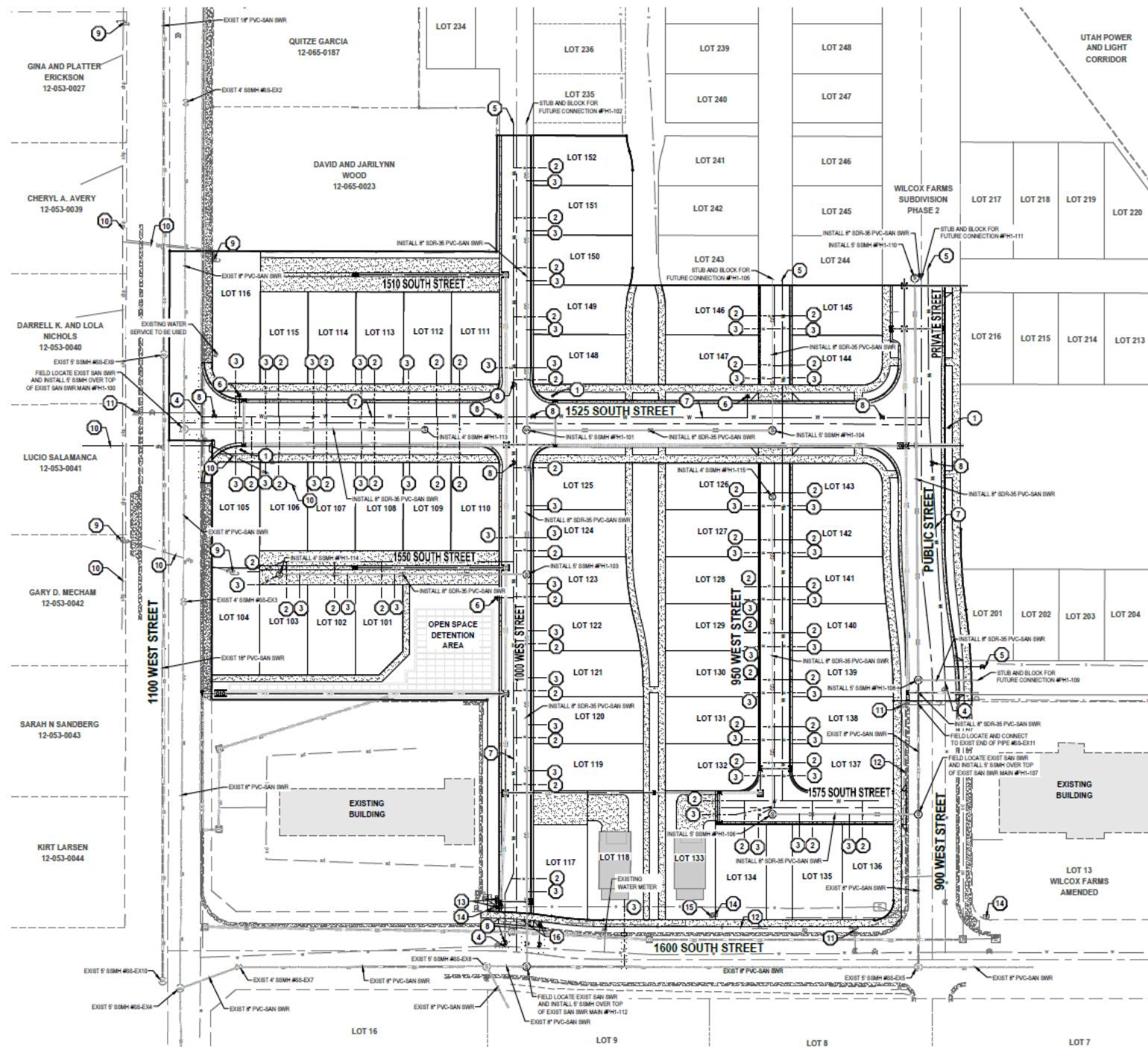


- 3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, THROUGHOUT SITE.
- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C. TRAFFIC CONTROL DEVICES.
- 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED INCLUDING TREES AND DECORATIVE SPRINKLERS, SOIL, FENCES, WALLS AND STRUCTURE THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING.
- 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UT UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS & REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRA
- 1. INSTALL STREET LIGHT PER CLEARFIELD CITY SPECIFICATIONS
 - 2. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA STANDARD PLAN NO. 235 WT 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 400.2
 - 7. EXISTING CURB AND GUTTER
 - 8. EXISTING SIDEWALK
 - 9. EXISTING FENCE
 - 10. TRANSITION FROM 30" STANDARD CURB AND GUTTER TO APWA TYPE "H" CURB
 - 11. TRANSITION FROM 30" STANDARD CURB AND GUTTER TO 30" CURB AND GUTTER
 - 12. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARDS. SEE DETAIL 30
 - 13. INSTALL 24" CURB AND GUTTER PER DETAIL 50-400
 - 14. INSTALL 3.0' WATERWAY PER DETAIL 60-400

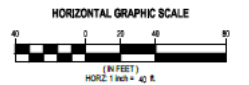


Utility Plan



- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APW SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS C.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING F.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, U. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS AND DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- STREET LIGHT PER CLEARFIELD CITY STANDARDS
 - 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER CLEARFIELD CITY STANDARDS
 - 1" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER CLEARFIELD
 - FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
 - CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
 - FIRE HYDRANT ASSEMBLY COMPLETE PER CLEARFIELD CITY STANDARD
 - INSTALL 1" DR14 CDS CULINARY WATERLINE
 - 1" GATE VALVE PER CLEARFIELD CITY STANDARDS
 - EXISTING POWER POLE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS LINE
 - RELOCATE ELECTRICAL BOX
 - EXISTING CABLE BOX
 - EXISTING COMM BOX
 - RELOCATE FIRE HYDRANT



Planning Commission Recommendation

On August 18th, 2021, the Planning Commission forwarded 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 subsection 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). The recommendation was subject to the conditions below.

- 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.