Syracuse City
Planning Commission Meeting
January 4, 2022

Begins at 6:00 p.m. in the Council Chambers at City Hall
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR
Ryan Wessel

VICE-CHAIR
Ivy Ruelan

Alan Gallegos
Kenneth Hellewell
Lonn Hunter
Keeth Kennington
James King
Nicholas Weber

1. **Meeting Called to Order**
   - Invocation or Thought by Commissioner Kennington
   - Pledge of Allegiance by Commissioner Hunter
   - Adoption of Meeting Agenda
2. **Meeting Minutes**
   - June 2, 2020 Regular Meeting and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding items not scheduled for a public hearing on this agenda. Please consider others and limit your comments to three minutes.
4. **Public Hearing – Subdivision Amendment** for EOS Fitness in the GC (General Commercial) zone at approximately 1207 W 1700 S of approximately 6.386 acres by request of Shadow Point Shopping Center LLC
5. **Public Hearing – Site Plan** for EOS Fitness in the GC (General Commercial) zone at approximately 1207 W 1700 S of approximately 6.386 acres by request of Shadow Point Shopping Center LLC
6. **Public Hearing – Preliminary and Final Plat** for Briggs North Residential (Aria East) in the MXD (Mixed Use Development) and GC (General Commercial) zones at approximately 817 W 1700 S of approximately 5.318 acres by request of Wright Development Group
7. **Public Hearing – Site Plan** for Briggs North Residential (Aria East) in the MXD (Mixed Use Development) and GC (General Commercial) zones at approximately 817 W 1700 S of approximately 5.318 acres by request of Wright Development Group
8. **Adjourn**

Work Session

1. Department Business
- a) City Council Liaison Report
- b) City Attorney Updates
- c) Upcoming Agenda Items
  - Final Plat – Shoreline Phase 3A
  - General Plan Amendment – Banbury Place
  - General Plan Amendment & Site Plan – Trail's Edge Phase 6
  - Preliminary Plat – Grayson Ridge West Phase 2
  - Rezone – Green Bell Property
  - Rezone – Wasatch Mixed Use
  - Site Plan – 10 West Syracuse Flex
  - Site Plan – Maverik
  - Site Plan – Walmart Fuel Station
  - Text Amendments – Several Pending

2. Discussion Items
- **a) None**

3. Commissioner Reports

4. Adjourn

NOTE
If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans with Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-825-1477, at least 48 hours prior to the meeting.

Meeting also available via Zoom; connect online using: https://us02web.zoom.us/j/87667774063. Connect via telephone: 253-215-8782, Meeting ID: 876 6777 4063. Individuals wishing to provide public comment are encouraged to do so by submitting an email to the planning department at PlanningDepartment@syracuseut.com by 1:00 p.m. on January 4, 2021. Comments submitted by the deadline will be read for the record of the meeting.

CERTIFICATE OF POSTING
This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at https://www.utah.gov/pmn/ and the Syracuse City website at https://syracuseut.gov.

PLANNING COMMISSION AGENDA

January 4, 2022

Agenda Item # 2 **Meeting Minutes**

June 2, 2020 Regular Session and Work Meeting

Minutes of the regular meeting of the Syracuse Planning Commission, held virtually on June 2, 2020 at 6:00 p.m. Meeting was held electronically (Zoom Meeting ID: 883 1302 4493) in accordance with Utah House Bill 5002, Open and Public Meetings Act Amendments. Chair Cragun determined that conducting a meeting at an anchor location would present a substantial risk to the health and safety of those present; due to the potentially dangerous nature of COVID-19, Planning Commission public meetings will be held electronically until further notice.

Present:	Commission Members:	Larry Johnson, Vice-Chair
		Greg Day
		Alan Gallegos
		Keeth Kennington
		Ivy Ruelan
		Nicholas Weber
		Ryan Wessel
	City Employees:	Golden Barret, Fire Marshall
		Brian Bloeman, City Engineer
		Heather Davies, Administrative Professional
		Royce Davies, Planner
		Paul Roberts, City Attorney
		Noah Steele, Community & Economic Development Director
	City Council Liaison:	Seth Teague
	Excused:	Brett Cragun

Visitors**:**

Trent Barney	Arce Nacario	Tiffani Reid	
Mike Bastian	Tereece Nacario	Shiloh Vidaa	
Pat Brown	Barbara Nichols	Bart Ward	
Steve Brown	Gary Oscarson	Keith Warren	
Faith Butrick	Sharida Packard	Dan Whiting	
Frank Dankwa	Yvonne Phillips	Ami Wilcox	
Jared Gull	Gary Preece	Heather	
Dylan Hansen	Sandy Preece	Pat	
Justin Larsen	Chris Reid		

1. Meeting Called to Order

A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Vice-Chair Johnson called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the public and each Commissioner. Commissioner Weber provided an invocation and Commissioner Day led the Pledge of Allegiance.

Vice-Chair Johnson suggested item 6 be moved to the top of the agenda.

COMMISSIONER KENNINGTON MOVED TO ADOPT THE AGENDA AS AMENDED; COMMISSIONER WEBER SECONDED, MOTION CARRIED UNANIMOUSLY.

2. Meeting Minutes

No minutes available to review.

3. Public Comment

Vice-Chair Johnson opened public comment. No public comment.

6. Public Hearing – Purchase Offer of City-Owned Pedestrian Walkway and Review of City Ordinance 8.15.010(D), located at 2580 S Allison Way

Mr. Noah Steele, Community & Economic Development Director, explained that Mr. Arce Nacario approached the City about replacing the existing chain-link with a six-foot privacy fence on his property—which abuts the pedestrian walkway in question—about three years ago. He received permission from Council to construct the fence but was unable to do so at the time. City Ordinance has since been amended, and Mr. Nacario now must choose either to construct a full vinyl fence ten feet from his property line or to construct a 50% opaque fence on his property line. Mr. Nacario offered to purchase the whole walkway as a solution to the fencing issue; he wants to construct a fence that will provide privacy for his family without blocking off a large portion of his yard behind a fence. Staff recommends keeping the walkway in City possession and amending City Ordinance to allow better fencing options.

Vice-Chair Johnson opened public comment.

Mr. Steele read emails submitted to Staff. (See Addendum 1).

Ms. Faith Butrick of Syracuse felt it would be best to amend a bad policy or get rid of it. She does not believe Mr. Nacario should have to fight to modify his own property because property rights are fundamental rights. Many people in the community and on the Syracuse Facebook page have offered to help keep the walkway clean and weed. Ms. Butrick

DRAFT

added that a republic is self-governed and when policies conflict with fundamental rights, liberty should always win to maintain our republic and our freedom. Ms. Butrick thanked the Planning Commission for their consideration.

Mr. Paul Roberts, City Attorney, clarified that Syracuse Citizens Facebook page is managed by a private citizen and therefore cannot be monitored by the City.

Mr. Steele continued to read emails submitted to Staff (See Addendum 1).

Mr. Shiloh Veeda of Syracuse felt that there should be safety and privacy for the families that live near the walkways. The Nacarios have dogs and people try to put their hands through the fence which may lead to dog bites.

Mr. Gary Oscarson of Syracuse is in favored both keeping the walkway and installing a privacy fence.

Ms. Barbara Nichols of Syracuse suggested giving the family a variance to allow them to build a vinyl fence inside the chain link fence while leaving the chain link fence standing. She would also support the amendment proposed by Staff.

Applicant Mr. Nacario stated that he wants to install a privacy fence. He further shared that he has no ill intentions toward neighbors and only offered to purchase the walkway as a last resort. Mr. Nacario stated that in 2017 he met with City Council and was told he could put the fence in. Because his wife was diagnosed with cancer, he was not able to put the fence in at that time.

Ms. Faith Butrick of Syracuse shared that she is in favor of both keeping the walkway and allowing the Nacario family to put in a vinyl fence.

Ms. Barbara Nichols of Syracuse shared that she is in favor of allowing the Nacario family to put in a vinyl fence. She suggested the City install a street light to address safety concerns.

Mr. Justin Larsen of Syracuse felt the Code is outdated.

Mr. Dylan Hansen of Syracuse shared that he sees the need to remove the chain link and install a vinyl fence. He would like the walkway to stay and for the Nacario family to have a privacy fence.

Vice-Chair Johnson closed public comment.

Commissioner Kennington expressed gratitude for the public's comments. He shared that he is in favor of both keeping the walkway and allowing a privacy fence. He further suggested Syracuse City maintain the walkway more often.

Commissioner Wessel shared that he does not want to amend City Code as written by Staff; instead, he would prefer to shorten the vinyl fence distance to 3 feet from the property line to keep the walkway safe and open for those that use it. Mr. Steele explained that for this to be a possibility, the applicant would need to appear before the Board of Adjustments and request a variance.

Commissioner Weber stated that there exists pedestrian walkways in Monterey and Fremont Estates where the fence does not meet the requirements the Nacario family is being held to. He felt it would be best to allow Mr. Nacario to build his fence right next to the existing chainlink. Mr. Steele clarified that the City Ordinance was recently amended.

Vice-Chair Johnson felt that more of the City fence panels should be removed to open up the sidewalk for visibility and safety. Commissioner Ruelan favors keeping the walkway, allowing the Nacarios to build their fence, and removing the chain link fence.

Planning Commission suggested putting lights at both ends of the walkway. Mr. Steele stated there is not a budget set aside for this endeavor; however, the Planning Commission may recommend to City Council a budget for that purpose.

Mr. Nacario was asked whether he would keep the walkway in place if he were able to purchase it; Mr. Nacario stated he would not.

Commissioner Day thanked the public for their comments. He favored the family putting in a privacy fence.

The Planning Commission discussed how to move forward. Commissioner Weber stated he does like the idea for long walkways and/or bends in the walkways to help limit the height and length of fencing. The Commissioner further discussed lighting and distance. Mr. Roberts cautioned that best practice is not amending the text to address the issue on a case-by-case basis.

COMMISSIONER RUELAN MOVED THE PLANNING COMMISSION RECOMMEND CITY COUNCIL AMEND ORDINANCE 8.15.010(D) PERTAINING TO FENCING ADJACENT TO PEDESTRIAN WALKWAYS AS WRITTEN BY STAFF; COMMISSIONER WEBER SECONDED, MOTION CARRIED UNANIMOUSLY.

4. **Public Hearing – Rampton Medical Plaza Lot 3 Amendment**, located at 2105 W 1900 S

Mr. Royce Davies, Planner, explained that the applicant proposes splitting the existing property into two lots with a shared driveway. He specified that a paved fire turnaround is required, and that the owner of Raintree Assisted Living is required to construct it. Staff recommends conditional approval upon meeting Staff comments and correcting a few minor clerical errors prior to recording.

Commissioner Wessel asked whether lots 3 and 4 have different owners, Mr. Davies confirmed they do.

Mr. Trent Barney, applicant, added that his impression from the owner of lot 4 is that the fire turnaround could be gravel. Regardless, the turnaround will be finished.

Vice-Chair Johnson opened public comment. No public comment.

COMMISSIONER WESSEL MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF TRENT BARNEY FOR A SUBDIVISION AMENDMENT CALLED RAMPTON MEDICAL PLAZA AMENDED LOCATED AT 2105 W 1900 S IN THE R-2 ZONE WITH THE FOLLOWING CONDITION:

1. ALL STAFF COMMENTS SHALL BE ADDRESSED PRIOR TO RECORDING THE PLAT.

COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.

5. **Public Hearing – Rezone Request and Preliminary Plat for Village at the Bluff**, located at approx. 2750 S Bluff Road

Mr. Davies specified that this item includes both a rezone request and preliminary plat. The proposed project is east of Trailside subdivision and would include townhomes with 3-6 attached units per building alongside single-family homes.

The traffic study indicated there will be some minimal traffic through the Trailside neighborhood and that Bluff Road would be the main source of entry for this project. Mr. Davies reviewed some design drawings and plans as submitted by the applicant and recommended a rail fence between Bluff and the development.

Staff recommends continuing both items as there has not been adequate opportunity to review the most recent submission. Some outstanding issues from the prior plans include difficulty differentiating between common and green spaces, lack of an easement from UDOT to route the sewer to Still Water, and issues meeting City architectural code.

Vice-Chair Johnson inquired about fencing requirements and Commissioner Wessel inquired about on-site amenities required by City Code.

Mr. Golden Barrett, Fire Marshall, explained that construction of this project will impact public safety. To meet fire code, the subdivision needs to be accessible from two different directions and will not be unless either the subdivision proposed to the east, or the subdivision proposed to the west are constructed simultaneously.

Vice-Chair Johnson opened public comment.

Mr. Gary Oscarson of Syracuse inquired about the number of townhomes. Mr. Davies answered that there are 64 townhomes proposed. Mr. Oscarson further inquired about where the roads on the south and west will eventually lead. Mr. Davies answered that the southwest stubbed road will lead to future development. There is also a small amount of land to the south and east that may be developed in the future. Mr. Oscarson inquired about the addition of speed bumps in the subdivision to help slow traffic. Mr. Davies answered that this would be an issue for Public Works to analyze and that City Council would need to approve. Mr. Brian Bloeman, City Engineer, added that further traffic analysis would be required before considering the addition of speedbumps.

Sandy Preece of Syracuse is concerned that there is not a fence on the property dividing this development from Trailside. She inquired as to whether the houses abutting her property would be taller than a single story. Ms. Preece is further concerned about the number of proposed homes and feels that this development will increase traffic in her neighborhood.

Ms. Barbara Nichols of Syracuse has concerns regarding the water table and feels that this project as proposed would be in danger of sinking. She expressed that townhomes are not beneficial to the community and worries this project will increase crime and graffiti in the area. Ms. Nichols does not agree with the traffic study conclusion indicating Bluff Road would be the main point of access and feels that traffic will increase dramatically in the Trailside subdivision. She is not in favor of these townhomes or high density.

Ms. Pat Bodily of Syracuse agreed with Ms. Nichols. She is concerned about an increase in traffic, especially given construction of the West Davis Corridor. Ms. Bodily is not in favor of these townhomes or high density.

Mr. Keith Warren of Syracuse inquired about the possibility of expanding Bluff Road into two lanes. Mr. Bloeman answered that there are plans to widen Bluff Road to a three-lane road eventually, but those improvements will not yet be in place when the subdivision is constructed.

Mr. Jim Bodily of Syracuse believes the road at the southwest end of the development will direct traffic into Trailside and is therefore not in favor of the development.

Mr. Greg Kelly of Syracuse expressed that this item is proposed to go across the street from his home and wondered whether the road will be widened on his side of the street. Mr. Bloeman answered that the street widening is proposed only on the south side of the road.

Ms. Sandy Preece of Syracuse felt the City is not adequately planning for traffic increases along Bluff Road that will likely occur when the RC Willey property is redeveloped.

Mr. Mike Bastian, applicant, supported tabling this item to work with Staff and gave a quick overview of the merits of the project. He added that he will work with Edgewater Development to ensure the Fire Department has two points of access at all times. Mr. Bastian concluded by stressing that the single-family homes already meet City architectural standards, and that he intends to work with Staff to ensure the townhomes do as well.

Vice-Chair Johnson closed public comment.

COMMISSIONER DAY MOVED THE PLANNING COMMISSION TABLE THIS ITEM UNTIL THE JUNE 16TH MEETING TO ALLOW STAFF TIME TO REVIEW THE APPLICATION; COMMISSIONER RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

Mr. Davies explained that the rezone issue still needs to be addressed and that the request is to move from A-1 (Agricultural) to PRD (Planned Residential Development). If Planning Commission does not table this item alongside the other, Staff recommends approval because it will be located next to a highway and neighboring properties are higher density.

COMMISSIONER WESSEL MOVED TO TABLE THIS ITEM TO REVIEW ALONGSIDE THE PRELIMINARY PLAT; COMMISSION DAY SECONDED, MOTION CARRIED UNANIMOUSLY.

7. CANCELLED Continuation – Syracuse Arts Academy Expansion Site Plan, located at 2893 W 1700

8. Adjourn

AT 8:36 P.M. COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

Addendum 1

Email 1

DRAFT

From: Cory_dee
Sent: Monday, May 25, 202 at 8:46 AM
Subject: Proposed sale of pedestrian walkway

Good Morning,

I'm writing in opposition to the proposed sale of the pedestrian walkway in the Linda Vista subdivision, connecting Linda Vista with Allison Rd. We have been residents of Linda Vista for 17 years and frequently use this walkway. Whether it be for an afternoon walk, bike ride, going to RC Willey's, or visiting friends, it's a convenient and safe way to access the neighborhood to the east. My understanding is that many of the kids in our neighborhood also use it to access the bus stop. When our kids were younger, we used it daily to take our kids to and from preschool. This walkway is part of our community and should be left intact. In recent years, it has been neglected and I would propose that one of two things should be done. Either the city should maintain it…keeping weeds and branches clear, as well as upkeep on the asphalt, or allow neighborhood volunteers to do it and have an agreement in place.

From what I've been able to gather from messages from others in the community, the residents south of the walkway are looking to purchase it. If these residents have an issue with the traffic and people being able to see in their backyard, let them put up a solid fence…whether it be vinyl or simply slates in the existing chainlink fence. The walkway was there long before their home was built. They knew of its existence when the purchased the land and built their home. Our ability to move about our community shouldn't be hindered because of a perceived inconvenience of one resident.

Thank you for your time,
Cory and Dee Wolf

Email 2
From: Sharida Packard
Sent: Monday, May 25, 2020 at 10:34 AM
Subject: Regarding Public Notice of Walkway removal

Good Morning,

I am reaching out in regards to the Public Notice the possible sell of property and removal of public walkway @ 2580 Allison Way. I reach out to request and urge you not to allow the purchase and change. This walkway safely connects my kids to their neighborhood friends. It allows access to Linda Vista park without our children needing to use high traffic roads such as Gordan in order to get there and is certainly safer. This walkway is used daily by several in the community in which our taxes have paid for to enjoy the benefits. I urge you to not approve the request to purchase and remove this walkway. It is clear the community enjoys both the convenience of helping us stay connected as neighbors and the safety of our children as they move about to friends and public parks.

Thank you,
Sharida Packard

Email 3
From: Jared Gull
Sent: Monday, May 25, 2020 at 10:40 AM
Subject: Sale and removal of public walkway

To whom it may concern,

This walkway has been utilized for years and years and in some cases on almost a daily basis by some individuals like myself. I'm absolutely not okay with it being sold and removed and I know there are many others in the community that feel exactly the same way. Please dismiss all consideration of selling and removing this community asset.

Sincerely,
Jared Gull

Email 4
From: Tereece Nacario
Sent: Wednesday, May 27, 2020 at 7:03 PM
Subject: Walkway

To whom it may concern:

DRAFT

I am writing this email to simply say how strongly I feel as a homeowner to have safety and privacy for my family, I am the owner of the adjacent home to the walkway. In the beginning of this whole process I truly only wanted to have a vinyl fence installed for privacy purposes, but now I strongly feel I would like the walkway removed. I don't feel as safe as I did 24 hours ago due to neighbors making a mockery of my family and stating false accusations about this proposed agenda on Syracuse Utah citizen fb page. I have and will continue to be a respectful abiding citizen of Syracuse, yet sadly I don't feel the same will be reciprocated by my fellow neighbors. I feel we have been exposed for something that is false and a target has been put on our property and my family. It was very hard and hurtful to read the comments of neighbors who live very close to me and do not know me personally, although it was very assuring to know there are good people who do not know us and are supporting us. With that being said I really hope you take into consideration more than the neighbors having a convenient shortcut walkway to nothing more than a road and a couple of neighbor homes. Thank you so much for your time and efforts in insuring the safety of our neighborhood.

Email 5
From: Shamberly Bigelow
Sent: Thursday, May 28, 2020 at 7:28 AM
Subject: pedestrian walkway removal on Alison Way

To Whom It May Concern:

I'm writing in regards to the potential sell of the above mentioned property. This access has been in the neighborhood for as long as I can remember, and I've lived here for 20 years. It allows children shortcuts to bus stops and parks and definitely enhances our neighborhood.
Please do NOT allow the sell of this property. Instead, please allow the home owner to install a privacy fence. So he can enjoy his right to privacy. I can understand his frustration. By doing so, all parties will be happy.
Thank you for taking the time to read this. Again, I'm petitioning for the city to keep the walkway and allow the home owner a privacy fence.

Regards,
Shamberly Bigelow

Email 6
From: Arce Nacario
Sent: Thursday, May 28, 2020 at 6:38 PM
Subject: Walk path (updated)

To Whom This May Concern:

I am writing in regards to the purchase offer of the City-Owned Pedestrian Walkway and review of City Ordinance 8.15.010(d), located at 2580 Allison Way. After review of the City Code and previous meeting minutes, I see that Syracuse City code 8.15.010(D)(3) states that, "Maintenance of the walkway will be the responsibility of either the subdivision's HOA, or the City, if an HOA does not exist." This walkway has not been maintained by the City in a reasonable or regular manner and this subdivision does not contain an HOA. The weeds and fencing often become burdensome and are not the best looking. Additionally, I have no privacy in my backyard with my family. The neighbors who use the walkway often stop to watch what we do in our backyard and don't provide us with the respect and courtesy of being able to use our backyard in private. There is no direct access with this walkway to a church, school or park. It's a simple shortcut that if eliminated would not cause an undue burden on the neighborhood for those that use the walkway. There are often functionality and safety issues with the walkway that could use better maintenance and upkeep. I apologize for not attending previous hearings regarding this walkway and the City Code changes, but I have been dealing with a major family medical issue with my wife's cancer, which occurred shortly after my request in August 2017 to install a vinyl fence. We are still overcoming this major medical battle but are at a point now where we would like to proceed with either purchasing the walkway or installing the vinyl fence for privacy.

The chain link fence and weeds are often burdensome. The neighbor who connects to this same walkway has a vinyl fence installed. Aesthetically, removing the chain link fence and installing a vinyl fence would improve the look of the area.

Now that my request has been brought to the City again more recently, as I was doing my due diligence, there has been a tremendous amount of misinformation, and harassment against my family. I'd like to resolve this issue as amicably as possible.

When a suggestion was made by City Council to purchase the walkway to add to my property and reduce the liability and risk the city has with this walkway, I made an offer. I've offered to purchase this area for $1,000 and in doing so, would remove the chain link fence, maintain the grounds and install a vinyl fence. Purchasing this piece of property would reduce the liability and risk to the City and remove the maintenance required of the city pursuant to the Code referenced above.

My intent is not to upset anyone, but rather provide privacy for my family in our backyard. If the Board wishes to deny my request to purchase and maintain the walkway, then I would like to install the vinyl fence as approved in August 2017. I think aesthetically, purchasing the walkway reduces and eliminates the need for the City to maintain the walkway and/or receive complaints about the maintenance of the walkway.

Thank you for taking the time to review and discuss this issue and I look forward to a reasonable outcome. The safety of myself, my family and our neighborhood is a top priority for me.

Email 7
From: William Phillips
Sent: Saturday, May 30, 2020 at 9:00 AM
Subject: Comment on pedestrian walkway at approx 2580 S. Allison

Syracuse Planning Commission,

I vote “no” on Arce Nacario’s request to privately purchase the existing pedestrian walkway located at approximately 2580 S. Allison Way.

On the other hand, it seems reasonable to consider amending the fencing requirements adjacent to the pedestrian walkway. But without seeing the specifics, I don’t have a definite position on a fencing requirement amendment.

It’s not the end of the world if the Syracuse Planning Commission approved Arce Nacario’s request to privately purchase the existing walkway. But living close to the walkway, I believe the existing public walkway adds to the benefits and positive aspects of living in this particular neighborhood.

I won’t be able to attend the scheduled public hearing on 2 June 2020.

William Daniel Phillips
2543 South 1660 West
Syracuse, UT 84075

Email 8
From: Lyle Elmore
Sent: Saturday, May 30, 2020 at 5:57 PM
Subject: Walkway between Allison Way and 2575 South

Since we use this walkway nearly every day and may school children use it to get from their bus stop and Linda Vista subdivision and as a short cut to to the Linda vista Park we are requesting that the walk way remain open. It has been there for years and has been a great service for many of us in this area of Syracuse. Thank you for your consideration. Lyle and Linda Elmore 1784 West 2640 South Syracuse.

Email 9
From: Gino Lobato
Sent: Sunday, May 31, 2020 at 1:21 PM
Subject: Walkway

To whom it may concern,

I would like to voice my opinion in support of the Nacarios. I personally have been in the backyard many times, and I have experienced the lack of privacy on every occasion I have been there. I also notice the lousy maintenance upkeep on the walkway and the hazards it presents and the liability of it. I recognize the urgency behind putting a privacy fence up, as I have young children myself that I wouldn’t want to expose to strangers along the walkway on a daily basis. With that being said, I have read the social media posts in regards to this dilemma, in which has created negative unfair backlash to the Nacarios and further enforces the action needed to either remove walkway or allow the privacy fence immediately. Thanks for your time.

Respectfully,
Gino L Lobato

Email 10
From: Jesyka Cook

DRAFT

Sent: Sunday, May 31, 2020 at 7:34 PM
Subject: Syracuse Neighborhood Walkway

Hello,

I am writting in regards to the neighborhood walkway next to Arce and Tereece Nacario's home. I would first like to start by saying that the Facebook post that was created should have been managed to remove all negative or degrading comments against all parties involved. This post was a very sad reflection of Syracuse City and the care you have for the patrons of your city. I could not believe my eyes reading some of the comments that Syracuse City allowed to be and stay posted. Arce and Tereece have always had the upmost respect for all of the neighbors around them. This family loves the city of Syracuse. They love the neighborhood they live in and they would never go out of their way to disrespect any of their neighbors like they have been disrespected.

Being at Arce and Tereece's house at least once a week since they have lived there, I have personally noticed very disturbing interactions and behavior from the few individuals who actually use that walk way. People stare into the Nacario's home as they are walking the walkway, they allow dogs to defecate within the walk way, some have put their hands against the fence to pet or taunt the Nacario's dogs, and I have even witnessed individuals talking to the Nacario's young children. Not to mention the eye sore that this walkway creates due to the fact that the city does not clean or maintain the walkway. It's a area for garbage collection from my point of view.

With all of that said, I believe it would be in the best interest and safety of the Nacario family for Syracuse City to allow privacy without them having to give up some of their land. Their 3 young and growing children deserve to be able to grow, enjoy life, enjoy their home and feel safe being in their own yard. The Nacario's have worked very hard on making the yard they have nice, incorporating an RV pad on the side of their home, which they would lose if they had to give up their land.

I also know for a fact that it is irrelevant for the petition to be going around with over 300 signature when there are not even that many people who use the walkway. Hoping that the great city of Syracuse will take into account all parties, all pros and cons and all that this family has had to endure to gain privacy and safety because that is what matters most in the world these days. We have all seen so many scary things happening over the last 6 months and this small gesture an/or relief to this family could allow a small light to shine and for them to feel safe in their own home.

Thank you for taking the time to read my email. I look forward to seeing the outcome and decision Syracuse City is able to achieve to keep all parties in the matter safe.

Take care.

Email 11
From: Sharida Packard
Sent: Monday, June 1, 2020 at 8:20 AM
Subject: Fwd: Your petition download for "Save the walkway!!" is ready

Good Morning!

We know that not everyone who would like to support the walkway at Allison way can't make the call so we started a petition which resulted in over 300 signatures of citizens who do not want the walkway to be purchased and removed. In a separate email I will forward the comments left on the petition as well.

Please follow the link below from change.org

Thank you!
Sharida Packard

Begin forwarded message:

Hi Sharida,

Your pdf file of petition letter and signatures is ready to download at https://www.change.org/p/syracuse-city-council-keep-our-kids-safe-do-not-remove-the-public-walkway-between-allison-way-and2575-south/dashboard?download=6d95780c-bef1-467b-9e32-cb85818b059e

It will be available until Saturday, June 6, 2020 at 6:18:34 PM GMT.

Email 12

DRAFT

From: Chrystal Lobato
Sent: Monday, June 1, 2020 at 11:09 AM
Subject: Allison Way Pedestrian walkwasy

To Whom it May Concern,

I am writing in regards and in support of my sister and brother in law Tereece and Arce Nacario and family. First and foremost, I am not a citizen of Syracuse but I am a constant visitor to this house and neighborhood. With that being said, I want to start off by expressing how disappointing and upsetting it was to read what that community had to say about my sister and her family all over the Syracuse Utah Citizens page. I read the summary of that page and it says false information, discrimination, any negative comments will not be tolerated and will be DELETED. To read the excessiveness of what is stated above is not only disgraceful but truly hurtful. The citizens of Syracuse chose to say what they thought was okay and right to defend a walkway that was deemed useless just 2 years ago. These people who deemed it necessary to speak their mind on something they don't fully understand or even have the proper facts of the situation at hand. I wanted to express my feelings on what was allowed by the citizens and city and how hurtful it was not only to my family but other family and friends in and around the city. I truly hope everyone opens up their eyes and realizes what is going on in our world right now. That everyone should come together and help support each other and what is the best and safest for EVERYONE.

As for the actual situation, I feel it is not only unsafe but very irresponsible for a city to keep this walkway open. Having been there on numerous occasions and trying to enjoy a day outside with my family. The FEW I would see regularly/ They stare, they allow their dogs to bite and bark at the fence and not say a word. Now, I don't know how anyone else would feel. But just being a guest I felt violated and felt uncomfortable knowing that there is no privacy. Knowing that just anyone can watch, hear and see what's going on and allow their dogs to defecate and not look back once to do what is right. Their kids leaving trash on the walkway cause its public "who cares". But my family not only has to witness it happen they also have to see trash and feces on their property. To know they would have to give up 10 ft. of their land just to feel safe and private is absolutely asinine to me. The petition should not be allowed as evidence to show who feels that the walkway should stay because of 300 people! There are not even 30 people who use that walkway regularly. That petition should be irrelevant to the decision as I know for a fact there is nowhere near 300 people who utilize that walkway on a daily basis. That petition is signed by friends and supporters for those who want the walkway. At the end of the day, I hope the decision is based on pure understanding and empathy that everyone deserves to feel safe and privacy on their own property.

Thank you so much for taking the time out of your day to read my email. I am truly sorry to come off so personal. But it is my family that is dealing with scrutiny and backlash from a community that should be understanding and supportive for wanting to keep their kids and family safe and private. I would be wrong if I didn't try and say my outsiders point of view, as i know if anyone else was going through this. Their loved ones would speak up as well. I know whatever decision is made is what will be best for all parties involved.

Thank you,
Chrystal Lobato

Email 13
From: Josh Roskelley
Sent: Monday, June 1, 2020 at 11:20 AM
Subject: Nacario walkway

Hello,

I just wanted to personally reach out on the walkway in question. I have visited Arce's home in the past and noticed the walkway first hand. It didn't seem like it had any maintenance on it for some time. The walkway was full of weeds and just seemed to be more of an eye sore than anything. If I were in his position I would want the same things that the Nacario's are looking for, which is privacy for their backyard. He had young kids that he has a hard time justifying letting his kids play out in the backyard without the privacy.

I hope this helps his cause, please reach out to me if anything else is needed.

Respectfully,
Josh Roskelley

Email 14
From: Hillary Cherrington
Sent: Monday, June 1, 2020 at 11:38 AM
Subject: Walkway

DRAFT

City Council Members,
We have lived in Syracuse for 8 years and at our current location on Allison Way for 3 years and 11 months. :) The Nacarios moved in the same summer we did. We wanted you to know that the Nacarios are excellent neighbors. Their yard is beautifully maintained and they are often improving upon their property. We have no complaints whatsoever. In regards to the walkway, yes we use it. Do we think the Nacarios should be allowed to put up a privacy fence? Yes, yes we do. We feel the neighborhood byline of "Save the Walkway" is incomplete. We believe it should say "Save the Walkway, Let the Nacarios have a Fence!"
Please strongly consider making a change so the Nacarios can replace the exsisting chain link fence with a privacy fence. The options given to relinquish 10 ft of their property or purchase the walkway are impractical and unfair.
Sincerely,
Keven & Hilary Cherrington

Email 15
From: Bart Ward
Sent: Monday, June 1, 2020 at 4:23 PM
Subject: Meeting Tuesday 6/2/2020 Resident Comments. - Walkway

Planning Commission,

I am a resident living half a block north of the walkway that has an offer to purchase and close. My children and family use the walkway on a regular basis, it is means for my children to safely travel between our home and friends homes as well as Linda Vista Park. If the walkway is sold and closed I fear there are many children including mine that will end up walking and riding their bikes down Gordon, which is much more dangerous with the amount of traffic and with the RC Willey parking lot. I think it serves our neighborhood best to leave the walkway as a city owned property open for our residents.

I do believe the property next to the walkway does deserve privacy, and would like to see further discussion and ideas on how to create that privacy along with keeping the walkway usable.

Thanks,
Bart Ward

Email 16
From: Brandi Simpson
Sent: Tuesday, June 2, 2020 at 1:28 PM
Subject: Neighborhood walkway

I would like to voice my opinion about the walkway between Lynda Vista and Allison way. As a resident of the lynda Vista community we use this walkway frequently. My kids use it to go to friends houses. It keeps the kids safe so they do not have to walk on the busier roads to get places. Please consider this when making the decision.
Thank you so much for your consideration.
Brandi Simpson

Email 17
From: Connie Mott
Sent: Tuesday, June 2, 2020 at 1:39 PM
Subject: Allison walkway.

I do not want to see the walkway sold, we have lived in our home for 10 years, we often use the walkway for access to Allison way neighborhood and most importantly to avoid traffic on Gordon. I believe selling the walkway would be a detriment to our community.
Thank you for your consideration.
Connie Mott.

Email 18
From: Max Mott
Sent: Tuesday, June 2, 2020 at 2:00 PM
Subject: Walkway between Allison Way and Linda vista neighborhood

Syracuse city council

DRAFT

When we purchased our home on 2575 S. In 2009 there was already a walkway between Allison Way and 2575 S. Making it very easy to Allison way to catch my ride share to work and visit with the people we know who live on Allison way. I am very much opposed to closing and selling the property to one family causing inconvenience to the rest of use who use the walkway regularly. The walkway was there when they purchased that property and they knew what they was buying when they purchased the property thank you very much.
Max Mott

_____ _____
Ryan Wessel, Chair Shay League, Planner

Date Approved: _____

DRAFT

Minutes of the work session of the Syracuse Planning Commission, held virtually on June 2, 2020 at 6:00 p.m. Meeting was held electronically (Zoom Meeting ID: 883 1302 4493) in accordance with Utah House Bill 5002, Open and Public Meetings Act Amendments. Chair Cragun determined that conducting a meeting at an anchor location would present a substantial risk to the health and safety of those present; due to the potentially dangerous nature of COVID-19, Planning Commission public meetings will be held electronically until further notice.

Present:	Commission Members:	Larry Johnson, Vice-Chair Greg Day Alan Gallegos Keeth Kennington Ivy Ruelan Nicholas Weber
	City Employees:	Golden Barret, Fire Marshal Heather Davies, Administrative Professional Royce Davies, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
	City Council Liaison:	None
	Excused:	Brett Cragun Seth Teague
	Visitors**:**	None

Vice-Chair Johnson started the Work Session at 8:37 p.m.

1. Department Business

a. City Council Liaison Report

Mr. Steele provided Councilmember Teague's usual update:

- City Council wants to increase the required percentage of commercial development in the Mixed Use Development (MXD) zone
- City Council wants the MXD zone to allow vertical mixed use in the City Center and horizontal mixed use in outlying areas

b. City Attorney Updates

- None

c. Upcoming Agenda Items

Mr. Steele briefly covered the following items:

- General Plan amendment and rezone request to include Neighborhood Services
- Rezone and Preliminary Plat – Village at the Bluff (continued)
- Preliminary Plat – Grayson Ridge West
- Subdivision Amendment – Dundee

2. Discussion Items

a. None

3. Commissioner Reports

Commissioner Gallegos is grateful for his fellow Commissioners and their input.

4. Adjourn

AT 8:42 P.M. COMMISSIONER KENNINGTON MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

DRAFT

PLANNING COMMISSION AGENDA

January 4, 2022

Agenda Item # 3

Public Comment:

This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

PLANNING COMMISSION

January 4, 2022

ADMINISTRATIVE ITEM

Agenda Item #X

Proposed Amendment to Lot 1B, Desertscape Subdivision

Factual Summation

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

Location:	1207 W 1700 S
Current General Plan:	Commercial
Current Zoning:	GC (Commercial)
SF Building	41,733 sf

Summary

Applicant Shadow Point Shopping Center LLC is requesting subdivision approval to create a separate lot for a new 40,000 building. EOS fitness is an existing tenant in the center that desires to expand. After completion, EOS will lease the new space leaving the existing location vacant.

Staff has conducted a detailed review of the plans with multiple rounds of submittals. See attached for latest plans. At the time of this writing there are no remaining unresolved staff comments.

Planning Commission is the land use authority for subdivisions not in the PRD or RPC zones. This does not go to City Council unless there was an appeal of the administrative decision. After subdivsion approval, next steps would be for the applicant to record the plat with Davis County prior to moving to building permit stage.

Motion options are to approve, approve with conditions, deny, or table until the next meeting.

Subdivision Amendment Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subdivision Information

Current Subdivision Name: Shadow Point Shopping Center	Approximate Address: 1207 West 1700 South
Lot Numbers to be Amended and/or Vacated: Lots 10 and 11	New Lot Numbers, if Applicable:
New or Amended Subdivision Name: Desertscape Subdivision	
Total Acreage of Current Subdivision: 6.386	Total Acreage of Amended Subdivision 6.386

Brief Description of Purpose for the Amendment:

We want to add a portion of Lot 11 to Lot 10 in order to develop the available land to have adequate space for a new building to house the EOS Fitness center and parking sufficient enough to meet city ordinances on required business parking.

Property Owner Contact Information: *(if more than one property owner, attach additional sheets as necessary)*

Property owner(s): Shadow Point Shopping Center LLC			
Address: 17 East Winchester St. Suite 102	City: Murray	State: UT	ZIP: 84107
Office Phone : (702) 433-1400	Cell Phone:	Email: mswain@perrycommercial.net	

Applicant Contact Information: *(if different from owner)*

Applicant name: James Stroh			
Address: 2190 East Pebble Road Suite 250	City: Las Vegas	State: NV	ZIP: 89123
Office Phone: (702) 433-1400	Cell Phone: (702) 336-0100	Email: jim@jimstroharch.com	

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.*

I hereby certify that the requested Plat Amendment would comply with all required conditions and standards of the Syracuse City Land Use Ordinance. I understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse Title X. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval of the requested Plat Amendment by City Council is valid for a period of twelve months for recording purposes.

Applicant Signature — Date: 10/25/2021

Property Owner Signature — Date: 10/20/2021

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$550	Application Fee		$ 550
$ 50	per Lot	_____Lots	$_____
$ 20	per Public Notice Sign	_____Signs	$_____
$100	Noticing	_____	$_____
		Total	$770

SYRACUSE CITY CORP.
1979 W 1900 S
SYRACUSE UT 84075 825-1477

Receipt No: 5.050697 Oct 25, 2021

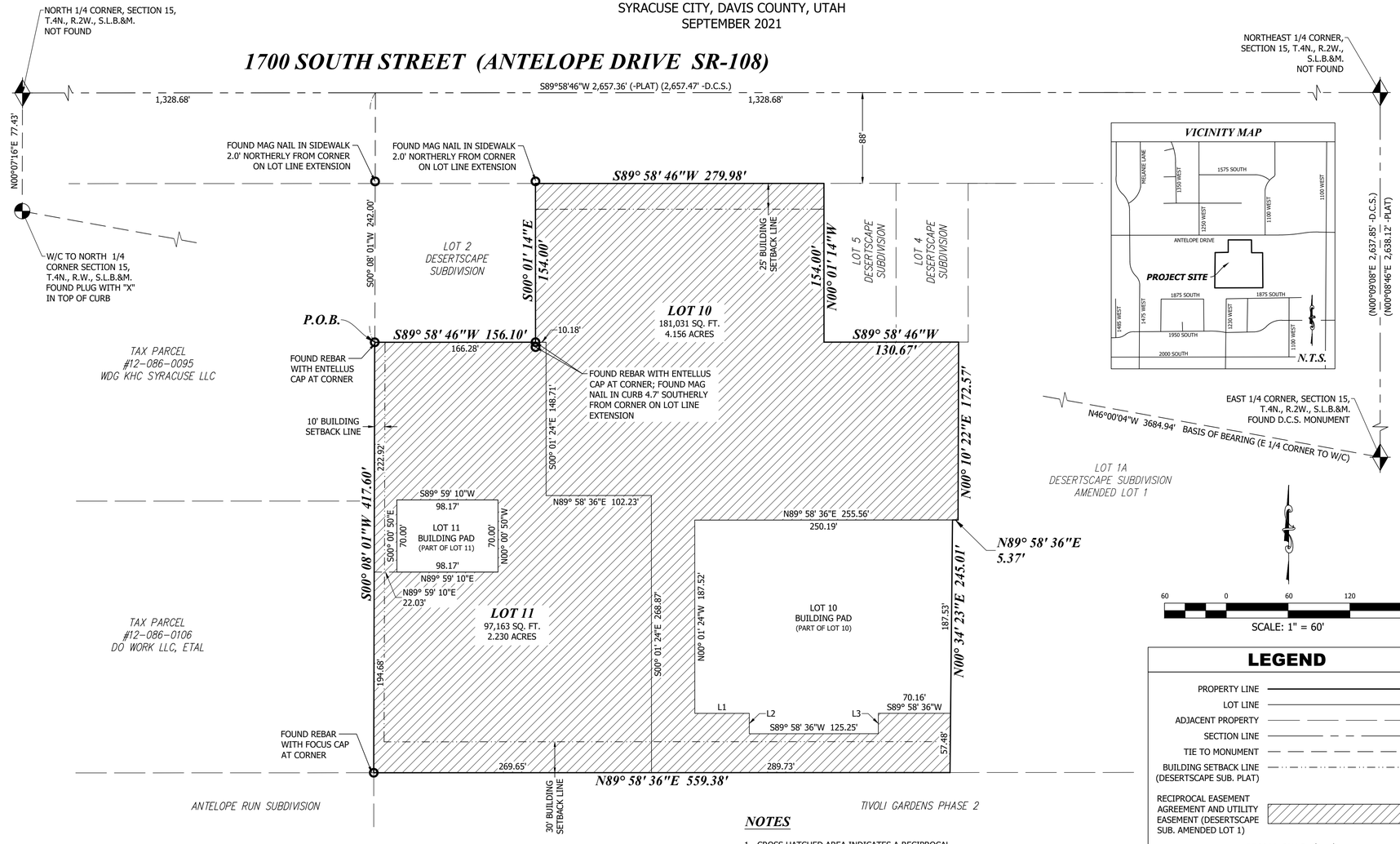
Entellus Inc

Previous Balance:	.00
DEVELOP. & INSP. FEE	
SUBDIVISION AMENDMENT	770.00
10-34-30	
PLAN CHECK & DEV. REVIEW FEES	
EOS Fitness	
Total:	770.00
CHECK	
Check No: 1026	770.00
Total Applied:	770.00
Change Tendered:	.00

10/25/2021 1:47 PM

DESERTSCAPE SUBDIVISION LOT 1B AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2021



LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY
- SECTION LINE
- TIE TO MONUMENT
- BUILDING SETBACK LINE (DESERTSCAPE SUB. PLAT)
- RECIPROCAL EASEMENT AGREEMENT AND UTILITY EASEMENT (DESERTSCAPE SUB. AMENDED LOT 1)
- RECORD CALLS ( )
- DESERTSCAPE SUBDIVISION PLAT (-PLAT)
- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°58'36" W	52.83'
L2	N 00°01'24" W	19.79'
L3	S 00°01'24" E	19.79'

NOTES

1. CROSS HATCHED AREA INDICATES A RECIPROCAL EASEMENT AGREEMENT AND UTILITY EASEMENT AS SHOWN ON THE DEDICATION PLAT FOR DESERTSCAPE SUBDIVISION AMENDED LOT 1 (ENTRY #2706748, DAVIS COUNTY RECORDER.
2. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 33° 26' 20" WEST (D.C.S.) CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

DEVELOPER

Name: MATT SWAIN, THE REGISTERED AGENT OF SHADOW POINT, LLC
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET, SUITE 200 MURRAY, UTAH 84107
Email: MSWAIN@PERRYCOMMERCIAL.NET

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

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

_____
ROCKY MOUNTAIN POWER

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20_____, BY CENTURYLINK.

_____
CENTURYLINK

COMCAST

APPROVED THIS _____ DAY OF _____, 20_____, BY COMCAST.

_____
COMCAST

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS DESERTSCAPE SUBDIVISION LOT 1B AMENDED.

NOT APPROVED

_____
JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

ALL OF LOT 1B, DESERTSCAPE SUBDIVISION AMENDED LOT 1 (RECORDED AS ENTRY #2706748 IN THE OFFICE OF THE DAVIS COUNTY RECORDER [D.C.R.]), BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, DESERTSCAPE SUBDIVISION (RECORDED AS ENTRY #2283707, D.C.R.) AT A POINT THAT IS SOUTH 89°58'46" WEST 1328.68 FEET ALONG THE SECTION LINE AND SOUTH 00°08'01" WEST 242.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE SOUTH 00°08'01" WEST 417.60 FEET ALONG THE WESTERLY LINE OF SAID SAID LOT 1B TO THE NORTHERLY LINE OF TIVOLI GARDENS PHASE 2 SUBDIVISION (RECORDED AS ENTRY #2953782, D.C.R.); THENCE NORTH 89°58'36" EAST 559.38 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1A OF SAID DESERTSCAPE SUBDIVISION AMENDED LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LOT LINES OF SAID LOT 1A THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°34'23" EAST 245.01, 2) NORTH 89°58'36" EAST 5.37 FEET, 3) NORTH 00°10'22" EAST 172.57 FEET TO THE SOUTHERLY LINE OF LOT 4 OF SAID DESERTSCAPE SUBDIVISION; THENCE SOUTH 89°58'46" WEST 130.67 FEET ALONG THE SOUTHERLY LOT LINES TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE NORTH 00°01'14" WEST 154.00 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 3 TO THE SOUTHERLY LINE OF 1700 SOUTH STREET (ANTELOPE DRIVE/STATE ROAD 106); THENCE SOUTH 89°58'46" WEST 279.98 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°01'14" EAST 154.00 FEET ALONG THE EASTERLY LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°58'46" WEST 156.10 FEET ALONG THE SOUTHERLY LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING.

CONTAINING 6.386 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS DESERTSCAPE SUBDIVISION LOT 1B AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF_____, 20_____.

_____
WILLIAM O. PERRY III, CO-MANAGER
SHADOW POINT, LLC, A UTAH LIMITED LIABILITY COMPANY

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF SHADOW POINT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF SHADOW POINT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1851002 09/16/2021 ALI

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF SYRACUSE CITY, UTAH, ON THIS _____ DAY OF _____, 20_____.

CITY RECORDER ATTEST:_____

MAYOR: _____

CITY ENGINEER'S APPROVAL

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

_____
SYRACUSE CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

_____
PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

_____
SYRACUSE CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____
DEPUTY

PLANNING COMMISSION

January 4, 2022

ADMINISTRATIVE ITEM

Agenda Item #X

EOS Fitness Site Plan

Factual Summation

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

Location:	1207 S 1700 S
Current General Plan:	Commercial
Current Zoning:	GC (Commercial)
SF Building	41,733 sf

Summary

Applicant Shadow Point Shopping Center LLC is requesting site plan approval for a new 40,000 building. EOS fitness is an existing tenant in the center that desires to expand. After completion, EOS will lease the new space leaving the existing location vacant.

Staff has conducted a detailed review of the plans with multiple rounds of submittals. See attached for latest plans. At the time of this writing there are no remaining unresolved staff comments.

Planning Commission is the land use authority for site plans. This does not go to City Council unless there was an appeal of the administrative decision. After site plan approval, next steps would be for the applicant to submit a building permit application prior to construction.

Motion options are to approve, approve with conditions, deny, or table until the next meeting.

Site Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/18/17

Project Information

Project Name:	Property Zone:	Parcel Identification No.:	Acres:
605 Syracuse		12766002	

Address:	Description of Use:
1207 W 1760 S	Health Club

Property Owner(s) Information

Name:			Name:		
Shadow Point Shopping Center LLC.					
Address:			Address:		
17 East Winchester St. Suite 102					
City:	State:	ZIP:	City:	State:	ZIP:
Murray	Utah	84107			
Phone: ☐Cell ☒Office	Email Address:		Phone: ☐Cell ☐Office	Email Address:	
(801) 317-8100	mswain@perrycommercial.net				

Primary Contact/Representative Information

Name:			
James Stroh			
Address:	City:	State	ZIP:
2190 East Pebble Road Suite 250g	Las Vegas	NV	89123
Office Phone:	Cell Phone:	Email Address:	
(702) 433-1400	(702) 336-0100	jsat@jmstrohsrch.com	

NOTE: Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.

I read the Syracuse Land Use Ordinance and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations and that approval by City Council shall be valid for a period of twelve months.

Applicant Signature — Date: 9-9-21

Property Owner Signature — Date: 9-15-21

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:
City Council Decision Date:
Building Official Review Date:
Fire Official Review Date:

Application and Noticing Fees:

0-5 acres	$ 575 + $ 55/acre	CUP	$650 + $55/acre
5.01-10 acres	$1,585 + $ 173/acre	Res. Multi.	$750 + 1% bond
10.01-15 acres	$2,450 + $144/acre		
15.01-20 acres	$3,170 + $115/acre		
>20 acres	$3,745 + $100/acre		

Revised Plan $ 250 + $ 50/acre or $35 nonconforming use/lot review
Minor Site Plan Amendment $100
$ 20 per Public Notice Sign ____Signs $_____
$100 Noticing $_____

Total $813.25

EOS FITNESS

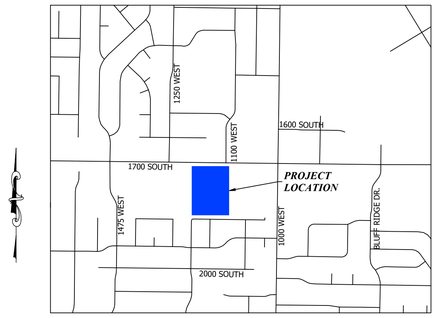
1223 WEST 1700 SOUTH

TAX PARCEL: 12-768-002

LOCATED IN THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.L.B.&M.

SYRACUSE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



1" = 1000'

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POWER
TELEPHONE & TV
GAS
SEWER
WATER
IRRIGATION

TWO WORKING DAYS BEFORE YOU DIG CALL

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UTAH TOLL FREE, OR

801-208-2100

SALT LAKE

IT'S THE LAW TO CALL

Client: PERRY COMMERCIAL
Contact: MATT SWAIN
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET, MURRAY, UTAH 84107
Email: matt@perrycommercial.net

Architect: JSA ARCHITECTURE
Contact: JAMES STROH
Phone #: 702-433-1400
Address: 2190 E. PEBBLE ROAD, STE. 250, LAS VEGAS, NEVADA 89123
Email: jim@jimstroharch.com

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

REGISTERED PROFESSIONAL ENGINEER
12/23/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

BENCHMARK: WP 101 MAG NAIL
ELEVATION: 4310.79

COVER	REV #	BY	DATE
DRAWN: JBC 9/21/2021			
APPROVED: STA 10/8/2021			
PROJECT: 1043015			
DWG: 1043015_PLAN SET.dwg			

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - SYRACUSE CITY
    SEWER - SYRACUSE CITY
    STORM DRAIN - SYRACUSE CITY
    IRRIGATION - SYRACUSE CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
⊠30.82 — 30.82 EXISTING SPOT ELEVATION
⊠30.82 — 30.82 PROPOSED SPOT ELEVATION
GRADE DOWNWARD GRADE
(4258) EXISTING INDEX CONTOUR
EXISTING MINOR CONTOUR
4258 PROPOSED CONTOUR
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
x — x EXISTING FENCE
x — x — x PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
ADA PARKING
STREET LIGHT
LIGHT POLE
POWER POLE
TELEPHONE POLE
UTILITY POLE
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
FO — FO EXISTING FIBER OPTIC
FO — FO PROPOSED FIBER OPTIC
GAS — GAS EXISTING NATURAL GAS
GAS — GAS PROPOSED NATURAL GAS
PWR — PWR EXISTING POWER
PWR — PWR PROPOSED POWER
OHP — OHP EXISTING OVERHEAD POWER
OHP — OHP PROPOSED OVERHEAD POWER
UGP — UGP EXISTING UNDERGROUND POWER
UGP — UGP PROPOSED UNDERGROUND POWER
TEL — TEL EXISTING TELEPHONE
TEL — TEL PROPOSED TELEPHONE
IRR — IRR EXISTING IRRIGATION LINE
IRR — IRR PROPOSED IRRIGATION LINE
IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

W — W EXISTING WATER LINE
W — W PROPOSED WATER LINE
W — W EXISTING FIRE PROTECTION
W — W PROPOSED FIRE PROTECTION
WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
SS — SS EXISTING SEWER LINE
SS — SS PROPOSED SEWER LINE
SEWER MANHOLE
LD — LD EXISTING LAND DRAIN
LD — LD PROPOSED LAND DRAIN
LAND DRAIN MANHOLE
SD — SD EXISTING STORM DRAIN
SD — SD PROPOSED STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

ø	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITIY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

POWER
TELEPHONE & TV
GAS
SEWER
WATER
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12/23/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: PERRY COMMERCIAL
Contact: MATT SWAIN
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET, MURRAY, UTAH 84107
Email: matt@perrycommercial.net

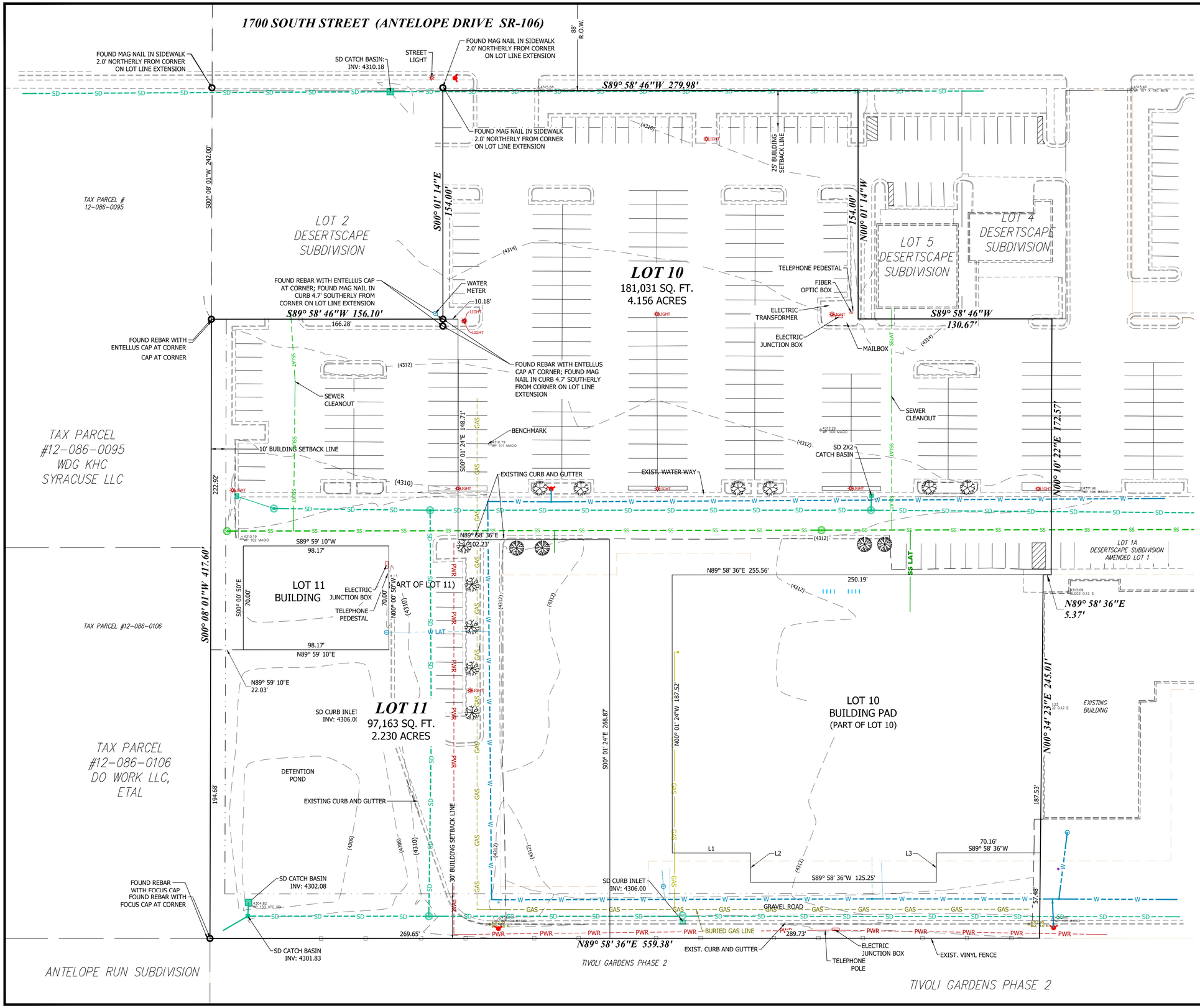
EOS FITNESS

1223 WEST 1700 SOUTH
TAX PARCEL: 12-768-002
LOCATED IN THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.L.B.&M.
SYRACUSE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN:	JBC
APPROVED:	STA
PROJECT #:	1043015
1043015_PLAN SET.dwg	

C101
NOTES & LEGEND



TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- FENCE LINE
- WALL

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APPROVED: JRC	XX/XX/XXXX
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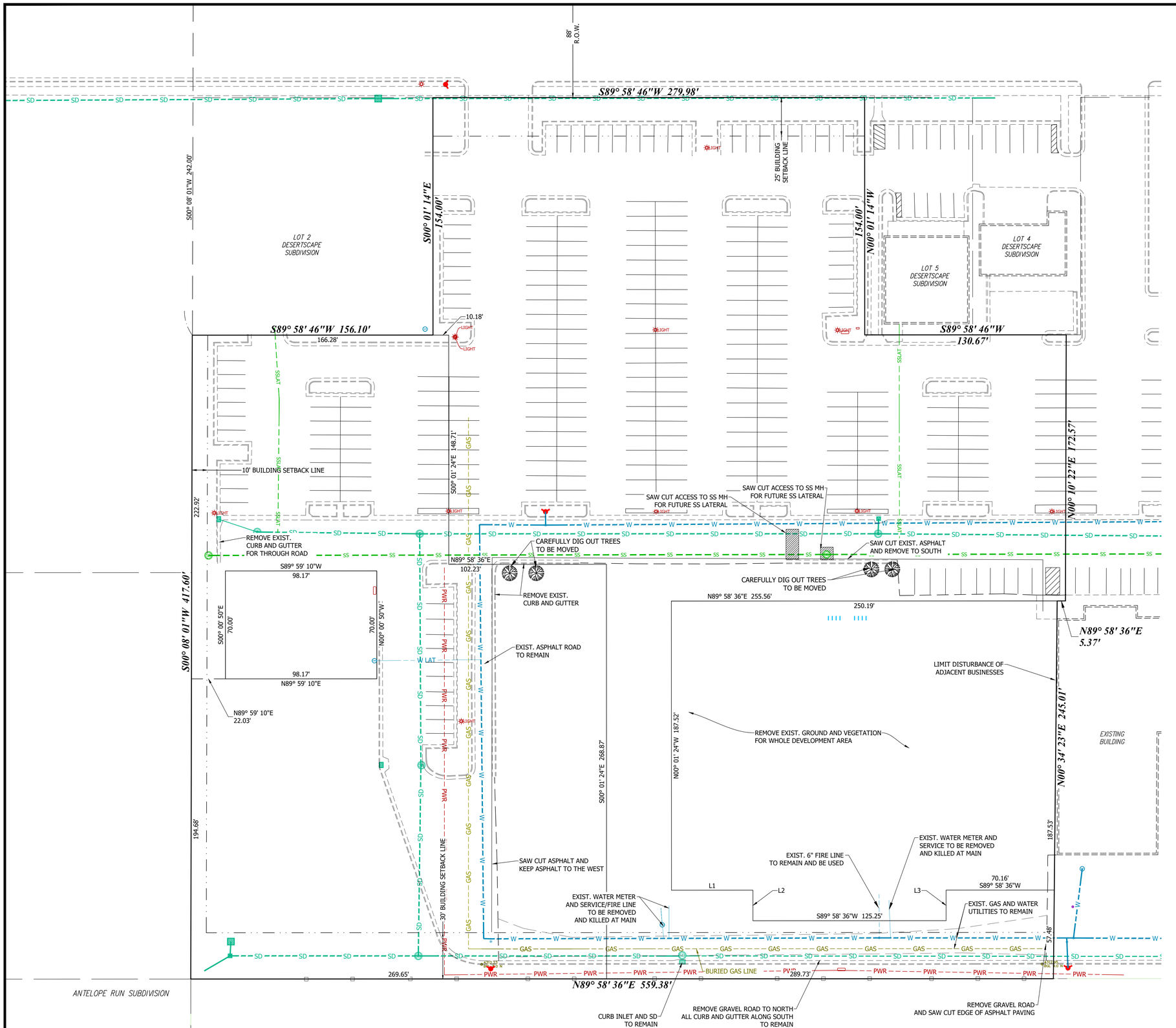
V200
TOPOGRAPHIC SURVEY



30 0 30 60 90

SCALE: 1" = 30'

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SEWER
WATER
IRRIGATION

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DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

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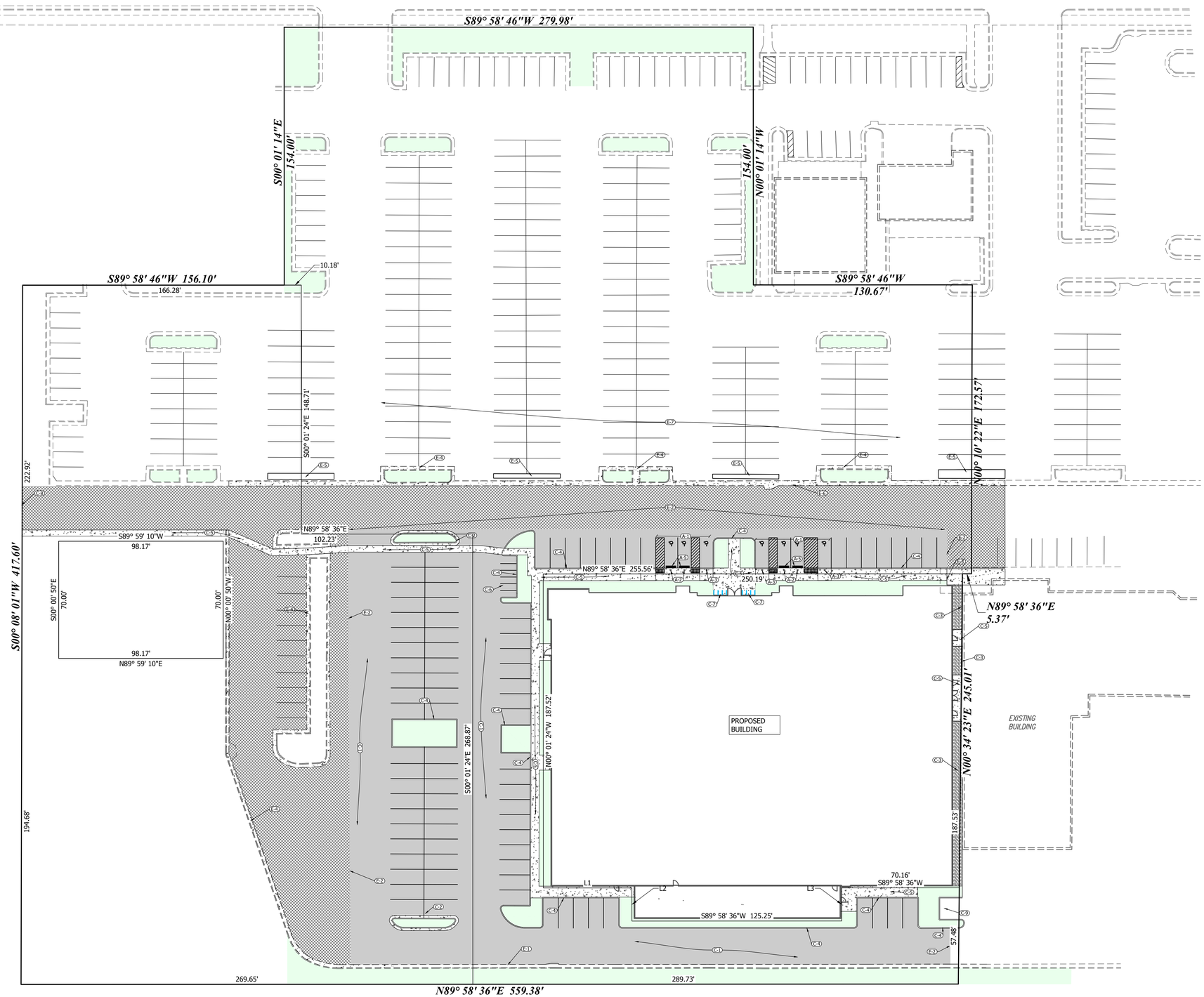
C300

DEMOLITION PLAN



30 0 30 60 90

SCALE: 1" = 30'

SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-2 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-3 GRAVEL SWALE PER DETAIL, SHEET C900
- C-4 PRIVATE 6"X18" CURBWALL PER DETAIL, SHEET C900
- C-5 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- C-6 MOTORCYCLE PARKING
- C-7 STANDARD BIKE RACK PER DETAIL, SHEET C900
- C-8 EXTEND EXISTING ROAD AND NEW WALKWAY TO WEST PROPERTY LINE
- C-9 CMU DUMPSTER ENCLOSURE PER DETAIL, SHEET C900
- A-1 ADA ACCESSIBLE PARKING & RAMPS PER DETAIL, SHEET C900
- A-2 ADA POLE MOUNTED VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900
- A-3 ADA POLE MOUNTED ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900
- A-5 CURB STOP STANDARD
- E-1 TIE NEW ASPHALT TO EXIST. CURB AND GUTTER
- E-2 TIE NEW ASPHALT TO EXIST. ASPHALT LINE
- E-3 MATCH NEW SIDEWALK TO EXIST. SIDEWALK
- E-4 EXIST. CURB AND GUTTER TO REMAIN
- E-5 EXIST. STRIPPING FOR PARKING W/STREET LIGHTS
- E-6 EXIST. WATERWAY
- E-7 EXIST. PARKING FOR BUSINESS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

LAND USE TABLE

	sq.ft.	Acres	%
BUILDING	41,773	0.96	23.08%
IMPROVEMENTS	50,373	1.16	27.83%
LANDSCAPE FOR LOT	18,095	0.42	10.00%
EXISTING	70,790	1.63	39.10%
TOTAL	181,031	4.16	100.00%
TOTAL PROJECT LANDSCAPE			15.00%

PARKING AMOUNTS

NEW REGULAR	87
EXIST. REGULAR (North of Building, see V200)	208
ADA	7
OTHER	5
TOTAL	**307**
REQUIRED	**307**

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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REV #	COMMENT	DATE

DRAWN:	JBC
APPROVED:	STA
PROJECT #:	1043015
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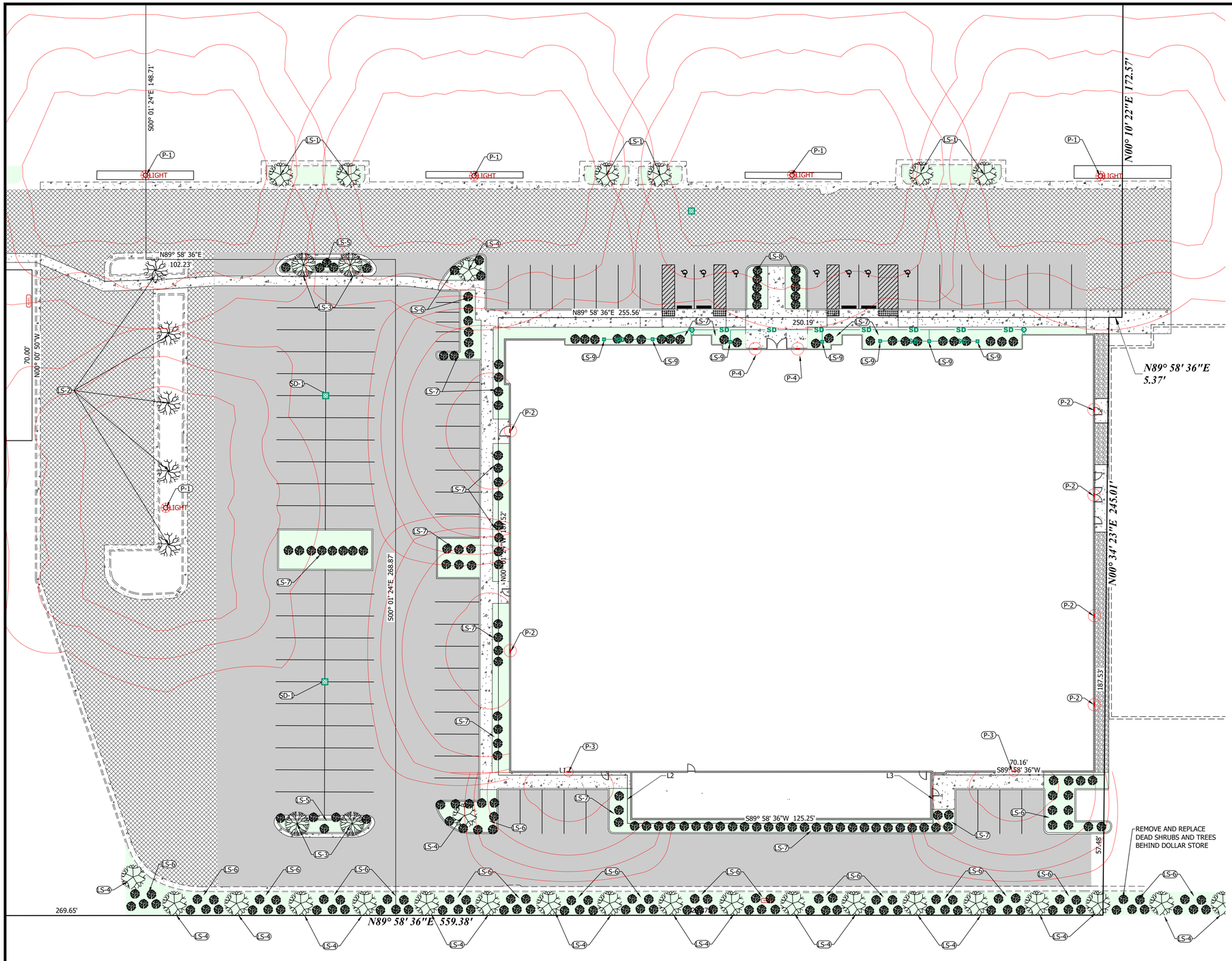
C400

SITE PLAN



20 0 20 40 60

SCALE: 1" = 20'

SYMBOL LEGEND

- LS-1 EXISTING TREE SKYLINE HONEY LOCUST
- LS-2 EXISTING TREE PAUL'S SCARLET HAWTHORN
- LS-3 EXISTING TREE - TO BE RELOCATED TO SHOWN AREA (SEE DEMO PLAN C300 FOR CURRENT LOCATION) EASTERN REDBUD
- LS-4 PROPOSED TREE SKYLINE HONEY LOCUST
- LS-5 PARKING ISLAND LANDSCAPING PER DETAIL, SHEET C902
- LS-6 PERIMETER CURB LANDSCAPING PER DETAIL, SHEET C902
- LS-7 PERIMETER WALKWAY LANDSCAPING PER DETAIL, SHEET C902
- LS-8 ENTRANCE LANDSCAPING PER DETAIL, SHEET C902
- LS-9 YARD DRAIN IN LANDSCAPING AREA
- P-1 EXISTING OVERHEAD LIGHT LOCATION
- P-2 PROPOSED 20 FT HIGH WALL PACK LIGHTING PER ARCHITECTURAL DETAIL
- P-3 PROPOSED 15 FT HIGH WALL PACK LIGHTING PER ARCHITECTURAL DETAIL
- P-4 PROPOSED CAN LIGHTING PER ARCHTECTURAL DETAIL
- SD-1 PROPOSED 2'X2' STORM DRAIN INLET

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

NOTES:
1. SITE LIGHTING MUST MEET SYRACUSE CITY DARK SKY REQUIREMENTS AS DESCRIBED IN CITY CODE 10.30.030
2. ALL VEGETATION AND TREES MATCH EXISTING LANDSCAPE PLANT LIST FROM ORIGINAL DEVELOPMENT. SEE SHEET C902

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REV #	COMMENT	DATE

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PROJECT #:	1043015
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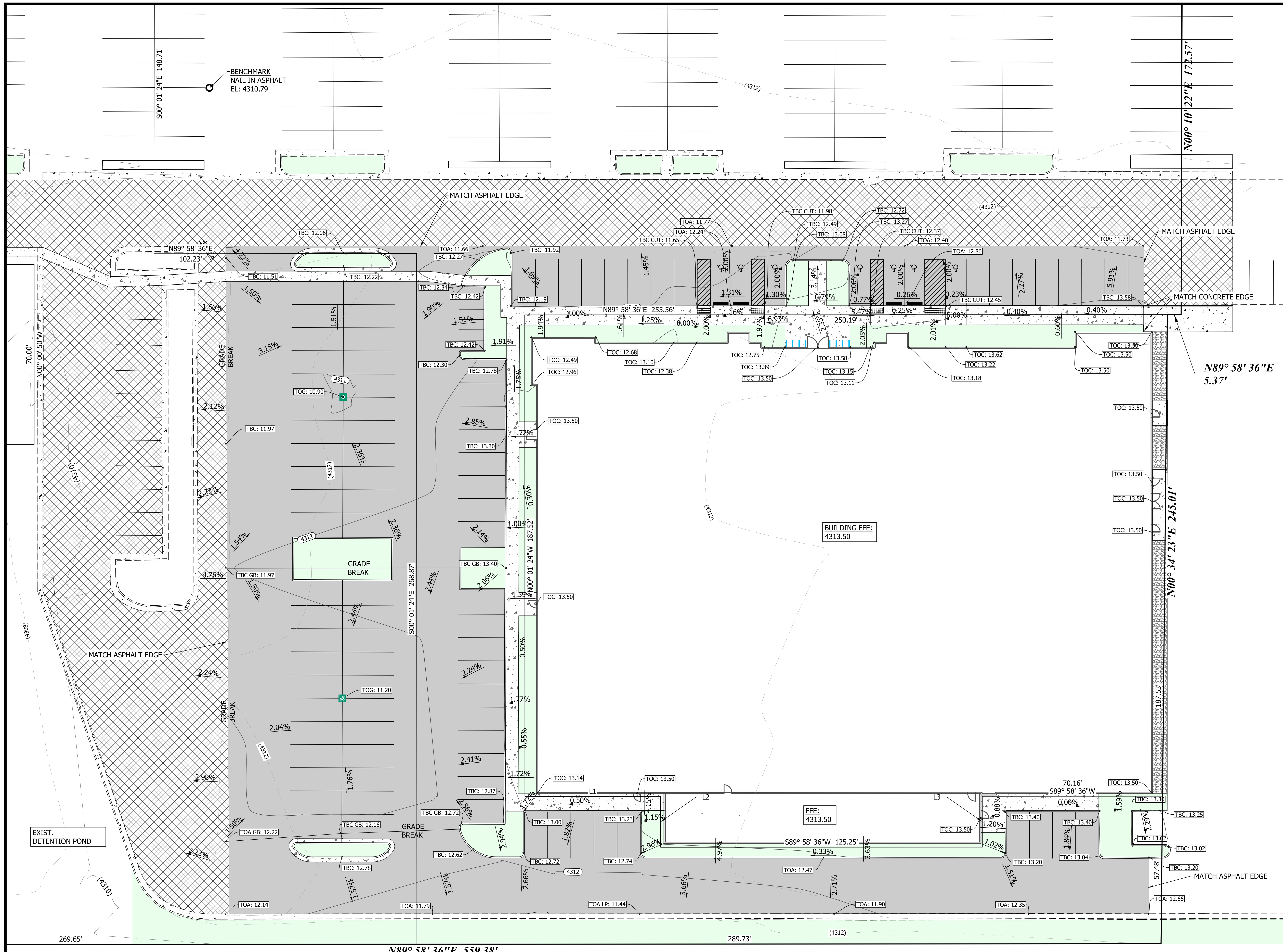
LS100
LANDSCAPE AND LIGHT PLAN



SCALE: 1" = 20'

NOTE: STORM WATER TO ENTER EXIST. DETENTION POND IN SOUTH-WEST CORNER OF DEVELOPMENT

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

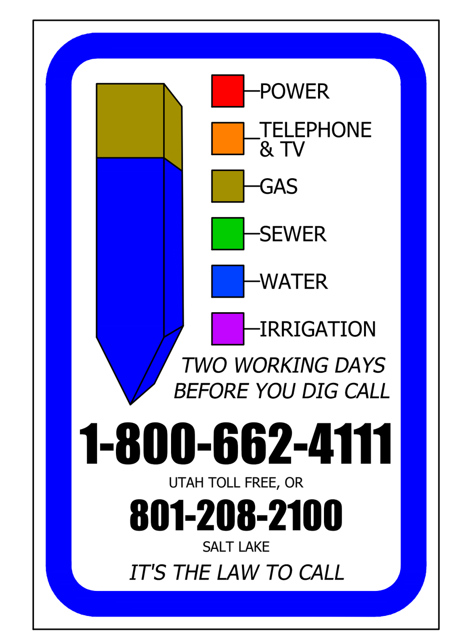
ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).



SITE BENCHMARK = 4310.79 AT WP 100 MAG NAIL

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REV #	COMMENT	DATE

DRAWN: JBC
APPROVED: STA
PROJECT #: 1043015
1043015_PLAN SET.dwg

C500

GRADING PLAN

BENCHMARK
NAIL IN ASPHALT
EL: 4310.79

S00° 01' 24"E 148.71'

EXIST. FIRE HYDRANT

NEW 2'X2' INLET BOX
GRATE: 4308.61
INV: 4305.28

SAW CUT AND REPLACE ASPHALT

EXIST. SD CURB INLET

EXIST. SD MH AND PIPE LINE

N00° 10' 22"E 172.57'

EXIST. 6" WATER LINE

EXIST. 18" SD LINE

EXIST. SS MH

EXIST. 8" SS LINE

EXIST. 4" PVC SS LATERAL TO CONNECT TO BUILDING

N89° 58' 36"E
102.23'

NEW 12" PVC SD
L: 48.72'
S: 11.2%

EXIST. 4" PVC
SS LATERAL

N89° 58' 36"E 255.56'

250.19'

NEW 2'X2' INLET BOX
W/ROUND, SOLID LID
GRATE: 4313.40
INV: 4311.40

N89° 58' 36"E
5.37'

(PART OF LOT 11)

70.00'

N00° 00' 50"W

YARD DRAIN
W/3" PVC SD

NEW 2'X2' INLET BOX
W/ROUND, SOLID LID
GRATE: 4313.40
INV: 4310.73

YARD DRAIN
W/3" PVC SD

YARD DRAIN
W/3" PVC SD

YARD DRAIN
W/3" PVC SD

YARD DRAIN
W/3" PVC SD

NEW ROOF DOWNSPOUT
PER ARCHITECT DRAWING

NEW 12" PVC SD
L: 135.0'
S: 0.5%

NEW ROOF DOWNSPOUT
PER ARCHITECT DRAWING

EXIST. BURIED GAS LINE

NEW 2'X2' SD INLET
GRATE: 4310.90
INV: 4308.90

EXIST. POWER LINE

NEW GAS METER

NEW 6" C900 FIRE LINE

EXIST. SD LINE

EXIST. 8" WATER LINE

N00° 34' 23"E 245.01'

LOT 10
BUILDING PAD
(PART OF LOT 10)

LOT 11
97,163 SQ. FT.
2.230 ACRES

NEW 10" PVC SD PIPE
L: 117.25'
S: 0.6%

S00° 01' 24"W 187.52'

S00° 01' 24"E 268.87'

NEW 2 ½" GAS LINE

NEW 3" WATER SERVICE TO BUILDING

187.53'

NEW 2'X2' SD INLET
GRATE: 4311.20
INV: 4308.20

EXIST. 1" WATER METER
AND SERVICE TO BE KILLED AT MAIN

NEW ROOF DOWNSPOUT
PER ARCHITECT DRAWING

NEW 10" PVC SD PIPE
L: 115.42'
S: 1.04%

L1

L2

L3

70.16'

S89° 58' 36"W

EXIST. WATER VALVE
FOR FIRE HYDRANT

EXIST. 6" FIRE LINE
TO BE KILLED AT MAIN

EXIST. 6" FIRE LINE
TO BE CONNECTED

EXIST. 1" WATER METER
AND SERVICE TO BE KILLED
AT MAIN

NEW 3" WATER METER
PER CITY STANDARDS

HOT TAP NEW 3" WATER SERVICE
INTO EXISTING 8" WATER LINE

S89° 58' 36"W 125.25'

EXIST. 8" WATER LINE

57.48'

EXIST.
DETENTION POND

EXIST. BURIED GAS LINE

EXIST. 15" ADS SD

269.65'

EXIST. FIRE HYDRANT

N89° 58' 36"E 559.38'

289.73'

EXIST. SD CURB INLET
GRATE: 4311.00
INV(IN): 4307.00
INV(OUT): 4306.00

EXIST. ELECTRICITY LINE

EXIST. 15" ADS SD

EXIST. FIRE HYDRANT

NOTE: STORM WATER TO ENTER EXIST. DETENTION POND IN SOUTH-WEST CORNER OF DEVELOPMENT

20 0 20 40 60

SCALE: 1" = 20'

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REV #	COMMENT	DATE

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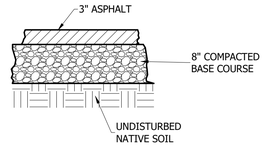
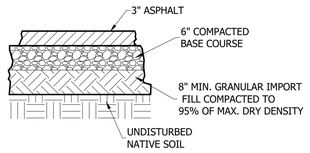
APPROVED:	STA
PROJECT #:	1043015
1043015_PLAN SET.dwg	

C600
UTILITY PLAN

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



WITHOUT GRANULAR IMPORT FILL

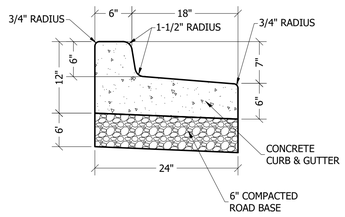


WITH IMPORT FILL

PRIVATE ASPHALT SECTIONS

C-1 / C400 TYPICAL N.T.S.

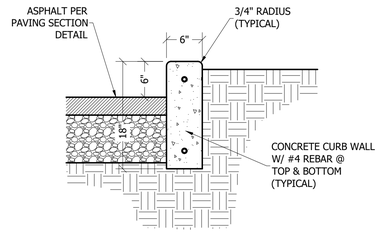
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" RELEASE CURB & GUTTER

C-2 / C400 TYPICAL N.T.S.

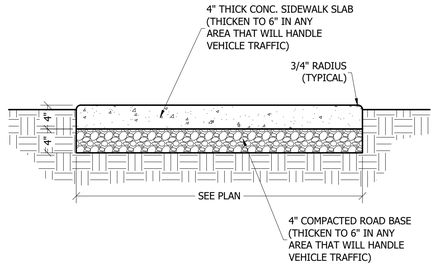
NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE CONCRETE 6"X18" CURBWALL

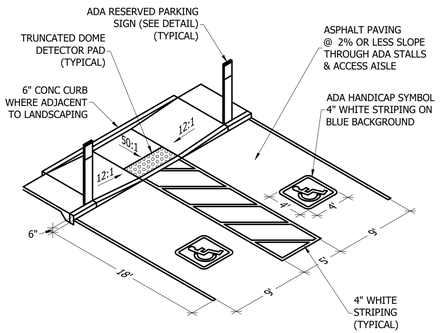
C-4 / C400 TYPICAL N.T.S.

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK

C-6 / C400 TYPICAL N.T.S.

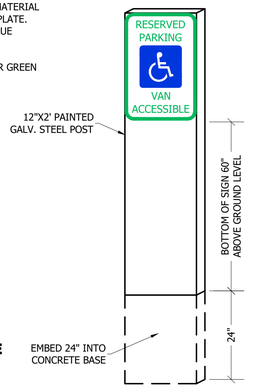


ADA ACCESSIBLE PARKING & RAMPS

A-1 / C400 TYPICAL N.T.S.

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. WHITE ADA SYMBOL ON A BLUE SQUARE.
3. WHITE BACKGROUND.
4. LETTERING IS TO BE BLUE OR GREEN

ADA RESERVED PARKING VAN-ACCESSIBLE SIGN



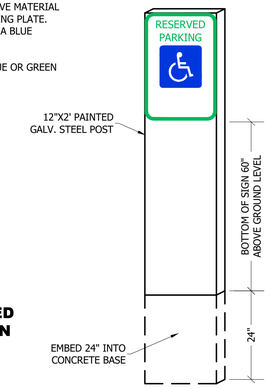
POLE-MOUNTED SIGN

ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN

A-2 / C400 TYPICAL N.T.S.

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. WHITE ADA SYMBOL ON A BLUE SQUARE.
3. WHITE BACKGROUND.
4. LETTERING IS TO BE BLUE OR GREEN

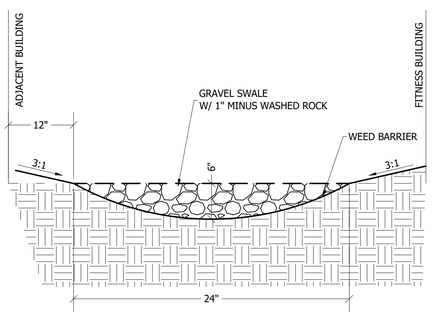
ADA RESERVED PARKING SIGN



POLE-MOUNTED SIGN

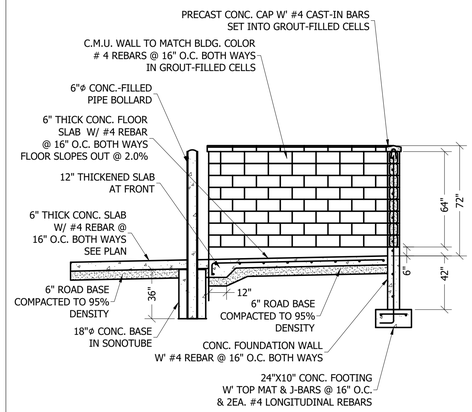
ADA POLE-MOUNTED RESERVED PARKING SIGN

A-3 / C400 TYPICAL N.T.S.

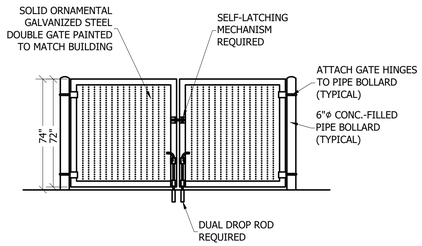


SWALE

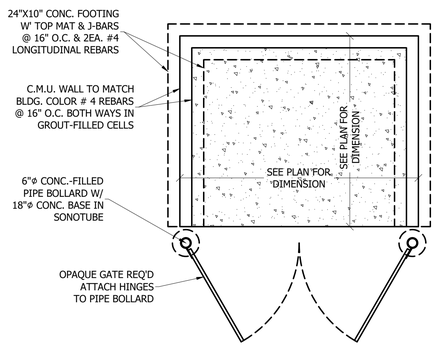
C-3 / C400 TYPICAL N.T.S.



SECTION VIEW

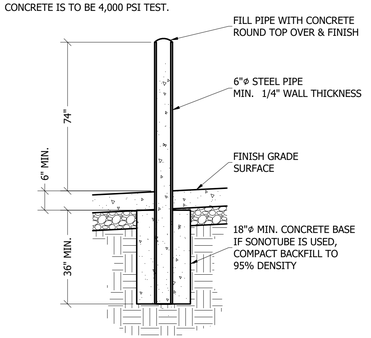


FRONT VIEW



PLAN VIEW

NOTES
1. BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.



PIPE BOLLARD

CMU DUMPSTER ENCLOSURE

C-9 / C400 TYPICAL N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus™

REGISTERED PROFESSIONAL ENGINEER
12/23/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: PERRY COMMERCIAL
Contact: MATT SWAIN
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET, MURRAY, UTAH 84107
Email: matt@perrycommercial.net

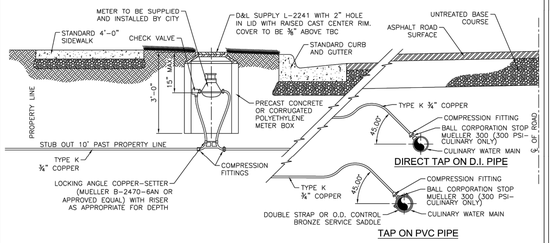
EOS FITNESS

1223 WEST 1700 SOUTH
TAX PARCEL: 12-768-002
LOCATED IN THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.L.B.&M.
SYRACUSE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JBC
APPROVED: STA
PROJECT #: 1043015
1043015_PLAN SET.dwg

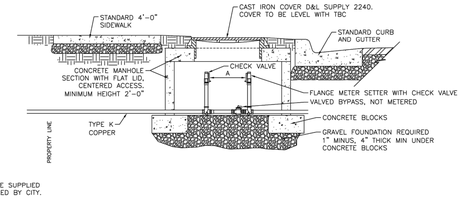
C900
SITE DETAILS



SYRACUSE CITY CORPORATION WATER SERVICE INFORMATION					
SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	METER BOX SIZE	CONNECTION TYPE	BYPASS
¾"	18" DIA.	CONCRETE, CORRUGATED POLYETHYLENE	BY CITY	NPT	NO
1"	24" DIA.	CONCRETE, CORRUGATED POLYETHYLENE	BY CITY	NPT	NO
1½"	48" BOX	CONCRETE	BY CITY	FLANGE	YES
2"	48" BOX	CONCRETE	BY CITY	FLANGE	YES
**>2"	RECT. BOX	CONCRETE	BY CITY	FLANGE	YES

**METER & BOX SHALL BE INSTALLED PER 2012 APWA STANDARD PLAN BASED ON THE METER SIZE:
3" COMPOUND METER – PLAN 523
4" COMPOUND METER – PLAN 523
6" COMPOUND METER – PLAN 525
8" COMPOUND METER – PLAN 527
10" TURBO METER – PLAN 529

1 TYPICAL WATER CONNECTION
SCALE:NOT TO SCALE



NOTE:
METER TO BE SUPPLIED AND INSTALLED BY CITY.

2 TYPICAL FLANGED METER SETTER WATER CONNECTION
SCALE:NOT TO SCALE

STATEMENT OF USE
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NO.	REVISION DESCRIPTION:	BY	APP'D	DATE
1	CORRECT SUPPLY ON FLANGED METER SETTER	BB	RCH	2/27/15

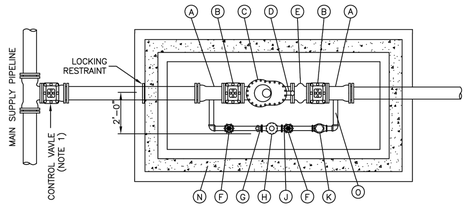
CAD FILE: SYRACUSE CITY STANDARDS
DRAWN BY: BB
DESIGN BY: BB
CHECKED BY: RCH
LAST UPDATED: 8/8/2007
DATE ADOPTED: 8/14/2007

SYRACUSE CITY

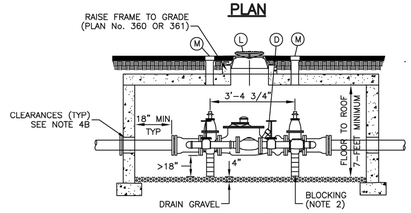
DEVELOPMENT STANDARDS
SYRACUSE CITY CORPORATION

TYPICAL WATER SERVICE CONNECTION DETAIL

SHEET 8



PLAN



ELEVATION

LEGEND			
No.	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE x M.J. ADAPTER	
B		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
C		3" OR 4" COMPOUND METER	
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE	
G		2" METER FLANGE	
H		2" DISPLACEMENT METER	
J		2" MALE METER FLANGE	
K		2" CHECK VALVE	
L		27" FRAME AND COVER	PLAN No. 502
M		TOP SECTION OF VALVE BOX WITH LID	PLAN No. 574
N		CONCRETE BOX	PLAN No. 505
O		COPPER PIPING	

* FURNISHED BY AGENCY

3" and 4" Compound meter with 2" bypass

Plan No. **523**

August 2001

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus™

REGISTERED PROFESSIONAL ENGINEER
12/23/2021
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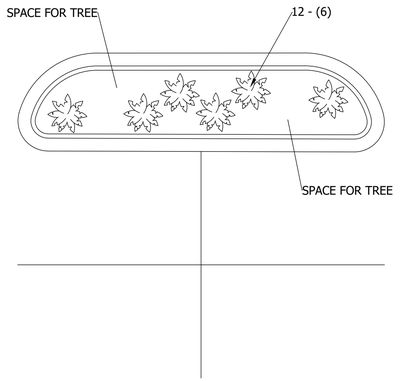
REV #	COMMENT	DATE

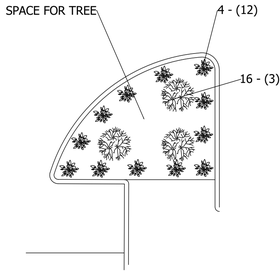
DRAWN: JBC
APPROVED: STA
PROJECT #: 1043015
1043015_PLAN SET.dwg

C901
CITY DETAILS



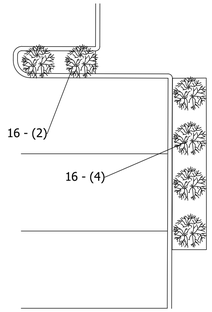
PARKING ISLAND LANDSCAPING

LS-5 / LS100 TYPICAL
N.T.S.



PERIMETER CURB LANDSCAPING

LS-6 / LS100 TYPICAL
N.T.S.



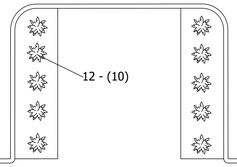
PERIMETER WALKWAY LANDSCAPING

LS-7 / LS100 TYPICAL
N.T.S.

PLANT MATERIAL LIST

KEY	BOTANICAL NAME	COMMON NAME	
TREES			
A	ACER RUB. 'OCTOBER GLORY	OCTOBER GLORY MAPLE	1 ½" CAL
B	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL
C	CRATAEGUS LAEVIGATA 'PAULI'	PAUL'S SCARLET HAWTHORN	2" CAL
D	GLEDITSIA TRI. INER.'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL
E	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1 ½" CAL
F	MALUS 'BECHTEL'	BECHTEL FLR. CRAB APPLE	1 ½" CAL
G	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWING PEAR	2" CAL
H	SOPHORA JAP.' PRINCETON UPRIGHT'	JAPANESE PAGODA TREE	2" CAL
I	SORBUS AUCUPARIA	EUROPEAN MOUNTAIN ASH	2" CAL
J	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL
SHRUBS			
1	BERBERIS GLAD. 'WILLIAM PENN'	WILLIAM PENN BARBERRY	5 GAL
2	BERBERIS THUN. ATROP. 'NANA'	CRIMSON PIGMY BARBERRY	3 GAL
3	BUXUS SEMPER. 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	5 GAL
4	CARYOPTERIS C. 'HEAVENLY BLUE'	BLUE MIST	3 GAL
5	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	5 GAL
6	CORNUS SERVICA	DOGWOOD	5 GAL
7	COTONEASTER LUCIDUS 'PEKING'	PEKING COTONEASTER	5 GAL
8	DEUTZIA GRACILIS PINK	PINK DELITZIA	5 GAL
9	EUONYMUS FORT. EMERALD GAIETY	EMERALD GAIETY EUONYMUS	5 GAL
10	EUONYMOUS ALATA	BURNING BUSH	5 GAL
11	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL
12	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE	5 GAL
13	MAHONIA REPENS	CREEPING MAHONIA	2 GAL
14	PINUS MUGHO PUMILIO	DWARF SWISS MNT. PINE	5 GAL
15	POTENTILLA FRUITICOSA	SHRUBBY CINQUEFOIL	2 GAL
16	PRUNUS LAURO. OTTO LUYKENS	OTTO LUYKENS LAUREL	5 GAL
17	ROSA MEIDILAND 'ROYAL BONICA'	ROYAL BONICA MEIDILAND	5 GAL
18	SPIRAEA BUMALDA ANTHONY WAT.	ANTHONY WATERER SPIRAEA	5 GAL
19	SPIRAEA JAP. 'LEMON PRINCESS'	LEMON PRINCESS SPIRAEA	2 GAL
20	SPIRAEA JAP. LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA	2 GAL
21	SYRINGA VILUTINA 'MISS KIM'	MISS KIM LILAC	5 GAL
22	WEIGELA FLORIDA PINK DELIGHT	PINK DELIGHT WEGELA	2 GAL
GROUNDCOVERS			
51	HEMEROCALLIS	DAY LILIES	1 GAL
52	HEDERA HELIX BALTICA	BALTIC IVY @ 6" O.C.	FLATS
53	LYSIMACHIA NUMMULARIA	CREEPING JENNY @ 6"O.C.	FLATS
PERENNIALS			
41	HEUCHERA	CORABELLS	1 GAL
42	PHLOX SUBLATA	CREEPING PHLOX	1 GAL
43	VERONICA TEUCRIUM	VERONICA	1 GAL
ANNUAL FLOWERS			

ALL ANNUAL FLOWERS IN AREAS INDICATED SHALL BE 4" POTS PLANTED ON 10" CENTERS BOTH WAYS. PLANT IN 6" DEEP SOIL MIXTURE OF 50% SOIL MIXED WITH 50% SOIL AID AND WITH A SLOW RELEASE FERTILIZER AS PER MANUFACTURERS RECOMMENDATIONS



ENTRANCE LANDSCAPING

LS-8 / LS100 TYPICAL
N.T.S.

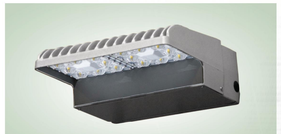
TECHLIGHT
INNOVATION IN ILLUMINATION

Catalog Number

Project | Type

LHLWP

Large Heat Sink LED Wall Pack



SERIES	HOUSING HEIGHT	LENGTH & WIDTH
LHLWP	5.00"	9.90" x 13.50"

FEATURES & SPECIFICATIONS

APPLICATION — The high performance luminaire is designed for cutoff applications where long life, low maintenance, and consistent color rendering are required. Areas with limited accessibility due to fixture location or where heavy pedestrian traffic makes maintenance difficult are ideal applications such as building facade lighting or wall mounted security lighting. The traditional design style of the luminaire allows it to be seemlessly integrated into existing systems when necessary.

CONSTRUCTION — The heavy duty housing is constructed of die cast aluminum. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. ETL listed for wet locations (IP64). Additional IP66 rating available upon request.

FINISH — A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM — Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmicity materials to achieve precise photometric distributions. Available in a Type III beam configuration.

ELECTRICAL SYSTEM — Available in a high output 16 LED system in 5000K Cool White (+/- 500K) or 4100K Neutral White color temperatures propagated with Philips Lumileds Luxeon® MX LED's. Available with 90-300V 50/60 Hz Class II power supply. LED's rated for over 50,000 hours at 25°C ambient temperature. 0-10V dimming standard. Built-in surge protection up to 10 kV. Built-in Active PFC Function >90%.Full load. LED Power Supply conforms to UL1310 Class 2 and UL8750 standards and is IP67 rated for wet locations.

MOUNTING — Quick sheet metal mounting bracket connects to a standard J-Box. The bracket has a unique hanging feature to allow easy wire connections. After connections are made, the fixture swings up and is secured with with two retaining screws at the top of the fixture. An additional back box is available for applications requiring conduit entry (See Accessories).

LISTINGS — LED Driver listed for wet locations (IP67). LED bricks ETL listed for wet locations (IP64). Meets US and Canadian safety standards. -40°C to 50°C ambient operation.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
LHLWP1C8T3D1-BZ

LHLWP							
SERIES	# OF BRICKS	COLOR TEMP	# LED'S PER BRICK	OPTICS	DRIVE CURRENT	VOLTAGE	FINISH
	2 = 2 Brick	**C** = Cool White (5000K) **N** = Neutral White (4100K)	**M** = 8 Luxeon MX LEDs	**T2** = Type II **T3** = Type III **T4** = Type IV	**L** = 525 mA **C** = 700 mA **D** = 1050 mA	**1** = Multi-Volt[1]	**BZ** = Bronze **BK** = Black **GR** = US Green **WH** = White **SP** = Special[2]

ACCESSORIES (Order as separate line items)

PLHSENCA Back Box Enclosure with Conduit Entries
LHLWPBBU 2000 Lumen/90 Minute Battery Back-Up with Fixture Back Box
P1000PC[3] Button Type Photocell 120V (1000w)
IP66[4] Additional IP66 Fixture Rating
PC3 Button Type Photocell 208/277V (1200w)

NOTES

1 = Multi-Volt is an auto ranging power supply from 100V to 300V input.
2 = Custom RAL color matching is available. Contact your sales representative for additional info.
3 = P1000PC operates at 120V only. For photocells to operate at additional voltages, please consult your local Techlight representative. Back Box Enclosure required for Button Photocell mounting.
4 = Additional IP66 rating may not be changed once production has begun on the fixtures.

www.techlightusa.com

All dimensions and specifications are subject to change without notice.

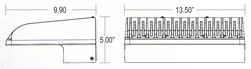
REV: 20181210-03

TECHLIGHT
INNOVATION IN ILLUMINATION

LHLWP Large Heat Sink LED Wall Pack

AVAILABLE FIXTURE DIMENSIONS

Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.



Dimensions shown for 2 Brick Unit

ADDITIONAL FIXTURE ACCESSORIES

PLHSENCA
Back Box Enclosure with Top and Side Conduit Entries

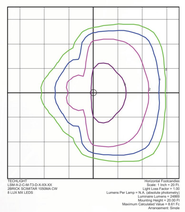
P1000PC
Button-Type Photocell

PHOTOMETRICS

IES INDOOR REPORT PHOTOMETRIC FILE NAME: LSMX2CMT3D

Type 3 Optical Assembly 2 Brick, 1050mA, Cool White

864W LSMT LED Scimitar
Color Temperature: 5,000 K



TECHLIGHT
LSM-8-C-C-M-T3-D-X-XX-XX
LHLWP1C8T3D1-BZ-WARMA-CW
E12/E MAY 2009

Horizontal Footcandles
Scale: 1 Inch = 20 Ft.
Luminaire Mounting Height = 20 Ft.
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = N.A. (absolute photometry)
Mounting Height = 20.00 Ft.
Maximum Candela = 1,000.0 at 0°
Measurement: Blinds

BUG RATINGS (BACKLIGHT, UPLIGHT AND GLARE)

	FIXTURE WEIGHTS (APPROX):		
OPTIC TYPE	B (BACKLIGHT)	U (UPLIGHT)	G (GLARE)
TYPE III (T3)	2	0	3

LUMINAIRE CHARACTERISTICS

# of LED Bricks	Drive Current	Color Temp	Delivered Lumens			System Wattage	L70 @ 25°C	Amperage Draw			
			TYPE II	TYPE III	TYPE IV			120V	208V	240V	277V
2 BRICK	525 mA	Cool White (5000K)	13572	13848	13860	108	>50K	0.90 A	0.52 A	0.45 A	0.39 A
2 BRICK	525 mA	Neutral White (4100K)	13050	13315	13327	108	>50K	0.90 A	0.52 A	0.45 A	0.39 A
2 BRICK	700 mA	Cool White (5000K)	15834	16156	16170	144	>50K	1.20 A	0.70 A	0.60 A	0.52 A
2 BRICK	700 mA	Neutral White (4100K)	15225	15534	15548	144	>50K	1.20 A	0.70 A	0.60 A	0.52 A
2 BRICK	1050 mA	Cool White (5000K)	22620	23080	23100	216	>50K	1.80 A	1.04 A	0.90 A	0.78 A
2 BRICK	1050 mA	Neutral White (4100K)	21750	22192	22212	216	>50K	1.80 A	1.04 A	0.90 A	0.78 A

WARNING: Maintenance performed including the replacement of LED bricks while power is still supplied to the lumenaire may result in system failures and will void the warranty.

TECHLIGHT
INNOVATION IN ILLUMINATION
2707 SATSUMA | DR. DALLAS, TX 75229 | PH: 800.225.0727 | FX: 214.350.0591 | www.techlightusa.com

All dimensions and specifications are subject to change without notice.

REV: 20170803-01

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus

REGISTERED PROFESSIONAL ENGINEER
12/23/2021
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

Client: PERRY COMMERCIAL
Contact: MATT SWAIN
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET, MURRAY, UTAH 84107
Email: matt@perrycommercial.net

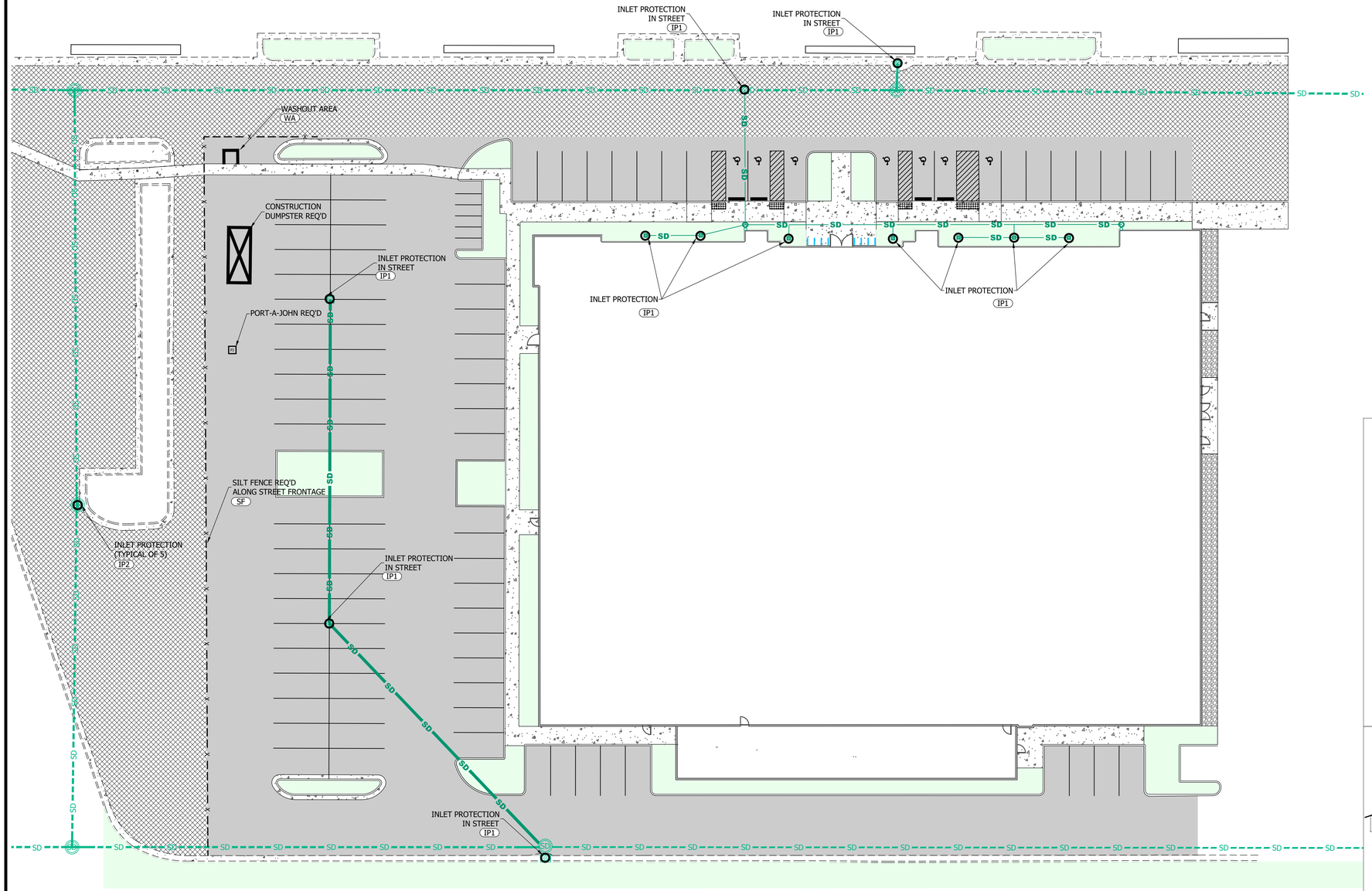
EOS FITNESS

1223 WEST 1700 SOUTH
TAX PARCEL: 12-768-002
LOCATED IN THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.L.B.&M.
SYRACUSE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JBC
APPROVED: STA
PROJECT #: 1043015
1043015_PLAN SET.dwg

C902
LANDSCAPE DETAILS

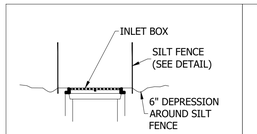


20 0 20 40 60

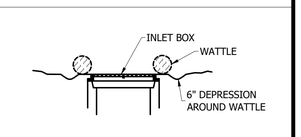
SCALE: 1" = 20'

CONSTRUCTION NOTES

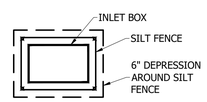
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



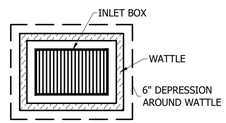
PROFILE VIEW



PROFILE VIEW



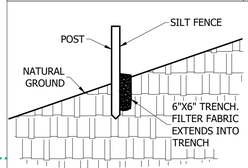
PLAN VIEW



PLAN VIEW

IP1 EC100 **INLET PROTECTION** TYPICAL N.T.S.

IP2 EC100 **INLET PROTECTION** TYPICAL N.T.S.



SF EC100 **SILT FENCE** TYPICAL N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus™

REGISTERED PROFESSIONAL ENGINEER
12/23/2021
No.189586
SCOTT T.
ARGYLE
STATE OF UTAH

Client: PERRY COMMERCIAL
Contact: MATT SWAIN
Phone #: 801-554-6905
Address: 17 EAST WINCHESTER STREET, MURRAY, UTAH 84107
Email: matt@perrycommercial.net

EOS FITNESS

1223 WEST 1700 SOUTH
TAX PARCEL: 12-768-002
LOCATED IN THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.L.B.&M.
SYRACUSE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JBC
APPROVED: STA
PROJECT #: 1043015
1043015_PLAN SET.dwg

EC100
EROSION CONTROL PLAN

STATE OF NEW YORK
JAMES EDWARD STROH
No. 133328-0301
10-22-21
LICENSED ARCHITECT

EXPIRES: 5-31-2022

EOS FITNESS • Syracuse • Front Impression • September 9, 2021

JSA ARCHITECTURE

PROJECT NUMBER: 19135

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The information in this drawing is preliminary and conceptual in nature.
It is based on information provided by others which the Architect has assumed to be substantially accurate. No representation is made by the Architect, express or implied, regarding the accuracy of this drawing, or the feasibility of this development approach.

EXPIRES: 5-31-2022

JSA ARCHITECTURE

EOS FITNESS • Syracuse • Impression Facing Northeast • September 9, 2021

PROJECT NUMBER: 19135

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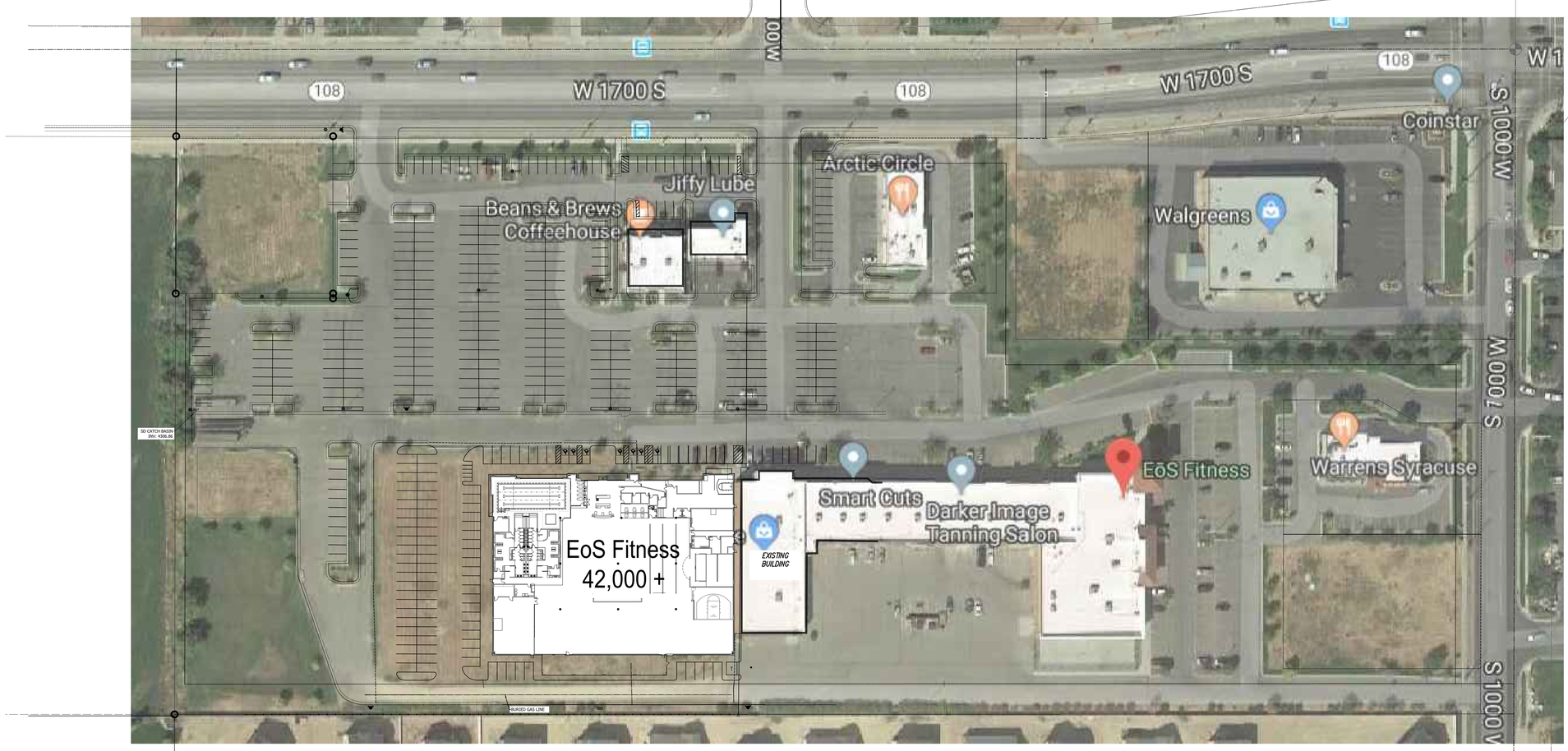

EOS FITNESS • EOS FITNESS • Preliminary Site Diagram • September 8, 2021

JSA ARCHITECTURE

PROJECT NUMBER: 19135

STATE OF UTAH
JAMES EDWARD STROH
No. 153328-0301
10-22-21
REGISTERED ARCHITECT
EXPIRES: 5-31-2022

NORTH

1" = 50'

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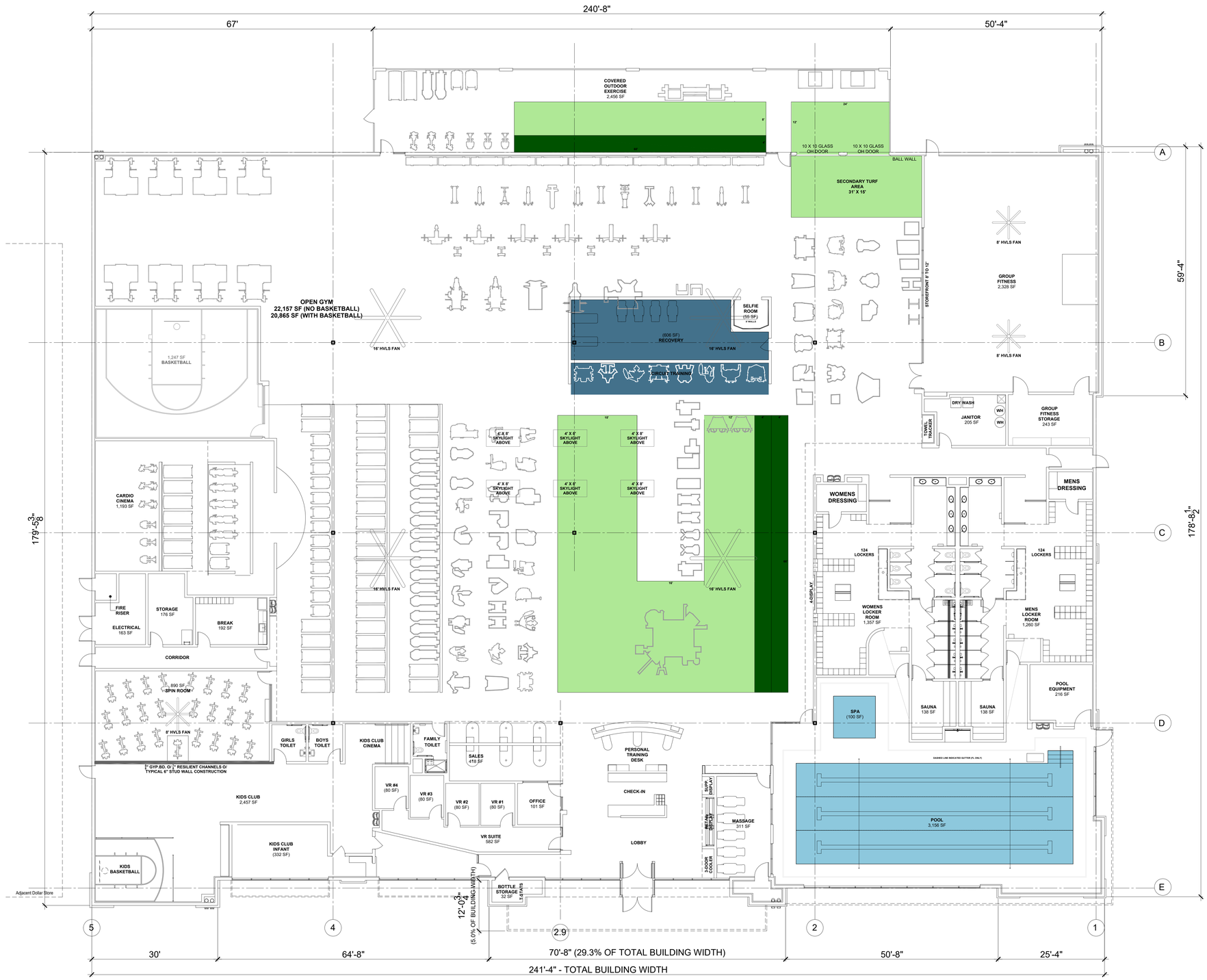

STATE OF NEW YORK
JAMES EDWARD STROH
No. 133328-0301
10-22-21
LICENSED ARCHITECT

EXPIRES: 5-31-2022

1" = 10'

EOS FITNESS • Syracuse • Floor Plan • September 9, 2021

42,020 SF (+ 2,521 Outdoor Exercise)

JSA ARCHITECTURE

PROJECT NUMBER: 19135

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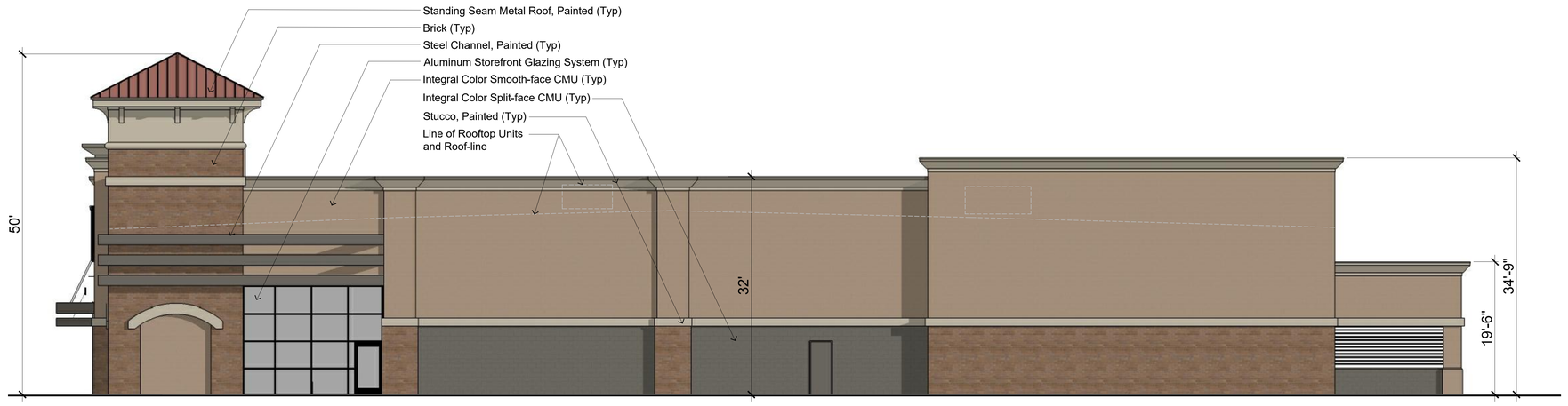
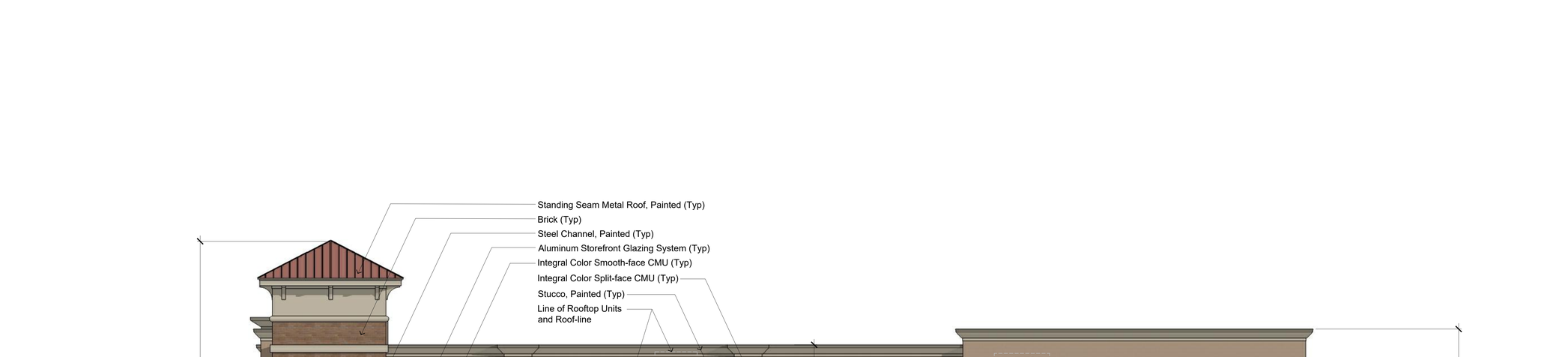


West Elevation



North Elevation

STATE OF UTAH
JAMES EDWARD STROH
No. 13328-0301
10-22-21
LICENSED ARCHITECT

EXPIRES: 5-31-2022

EOS FITNESS • Syracuse • Eelevations • September 9, 2021

1" = 10'

JSA ARCHITECTURE

PROJECT NUMBER: 19135

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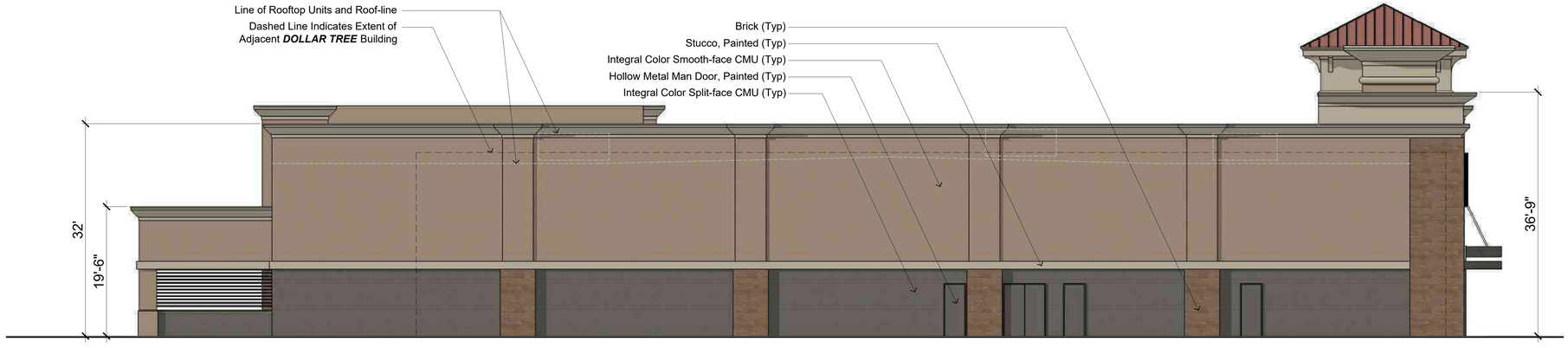
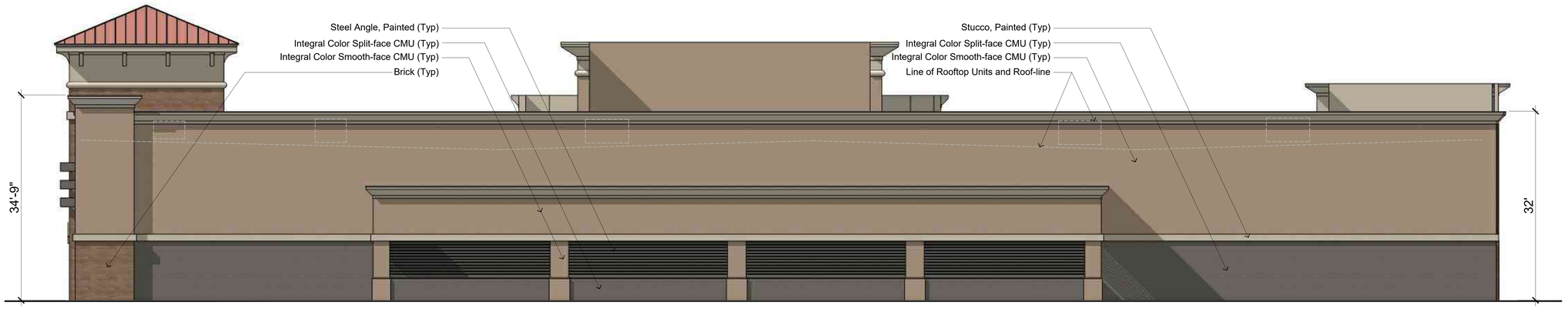


East Elevation



South Elevation

STATE OF UTAH
JAMES EDWARD STROH
No. 153328-0301
10-22-21
REGISTERED ARCHITECT

EXPIRES: 5-31-2022

EOS FITNESS • Syracuse • Eelevations • September 9, 2021

1" = 10'

JSA ARCHITECTURE

PROJECT NUMBER: 19135

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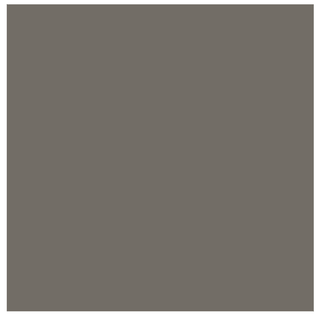
Light Dash Finish Stucco, Painted
- Color to Match Existing Adjacent

8x8x16 Smooth-Face CMU - Cind-R-Lite
"Precision - Beige"

Brick to Match Existing Adjacent

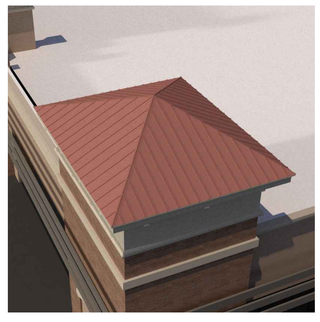


Steel Angles and Channels
Painted to Match Existing Adjacent

8x8x16 Split-Face CMU - Echelon Masonry
"Charcoal"

Standard Bronze Anodized Aluminum
Storefront Framing System with Solar
Bronze Tinted Glazing

Front Impression



Standing Seam Metal Roof Painted
to Match Existing Adjacent

STATE OF UTAH
JAMES EDWARD STROH
No. 153328-0301
10-22-21
REGISTERED ARCHITECT

EXPIRES: 5-31-2022

EOS FITNESS • Syracuse • Color and Materials Board • September 9, 2021

JSA ARCHITECTURE

PROJECT NUMBER: 19135

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RESPONSE LETTER

TO: SYRACUSE CITY

ATTN: NOAH STEELE

FROM: ENTELLUS, INC.

DATE: DECEMBER 23, 2021

SUBJECT: EOS FITNESS SITE PLAN

To Whom It May Concern:

Below are the comments we received from Syracuse City on December 14, 2021. Each original comment has been addressed twice with the second round of comments coming on the date above and addressed in blue. We have addressed each blue comment with our own comment in red and parenthesis ( ).

1. 10.90.070 Special provisions. (A) All lots, parcels, or sites shall have a minimum 15 percent of the total area landscaped, including all required front yards, installed within four months of occupancy and permanently maintained in good condition. Site is only 1.28% but if entire complex is counted along with landscaped detention basin, may be in compliance. Engineer to provide calc. – landscaping table was added but says it is at 10%, not 15% as required by ordinance. Is this 10% the project limits or the whole center site? Once the existing detention and other landscape areas to the east are counted, assumed that 15% would be met. (The entire project landscape is 15 percent.)
2. 10.90.100 Architectural Review Committee. Developments within the GC zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. Will need to have an ARC meeting prior to site plan. ARC met on 12/13/21 – did they talk about the gold glazing? 10.28.110 Context – we just don't have gold glazing here, rendering shows black window system but material cut sheet shows gold? Waiting on meeting summary from Royce. (Match what is existing.)
3. 10.20.090 Site plan review. (E) Standards for Approval. (a) Considerations Relating to Traffic Safety and Traffic Congestion. (i) Effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned; (ii) Layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; (v) Vehicular and pedestrian circulation patterns within the boundaries of the development; Need cross access easement and pedestrian connection to the west. Both driveway and sidewalk appear to stop 18' short of west boundary. (Road, sidewalk, and viewport extended to show connection at edge of property.)
4. 10.20.090 Site plan review. (E) Standards for Approval. (vi) Surfacing and lighting of off-street parking facilities; and Provide light fixture info. Downfacing, full cutoff, dark sky fixture required. Cutoff wall pack fixture spec sheet provided. Site plan updated with light footprints. No lighting fixtures on front of building? (New can lights shown on the front of the building on the landscape and lighting plan.)
5. 10.20.090 Site plan review. (E) Standards for Approval. (vii) Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit. Need bike rack near entrance. Bike rack provided (Provided as noted in blue.)

Entellus
1470 South 600 West
Woods Cross, UT 84010
(801) 298-2236
www.entellus.com

6. 10.28.120 Site design. (C) Miscellaneous. (3) Outdoor refuse and garbage collection containers are required to be fully screened from view using the same materials as the building or approved masonry fencing. Enclosures are required to be surrounded by landscaping to further soften their visual impact. Dumpster not surrounded by landscaping. Planting plan doesn't show any shrubs or trees around dumpster. No indication of what landscaping is in 'green' areas. Is this grass? Rocks? Weed barrier? No shrubs shown along south edge of building. (Landscaping provided around dumpster site.)
7. 10.28.120 Site design. (E) Lighting. (2) Parking and Circulation. Lifestyle, separated land uses, and lack of sufficient public transit have created the need for parking and access for automobiles onto most commercial sites. Lighting in required parking areas must be designed to have a minimal impact on the surrounding environment. Concern over southernmost lights that are close to homes. Full cutoff fixture, vegetation screen recommended. Pole lights removed, wall packs provided. Adjacent homes may experience glare, especially in winter as buffer trees are deciduous and wall pack light will have glare. (Lights on the back of the building have been lowered 5' to reduce the lighting wash across the back of the project.)
8. 10.28.120 Site design. (F) Traffic. (3) Cross access for automobiles and pedestrians to future and existing commercial developments is required during initial site planning and construction. Cross access connecting to Holt Farms to the west required. Both driveway and sidewalk appear to stop 18' short of west boundary. (Same as note 3.)
9. 10.28.120 Site design. (G) Pedestrians. Site layout and design must equally address the needs of pedestrians and automobiles. Pedestrian access and safety on the site should be ensured. (1) Pedestrian access from the public right-of-way through the site to main entrances is required. These walkways are required to be constructed of dissimilar materials to the roadway or parking area, and provide for clearly defined crossings where there are points of conflict with automobiles. Pedestrian connections not provided. Both driveway and sidewalk appear to stop 18' short of west boundary. (Same as note 3.)
10. 10.30.080 Buffer Yards. South= buffer D. Buffer D is 2 trees and 10 shrubs every 50'. No buffer landscaping to the south provided. 2 trees and 10 shrubs required for each 50' of south border. Large spans of south border missing buffer planting. (Landscaping provided for the redevelopment area.)
11. 10.40.070 Parking development, standards, and maintenance. (H) Lighting. The arrangement of lighting used to illuminate any off-street parking area shall reflect the light away from adjoining property in residential districts as per Chapter 10.45 SCC. Provide light fixture cut sheets. Cutoff wall pack fixtures provided which are good for stars, but wall packs are also known for high glare. 'BUG" rating of 3 for glare is high. Adjacent homes may experience glare, especially in winter as buffer trees are deciduous. (Same as note 7.)

If you have any questions regarding the comments, please contact Scott Argyle with Entellus, Inc. via email (sargyle@entellus.com) or telephone (801)298-2236.

Entellus
1470 South 600 West
Woods Cross, UT 84010
(801) 298-2236
www.entellus.com

PLANNING COMMISSION

January 4, 2022

ADMINISTRATIVE ITEM

Agenda Item #**X**

Briggs North Preliminary/Final Subdivision

Factual Summation

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

Location:	817 W 1700 S
Current General Plan:	Commercial
Current Zoning:	MXD (Townhomes) and GC (Commercial)
Date of Zoning Approval:	August 10, 2021
Acreage:	5.3
# lots	2

Summary

Applicant Wright Developement group is requesting subdivision approval to subdivide 5.3 acres into two lots. The proposed subdivision is lot 2 of Briggs & Sons Subdivision that was created for the state liquor store. One lot will have townhomes and the second lot will be a commercial building. Since there are only two lots in the subdivision, it qualifies for a minor subdivision process where the preliminary and final approval stages are combined.

Staff has conducted a detailed review of the plans. See attached for latest plans. At the time of this writing there are no unresolved staff comments.

Planning Commission is the land use authority for subdivisions not in the PRD or RPC zones. This does not go to City Council unless there was an appeal of the administrative decision.

Motion options are to approve, approve with conditions, deny, or table until the next meeting.

Subdivision Preliminary Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subdivision Property Information:		
Proposed Subdivision Name: Briggs Subdivision	Current Zone: COM and MXD	Total Acreage: 5.381
Approximate Address: 817 W 1700 S, Syracuse, UT	Number of Lots: 2	Concept Review Date:

Applicant\Developer Contact Information:			
Name: Logan Johnson, Wright Development			
Address: 1178 W Legacy Crossing Blvd Ste. 100	City: Centerville	State: UT	ZIP: 84014
Office phone: 801.773.7339	Cell phone:	Email: logan@wrightdevelopment.com	

Engineering Firm Contact Information:			
Company name: Hunt Engineering		Engineer: Thomas Hunt	
Address: 1178 W Legacy Crossing Blvd Ste. 100	City: Centerville	State: UT	ZIP: 84014
Office phone: 801.773.7339	Engineer's cell phone:	Engineer's email: thomas@wrightdevelopment.com	

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.*

Preliminary Plan Guidelines and Checklist

Concept Review: Concept review must be completed no more than 6 months preceding preliminary application.

Meeting Schedules
Planning Commission- 1st and 3rd Tuesday of each month
City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public hearing within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is n**o**t so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision

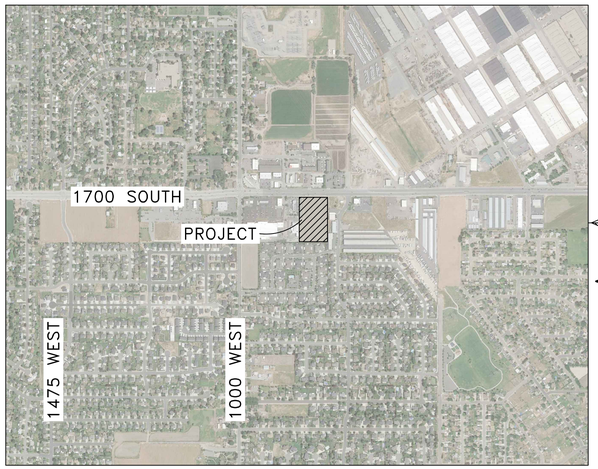
Preliminary Plan Requirements
- ☐ 3 sets @ 22"x34" and 1 set @ 11"x17",
- ☐ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code.

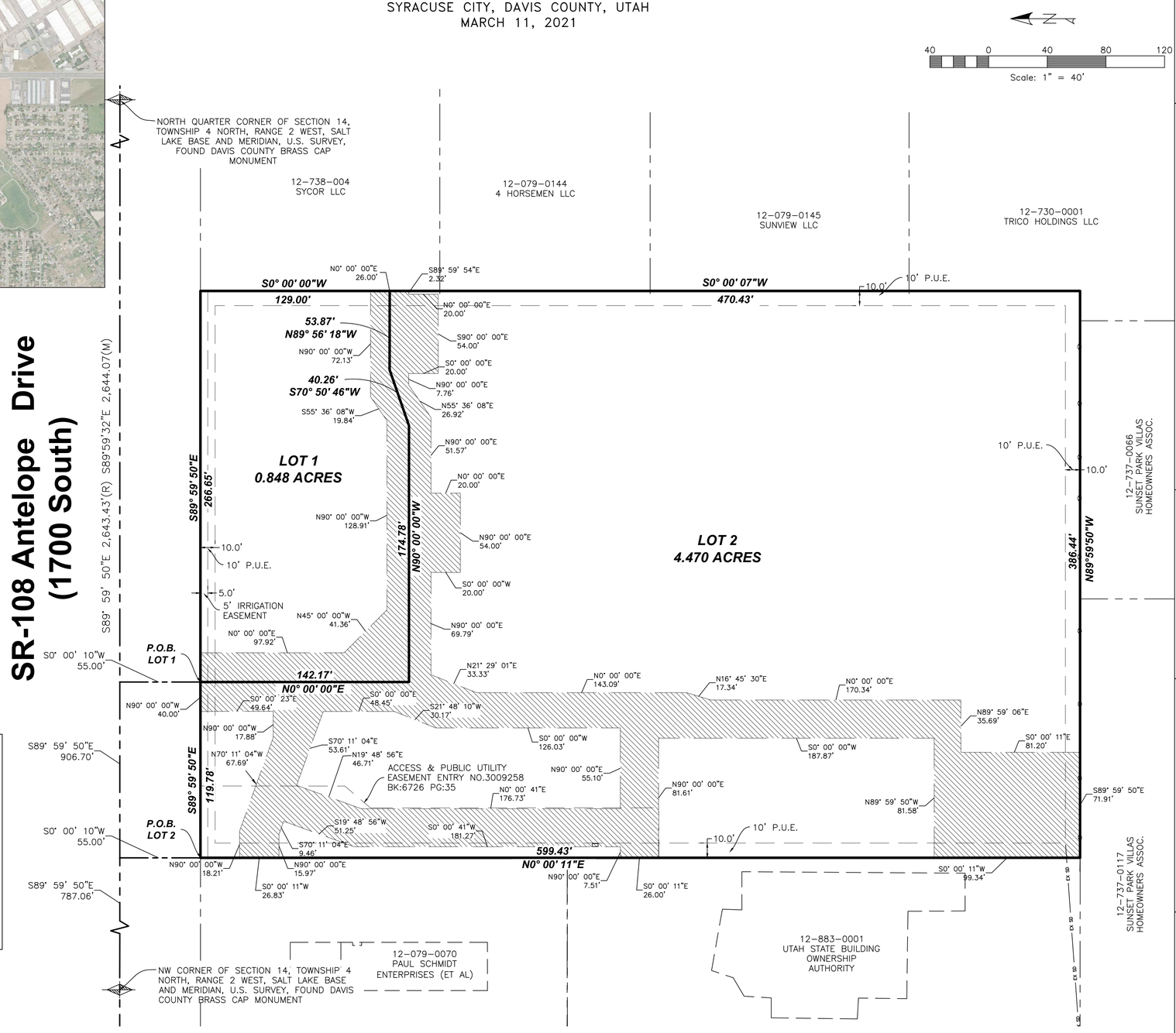
Required General Information
- ☐ The proposed name of the subdivision.
- ☐ The location of the subdivision, including the address of the section, township and range.
- ☐ Date of preparation.
- ☐ The location of the nearest bench mark and monument.
- ☐ The boundary of the proposed subdivision.
- ☐ Legal description of the subdivision and acreage included.
- ☐ Location, width and name of existing streets within 200 feet of the subdivision and of all prior platted streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and

BRIGGS SUBDIVISION

LOCATED IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
MARCH 11, 2021



VICINITY MAP



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- TIE TO MONUMENT
- EASEMENT LINE
- SECTION CORNERS
- RECORD CALLS ( )
- CROSS ACCESS, MAINTENANCE & UTILITY EASEMENT

Davis County Recorder

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORDER AND RECORDED THIS _____ DAY OF _____, 20___. AT _____ IN BOOK _____ PAGE _____

_____
DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

Dominion Energy

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY DOMINION ENERGY.

_____
CHAIRMAN

Rocky Mountain Power

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

City Engineer's Approval

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY SYRACUSE CITY ENGINEER.

_____
CITY ENGINEER

City Attorney's Approval

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY SYRACUSE CITY ATTORNEY.

_____
CITY ATTORNEY

Planning Commission

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY THE SYRACUSE CITY PLANNING AND ZONING COMMISSION.

_____
CHAIRMAN

City Council Acceptance

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY THE SYRACUSE CITY COUNCIL.

_____
CITY RECORDER

Surveyor's Certificate

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE 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 HERON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: BRIGGS SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ _____
DATE: MICHAEL L. WANGEMANN
LICENSE NO. 6431156

Boundary Description

A TRACT OF LAND LOCATED IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 BEGINNING AT A POINT 55.00 FEET SOUTH AND 906.70 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 14 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF ANTELOPE DRIVE SOUTH 89°59'50" EAST 266.65 FEET, THENCE SOUTH 129.0 FEET, THENCE NORTH 89°56'18" WEST 53.87 FEET, THENCE SOUTH 70°50'46" WEST 40.26 FEET, THENCE WEST 174.48 FEET, THENCE NORTH 142.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 36,945 SQUARE FEET OR 0.848 ACRES

LOT 2 BEGINNING AT A POINT 55.00 FEET SOUTH AND 786.92 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 14 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF ANTELOPE DRIVE SOUTH 89°59'50" EAST 119.78 FEET, THENCE SOUTH 142.17 FEET, THENCE EAST 174.78 FEET, THENCE NORTH 70°50'46" EAST 40.26 FEET, THENCE SOUTH 89°56'18" EAST 53.87 FEET, THENCE SOUTH 470.43 FEET, THENCE NORTH 89°59'50" WEST 386.44 FEET, THENCE NORTH 00°00'11" EAST 599.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 194,712 SQUARE FEET OR 4.470 ACRES.

Owners Dedication:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON SPACE AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

BRIGGS SUBDIVISION

THE BRIGGS HONE OWNERS ASSOCIATION WILL MAINTAIN OWNERSHIP OF ALL OPEN SPACES, INCLUDING THE DETENTION BASIN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF_____ A.D. 20____.

_____
NAME HERE

Corporate Acknowledgement:

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS_____DAY OF _____, IN THE YEAR 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID _____ DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
(NOTARY SIGNATURE)

Corporate Acknowledgement:

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS_____DAY OF _____, IN THE YEAR 20 , PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID _____ DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID 'CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
(NOTARY SIGNATURE)

PLANNING COMMISSION

January 4, 2022

ADMINISTRATIVE ITEM

Agenda Item #**X**

Briggs North Site Plan

Factual Summation

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

Location:	817 W 1700 S
Current General Plan:	Commercial
Current Zoning:	MXD (Townhomes) and GC (Commercial)
Date of Zoning Approval:	August 10, 2021
Acreage:	5.3
# Residential Units	54
SF Commercial:	5,300
# Commercial Units:	4

Summary

Applicant Wright Developement group is requesting site plan approval for their townhome and commercial project. The proposed project includes 49 units of 2 story townhomes and 5 units 3 story townhomes with 54 units total. It also includes a 5,300 sf multitenant commercial retail building with 4 units.

Staff has conducted a detailed review of the plans with multiple rounds of submittals. See attached for latest plans. At the time of this writing there are some remaining unresolved staff comments. See attached reports.

Planning Commission is the land use authority for site plans. This does not go to City Council unless there was an appeal of the administrative decision. After site plan approval, next steps would be for the applicant to submit a building permit application prior to construction.

Motion options are to approve, approve with conditions, deny, or table until the next meeting.

Site Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/18/17

Project Information

Project Name:	Property Zone:	Parcel Identification No.:	Acres:
Briggs North Residential (Aria East)	MXD and Commercial	Parcel 128830002	5318

Address:	Description of Use:
817 W 1700 S Syracuse UT	Townhomes and a Retail Building

Property Owner(s) Information

Name:			Name:		
Wright Development Group					
Address:			Address:		
1178 Legacy Crossing Blvd Suite 100					
City:	State:	ZIP:	City:	State:	ZIP:
Centerville	UT	84014			
Phone: ☐Cell ■Office	Email Address:		Phone: ☐Cell ☐Office	Email Address:	
801 773 7339	logan@wrightdevelopment.com				

Primary Contact/Representative Information

Name:			
Logan Johnson			
Address:	City:	State	ZIP:
1178 Legacy Crossing Blvd Suite 100	Centerville	UT	84014
Office Phone:	Cell Phone:	Email Address:	
801 773 7339		logan@wrightdevelopment.com	

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.*

I read the Syracuse Land Use Ordinance and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations and that approval by City Council shall be valid for a period of twelve months.

Logan Johnson
Applicant Signature

9/29/2021
Date

Property Owner Signature

9/29/2021
Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:
City Council Decision Date:
Building Official Review Date:
Fire Official Review Date:

Application and Noticing Fees:

0-5 acres	$ 575 + $ 55/acre	CUP	$650 + $55/acre
5.01-10 acres	$1,585 + $ 173/acre	Res. Multi.	$750 + 1% bond
10.01-15 acres	$2,450 + $144/acre		
15.01-20 acres	$3,170 + $115/acre		
>20 acres	$3,745 + $100/acre		

Revised Plan $ 250 + $ 50/acre or $35 nonconforming use/lot review
Minor Site Plan Amendment $100
$ 20 per Public Notice Sign ____Signs $_____
$100 Noticing $_____

Total **$_____**

Project Narratives/Revision

1. 9/2/21 TH – SUBMITTAL FOR FIRST REVIEW.
2. 11/1/21 TH – WATER LINE CHANGES.
3. 11/3/21 TH – CITY COMMENTS.
4. 12/21/21 TH – CITY COMMENTS.

Briggs Commercial & Aria Townhomes

CIVIL CONSTRUCTION SET

LOCATED IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2021

AGENCY CONTACTS:

PLANNING:
Syracuse City Planning Department
1979 W 1900 S
Syracuse, UT 84075
Contact: Noah Steele
Phone: (801) 614-9672

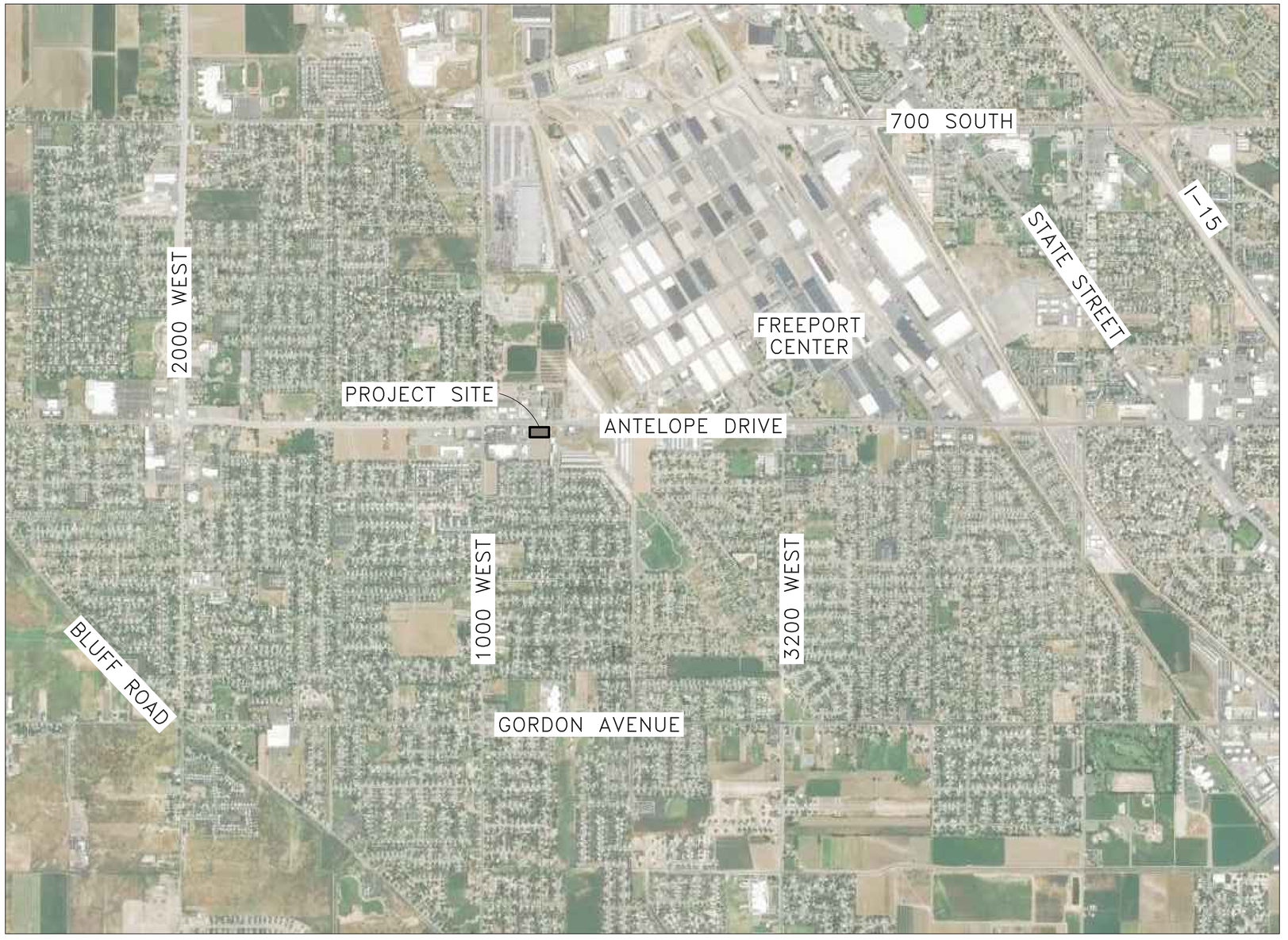
SEWER DISTRICT:
North Davis Sewer District
4252 W 2200 S
Syracuse, UT 84075
Contact: Steve Lamb
Phone: (801) 825-0712

POWER COMPANY:
Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
Syracuse City Fire
1869 S 3000 W
Syracuse, UT 84075
Phone: (801) 614-9614

GAS SERVICE:
Dominion Energy
1140 West 200 South
Salt Lake City, UT 84104
Contact: Don Newman
Phone: (801) 323-5517



Vicinity Map
NTS

DEVELOPER:

Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

ARCHITECT:

Envision Architectural Group
Gonzalo Calquin
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

ENGINEERING:

Hunt Engineering
Thomas Hunt, PE
6619 Willow Creek Rd
Mountain Green, UT 80450
PH: (801) 664-4724

SURVEYOR:

Utah Land Surveying
Mike Wangemann, PLS
1359 Fairway Cir., Farmington, UT 84025
PH: (801) 725-8395

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Sheet 9 - Townhome Utility Plan
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Sheet 11 - SWPPP Exhibit
Sheet 12 - SWPPP Details
Sheet 13 - UDOT Exhibit

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

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

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

Cover Sheet

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
164545
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 1 of 13 SHEETS

GENERAL NOTES

1.0 COMPLIANCE

1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
- INTERNATIONAL BUILDING CODES (IBC)
- INTERNATIONAL PLUMBING CODES
- STATE DRINKING WATER REGULATIONS
- APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
- ADA ACCESSIBILITY GUIDELINES.

1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.

2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES 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 NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.

3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
- SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
- FIRE PROTECTION
- ARCHITECTURAL SITE PLANS
- ACCESSIBLE ROUTES
- ETC.

3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.

4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.

4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.

4.5 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.

4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.

4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.

4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.

4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.

4.13 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. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.

4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
- SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
- ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.

5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
- SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
- THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.

6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.

6.3 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.

6.4 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

6.5 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

6.6 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

7.1 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 EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.

7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.

7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.

7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.

7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.

8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.

8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
- ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
- RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.

9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.

9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

LEGEND

PROPOSED IRRIGATION	PROPOSED LAND DRAIN
EXISTING IRRIGATION	PROPOSED LAND DRAIN LATERAL
EXISTING IRRIGATION REMOVE	EXISTING LAND DRAIN
BOUNDARY	EXISTING LAND DRAIN REMOVE
EASEMENT	PROPOSED BUILDING
EXISTING EASEMENT	EXISTING BUILDING
RED LINE	EXISTING BUILDING REMOVE
PROPOSED CURB & GUTTER	PROPOSED WATER
EXISTING CURB & GUTTER	PROPOSED WATER LATERAL
EXISTING CURB & GUTTER REMOVE	EXISTING WATER
LOT	EXISTING WATER REMOVE
PROPOSED POWER	PROPOSED STORM DRAIN
EXISTING POWER	EXISTING STORM DRAIN
EXISTING POWER REMOVE	EXISTING STORM DRAIN REMOVE
PROPOSED GAS	PROPOSED SECONDARY WATER
EXISTING GAS	PROPOSED SECONDARY WATER LATERAL
EXISTING GAS REMOVE	EXISTING SECONDARY WATER
PROPOSED SEWER	EXISTING SECONDARY WATER REMOVE
PROPOSED SEWER LATERAL	PROPOSED RETAINING WALL
EXISTING SEWER	SIGN
EXISTING SEWER REMOVE	BSW BACK OF SIDEWALK
PROPOSED FIRE HYDRANT	BOW BOTTOM OF WALL
EXISTING FIRE HYDRANT	BLDG BUILDING
PROPOSED MANHOLE	C&G CURB AND GUTTER
EXISTING MANHOLE	CB CATCH BASIN
EXISTING CLEAN OUT	C.F. CUBIC FOOT
PROPOSED VALVE	FFE FINISHED FLOOR ELEVATION
EXISTING VALVE	FG FINISHED GRADE
NEW WATER METER	FH FIRE HYDRANT
EXISTING WATER METER	FL FLOW LINE
PROPOSED CATCH BASIN	GB GRADE BREAK
EXISTING CATCH BASIN	INV INVERT
PLUG & BLOCK	L.F. LINEAR FOOT
PROPOSED STREET LIGHT	NG NATURAL GRADE
EXISTING STREET LIGHT	PP POWER POLE
R.O.W. RIGHT-OF-WAY	RIM RIM OF MANHOLE
TBC TOP BACK OF CURB	TOW TOP OF WALL
TOA TOP OF ASPHALT	WM WATER METER
TOC TOP OF CONCRETE	
TOI TOP OF PUMP ISLAND	
TSW TOP OF SIDEWALK	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE	

UDOT NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 -9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE 11 SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

HUNT ENGINEERING
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

Notes & Legend Sheet

Revisions	Date

ENGINEERS STAMP

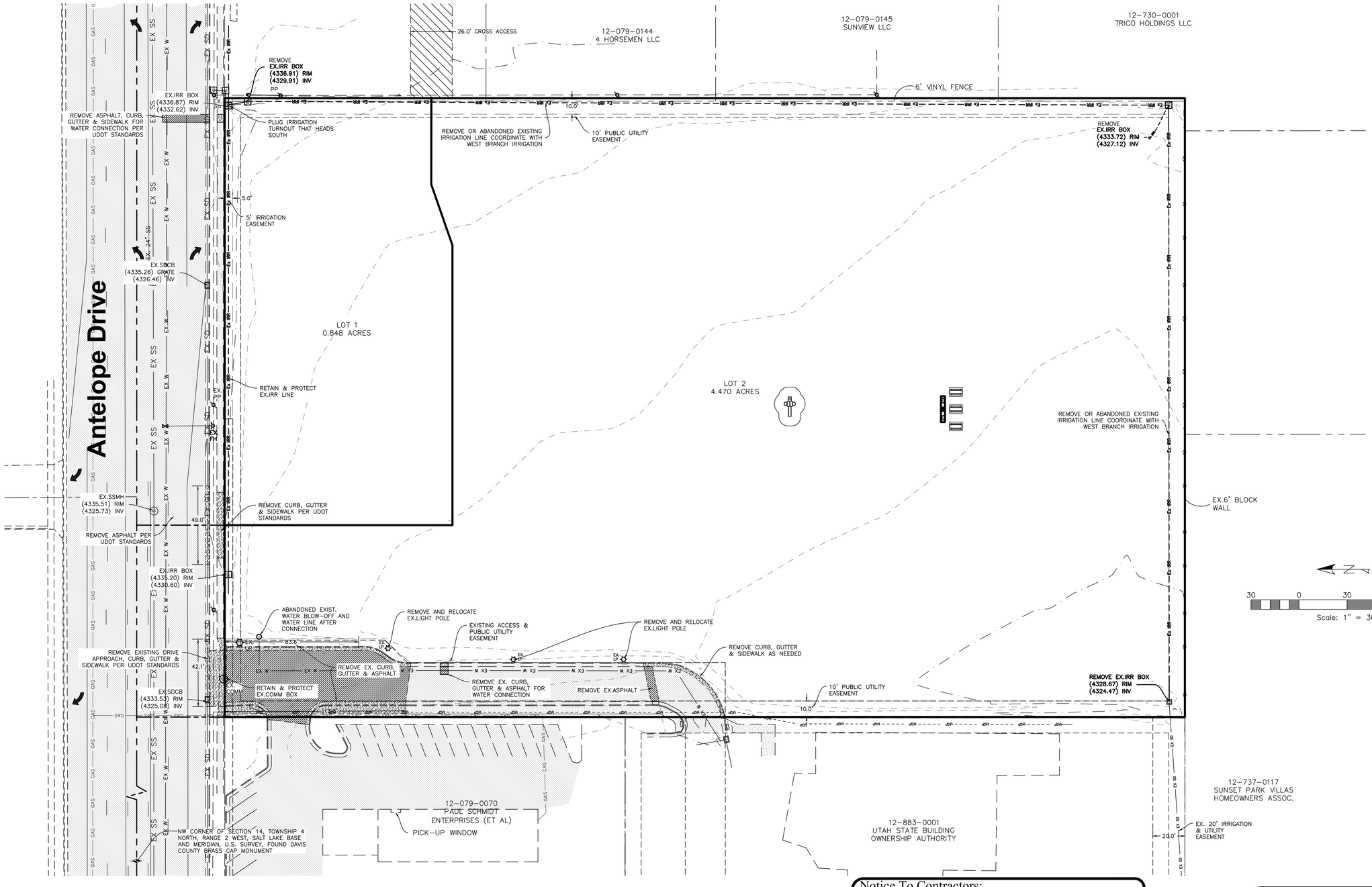
PROFESSIONAL ENGINEER
10454589
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 2 of 13 SHEETS

NOTES:
1. ALL SITE WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH SYRACUSE CITY STANDARDS..
2. ALL ADA RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOMES AND MEET ADA STANDARD AND SPECIFICATIONS.



30 0 30 60 90
Scale: 1" = 30'

Know what's below. Call before you dig.

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WRIGHT DEVELOPMENT GROUP

Developer Contact:

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

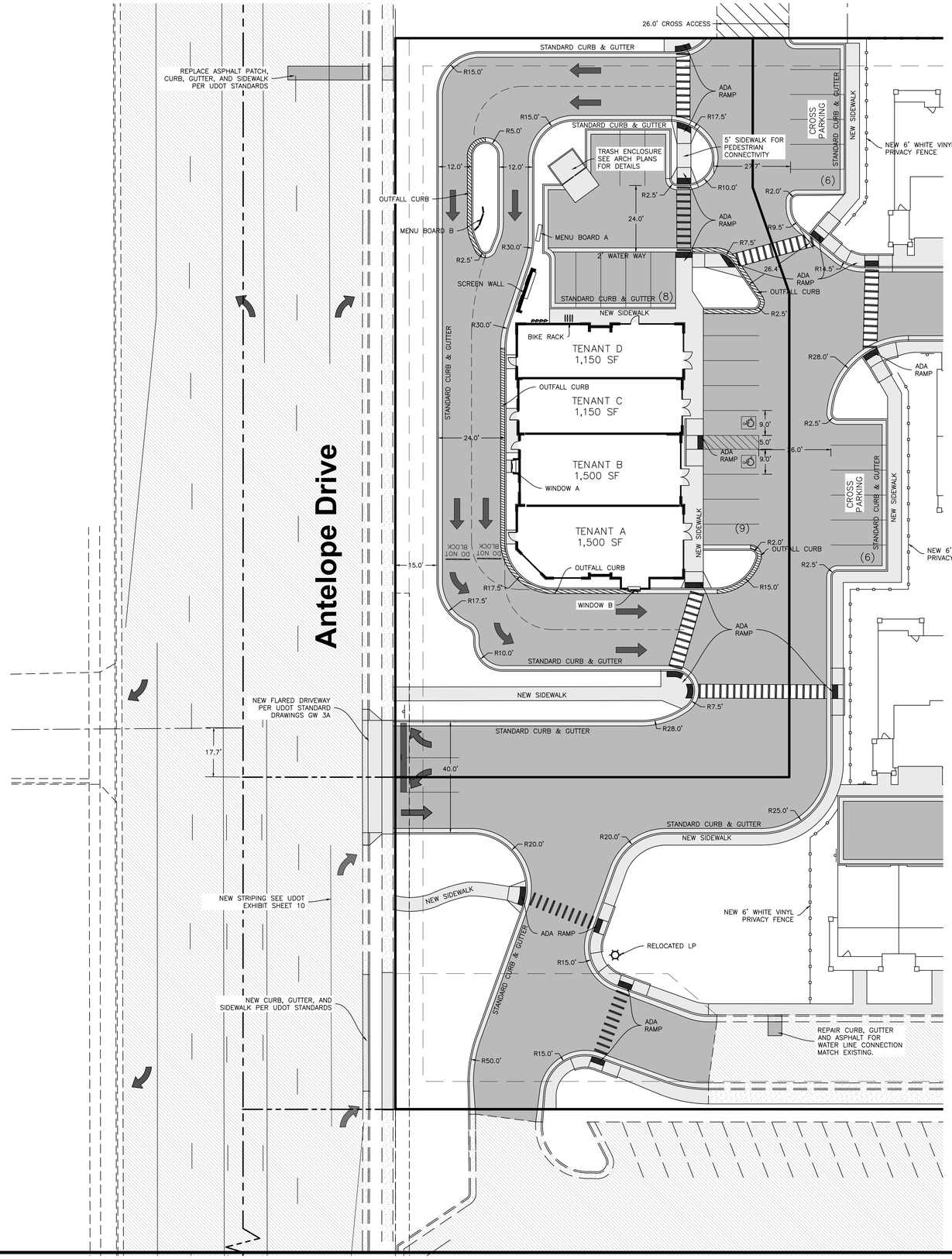
Demolition Plan

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
166458
THOMAS I. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 3 of 13 SHEETS



FIRE NOTES:
1. THE MINIMUM FIRE FLOW REQUIREMENT IS 2000 GALLONS PER MINUTE FOR 120 CONSECUTIVE MINUTES FOR THE RETAIL AREA.
2. THE MINIMUM FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE FOR 120 CONSECUTIVE MINUTES FOR THE RESIDENTIAL AREA. PROVIDE DOCUMENTATION THAT THE FIRE FLOW HAS BEEN CONFIRMED THROUGH THE SYRACUSE CITY ENGINEERING DIVISION, WATER MODEL. 2018 IFC TABLE B105.1 (2)
3. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS SHALL BE PLACED WITH THE 4 ½" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS. PROVIDE WRITTEN ASSURANCE THAT THIS WILL BE MET.
4. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS DEPARTMENT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
5. THE SECONDARY ACCESS ROAD FROM BLUFF RIDGE DIVE MUST BE INSTALLED PRIOR TO BUILDING VERTICALLY. THE 20' WIDE ROAD MUST CONFORM TO 2018 IFC D102.1.
6. THERE CANNOT BE ANY STREET-SIDE PARKING IN ANY PART OF THE DEVELOPMENT FOR ROADS THAT ARE 20'. SIGNAGE TYPE A-C SHALL BE POSTED EVERY 100' ALONG BOTH SIDES OF THE ROADS. 2018 IFC D103.6, 2018 IFC D103.6.1.
7. PARKING ALONG ONE SIDE OF THE ROAD IS PERMITTED FOR ROADS 26'-32' WIDE. SIGNAGE TYPE A-C SHALL BE POSTED EVERY 100' ALONG ONE SIDE OF THE ROAD. 2018 IFC D103.6, 2018 IFC D103.6.2.
8. IF GRADES EXCEED 10%, APPROVAL FROM THE CITY ENGINEER AND THE FIRE DEPARTMENT IS REQUIRED.

NOTES:
1. THE CROSSWALKS ARE TO BE COLORED STAMPED CONCRETE.

20 0 20 40 60
Scale: 1" = 20'

Site Information

LOCATED IN:	SYRACUSE CITY, DAVIS COUNTY	
ORIGINAL PROPERTY:	5.30 ACRES	
COMMERCIAL PROPERTY:	0.84 ACRES	
BUILDING AREA:	5,300 SF 1,650 DINING AREA 2,300 RETAIL/OFFICE	14.3%
HARD SURFACE AREA:	23,520	63.8%
LANDSCAPE AREA:	8,125	21.9%
PARKING:	29 STALLS PROVIDED 28 STALLS REQ'D	

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3. SLOPE 6" SEWER LATERAL AT A MINIMUM OF 1.0%.
4. NORTH DAVIS SEWER DISTRICT SHALL APPROVE ALL GREASE TRAPS.
5. IF WATER PRESSURE IN DEVELOPMENT IS LOWER THAN 40 PSI, A BOOSTER PUMP AND BACKFLOW PREVENTER WILL BE REQUIRED. THE LOCATION AND DETAILS WILL BE PROVIDED ONCE FINAL PRESSURES ARE KNOWN.

WRIGHT DEVELOPMENT GROUP

Developer Contact:

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

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6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

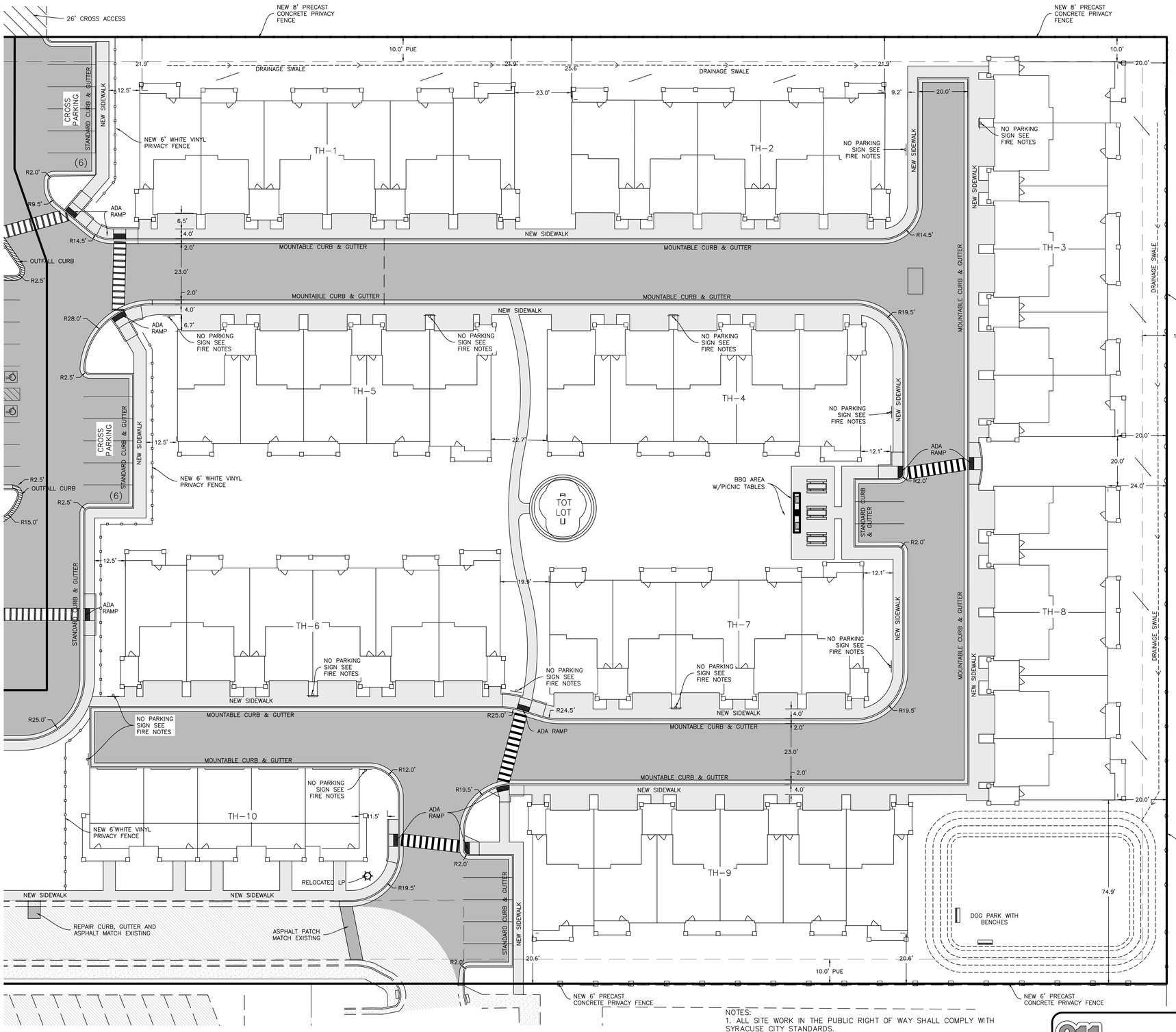
Site Plan

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
6405480
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 4 of 13 SHEETS



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Site Information

LOCATED IN:	SYRACUSE CITY, DAVIS COUNTY	
ORIGINAL PROPERTY:	5.30 ACRES	
RESIDENTIAL PROPERTY:	4.47 ACRES	
BUILDING AREA: 54 TOWNHOME UNITS	63,890 SF	32.8%
HARD SURFACE AREA:	66,166 SF	34.0%
LANDSCAPE AREA:	64,656 SF	33.2%
PARKING:	135 STALLS WITH CROSS PARKING	

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Spencer Wright
Wright Development Group
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Centerville Utah 84014
PH: (801) 773-7339

HUNT ENGINEERING, LLC
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Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

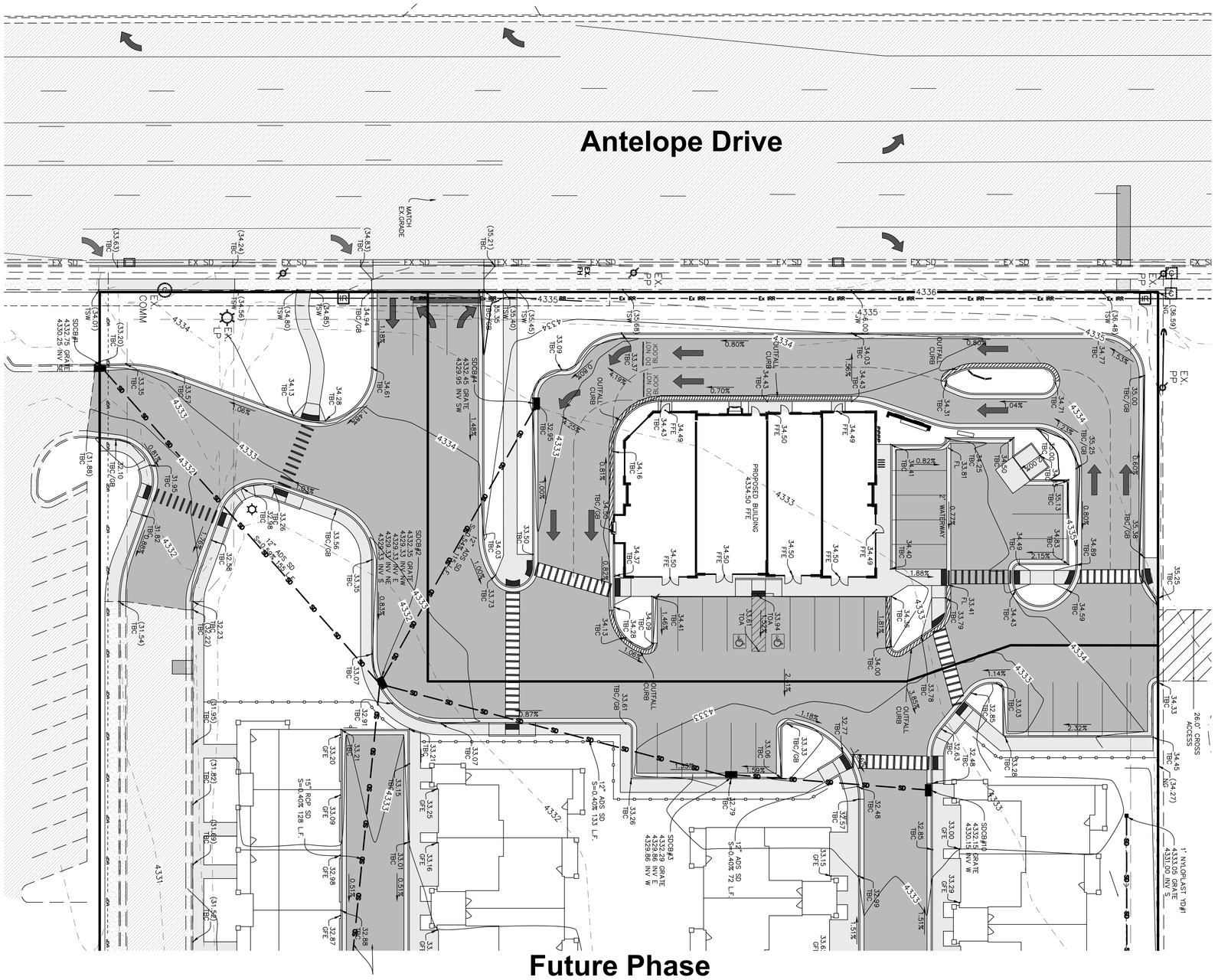
Site Plan

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
IVAN 5105
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 5 of 13 SHEETS



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Scale: 1" = 20'

WRIGHT DEVELOPMENT GROUP

Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville, Utah 84014
PH: (801) 773-7339

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 6
SHEETS 13

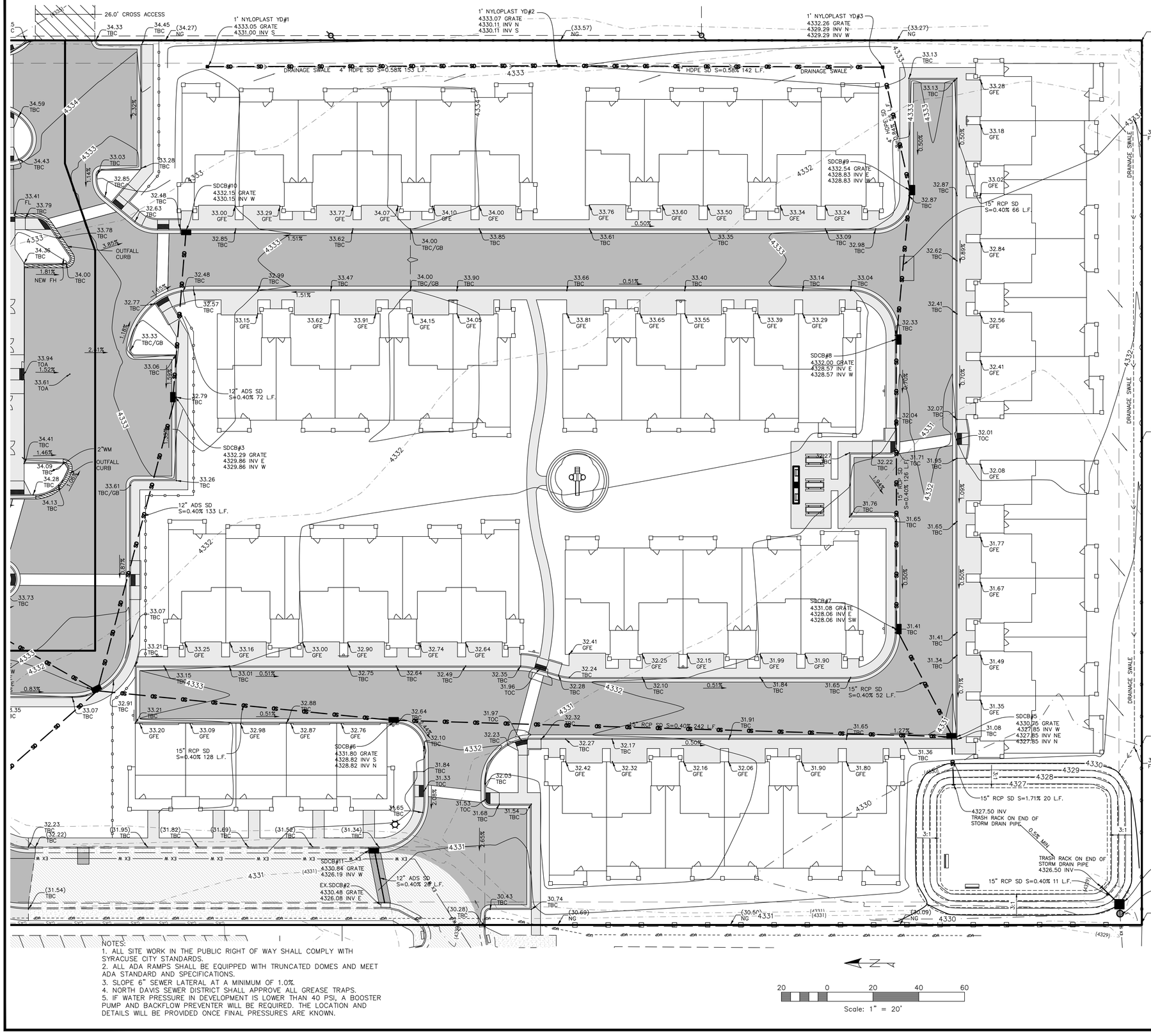
ENGINEERS STAMP
PROFESSIONAL ENGINEER
STATE OF UTAH
THOMAS J. HUNT
12212021

Revisions	Date

Commercial Grading & Drainage Plan

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com



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20 0 20 40 60
Scale: 1" = 20'

Detention Pond
Storm Runoff Calculations
Briggs Property
9/3/2021 rev

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Syracuse, UT area using the Farmer Fletcher Distribution, using a 100-year storm for detention. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre per Syracuse City Standards Section 4.40.100.

The calculations are as follows:

Drainage Area:

Total Area =	5.29 acre or	230,432 ft²	
Runoff Coefficients			
Paved Area		64,095	C = 0.85
Landscaped Area		93,303	C = 0.15
Roof		73,034	C = 0.90
Weighted Runoff Coefficient			C = 0.58

Rainfall Intensities:
10-yr intensity for a 60 minute TOC - Pipe Capacity 0.90 in/hr

Peak Run-off:

Runoff Coefficient	C =	0.58
Rainfall Intensity	I =	0.90 IN./HR.
Acreage	A =	5.29 ACRES
Q	**Q =**	**2.77 cfs**

Volume of Run-off for 100-year Storm Event:

C = 0.58
I = See Below in/hr
A = 230432.00 ft²
Q(out) = 1.06 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	5.60	17.40	5219	317	4902
10	600	4.25	13.20	7922	635	7287
15	900	3.50	10.87	9786	952	8834
30	1800	2.45	7.61	13700	1904	11796
60	3600	1.55	4.82	17335	3809	13526
120	7200	0.86	2.67	19192	7618	11574
180	10800	0.59	1.83	19796	11426	8369
360	21600	0.34	1.06	22815	22853	-38
720	43200	0.21	0.65	28183	45706	-17522
1440	86400	0.12	0.36	30868	91411	-60544

Orifice Sizing

Given:	Q =	1.06	cfs
	2g =	64.4	ft/s²
	H =	3.50	ft
	Cd =	0.62	for circular openings
	R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))	
	R =	0.19 feet	
		2.28 inches	
	D =	4.57	12
	A =	16.38 inches ^2	0.1137 ft ^2

Pipe Sizing

	Description	*Pipe Size*	*Slope*	*Cap. (cfs)*	*Req. Cap.*
Towns	15" ADS	15	0.40%	4.12	2.77

SUMMARY:

The required storage volume is	**13,526**	**cubic feet**
Orifice size is	**4.6**	**inches**

HUNT ENGINEERING, LLC
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Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

Townhome Grading & Drainage PLan

Revisions	Date

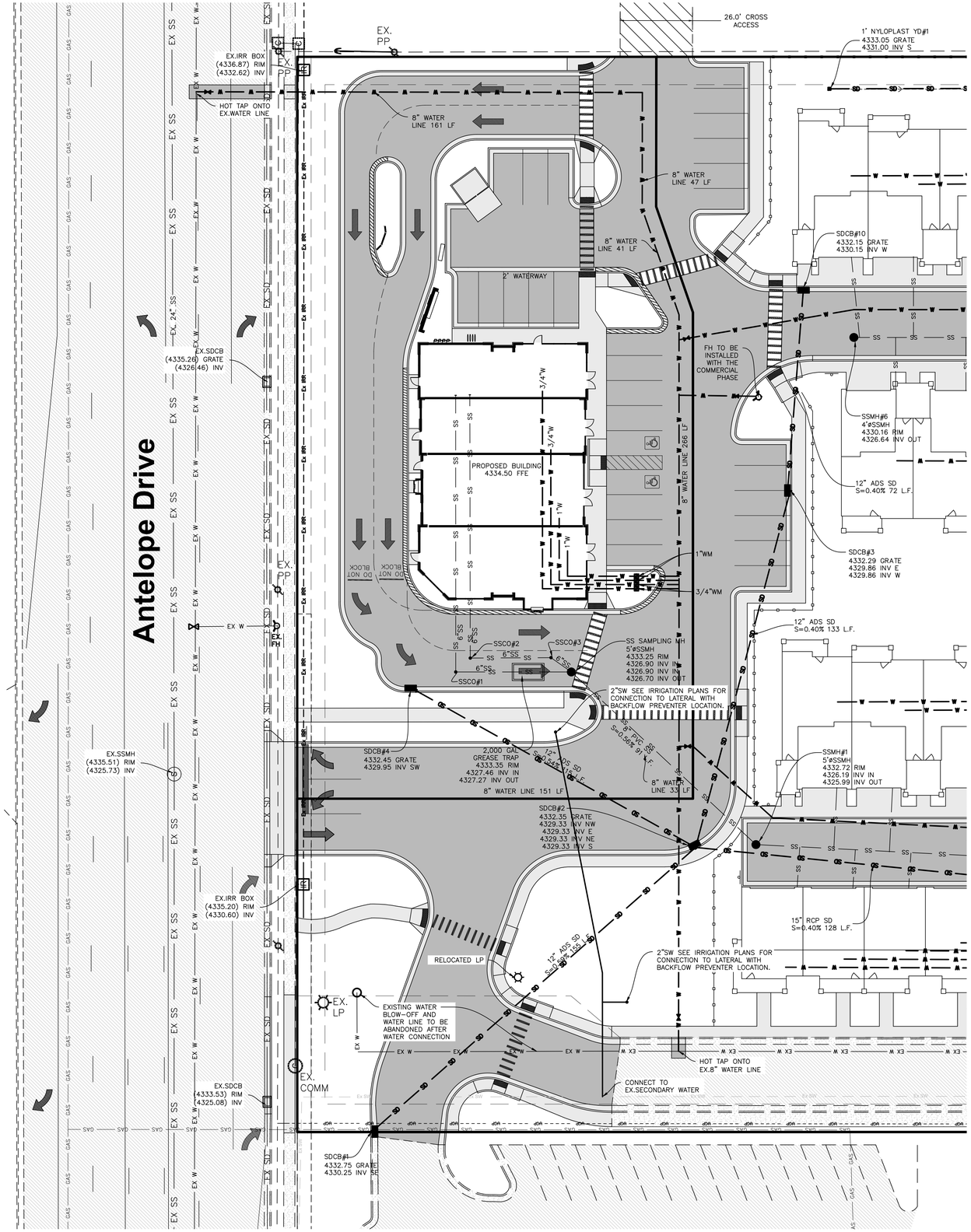
ENGINEERS STAMP
PROFESSIONAL ENGINEER
6165408
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

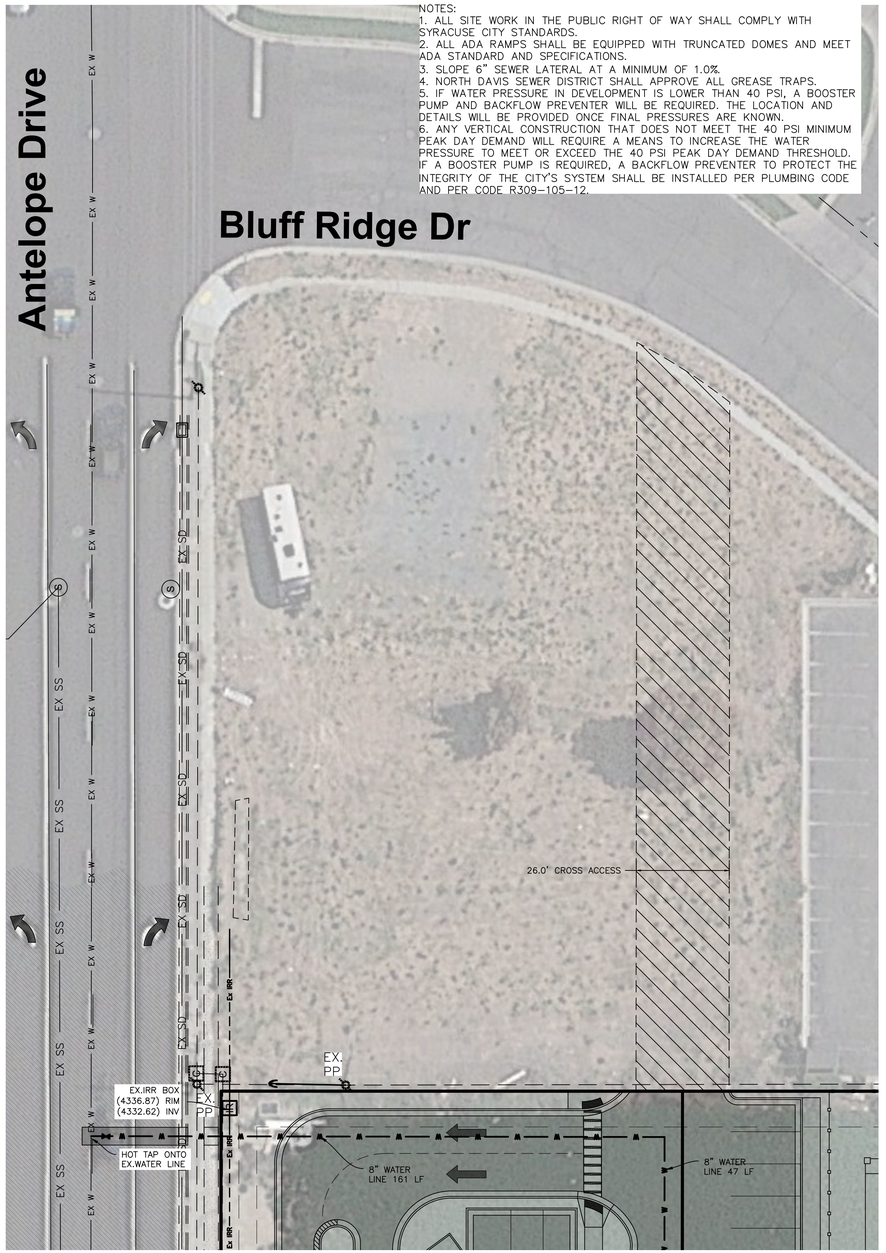
PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 7 of 13 SHEETS

WRIGHT DEVELOPMENT GROUP

Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339





NOTES:
1. ALL SITE WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH SYRACUSE CITY STANDARDS.
2. ALL ADA RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOMES AND MEET ADA STANDARD AND SPECIFICATIONS.
3. SLOPE 6" SEWER LATERAL AT A MINIMUM OF 1.0%.
4. NORTH DAVIS SEWER DISTRICT SHALL APPROVE ALL GREASE TRAPS.
5. IF WATER PRESSURE IN DEVELOPMENT IS LOWER THAN 40 PSI, A BOOSTER PUMP AND BACKFLOW PREVENTER WILL BE REQUIRED. THE LOCATION AND DETAILS WILL BE PROVIDED ONCE FINAL PRESSURES ARE KNOWN.
6. ANY VERTICAL CONSTRUCTION THAT DOES NOT MEET THE 40 PSI MINIMUM PEAK DAY DEMAND WILL REQUIRE A MEANS TO INCREASE THE WATER PRESSURE TO MEET OR EXCEED THE 40 PSI PEAK DAY DEMAND THRESHOLD. IF A BOOSTER PUMP IS REQUIRED, A BACKFLOW PREVENTER TO PROTECT THE INTEGRITY OF THE CITY'S SYSTEM SHALL BE INSTALLED PER PLUMBING CODE AND PER CODE R309-105-12.

FIRE NOTES:
1. THE MINIMUM FIRE FLOW REQUIREMENT IS 2000 GALLONS PER MINUTE FOR 120 CONSECUTIVE MINUTES FOR THE RETAIL AREA.
2. THE MINIMUM FIRE FLOW REQUIREMENT IS 2,500 GALLONS PER MINUTE FOR 120 CONSECUTIVE MINUTES FOR THE RESIDENTIAL AREA. PROVIDE DOCUMENTATION THAT THE FIRE FLOW HAS BEEN CONFIRMED THROUGH THE SYRACUSE CITY ENGINEERING DIVISION, WATER MODEL. 2018 IFC TABLE B105.1 (2)
3. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS SHALL BE PLACED WITH THE 4 ½" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS. PROVIDE WRITTEN ASSURANCE THAT THIS WILL BE MET.
4. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS DEPARTMENT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
5. THE SECONDARY ACCESS ROAD FROM BLUFF RIDGE DIVE MUST BE INSTALLED PRIOR TO BUILDING VERTICALLY. THE 20' WIDE ROAD MUST CONFORM TO 2018 IFC D102.1.
6. THERE CANNOT BE ANY STREET-SIDE PARKING IN ANY PART OF THE DEVELOPMENT FOR ROADS THAT ARE 20'. SIGNAGE TYPE A-C SHALL BE POSTED EVERY 100' ALONG BOTH SIDES OF THE ROADS. 2018 IFC D103.6, 2018 IFC D103.6.1.
7. PARKING ALONG ONE SIDE OF THE ROAD IS PERMITTED FOR ROADS 26'-32' WIDE. SIGNAGE TYPE A-D SHALL BE POSTED EVERY 100' ALONG ONE SIDE OF THE ROAD. 2018 IFC D103.6, 2018 IFC D103.6.2.
8. IF GRADES EXCEED 10%, APPROVAL FROM THE CITY ENGINEER AND THE FIRE DEPARTMENT IS REQUIRED.

20 0 20 40 60
Scale: 1" = 20'

WRIGHT DEVELOPMENT GROUP

Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
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PH: (801) 773-7339

HUNT ENGINEERING, LLC
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6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

Commercial Utility Plan

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
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Start Date: 9/31/2021
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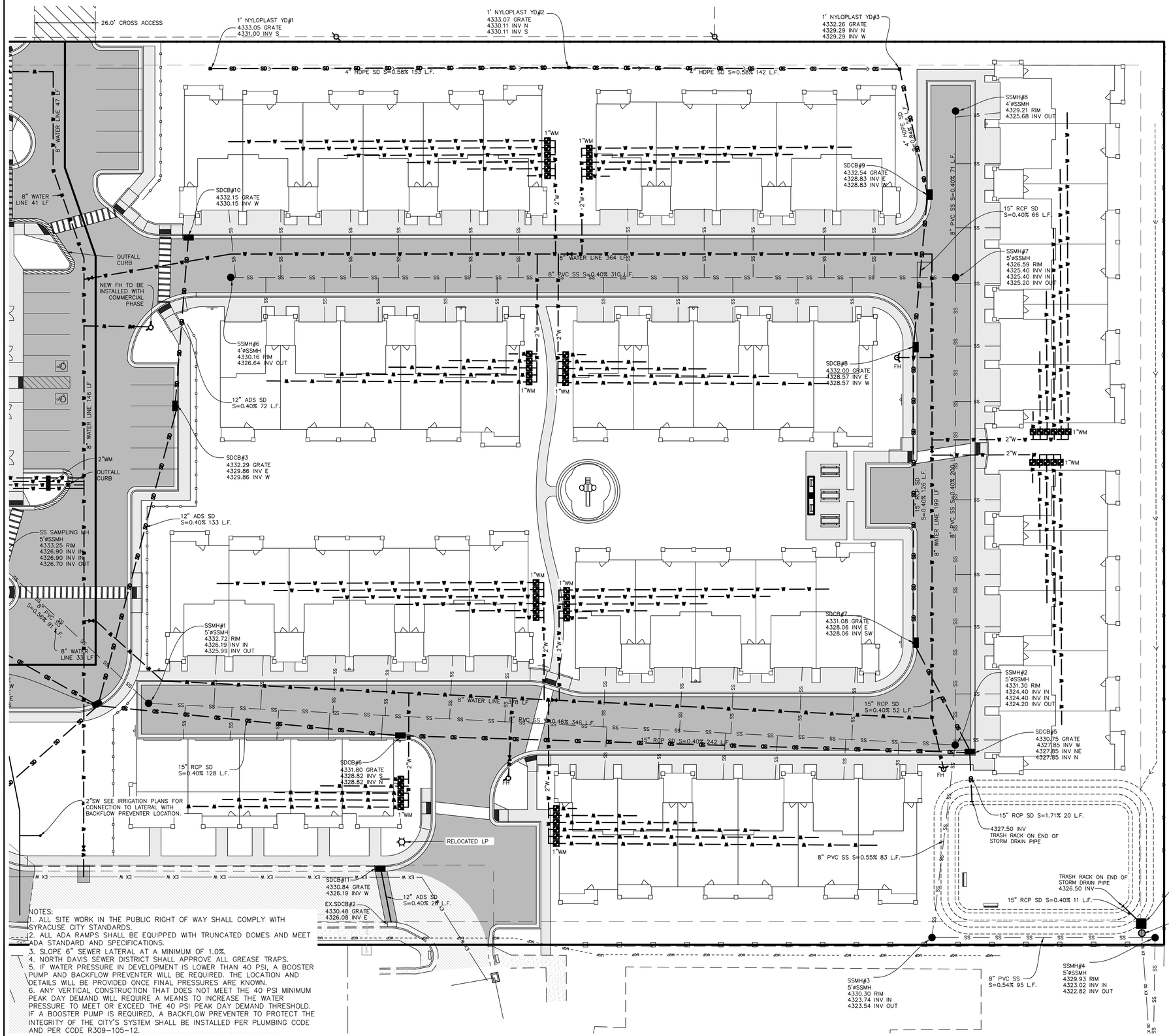
SHEET 8 of 13 SHEETS



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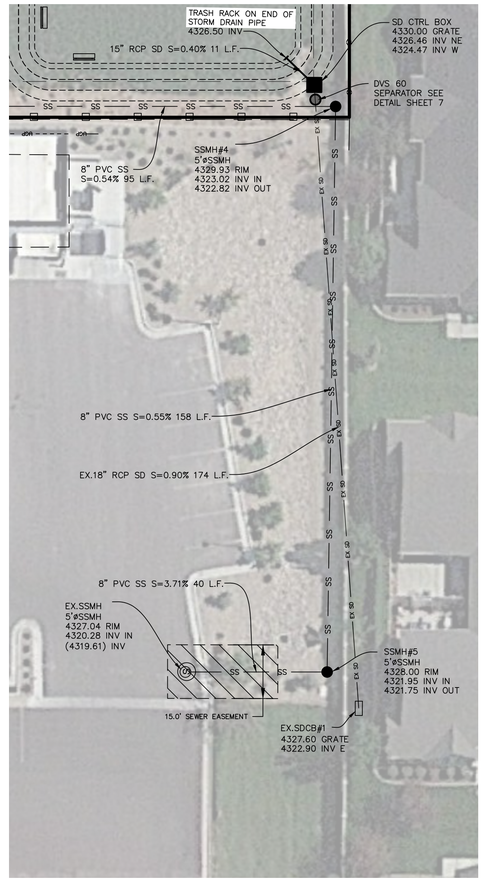

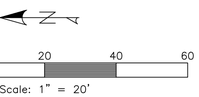

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C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

Townhome Utility Plan

Revisions	Date

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PROFESSIONAL ENGINEER
THOMAS J. HUNT
12/21/2021
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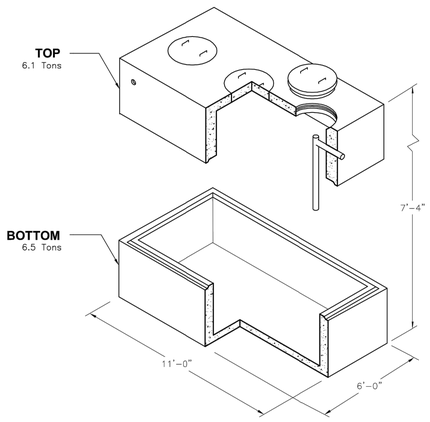
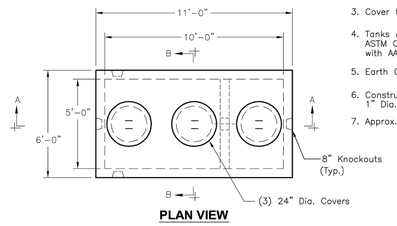
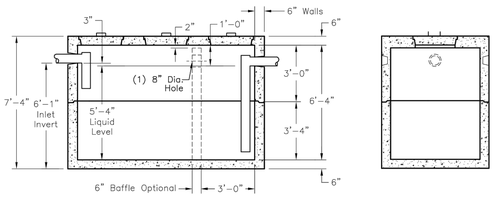


Oldcastle Precast®

GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
FILE NAME: 324ECGGT2000_ISO.DWG	
ISSUE DATE: January, 2008	
www.oldcastleprecast.com	Copyright © 2008 Oldcastle Precast



PLAN VIEW



SECTION A-A

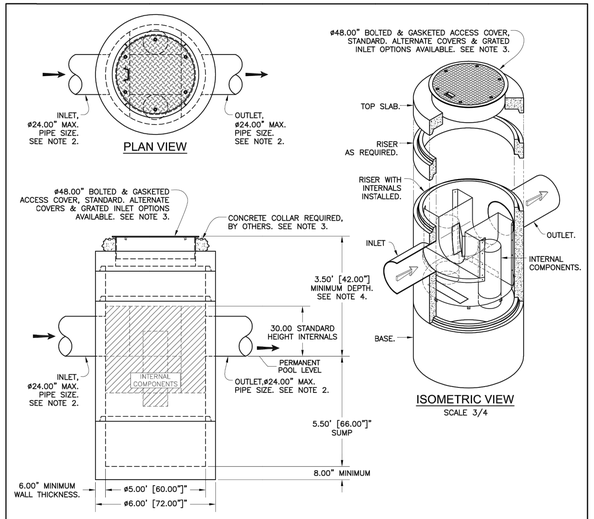
SECTION B-B

NOTES:

1. Concrete: 5,000 P.S.I Minmum Strength @ 28 Days
2. Steel Reinforcement: ASTM A-615, Grade 60.
3. Cover to Steel-1" Minimum
4. Tanks are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Sealed with 1" Dia. Butyl Rubber or Equivalent
7. Approx. Wts: Top Section=6.1 Tons Bottom Section= 6.5 Tons

Oldcastle Precast®

GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
FILE NAME: 324ECGGT2000_DET.DWG	
ISSUE DATE: January, 2008	
www.oldcastleprecast.com	Copyright © 2008 Oldcastle Precast



NOTES:

1. TREATMENT CAPACITY IS DEPENDENT ON LOCAL REGULATORY REQUIREMENTS. BYPASS CAPACITY IS DEPENDENT ON OUTLET PIPE DIAMETER. CONTACT OLDCASTLE INFRASTRUCTURE, INC. FOR PROJECT-SPECIFIC TREATMENT AND BYPASS SIZING RECOMMENDATIONS.
2. STANDARD INLET/OUTLET PIPE CONFIGURATION TO ENTER AND EXIT STRUCTURE AT 180°. SPECIAL ANGLED CONFIGURATIONS AVAILABLE.
3. ACCESS COVER(S) MAY BE FIELD ADJUSTED TO GRADE. INLET GRATES & ALTERNATE COVER OPTIONS ARE AVAILABLE.
4. FOR DEPTHS LESS THAN THE MINIMUM SHOWN CONTACT OLDCASTLE INFRASTRUCTURE, INC.
5. STRUCTURE SHALL MEET AASHTO HS-20-44 DESIGN LOADING. CONCRETE COMPONENTS MANUFACTURED IN ACCORDANCE WITH ASTM C478 AND C497.
6. UPON REQUEST, OLDCASTLE INFRASTRUCTURE, INC. CAN PROVIDE A PROJECT-SPECIFIC DRAWING WITH DETAILED DIMENSIONS, PICK WEIGHTS, AND SPECIALS (AS REQUIRED).

THIS PRODUCT IS PROTECTED BY THE FOLLOWING US PATENT: 7,182,874; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

Hydrodynamic Separation

DVS-60C

Dual-Vortex Separator

Circular Structure

Oldcastle Infrastructure™ A CRH COMPANY

Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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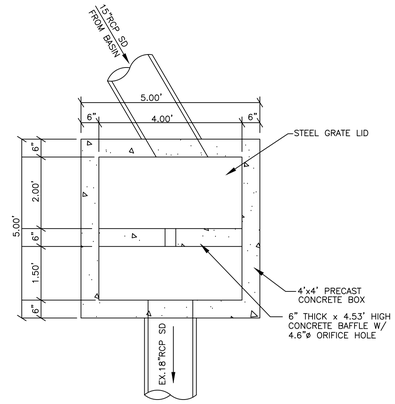
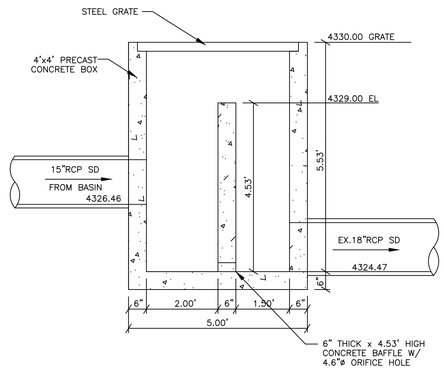
DRAWING NO.	REV.	ECO	DATE	SHEET
DVS-60C	E	ECO-0152 JPR 1/10/19	JPR 4/25/11	SHEET 1 OF 1



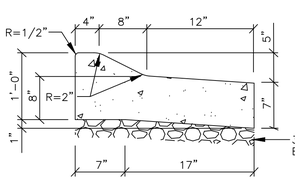
Control Box Plan

SCALE: NONE



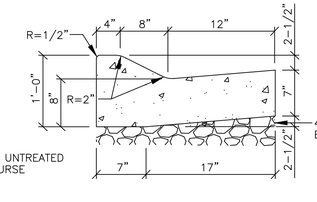
Control Box Detail

SCALE: NONE



24"Outfall Mountable Curb & Gutter

SCALE: NONE



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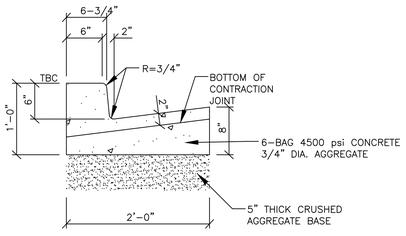
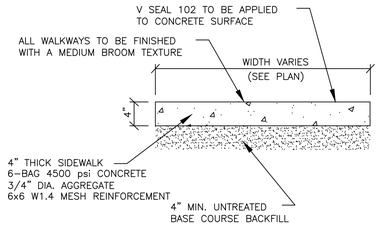
SCALE: NONE



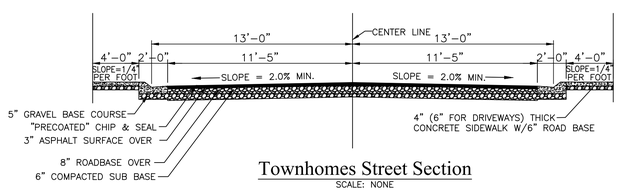
On-Site Curb & Gutter

SCALE: NONE



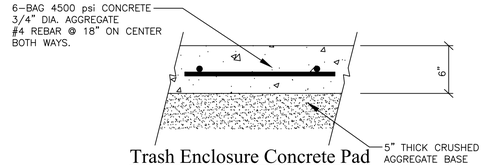
Concrete Walkway

SCALE: NONE



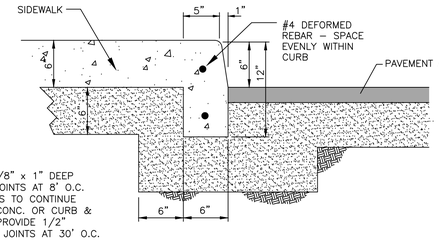
Townhomes Street Section

SCALE: NONE



Trash Enclosure Concrete Pad

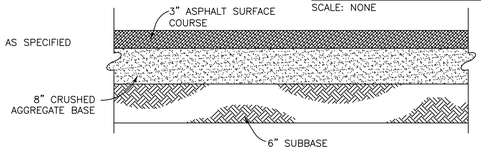
SCALE: NONE



NOTE:
PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8' O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.

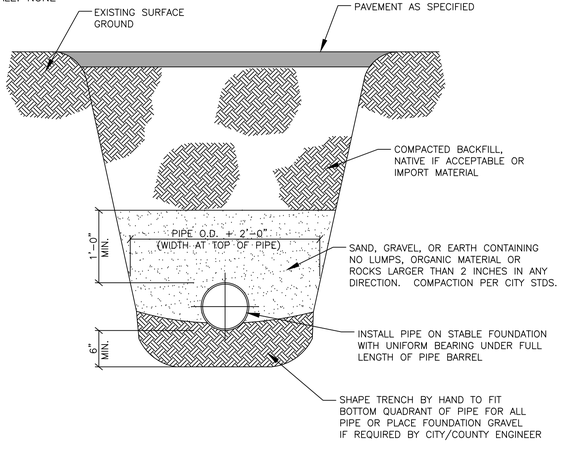
Thickened Edge Sidewalk

SCALE: NONE



Parking Lot/Parking Stall Asphalt Paving

SCALE: NONE



Typical On-Site Pipe Bed Section

SCALE: NONE

NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT IS TO GOVERN & CONTROL.

HUNT ENGINEERING, LLC
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C. 801.664.4724
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Briggs Commercial & Aria Townhomes

817 West 1700 South
Syracuse, Davis County, Utah

Details

Revisions	Date

ENGINEERS STAMP

PROFESSIONAL ENGINEER
Thomas J. Hunt
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.

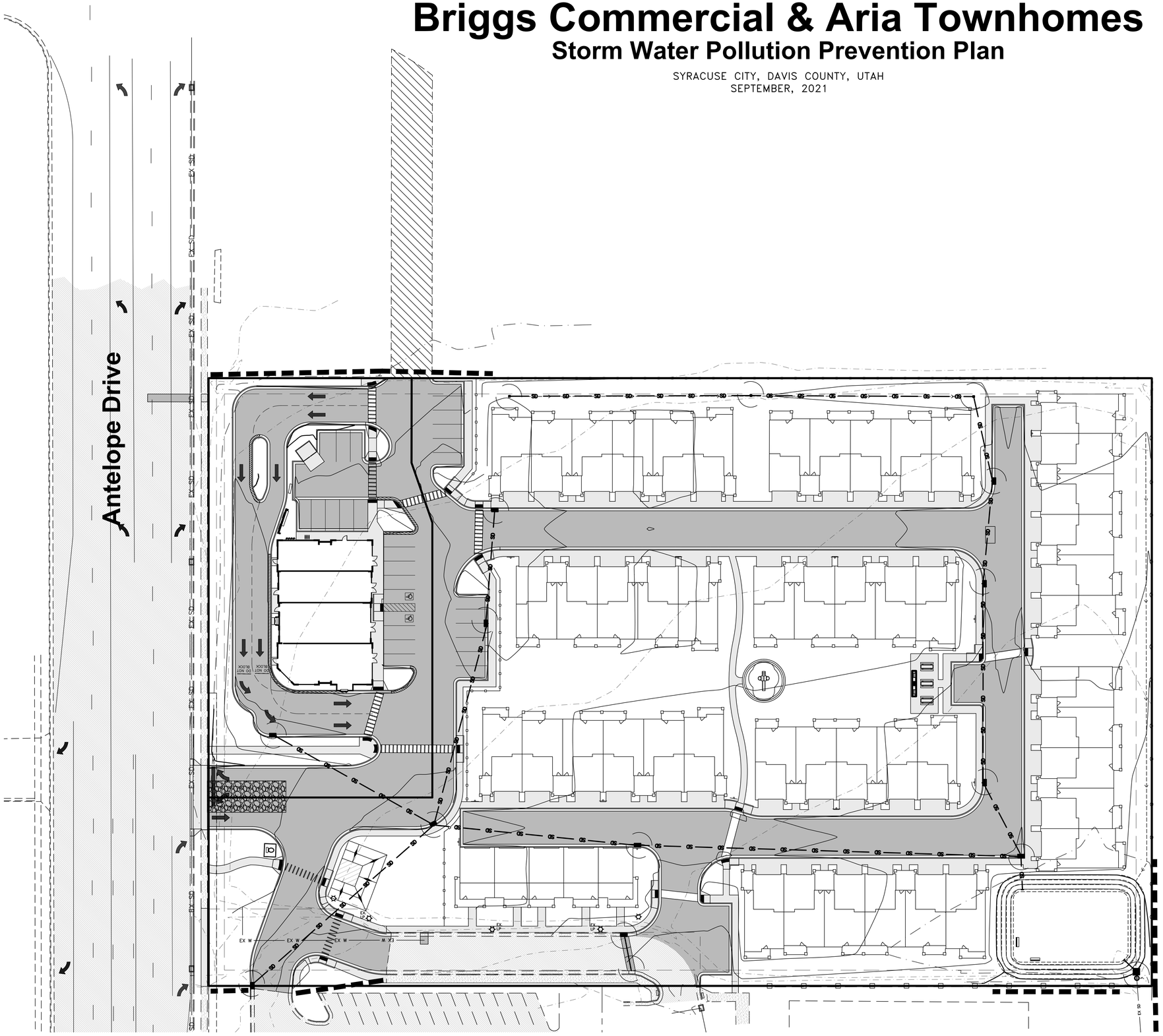
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

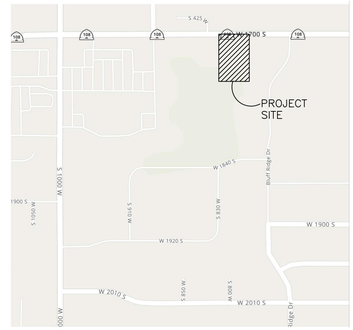
SHEET 10 of 13 SHEETS

Briggs Commercial & Aria Townhomes

Storm Water Pollution Prevention Plan

SYRACUSE CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2021





Vicinity Map
NOT TO SCALE

PORTABLE TOILET

INLET PROTECTION TYP. (SEE DETAIL)

SILT FENCE (SEE DETAIL)

STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

SCALE: 1"=20'

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL

SCALE: 1"=20'

CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

30 0 30 60 90

Scale: 1" = 30'

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SWPPP Exhibit

Revisions	Date

ENGINEERS STAMP

PROFESSIONAL ENGINEER
10454509
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

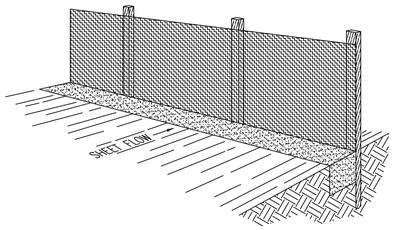
PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

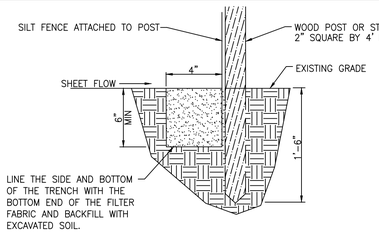
SHEET 11 of 13 SHEETS

Notes:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES 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.
   (A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   (B)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 A TO BE INITIATED ON THAT PORTION OF THE SITE.
   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
   - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
   - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
   - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

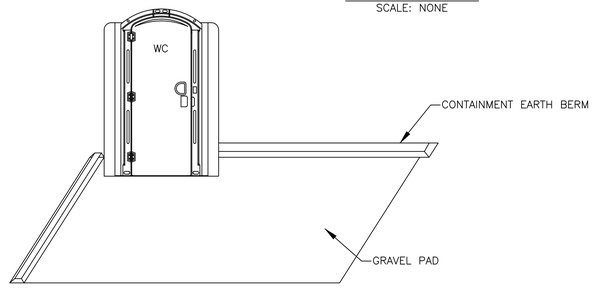


Section

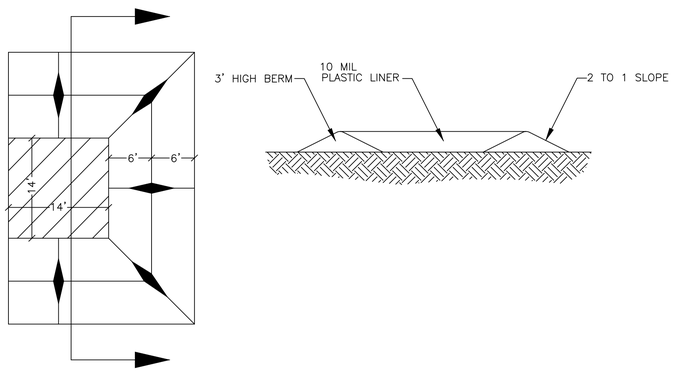
Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

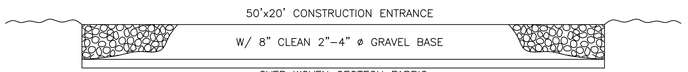
Silt Fence Detail
SCALE: NONE



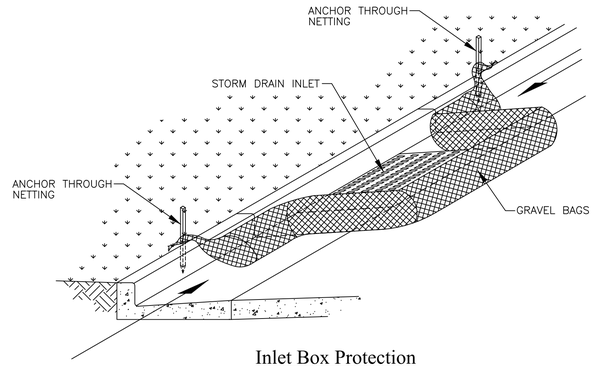
Portable Toilet
SCALE: NONE



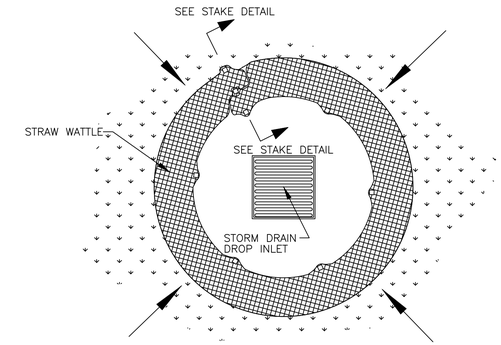
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



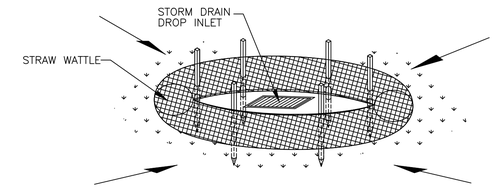
Cross Section 50' x 20' Construction Entrance



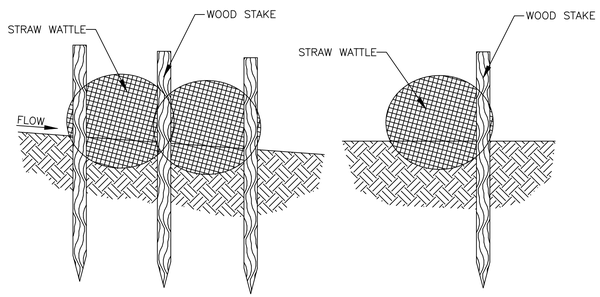
Inlet Box Protection



Plan View



Drop Inlet Protection



HUNT ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

SWPPP Details

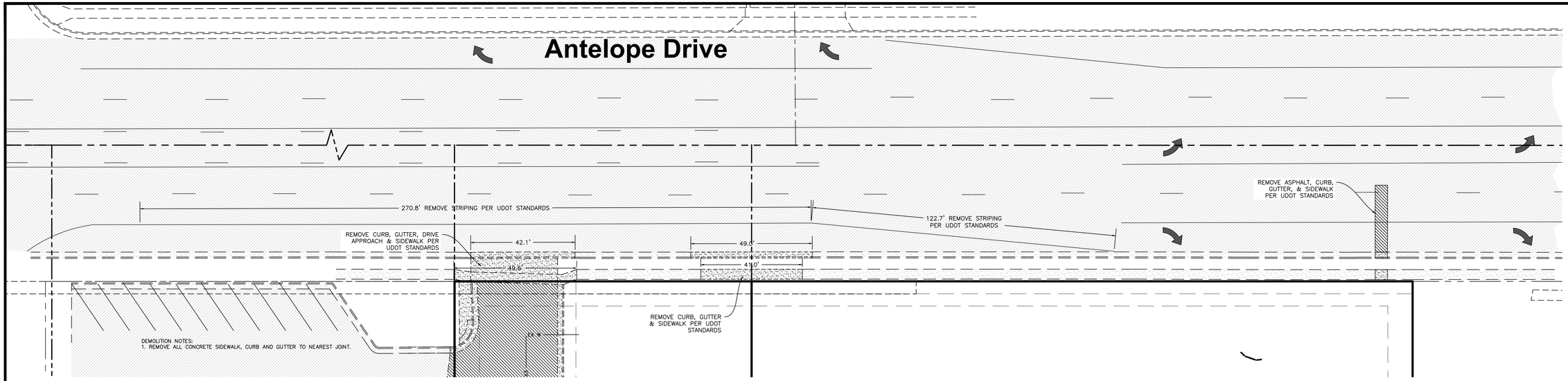
Revisions	Date

ENGINEERS STAMP

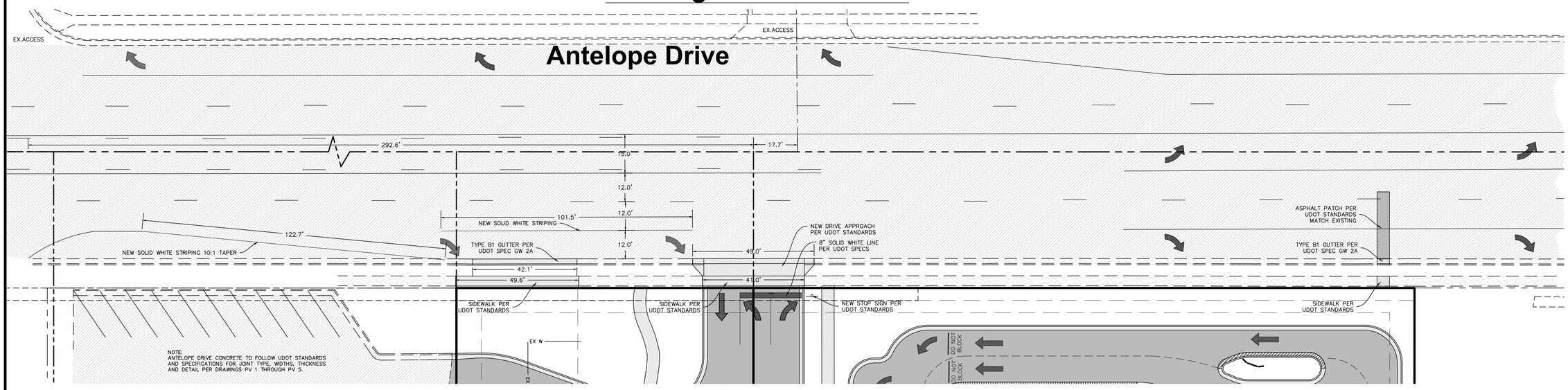
PROFESSIONAL ENGINEER
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

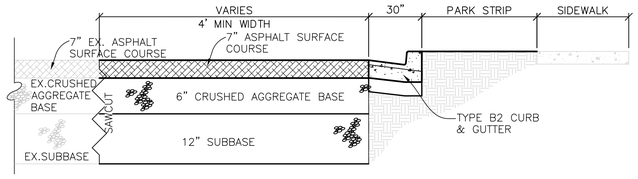
SHEET 12 of 13 SHEETS



Existing and Demolition



Proposed Entry and Striping



1. MIX DESIGN ASPHALT CONFORMING TO UDOT SPECIFICATIONS 02741
2. SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPECIFICATION 027055 PAVEMENT CUTTING

UDOT Street Detail

SCALE: NONE

UDOT NOTE:
REPAIR OR REPLACE ANY DAMAGED CURB, GUTTER &/OR DRIVEWAY. CURB & GUTTER TO BE TYPE B1 CURB, DRIVEWAY TO BE CONSTRUCTED AS GW3A (2017 UDOT DRAWING)

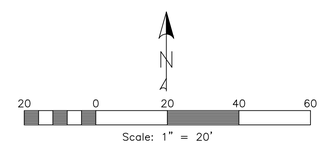
ALL TRENCHES TO BE REPAIRED AS A T-PATCH W/ ASPHALT THE GREATER OF 7" OR TO MATCH EXISTING IN LIFTS NO GREATER THAN 3". 10' ON EACH SIDE OF TRENCH TO BE MILLED 2" DEEP AND REPAVED AS A SINGLE PATCH.

UTILITY WORK REQUIRES SEPARATE PERMITTING, CONTRACTOR TO APPLY DIRECTLY W/ UDOT AT LEAST 30 DAYS IN ADVANCE.

ANY DAMAGED PAINT STRIPING DURING CONSTRUCTION MUST BE REDONE.

UDOT Notes:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATION SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).



WRIGHT DEVELOPMENT GROUP

Developer Contact:

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

HUNT ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Commercial & Aria Townhomes
817 West 1700 South
Syracuse, Davis County, Utah

UDOT Exhibit

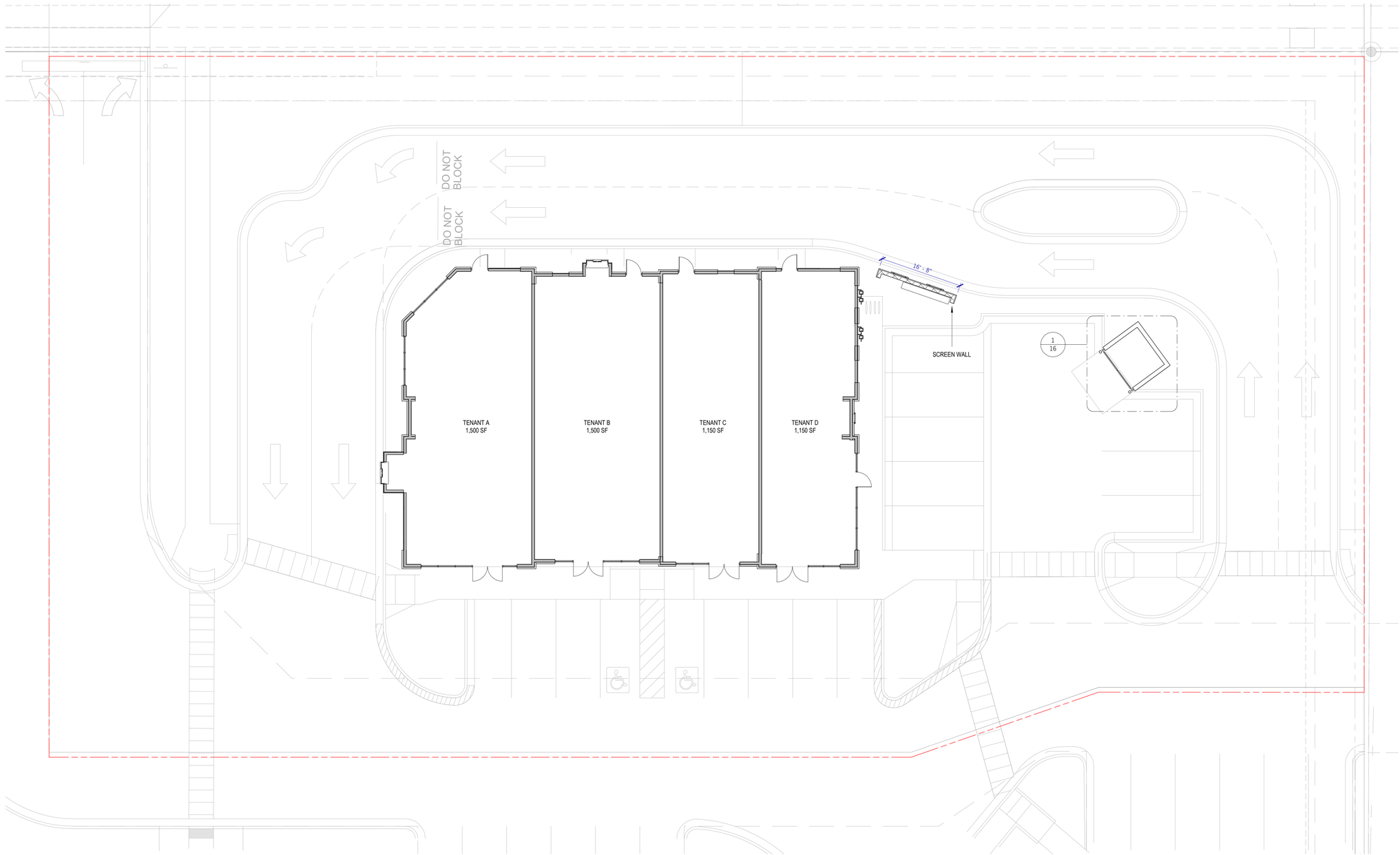
Revisions	Date

ENGINEERS STAPM

PROFESSIONAL ENGINEER
THOMAS J. HUNT
12/21/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/31/2021
Name: Briggs & Aria

SHEET 13 of 13 SHEETS



1 SITE PLAN
1" = 10'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS COMMERCIAL PAD

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COMMERCIAL SITE PLAN | **12**

SYRACUSE, UT

DECEMBER 22, 2021

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MATERIAL LEGEND

STUCCO
SW 2849
WESTCHESTER GRAY

STUCCO
SW 7006
EXTRA WHITE

LAP SIDING
HARDIEPLANK
RUSTIC SERIES - WOODTONE
ASPEN RIDGE

ALUMINIUM CANOPIES AND STOREFRONT
BLACK

BRICK
DARK GRAY

BRICK
WHITE

OVERALL:	1175 SF
MASONRY:	768 SF (65%)

1 BRIGGS RETAIL PAD RIGHT ELEVATION
1/4" = 1'-0"

OVERALL:	1353 SF
MASONRY:	888 SF (65%)

2 BRIGGS RETAIL PAD FRONT ELEVATION
1/4" = 1'-0"

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SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

MATERIAL LEGEND

STUCCO
SW 2849
WESTCHESTER GRAY

STUCCO
SW 7006
EXTRA WHITE

LAP SIDING
HARDIEPLANK
RUSTIC SERIES - WOODTONE
ASPEN RIDGE

ALUMINIUM CANOPIES AND STOREFRONT
BLACK

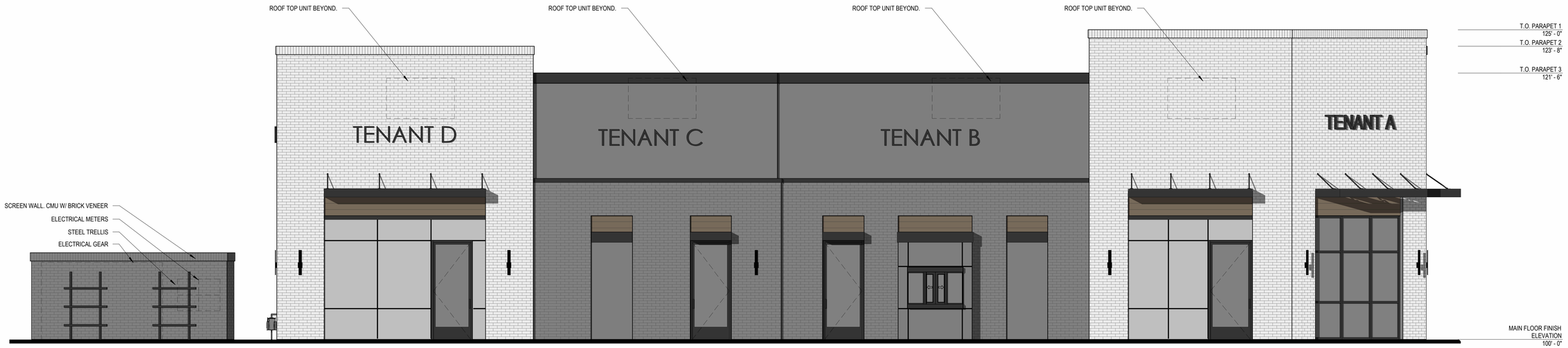
BRICK
DARK GRAY

BRICK
WHITE

T.O. PARAPET 1
125' - 0"
T.O. PARAPET 2
123' - 8"
T.O. PARAPET 3
121' - 6"
T.O. WINDOW
110' - 0"
MAIN FLOOR FINISH ELEVATION
100' - 0"

OVERALL:	1,049 SF
MASONRY:	680 SF (65%)

1 LEFT ELEVATION
1/4" = 1'-0"



OVERALL:	1962 SF
MASONRY:	1275 SF (66%)

2 REAR ELEVATION
1/4" = 1'-0"

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COMMERCIAL ELEVATIONS | **14**

SYRACUSE, UT

DECEMBER 22, 2021

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2 CORNER PERSPECTIVE

1 REAR PERSPECTIVE

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COMMERCIAL PERSPECTIVE | **15**

SYRACUSE, UT

DECEMBER 22, 2021

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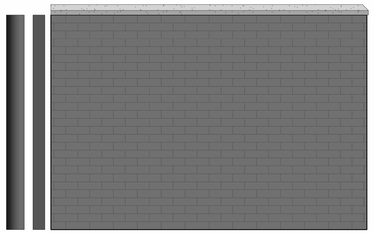
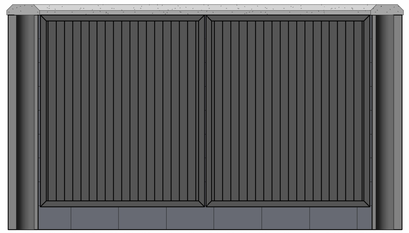
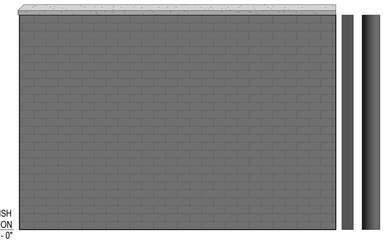


MAIN FLOOR FINISH ELEVATION
100' - 0"

6 RIGHT ELEVATION
1/2" = 1'-0"

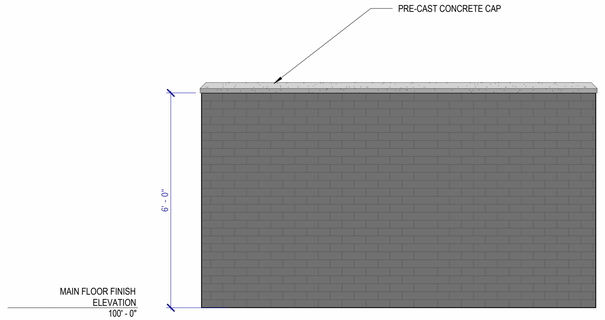


5 FRONT ELEVATION
1/2" = 1'-0"



MAIN FLOOR FINISH ELEVATION
100' - 0"

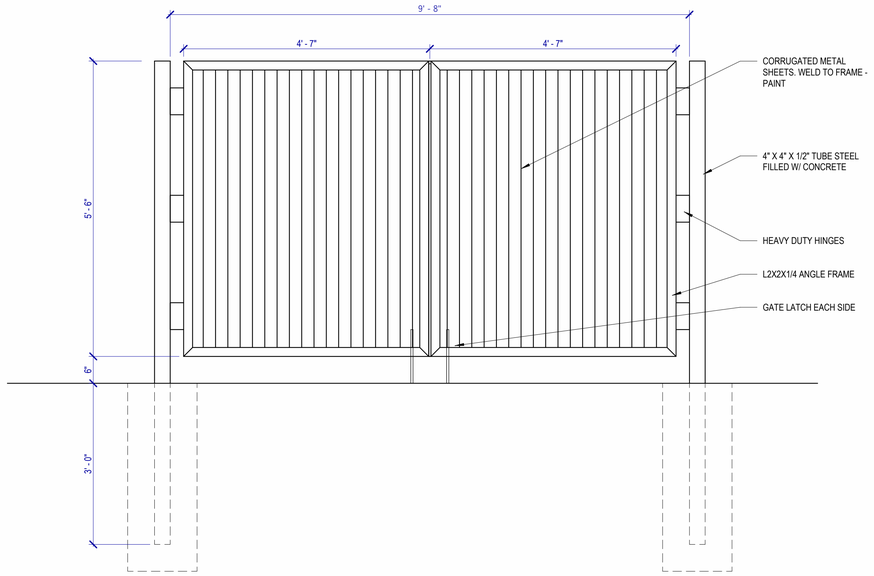
4 LEFT ELEVATION
1/2" = 1'-0"



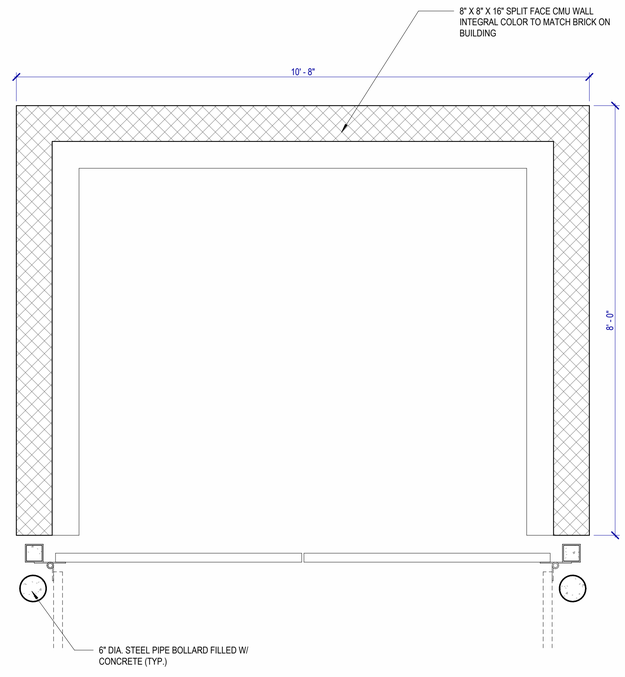
MAIN FLOOR FINISH ELEVATION
100' - 0"

MAIN FLOOR FINISH ELEVATION
100' - 0"

3 REAR ELEVATION
1/2" = 1'-0"



2 DUMPSTER GATE
3/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
3/4" = 1'-0"

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DUMPSTER ENCLOSURE | **16**

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

CIVIL DRAWINGS

C1	CIVIL COVER
C2	NOTES & LEGEND
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	SITE PLAN
C6	COMMERCIAL GRADING & DRAINAGE PLAN
C7	TOWNHOME GRADING & DRAINAGE PLAN
C8	COMMERCIAL UTILITY PLAN
C9	TOWNHOME UTILITY PLAN
C10	DETAILS
C11	SWPPP EXHIBIT
C12	SWPPP DETAILS
C13	UDOT EXHIBIT

LANDSCAPE DRAWINGS

L100	LANDSCAPE PLAN
L101	PLANT SCHEDULE

LANDSCAPE DRAWINGS - COMMERCIAL

L100-C	COMMERCIAL LANDSCAPE PLAN
L101-C	PLANT SCHEDULE

ARCHITECTURAL DRAWINGS

1	6-PLEX PLANS
2	6-PLEX ELEVATIONS
3	6-PLEX PERSPECTIVE
4	5-PLEX PLANS
5	5-PLEX ELEVATIONS
6	5-PLEX PERSPECTIVE
7	5-PLEX ELEVATIONS - ALTERNATE
8	5-PLEX PERSPECTIVES - ALTERNATE
9	3 STORY 5-PLEX PLANS
10	3 STORY 5-PLEX ELEVATIONS
11	3-STORY 5-PLEX PERSPECTIVE
12	COMMERCIAL SITE PLAN
13	COMMERCIAL ELEVATIONS
14	COMMERCIAL ELEVATIONS
15	COMMERCIAL PERSPECTIVE

BRIGGS TOWNHOMES & COMMERCIAL PAD

SYRACUSE, UT

DECEMBER 22, 2021

WRIGHT DEVELOPMENT GROUP

ENVISION ARCHITECTURAL GROUP

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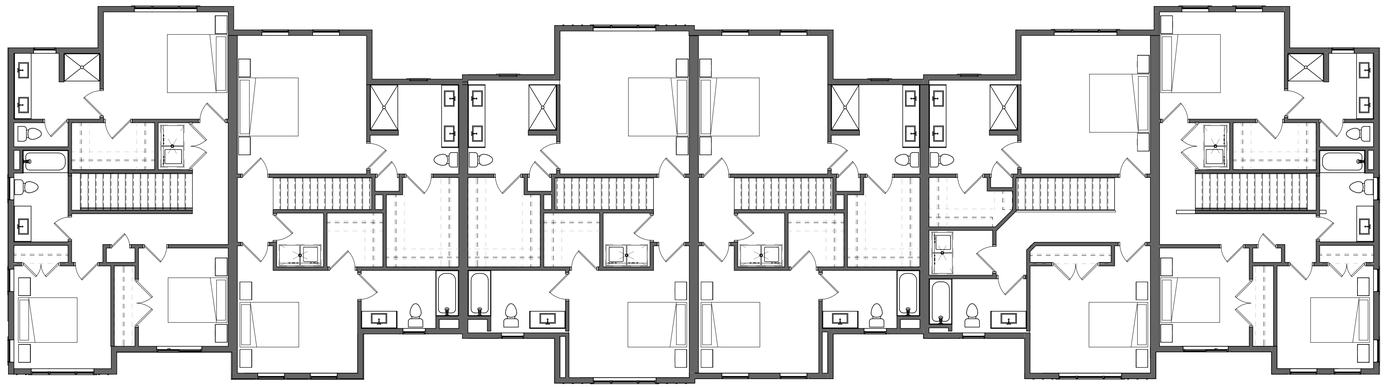
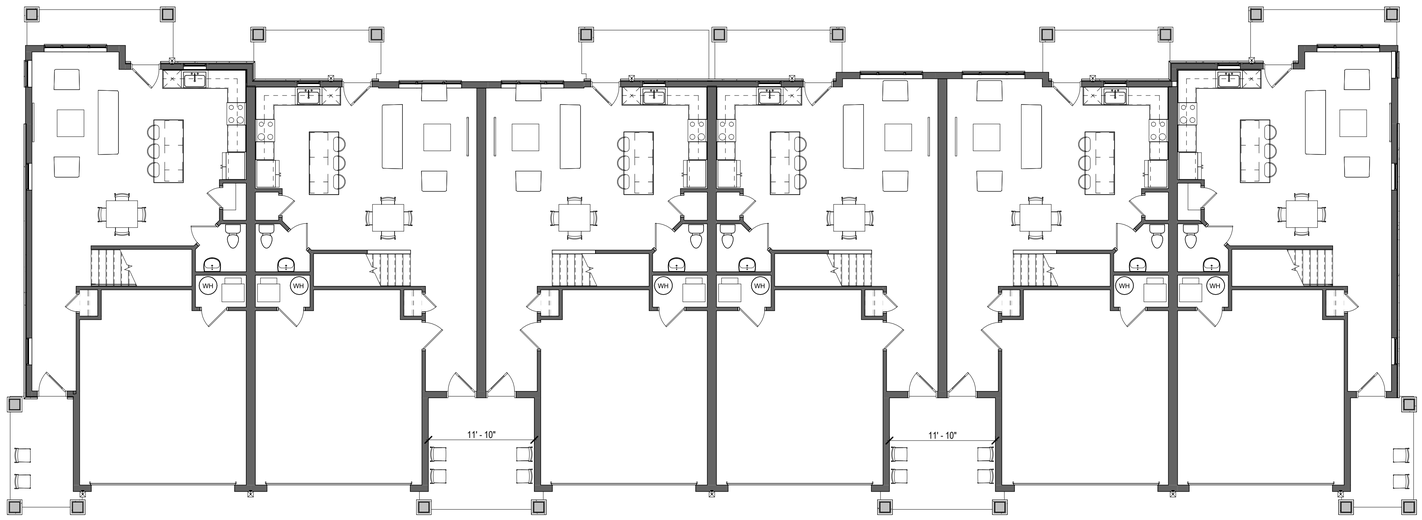


2 LEVEL 2 - 6-PLEX
1/8" = 1'-0"



1 LEVEL 1 - 6-PLEX
1/8" = 1'-0"

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6-PLEX PLANS | 1

SYRACUSE, UT

DECEMBER 22, 2021

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RIDGE 2
130' - 0"

ROOF - TOWNHOME
119' - 0"

LEVEL 2
110' - 0"

LEVEL 1
100' - 0"

OVERALL: 1529 SF
BRICK: 465 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

1 6-PLEX FRONT ELEVATION
3/16" = 1'-0"

RIDGE 2
130' - 0"

ROOF - TOWNHOME
119' - 0"

LEVEL 2
110' - 0"

LEVEL 1
100' - 0"

OVERALL: 1974 SF
BRICK: 647 SF (33%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

2 6-PLEX REAR ELEVATION
3/16" = 1'-0"

RIDGE 2
130' - 0"

ROOF - TOWNHOME
119' - 0"

LEVEL 2
110' - 0"

LEVEL 1
100' - 0"

OVERALL: 742 SF
BRICK: 245 SF (33%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

3 6-PLEX LEFT ELEVATION
3/16" = 1'-0"

RIDGE 2
130' - 0"

ROOF - TOWNHOME
119' - 0"

LEVEL 2
110' - 0"

LEVEL 1
100' - 0"

OVERALL: 742 SF
BRICK: 250 SF (34%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

4 6-PLEX RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

HARDIE TRIM / CORNICE
SW7006 - EXTRA WHITE

HARDIE SHAKES
SW7006 - EXTRA WHITE

HARDIE LAP SIDING
SW7073 - NETWORK GRAY

HARDIE LAP SIDING
SW7006 - EXTRA WHITE

HARDIE BOARD & BATT
SW7674 - PEPPERCORN

EL DORADO STONE
SILVER LINING

HARDIE SHAKES
SW9559 - SCATTERED SHOWERS

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6-PLEX ELEVATIONS | 2

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

1 FRONT PERSPECTIVE

2 REAR PERSPECTIVE

WRIGHT DEVELOPMENT GROUP

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6-PLEX PERSPECTIVE | 3

SYRACUSE, UT

DECEMBER 22, 2021

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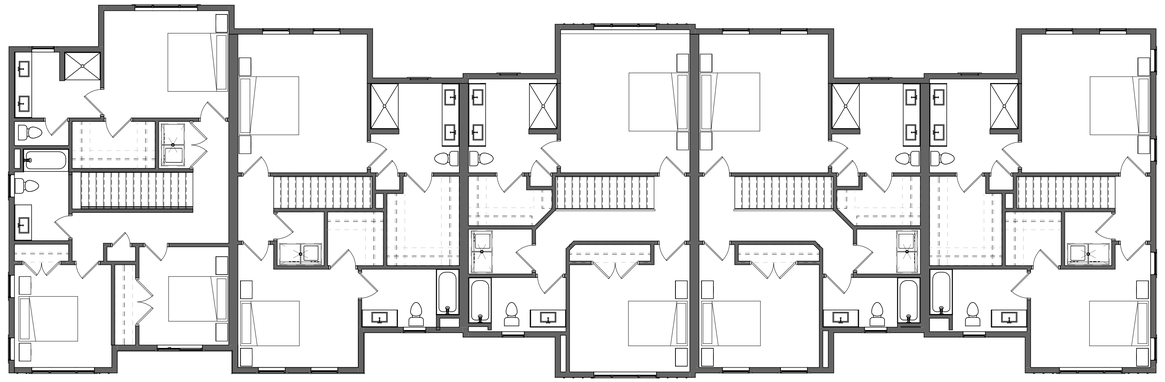
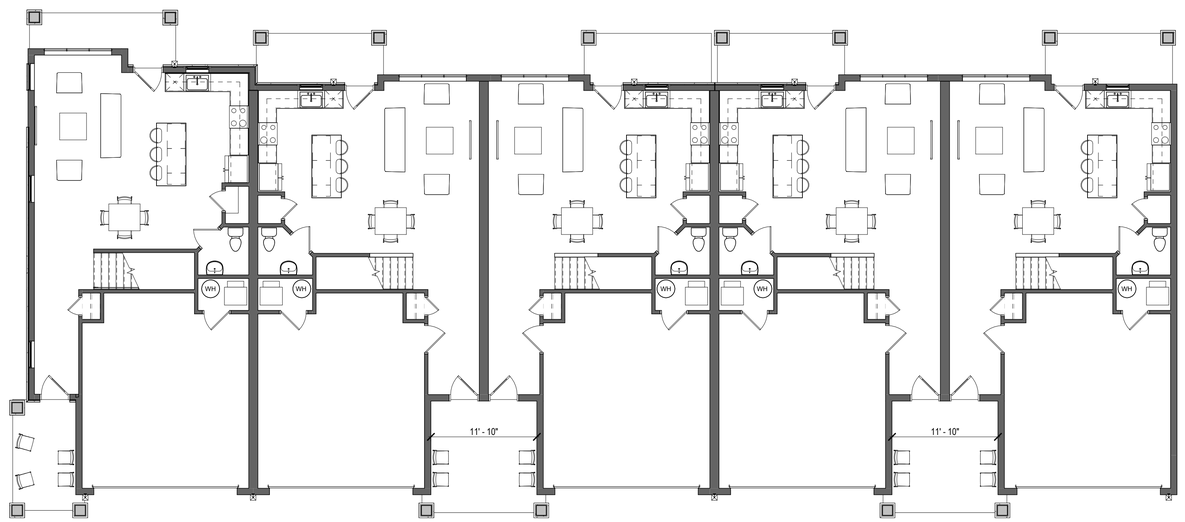


2 LEVEL 2 - 5-PLEX
1/8" = 1'-0"



1 LEVEL 1 - 5-PLEX
1/8" = 1'-0"

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BRIGGS TOWNHOMES & COMMERCIAL PAD

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5-PLEX PLANS | 4

SYRACUSE, UT

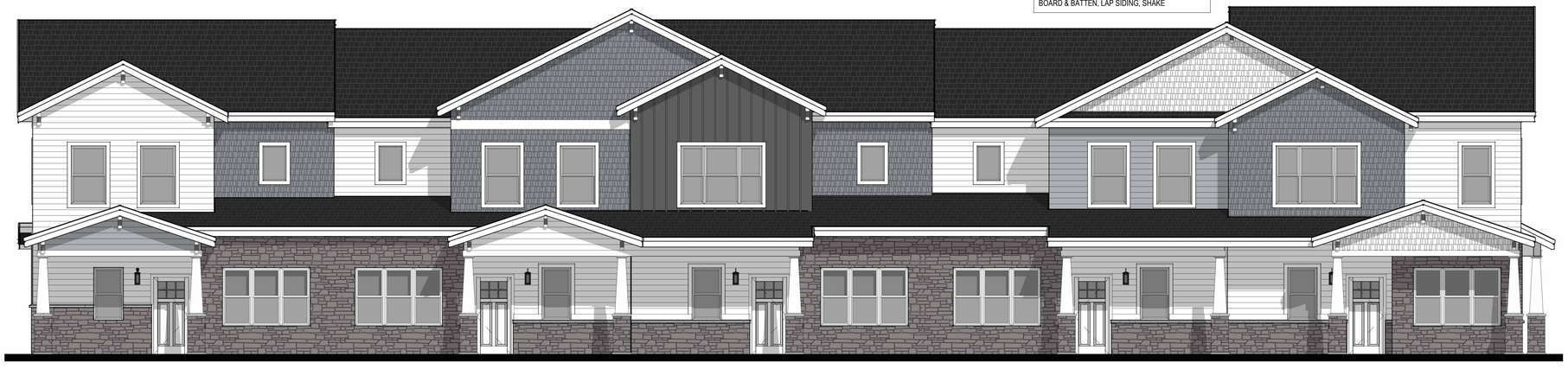
DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

OVERALL: 1284 SF
BRICK: 415 SF (32%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

1 5-PLEX FRONT ELEVATION
3/16" = 1'-0"



OVERALL: 1672 SF
BRICK: 550 SF (33%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

2 5-PLEX REAR ELEVATION
3/16" = 1'-0"

OVERALL: 708 SF
BRICK: 250 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

3 5-PLEX LEFT ELEVATION
3/16" = 1'-0"

OVERALL: 754 SF
BRICK: 230 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

4 5-PLEX RIGHT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES & COMMERCIAL PAD

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5-PLEX ELEVATIONS | 5

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

1 FRONT PERSPECTIVE

2 REAR PERSPECTIVE

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES & COMMERCIAL PAD

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5-PLEX PERSPECTIVE | 6

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

5-PLEX FRONT ELEVATION - ALTERNATE
3/16" = 1'-0"

OVERALL:	1284 SF
BRICK:	415 SF (32%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

5-PLEX REAR ELEVATION - ALTERNATE
3/16" = 1'-0"

OVERALL:	1672 SF
BRICK:	550 SF (33%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

5-PLEX LEFT ELEVATION - ALTERNATE
3/16" = 1'-0"

OVERALL:	708 SF
BRICK:	250 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

5-PLEX RIGHT ELEVATION - ALTERNATE
3/16" = 1'-0"

OVERALL:	754 SF
BRICK:	230 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

MATERIAL LEGEND

WRIGHT DEVELOPMENT GROUP

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5-PLEX ELEVATIONS - ALTERNATE | 7

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

1 FRONT PERSPECTIVE

2 REAR PERSPECTIVE

WRIGHT DEVELOPMENT GROUP

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5-PLEX PERSPECTIVES - ALTERNATE | 8

SYRACUSE, UT

DECEMBER 22, 2021

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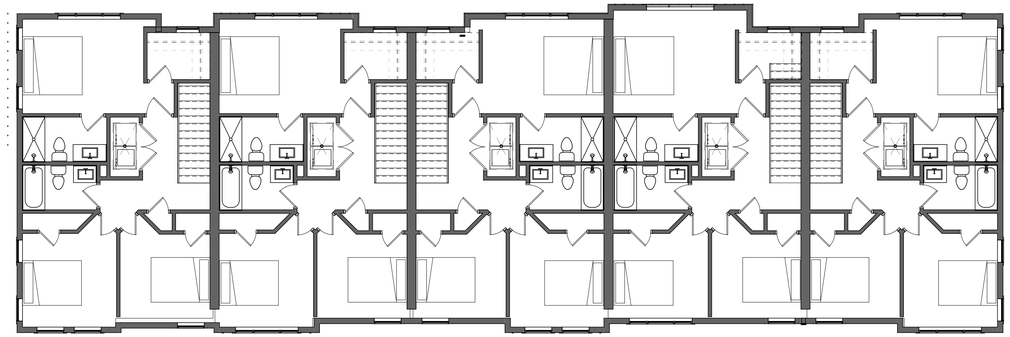
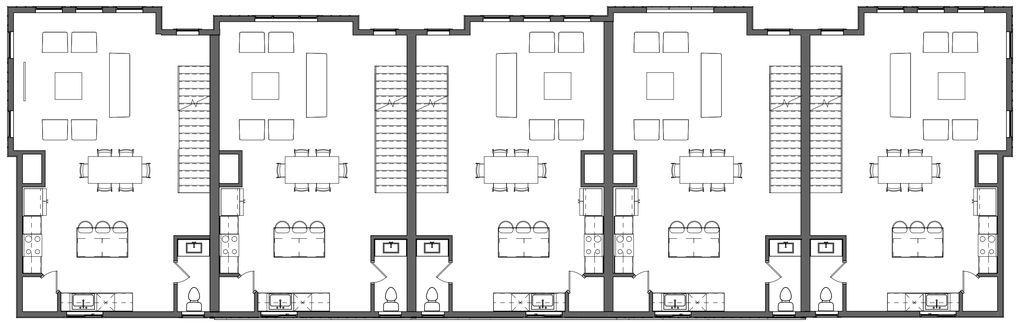
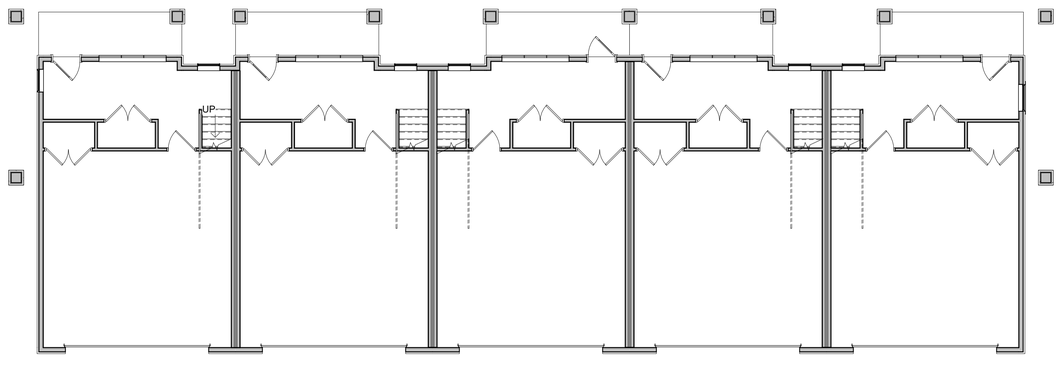


3 LEVEL 3 - 3 STORY 5-PLEX
1/8" = 1'-0"



2 LEVEL 2 - 3 STORY 5-PLEX
1/8" = 1'-0"



1 LEVEL 1 - 3 STORY 5-PLEX
1/8" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES & COMMERCIAL PAD

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OVERALL:	964 SF
BRICK:	340 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

3 TH-3 RIGHT ELEVATION
3/16" = 1'-0"

OVERALL:	2293 SF
BRICK:	719 SF (31%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

1 TH-3 FRONT ELEVATION
3/16" = 1'-0"

OVERALL:	964 SF
BRICK:	340 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

4 TH-3 LEFT ELEVATION
3/16" = 1'-0"

OVERALL:	2170 SF
BRICK:	645 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

2 TH-3 REAR ELEVATION
3/16" = 1'-0"

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BRIGGS TOWNHOMES & COMMERCIAL PAD

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3 STORY 5-PLEX ELEVATIONS | 10

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

1 FRONT PERSPECTIVE (3-STORY)

2 REAR PERSPECTIVE (3-STORY)

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES & COMMERCIAL PAD

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3-STORY 5-PLEX PERSPECTIVE | 11

SYRACUSE, UT

DECEMBER 22, 2021

ENVISION ARCHITECTURAL GROUP

STEEL EDGING, TYP.

PROPERTY LINE

BBQ/DINING AREA

PLAYGROUND AREA

CONCRETE PATH

EXISTING IRRIGATION

DARK CHOCOLATE BARK MULCH- 3" THICK, TYP.

0 20 40 60 feet

SCALE: 1" = 20' ON A 24 X 36 SHEET

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LANDARC
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.654.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

11/12/2021

PROJECT

BRIGGS MULTI-FAMILY
817 WEST 1700 SOUTH
SYRACUSE, UT

ISSUE DRAWING LOG

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SAFE DIGGING PARTNER

TITLE

OVERALL LANDSCAPE PLAN

SHEET NO.

L100

PLANT SCHEDULE

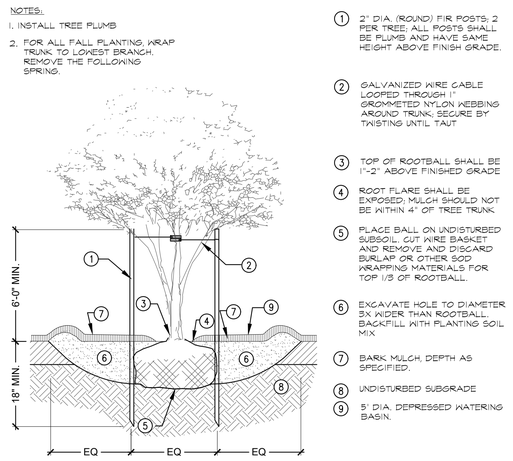
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE	2" CAL.	11
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	2" CAL.	27
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	4
	FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH	2" CAL.	3
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' / MARSHALL'S SEEDLESS ASH	2" CAL.	1
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	2" CAL.	2
	MALUS X 'LOLLIPOP / LOLLIPOP CRABAPPLE	2" CAL.	12
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	16
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	18

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	5 GAL	3
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	5 GAL	55
	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL	94
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL	76
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL	40
	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET	5 GAL	9
	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	32
	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' / TINY WINE NINEBARK	5 GAL	32
	PRUNUS X CISTENA / CISTENA PLUM	5 GAL	15
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	35
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	49
	SPIRAEA X BUMALDA 'LIMEMOUND' TM / LIMEMOUND SPIREA	5 GAL	116
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	5 GAL	39

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
	DICENTRA X 'LUXURIANT' / BLEEDING HEART	1 GAL	59
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	39
	NEPETA X FAASSENII 'BLUE WONDER' / CATMINT	1 GAL	103
	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	1 GAL	67

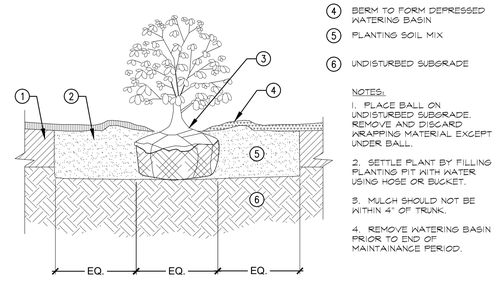
GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	348
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	21

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CHANSHARE FARMS IMPERIAL BLUEGRASS / DROUGHT TOLERANT BLUEGRASS	SOD		36,963 SF



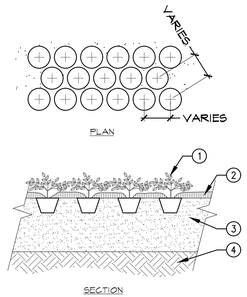
1 DECIDUOUS TREE WITH STAKING

NTS



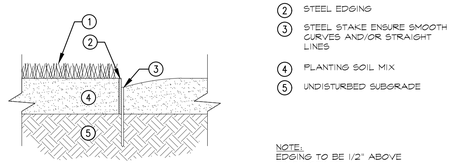
2 SHRUB

NTS



3 GROUNDCOVER / PERENNIAL

NTS



4 EDGING - CUSTOM METAL

NTS

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.

5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.

6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.

8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.

10. GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.

11. PRUNE TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.

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LANDARC
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.654.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

11/12/2021

PROJECT

BRIGGS MULTI-FAMILY
817 WEST 1700 SOUTH
SYRACUSE, UT

ISSUE DRAWING LOG

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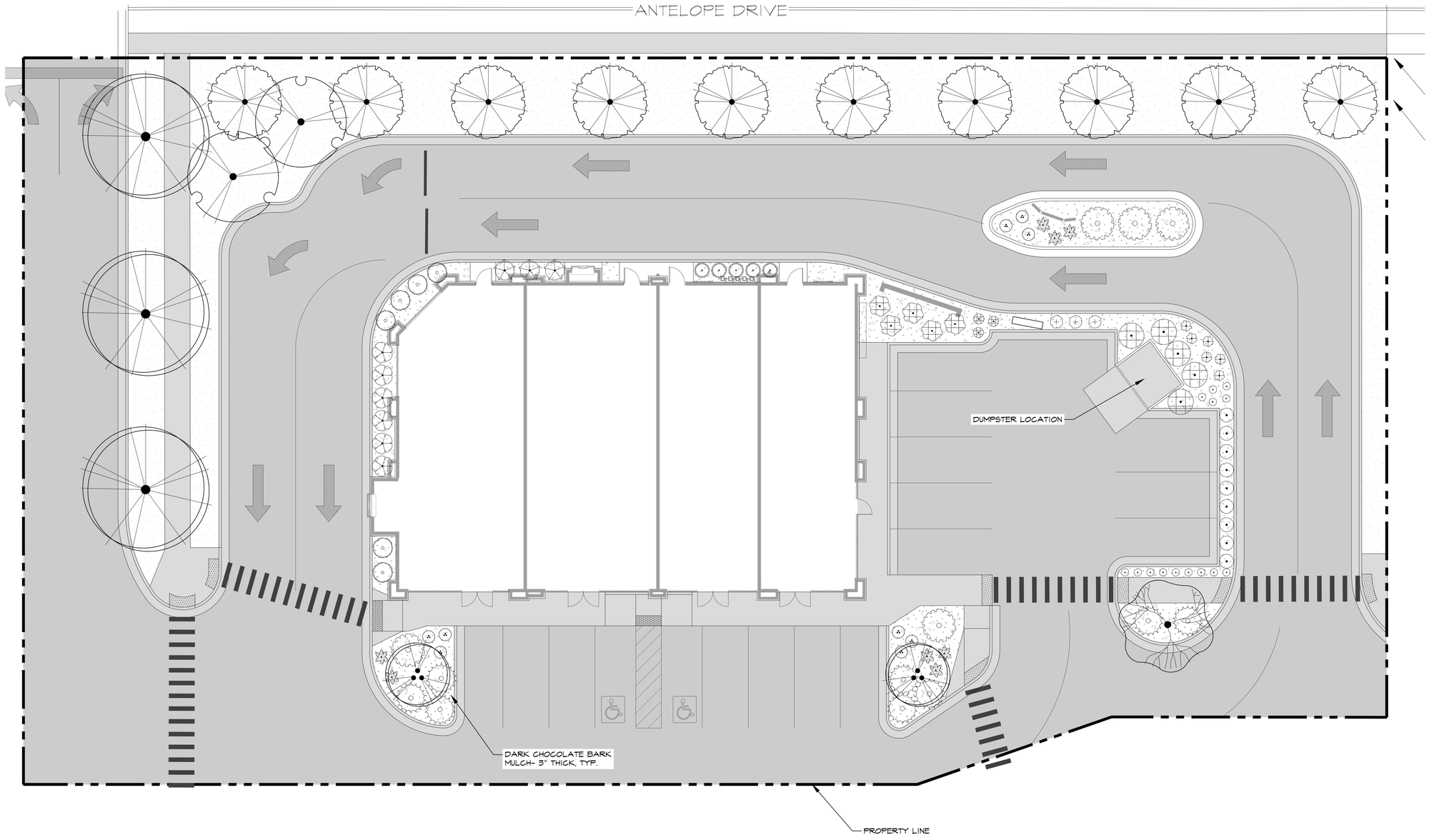
811
SAFE DIGGING PARTNER

TITLE

PLANT SCHEDULE

SHEET NO.

L101



0 10 20 30 feet

SCALE: 1" = 10' ON A 24 X 36 SHEET

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LANDARC
247 E. 600 S.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.654.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

09/09/2021

PROJECT

BRIGGS COMMERCIAL
817 WEST 1700 SOUTH
SYRACUSE, UT

ISSUE DRAWING LOG

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811
SAFE DIGGING PARTNER

TITLE

LANDSCAPE PLAN

SHEET NO.

L100

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	2" CAL.	2
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	3
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	1
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	2
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2" CAL.	10

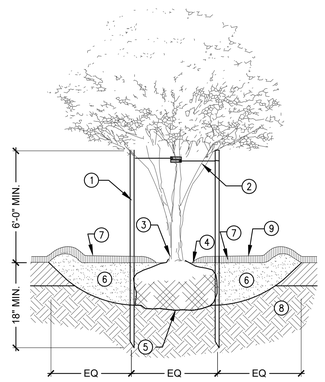
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL	3
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL	8
	RHAMNUS FRANGULA 'COLUMNARIS' / TALL HEDGE BUCKTHORN	5 GAL	5
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	5
	ROSA ACICULARIS 'KNOCK OUT' / KNOCKOUT ROSE	5 GAL	6
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	6
	SPIRAEA X BUMALDA 'LIMEMOUND' TM / LIMEOUND SPIREA	5 GAL	9
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	5 GAL	5

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION YARROW	1 GAL	6
	COREOPSIS X 'MOONBEAM' / MOONBEAM COREOPSIS	1 GAL	14
	CROCOSMIA X 'LUCIFER' / LUCIFER MONTBRETIA	2 GAL	8
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	3
	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	1 GAL	3

GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	5
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	9

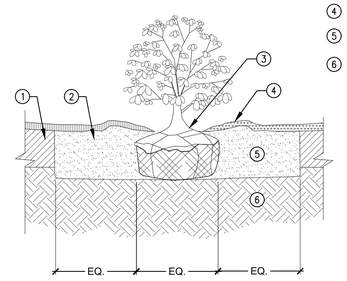
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CHANSHARE FARMS IMPERIAL BLUEGRASS / DROUGHT TOLERANT BLUEGRASS	SOD		5,607 SF

NOTES:
1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.



1. 2" DIA (ROUND) FIR POSTS, 2 PER TREE. ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE.
2. GALVANIZED WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK. SECURE BY TWISTING UNTIL TAUT
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL.
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. BARK MULCH, DEPTH AS SPECIFIED.
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN.

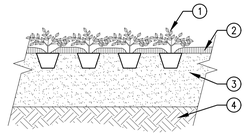
1 DECIDUOUS TREE WITH STAKING
NTS



1. PLANTING SOIL MIX
2. BARK MULCH
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX
6. UNDISTURBED SUBGRADE

NOTES:
1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTAINANCE PERIOD.

2 SHRUB
NTS



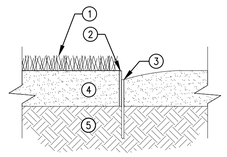
PLAN

SECTION

1. GROUNDCOVER/PERENNIALS (SEE NOTE)
2. 3-4" MIN. BARK MULCH OR GRAVEL, PER PLAN
3. PLANTING SOIL MIX
4. UNDISTURBED SUBGRADE

NOTE:
1. SEE PLANTING LEGEND FOR SPACING

3 GROUNDCOVER / PERENNIAL
NTS



1. TURF PER PLANTING PLAN
2. STEEL EDGING
3. STEEL STAKE ENSURE SMOOTH CURVES AND/OR STRAIGHT LINES
4. PLANTING SOIL MIX
5. UNDISTURBED SUBGRADE

NOTE:
EDGING TO BE 1/2" ABOVE FINISH GRADE

4 EDGING - CUSTOM METAL
NTS

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.

5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.

6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.

8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.

10. GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.

11. PRUNE TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2020 LANDARC, LLC.

LANDARC
247 E. 600 S.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.657.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

09/09/2021

PROJECT

BRIGGS COMMERCIAL
817 WEST 1700 SOUTH
SYRACUSE, UT

ISSUE DRAWING LOG

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

TITLE

PLANT SCHEDULE

SHEET NO.

L101

Briggs Commercial & Residential Subdivision

817 West & 1700 South

Engineer Site Plan Review

Completed by Brian Bloemen on December 21, 2021

Plat:

1. Submit a plat.

Plans:

1. Submit a storm water quality report and incorporate the findings.
2. Add an additional valve between the fire line loop.
3. Where are the existing light poles being relocated to?
4. Each lot in the subdivision shall be serviced with a separate secondary water lateral. The existing proposed lateral can be split to service the two lots.
5. The pipes in the detention basin shall have trash racks installed.
6. The development shall meet or exceed the minimum culinary water requirements set forth in the Utah Division of Drinking Water R309-105. R309-105-9 (Minimum Water Pressure) governs minimum water pressures and sets the minimum peak day demand requirement for this development at 40 psi. The City's mainline pressure at ground level during peak day demand is 46 psi. As a result, any vertical construction that does not meet the 40 psi minimum peak day demand will require a means to increase the water pressure to meet or exceed the 40 psi peak day demand threshold. Any higher-pressure zone created by this development will be required to install a backflow preventer to protect the integrity of the City's system. The backflow preventer shall be installed per plumbing code and maintained as set forth in R309-105-12 (Cross Connection Control).

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

Sincerely,

Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Royce Davies.

FROM: Golden Barrett, Fire Marshal

RE: Briggs/Aria

DATE: 20211202

I have reviewed the site plans received 20211221 for the above-referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 2000 gallons per minute for 120 consecutive minutes for the retail area.

2. The minimum fire flow requirement is 2,500 gallons per minute for 120 consecutive minutes for the residential area. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model. 2018 IFC Table B105.1 (2)

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

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

5. The secondary access road from Bluff ridge drive must be installed prior to building vertically. The road must conform to 2018 IFC D102.1

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

Golden T. Barrett

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

Noah Steele

From: Noah Steele
Sent: Monday, December 27, 2021 12:23 PM
To: Logan Johnson
Cc: Royce Davies
Subject: RE: Briggs North Review

Logan,

Hey hope you had a merry Christmas! Here is a revised comment list. Any chance we could have these figured out before Tuesday? Feel free to call to discuss if you want.

1. 10.28.120 Site design. (D) Landscaping. Landscaping is required as a tool to enhance and beautify the site, and the building's architecture and design. No vines or planting to grow on trellis of screen wall. See redline screenshot below.
2. 10.28.120 Site design. (F) Traffic. (3) Cross access for automobiles and pedestrians to future and existing commercial developments is required during initial site planning and construction. – When will the cross access be constructed out to Bluff Ridge? – Note #5 says it has to be constructed prior to building vertically.
3. 10.30.080 Buffer yards. –
   a. Attached residential west next to existing commercial = buffer B (6' fence/wall, 6' landscaping, 1 tree every 50') - By Mcdonalds – no landscaping provided. Looking at this, also not sure a long strip of bark mulch for two feet makes sense where the rest is turf. Realistically, this part of the landscape needs to be treated as one space and coordinated maintenance with McDonalds.