



Syracuse City Planning Commission Meeting February 1, 2022

Begins at 6:00 PM in the Council Chambers at City Hall
1979 W 1900 S, 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 Vice-Chair Ruelan
 - Pledge of Allegiance by Commissioner Weber
 - Adoption of Meeting Agenda
- 2. Meeting Minutes**

Regular Meeting & Work Session for the following date:

 - October 6, 2020
- 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. Final Plat** for Shoreline Phase 3A in the Residential Planned Community (RPC) zone at approximately 2400 W 3200 S of approximately 13.795 acres by request of Woodside Homes
- 5. Adjourn**

Work Session

- 1. Department Business**
 - a) City Council Liaison Report
 - b) City Attorney Updates
 - c) Upcoming Agenda Items
 - General Plan Amendment – Banbury Place
 - General Plan Amendment & Site Plan – Trail's Edge Phase 6
 - Minor Subdivision – Harward Property
 - Preliminary Plat – Grayson Ridge Southwest Phase 1
 - Preliminary Plat – Sadie's Glenn
 - Preliminary Plat and Development Agreement – Parkview Phases 3 & 4
 - Rezone – Green Bell Property
 - Rezone and Preliminary Plat – Harold Mark Johnson Property
 - Rezone – Monterey West
 - Rezone – Wasatch Mixed Use
 - Site Plan – 10 West Syracuse Flex
 - Site Plan – Trico Flex Building
 - Text Amendments – Several Pending
- 2. Discussion Items**
 - a) Planning Commission Training – 10 Minutes
 - b) Architectural Review Committee appointment recommendation
- 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/81497466814>. Connect via telephone: 253-215-8782, Meeting ID: 814 9746 6814. Individuals wishing to provide public comment are encouraged to do so by submitting an email to the planning department at planningdepartment@syracuseut.gov by 1:00 PM on February 1, 2022. 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

February 1, 2022

Agenda Item # 2

Meeting Minutes

Regular Meeting & Work Session for the following dates:

- October 6, 2020

Minutes of the Syracuse Planning Commission Regular Meeting October 6, 2020

Minutes of the regular meeting of the Syracuse Planning Commission, held virtually on October 6, 2020. Meeting was held electronically (Zoom Meeting ID: 816 4738 1645). Chair Cragun made written determination 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: Brett Cragun, Chair
Larry Johnson, Vice-Chair
Alan Gallegos
Keeth Kennington
Ivy Ruelan
Nicholas Weber
Ryan Wessel

City Employees: Golden Barret, Fire Marshall
Heather Davies, Administrative Professional
Royce Davies, Planner
Paul Roberts, City Attorney
Noah Steele, Community & Economic Development Director

City Council Liaison: Seth Teague

Excused: Greg Day

Visitors:

Amber Antes	30	Nate Doxey
Susan Booth	31	Susan Epps
Bonnie Bourgeois	32	Paula Knighton
Brent Bourgeois	33	Keith Russell
Keith Bourgeois		

1. Meeting Called to Order

A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Cragun called the meeting to order as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the public and each Commissioner. Commissioner Kennington provided an invocation and Commissioner Ruelan led the Pledge of Allegiance.

COMMISSIONER RUELAN MOVED TO ADOPT THE AGENDA; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.

2. Meeting Minutes

No minutes to review.

3. Public Comment

Chair Cragun invited public comment. No public comment.

4. Request of Nate Doxey for Commercial Site Plan consisting of approx. 0.397 acres located at 1532 West 1700 South

Mr. Royce Davies, Planner, indicated that Fire Marshall Golden Barrett and City Engineer Brian Bloeman completed their reviews and provided comments for the construction phase of the project. The applicant provided lighting and landscaping plans as required. Staff recommends approval with the condition that all staff comments are addressed prior to construction.

COMMISSIONER KENNINGTON MOVED THE PLANNING COMMISSION RECOMMEND CITY COUNCIL APPROVE THE REQUEST OF NATE DOXEY FOR A COMMERCIAL SITE PLAN AT 1532 W 1700 S; COMMISSIONER RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

5. Public Hearing – Request of Syracuse City for City Ordinance Amending Section 8.15.010 of the Syracuse City Municipal Code addressing pedestrian walkways.

Mr. Noah Steele, Community & Economic Development Director, explained that a specific City-owned pedestrian walkway currently prevents the construction of a fence along the yard of a resident's property. City Council recommended the Planning Commission consider a text amendment to the ordinance. The proposed amendment would permit fence construction for no more than 50 feet of overlapping fencing on opposite sides of the walkway. Fencing may exceed the maximum 50-foot overlap requirement if the fencing is not opaque. These stipulations are to avoid creating a walkway with limited visibility. Mr. Steele added that the maintenance of the fences shall be the responsibility of the property owner with the fence.

Commissioner Ruelan spoke in favor of an ordinance amendment. Commissioner Johnson recommended Planning Commission revert the language back to that of the previous Planning Commission recommendation for this item.

Chair Cragun opened the public hearing.

Ms. Paula Knighton, Syracuse resident, stated that the city initially required the walkway construction, and that the walkway was dedicated to Syracuse City thereafter. She feels privacy fencing should be built and maintained by the city because the walkway is the city's responsibility. She believes that the rights of the property owners along this walkway have already been encroached upon by having a public walkway bordering their property in the first place. In her opinion, Syracuse City should either take care of the walkway and fencing or vacate the walkway entirely.

Chair Cragun closed the public hearing.

Commissioner Kennington inquired as to whether the ordinance permits a three-foot fence. Mr. Steele explained that the current ordinance only prevents installation of any six-foot privacy within ten feet of the walkway. Commissioner Weber indicated that there are multiple alleyway conditions in existing walkways throughout the city; he feels the overlapping length requirements should not be included in the ordinance. Commissioner Wessel concurred with Commissioner Weber and suggested striking the language involving overlapping lengths. Commissioner Kennington agreed with Commissioners Wessel and Weber.

COMMISSIONER WESSEL MOVED THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL APPROVAL OF THE ORDINANCE, STRIKING 8.15.010(D)(2)(D) AND ALL SUBPOINTS; COMMISSIONER WEBER SECONDED, MOTION CARRIED UNANIMOUSLY.

6. Public Hearing – Request of Amber Antes for a pet grooming business occupying more than 50% of an accessory structure, located at approx. 1980 South 3300 West

Mr. Davies introduced the application. A dog grooming business requested to use an accessory building on residential property. The proposal meets relevant ordinance. Staff suggested considering a condition that animals be kept inside while they wait to reduce the potential nuisance associated with barking. The shed in which the business will be located is approximately 20 feet by 12 feet in area. Commissioner Weber asked what impact requiring animals inside would have on the business. Ms. Amber Antes, the applicant, indicated that there is no issue with dogs being kept inside a kennel when not being groomed.

Chair Cragun opened the public hearing.

Ms. Paula Knighton, Syracuse resident, feels that there is insufficient information to approve the conditional use. She is specifically concerned about lack of information regarding parking, signage, hours of operation, and the number of customers. She raised doubts as to whether the proper ordinance sections have been applied to this application. Ms. Knighton further suggested that this is a request to establish an animal clinic under the guise of a pet barber shop. She indicated that such an arrangement constitutes harboring animals, and that the requirements associated with household pet limits should apply. In her opinion, the information provided is insufficient and these questions need to be addressed before granting a conditional use.

Chair Cragun closed the public hearing.

COMMISSIONER KENNINGTON MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF MS. AMBER ANTES FOR A CONDITIONAL USE APPLICATION TO OPERATE A PET GROOMING BUSINESS OCCUPYING MORE THAN 50% OF AN ACCESSORY STRUCTURE AT 1980 S 3300 W; COMMISSIONER WESSEL SECONDED, MOTION CARRIED UNANIMOUSLY.

7. Public Hearing – Request of Toucan Investments for a Rezone from R-1 to R-3, approx. 2.45 acres located at approx. 2889 South 3000 West

Mr. Steele indicated that the Planning Commission has seen this item previously. A second public hearing was required due to concerns with the project address as it appeared on the prior public hearing notice. The applicant is seeking a rezone from residential zone R-1 to residential zone R-3. A road is proposed to bisect the parcel, running from east to west. The zoning requirements in R-1 would require establishing larger lots on the property, while the zoning requirements for R-3 would permit 8,000 square foot lots on the property. Mr. Davies add that the proposed road is important for circulation from the Shoreline subdivision.

Commissioner Wessel asked whether a road would affect the ability of neighboring properties to build agricultural buildings or have agricultural uses. Mr. Steele agreed that it would affect the neighbors because measurements for agricultural proximity would be determined from the new dwellings and new roadways. Commissioner Wessel argued that the agricultural property rights of neighboring property owners must be respected but felt that the zoning question is a separate matter.

Mr. Keith Russell, the applicant, pointed out that he is asking for a change that complements the current general plan which lists the area as medium-density residential. Because he feels that wider lots increase the value of homes, he is willing to agree to minimum 100-foot lot widths as an accommodation to neighbors. Mr. Russel would also be willing to follow the R-1 setback requirements but asks that the lot size decrease to 10,000 square feet from the 12,000 square feet required under R-1 zoning. From the road, the lots would appear the same as other R-1 lots. With these stipulations, the changes he proposes would only affect the depth of the lots.

Chair Cragun opened the public hearing.

Ms. Amy Epps, Syracuse resident, is concerned about their rights as R-1 property owners being protected. They cannot get agricultural protection because they are so small, but they are currently permitted to slaughter cows and have roosters. Will they lose their property rights to continue engaging in agricultural uses were this zoning change approved? Ms. Epps pointed out that the proposed R-3 zone would be surrounded by the R-1 zone and would be out of place.

Ms. Bonnie Bourgeois, Davis County resident, indicated that the general plan map does not represent what is on the ground currently. The neighbors previously reached an agreement with CW Land and the mayor to stop their referendum

challenge to a general plan change in exchange for retaining the R-1 zoning. This rezone would affect the property rights of neighboring parcels. Ms. Bourgeois asserts that this constitutes spot-zoning. Surrounding parcel owners intend for their agricultural uses to continue and want to keep their existing rights; the combined property rights of the neighbors outweigh the property rights of the applicant. Ms. Bourgeois opposes this zone change.

Brent Bourgeois, Syracuse resident, opposes the zone change. His family moved to this property in 1997 and were required to incorporate into the city. The city plans started encroaching on their property and the city is pushing higher and higher density into the area. He appreciates Mr. Russell's compromise but stated that it is not sufficient.

Susan Booth, Syracuse resident, expressed concern that the road going through will only benefit Mr. Russell and stated that she opposes the road generally. If it must go through, then she would like him to stub the road down to her property line for future development of her property.

Keith Bourgeois, Syracuse resident, opposes the zone change. He shared that the R-3 neighborhood will not get along with what is functionally an A-1 neighborhood. He feels that an R-3 development in this area is spot-zoning. In his opinion, the city's desire for a road is driving the proposed zone change. He does not believe that the road is required for the Shoreline development; further, if it is desired, the city should purchase this property and build a road in a different manner.

Chair Cragun closed the public hearing.

Commissioner Wessel specified that the roadway is not the issue before the Commission, and they must focus only on the zone change. Chair Cragun agreed and indicated that the neighbors' property rights must be taken into account another way.

COMMISSIONER WESSEL MOVED THE COMMISSION RECOMMEND TO CITY COUNCIL APPROVAL OF THE PROPOSED ZONE CHANGE FROM R-1 TO R-3; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.

8. Public Hearing – Request of CW Land for final plats called Shoreline Phase 4 and Phase 5, located at approx. 1975 South 3000 West

Mr. Davies indicated that the subdivision plats largely meet applicable ordinance with a few minor staff comments outstanding. The final plats have not substantially deviated from the previously reviewed preliminary plat and staff recommends approval. Mr. Davies added that phases 4, 5a, and 5b all require separate approvals.

COMMISSIONER RUELAN MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF CW LAND FOR A FINAL SUBDIVISION PLAT CALLED SHORELINE PHASE 4, LOCATED AT APPROXIMATELY 1975 S 3000 W, CONDITIONAL UPON STAFF COMMENTS BEING ADDRESSED PRIOR TO RECORDATION WITH DAVIS COUNTY; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.

COMMISSIONER WESSEL MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF CW LAND FOR A FINAL SUBDIVISION PLAT CALLED SHORELINE PHASE 5A, LOCATED AT APPROXIMATELY 1975 S 3000 W, CONDITIONAL UPON STAFF COMMENTS BEING ADDRESSED PRIOR TO RECORDATION WITH DAVIS COUNTY; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.

COMMISSIONER RUELAN MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF CW LAND FOR A FINAL SUBDIVISION PLAT CALLED SHORELINE PHASE 5B, LOCATED AT APPROXIMATELY 1975 S 3000 W, CONDITIONAL UPON STAFF COMMENTS BEING ADDRESSED PRIOR TO RECORDATION WITH DAVIS COUNTY; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.

9. Final Plat – Request of Castle Creek Homes for final plats called the Villages at the Bluff Phase 1 and Phase 2, located at approx. 2750 South Bluff Road

Vice-Chair Johnson recused himself from this item.

Mr. Davies indicated that the final plats are consistent with the preliminary plat and meet the requirements of the Planned Residential Development zone. Staff recommends approval and cautions that phases 1 and 2 will need to be approved separately.

COMMISSIONER WEBER MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF CASTLE CREEK HOMES FOR A FINAL PLAT CALLED THE VILLAGES AT THE BLUFF PHASE 1, CONDITIONAL UPON STAFF COMMENTS BEING ADDRESSED PRIOR TO PLAT RECORDATION WITH DAVIS COUNTY; COMMISSIONER WESSEL SECONDED, MOTION CARRIED UNANIMOUSLY.

COMMISSIONER RUELAN MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF CASTLE CREEK HOMES FOR A FINAL PLAT CALLED THE VILLAGES AT THE BLUFF PHASE 2, CONDITIONAL UPON STAFF COMMENTS BEING ADDRESSED PRIOR TO PLAT RECORDATION WITH DAVIS COUNTY; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.

10. Adjourn

COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

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Ryan Wessel, Chair

Shay League, Planner

Date Approved:

DRAFT

Minutes of the Syracuse Planning Commission Work Meeting October 6, 2020

Minutes of the work session of the Syracuse Planning Commission, held virtually on October 6, 2020 following the 6:00 PM regular meeting. Meeting was held electronically (Zoom Meeting ID: 816 4738 1645). Chair Cragun made written determination 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:	Brett Cragun, Chair Larry Johnson, Vice-Chair Alan Gallegos Keeth Kennington Ivy Ruelan Nicholas Weber Ryan Wessel
City Employees:	Golden Barret, Fire Marshall Heather Davies, Administrative Professional Royce Davies, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
City Council Liaison:	Seth Teague
Excused:	Greg Day
Visitors:	None

Chair Cragun called the Work Session to order.

1. Department Business

a. City Council Liaison Report

- Council approved mixed-use projects with a crime-free housing component
- Council discussed the Toucan property
- Council has mixed feedback regarding the storage unit zone and will continue discussion

b. City Attorney Updates

- None

c. Upcoming Agenda Items

- Excel Dance Studio – Site Plan
- Grayson Ridge West – Final Plat
- Text Amendment to City Ordinance – Regarding sump pumps
- Still Water Phases Phases 9, 10, & 11 – Final Plat
- Mixed-use application received for an area behind Wal-Mart

2. Discussion Items

None

3. Commissioner Reports

There are no Commissioner reports.

4. Adjourn

COMMISSIONER GALLEGOS MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.



PLANNING COMMISSION

February 1, 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

REGULAR MEETING

February 1, 2022

ADMINISTRATIVE ITEM

Agenda Item #4

Shoreline Phase 3a Final Plat

Factual Summation

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

Location:	2400 W 3200 South
Current General Plan:	Medium Density Residential
Current Zoning:	RPC (Residential Planned Community)
Acreage:	13.795
Lots:	42

Summary

The applicant is requesting approval of a final subdivision plat called Shoreline Phase 3a. The plat is the third in the eastern portion of the Shoreline development.

All staff comments have been addressed and the proposed plat meets all the requirements of the City Code.

Recommendation

Because this item meets all requirements of the City Code, staff recommends it be **approved**.

Suggested Motion Language

Approval

I move the Planning Commission approve the request of Woodside Homes, LLC for a subdivision plat amendment called Shoreline Phase 3a at 2400 West 3200 South in the Residential Planned Community Zone.

Table

I move the Planning Commission continue the request of Woodside Homes, LLC for a subdivision plat amendment called Shoreline Phase 3a at 2400 West 3200 South in the Residential Planned Community Zone until (provide date).

Denial

I move the Planning Commission deny the request of Woodside Homes, LLC for a subdivision plat amendment called Shoreline Phase 3a at 2400 West 3200 South in the Residential Planned Community Zone based on the following findings:

1. (List findings).

Attachments

- Property Map
- Application
- Subdivision Plat
- Staff Reviews

Shoreline Phase 3a

3400 W 3200 South

Legend

 Subject Property





Subdivision Final 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 3-17-15

Subdivision Property Information:			
Proposed Subdivision Name: Shoreline Phase 3A		Current Zone: RPC	Total Acreage:
Approximate Address: 2400 West 3200 South		Number of Lots: 42	
Applicant/Developer Contact Information:			
Name: Woodside Homes - ATTN: Ryan Beck			
Address: 460 West 50 North Suite 300		City: SLC	State: UT ZIP: 84101
Office phone: 801-869-4000	Cell phone: 801-230-2440	Email: ryan.beck@woodsidehomes.com	
Engineering Firm Contact Information:			
Company Name: Ensign Engineering		Engineer: Cam Preston	
Address: 919 North 400 West		City: Layton	State: UT ZIP: 84041
Office Phone: 801-547-1100	Engineer's Cell Phone: 801-643-0527	Engineer's Email: cpreston@ensignutah.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.

Final Plan Guidelines and Checklist

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 meeting 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 not 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.

Final Plat and Final Plan and Profile 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. All submitted drawings shall reflect any changes required from preliminary plan approval.

Other Requirements

☐ Title report

☐ Cost estimate of off-site improvements

☐ Storm drain calculations

☐ Agreements-when necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision

☐ Subdivision signage plan if applicable

☐ Design data and final-drainage report with assumptions and computations for storm-water improvements (detention-basin

design criteria as outlined in the City's Storm Water and Subdivision ordinances)

- ☐ Sanitary-sewer design assumptions and computations for improvements

Items Required Following Approval

Prior to start of construction, submit the following:

- ☐ Finalized construction drawings and specifications-3 sets @ 22"x34" and 1 set @ 11"x17 with Licensed Engineers wet stamp
- ☐ Schedule a pre-construction meeting through the planning department
- ☐ Construction improvement cost estimates using the city bond template, obtained from the planning department
- ☐ Payment of Final Inspection fees
- ☐ Off-site Improvement Agreement
- ☐ Storm Water Facilities Maintenance Agreement (BMP)
- ☐ Street Light Agreement and Fees
- ☐ File a Storm Water Permit (SWPPP) with the State of Utah at utah.gov and submit a copy to city
- ☐ Submit a City Storm Water Activity Permit Application and Agreement (SWPPP)
- ☐ File a Fugitive Dust Control Plan with the State of Utah Division of Air Quality
- ☐ Development Agreement (as required)

Prior to recording the plat, submit the following:

- ☐ AutoCAD files in .dwg file format emailed or submitted on CD
- ☐ Escrow agreement
- ☐ Title report updated within 30 days
- ☐ Water share certificate
- ☐ Soils/Feasibility Report required for all developments west of Bluff road
- ☐ Irrigation Company Letter (as required)
- ☐ Recording Fees made out to Davis County Recorder- \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two
- ☐ Easements
- ☐ Other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council

Prior to Start of Warranty:

- ☐ Request start of warranty inspection and complete punch list
- ☐ Submit sanitary sewer and land-drain video of installed lines
- ☐ Submit As-Builts
- ☐ Apply for Secondary Water Connection Service and pay impact fee

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Subdivision and Land Use Ordinances and 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 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.

DocuSigned by:

Ryan Beck

560CC3A1B6C040A...

12/3/2021

Property Owner Signature

Date

Applicant Signature

Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #	Application and Noticing Fees:	
			\$575	Application Fee \$ _____
			\$ 75	per Lot _____ Lots \$ _____
Payment Type: ☐ Cash ☐ Credit Card ☐ Check# _____			\$250	Revised Final Plan Fee \$ _____
Land Use Authority Date:			\$ 50	Per lot _____ Lots \$ _____
			Total	\$ _____

Woodside Homes of Utah, LLC
 460 West 50 North, Suite 300
 Salt Lake City UT 84101

Vendor No: 104570
 Vendor: Syracuse City

Check Date: 12/7/2021
 Check No: 0020020645
 Check Amount: \$*****3,725.00

Invoice Number	Date	Description	Gross Amount	Disc/Adj	Payment Amount
SHORELINE PH 3A APP	12/3/2021		3,725.00		3,725.00
		SYRACUSE CITY CORP. 1979 W 1900 S SYRACUSE UT 84075 825-1477 Receipt No: 5.050954 Dec 14, 2021 Woodside Homes of Utah, LLC Previous Balance: DEVELOP. & INSP. FEE .00 FINAL PLAN FEES 3,725.00 10-34-30 PLAN CHECK & DEV. REVIEW FEES Shoreline Phase 3A	Total: 3,725.00 ===== CHECK Check No: 0020020645 Total Applied: 3,725.00 ===== Change Tendered: .00 ===== 12/14/2021 4:34 PM		



Know what's below.
Call before you dig.

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

SHORELINE EAST SUBDIVISION

PHASE 3A

2975 SOUTH 2400 WEST STREET
SYRACUSE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
January 27, 2022

INDEX OF DRAWINGS

- 1 OF 2 SUBDIVISION PLAT
- 2 OF 2 SUBDIVISION PLAT
- C-001 GENERAL NOTES
- C-002 OVERALL DEVELOPMENT SITE PLAN
- C-100 SITE PLAN
- C-200 GRADING PLAN
- C-201 DRAINAGE PLAN
- C-300 UTILITY PLAN
- C-400 EROSION CONTROL PLAN
- PP-0 PLAN AND PROFILE KEY MAP
- PP-1 2500 WEST STREET PLAN AND PROFILE
- PP-2 2425 WEST STREET PLAN AND PROFILE
- PP-3 2425 WEST STREET PLAN AND PROFILE
- PP-4 LAKEFRONT DRIVE PLAN AND PROFILE
- PP-5 LAKEFRONT DRIVE PLAN AND PROFILE
- PP-6 LAKEFRONT DRIVE PLAN AND PROFILE
- PP-7 2900 SOUTH STREET PLAN AND PROFILE
- C-500 DETAILS

NOTICE TO CONTRACTOR

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

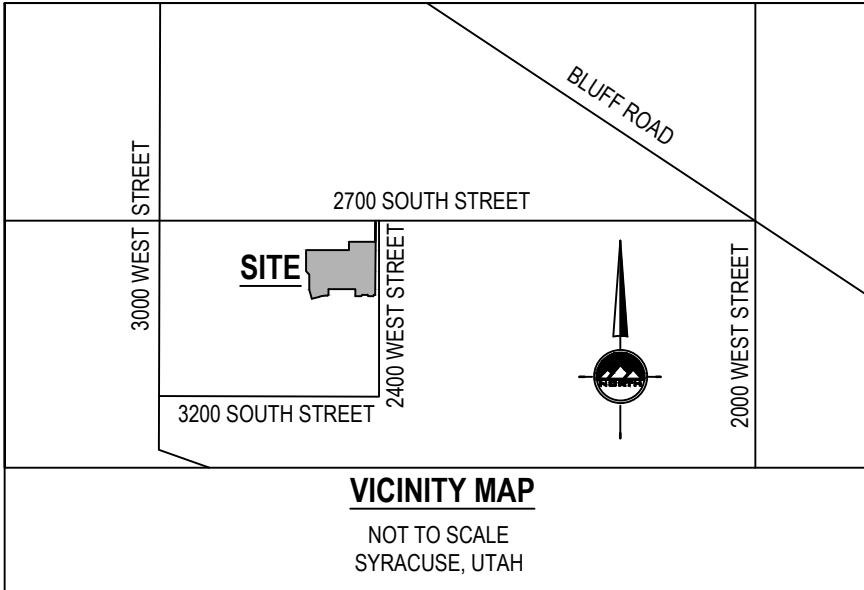
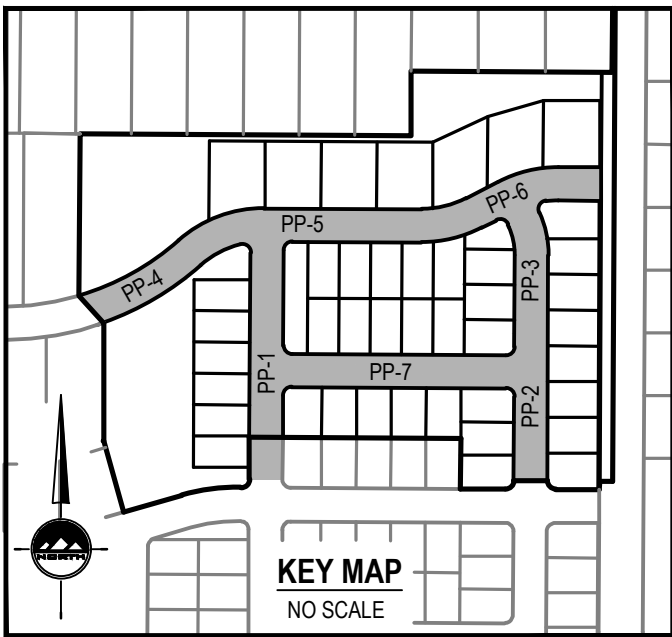
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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



GENERAL NOTES

- ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN ELEVATION = 4235.664.



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
480 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION
PHASE 3A
2975 SOUTH 3000 WEST
SYRACUSE, UTAH



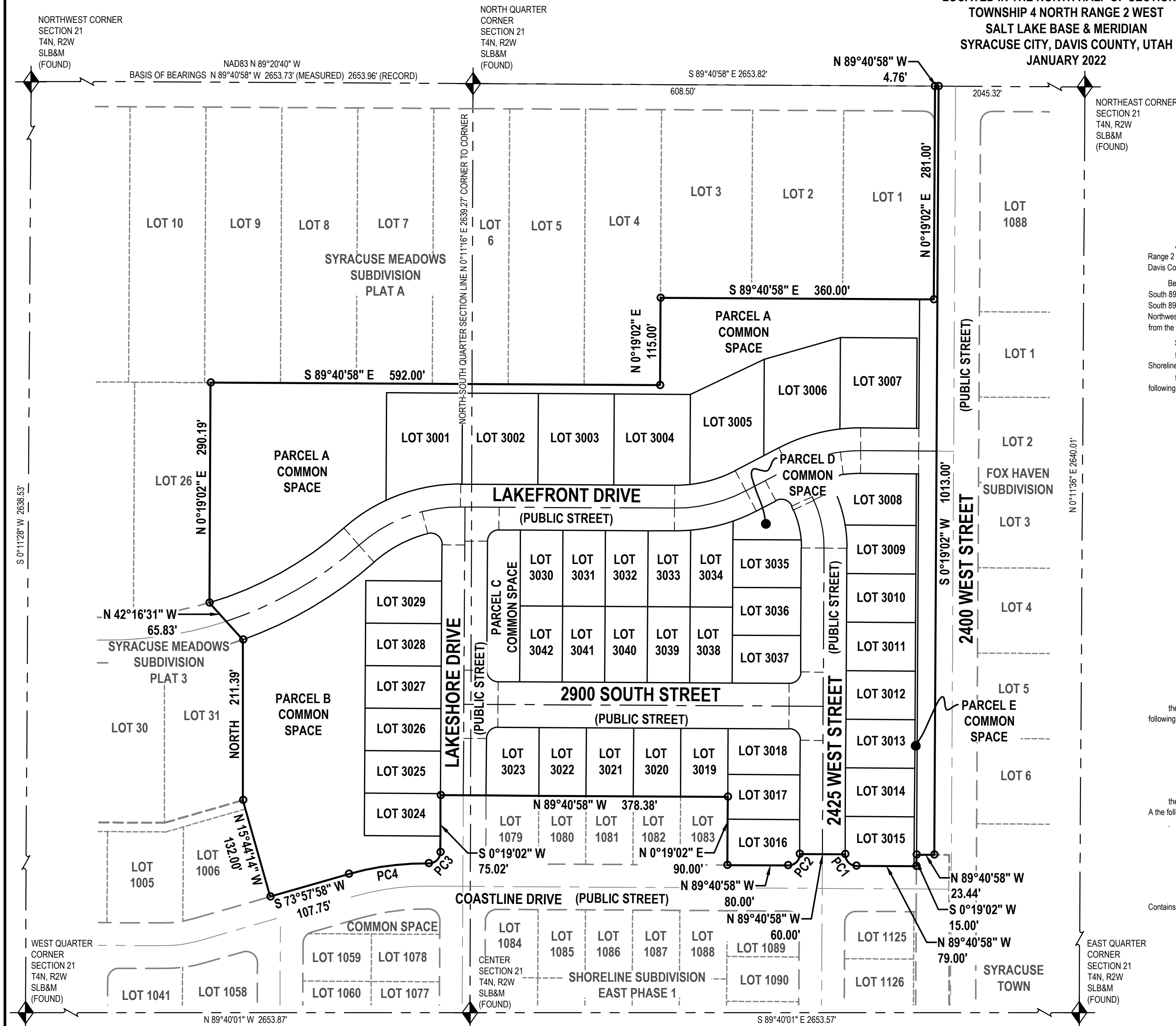
NO.	DATE	REASON	BY
1			
2			
3			
4			
5			
6			
7			
8			

COVER

PROJECT NUMBER: 8508G
PRINT DATE: 1/27/22
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

SHORELINE EAST SUBDIVISION PHASE 3A

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
JANUARY 2022



BOUNDARY DESCRIPTION

A parcel of land, situate in the North Half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the East-West Quarter Section line, said point being South 89°40'58" East 608.50 feet along the quarter section line (NAD83 bearing being South 89°20'07" East along the section line between the North Quarter corner and the Northwest corner of said Section 21 per the Davis County Township Reference Plat) from the North Quarter of said Section 21, and running thence:

South 89°40'58" East 4.76 feet along said East-West quarter section line; thence South 00°19'02" West 1013.00 feet to a point on the North line of Shoreline Subdivision East Phase 1; thence along said North line of Shoreline Subdivision East Phase 1 the following fourteen (14) courses and distances:

- North 89°40'58" West 23.44 feet;
- South 00°19'02" West 15.00 feet;
- North 89°40'58" West 79.00 feet;
- Northwesterly 23.56 feet along the arc of a 15.00 foot radius tangent curve to the right (center bears North 00°19'02" East and the long chord bears North 44°40'58" West 21.21 feet with a central angle of 90°00'00");
- North 89°40'58" West, a distance of 60.00 feet;
- thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius non-tangent curve to the right (center bears North 89°40'58" West and the long chord bears South 45°19'02" West 21.21 feet with a central angle of 90°00'00");
- North 89°40'58" West 80.00 feet;
- North 00°19'02" East 90.00 feet;
- North 89°40'58" West 378.38 feet;
- South 00°19'02" West 75.02 feet;
- Southwesterly 23.72 feet along the arc of a 15.00 foot radius tangent curve to the right (center bears North 89°40'58" West and the long chord bears South 45°19'02" West 21.33 feet with a central angle of 90°00'00");
- Westerly 106.55 feet along the arc of a 360.00 foot radius curve to the left (center bears South 00°55'29" West and the long chord bears South 82°29'44" West 106.17 feet with a central angle of 16°57'31");
- South 73°57'58" West 107.75 feet;
- North 15°44'14" West 132.00 feet;

thence along said West line of Syracuse Meadows Subdivision Plat 3 the following three (3) courses and distances:

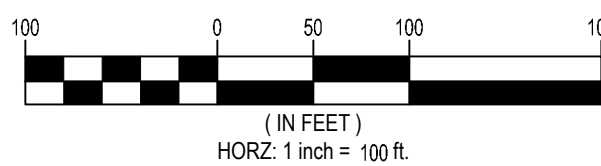
- North 211.39 feet;
- North 42°16'31" West 65.94 feet;
- North 00°19'02" East 290.04 feet to a point on the South line of Syracuse Meadows Subdivision Plat A;

thence along said South and East lines of Syracuse Meadows Subdivision Plat A the following four (4) courses and distances:

- South 89°40'58" East 592.00 feet to a point on the South line of Syracuse Meadows Subdivision Plat A;
- North 00°19'02" East 115.00 feet;
- South 89°40'58" East 360.00 feet;
- North 00°19'02" East 281.00 feet to the point of beginning.

Contains: 600,890 square feet or 13.795 acres, 37 lots and 5 parcels.

HORIZONTAL GRAPHIC SCALE



SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____
BY: _____

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

SHORELINE EAST SUBDIVISION PHASE 3A

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.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the Shoreline Subdivision Home Owners Association, all those part or portions of said tract of land designated as common space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common space to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements, with the exception of.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Notice to purchasers: The city operates a public works facility to the east of this subdivision, which operates all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur.

In witness whereof I, we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: Matt Loveland, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

SHORELINE EAST SUBDIVISION PHASE 3A

LOCATED IN THE NORTH HALF OF
SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT
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'S 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 800-336-6532

APPROVED THIS _____ DAY OF _____, 20____.
BY: _____
TITLE: _____



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.265.6528
TOOELE
Phone: 435.943.2590
CEDAR CITY
Phone: 435.865.1463
RICHLAND
Phone: 435.986.1983

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

ROCKY MOUNTAIN POWER APPROVAL

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

ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY ATTORNEY

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 8508G
MANAGER : C PRESTON
DRAWN BY : J MOSS
CHECKED BY : T WILLIAMS
DATE : 1/27/22

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SYRACUSE MEADOWS
SUBDIVISION
PLAT A

PARCEL A
COMMON SPACE
85,077 sq.ft.
1.953 acres

PARCEL B
COMMON SPACE
64,787 sq.ft.
1.487 acres

LAKEFRONT DRIVE
1.17'
(PUBLIC STREET)

2900 SOUTH STREET
S 89°40'58" E 473.38' MON TO MON
383.38'
(PUBLIC STREET)

COASTLINE DRIVE
— — — — —
(PUBLIC STREET)

2400 WEST STREET (PUBLIC STREET)

PARCEL E
COMMON SPACE
1,551 sq.ft.
0.036 acres

LEGEND

SECTION CORNER

EXISTING STREET MONUMENT

PROPOSED STREET MONUMENT

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSTN" ENG. & LAND SURV.

PUR&DE

EASEMENTS

SETBACK LINE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.56'	90°00'00"	N44°40'58"W	21.21'
PC2	15.00'	23.56'	90°00'00"	N45°19'02"W	21.21'
PC3	15.00'	23.72'	90°36'27"	S45°37'16"W	21.33'
PC4	360.00'	106.55'	16°57'31"	N82°26'44"E	106.17'
C5	466.69'	66.25'	25°04'10"	N60°58'13"E	202.57'
C6	230.00'	204.60'	16°30'39"	S56°44'13"W	66.41'
C7	230.00'	101.48'	25°16'45"	S77°40'04"W	100.66'
C8	230.00'	188.12'	41°52'54"	S69°22'35"W	164.41'
C9	170.00'	19.93'	6°43'07"	N86°57'28"E	19.92'
C10	170.00'	62.99'	21°13'48"	N72°59'01"E	62.63'
C11	170.00'	82.93'	27°56'56"	N76°20'34"E	82.11'
C12	230.00'	84.65'	21°31'16"	S72°54'45"W	84.18'
C13	230.00'	27.54'	6°51'39"	S86°53'12"W	27.53'
C14	230.00'	112.19'	27°56'56"	S76°20'34"W	111.08'
C15	170.00'	22.72'	7°39'26"	S85°29'19"W	22.70'
C16	15.00'	28.09'	107°16'42"	S29°01'15"W	24.16'
C17	180.00'	47.60'	15°09'01"	N17°02'35"W	47.46'
C18	180.00'	30.74'	9°47'07"	N47°34'32"W	30.70'
C19	180.00'	78.34'	24°56'08"	N12°09'02"W	77.72'
C20	15.00'	23.56'	90°00'00"	N44°40'58"W	21.21'
C21	15.00'	23.56'	90°00'00"	S45°19'02"W	21.21'
C22	15.00'	23.56'	89°59'59"	S45°19'01"W	21.21'
C23	230.00'	21.23'	5°17'22"	N87°40'21"E	21.23'
C24	230.00'	57.00'	14°19'25"	N77°51'57"E	57.35'
C25	230.00'	33.46'	8°20'18"	N66°32'11"E	33.43'
C26	230.00'	112.19'	27°56'56"	N76°20'34"E	111.08'
C27	15.00'	24.42'	93°16'56"	N70°59'25"W	21.81'
C28	120.00'	41.06'	19°36'09"	N21°32'52"W	40.86'
C29	120.00'	10.61'	5°03'50"	N29°12'53"W	10.60'
C30	120.00'	51.66'	24°39'59"	N12°00'58"W	51.26'
C31	15.00'	23.56'	90°00'00"	N45°19'02"E	21.21'
C32	15.00'	23.56'	90°00'00"	S44°40'58"E	21.21'
C33	15.00'	27.40'	104°38'30"	N52°00'13"W	23.74'
C34	170.00'	20.82'	27°14'24"	S62°03'20"W	80.06'
C35	526.69'	80.94'	21°58'05"	N59°25'11"E	200.70'
C36	496.69'	203.04'	23°25'18"	N60°06'47"E	201.63'
C37	200.00'	146.14'	41°52'54"	S69°22'35"W	142.96'
C38	200.00'	95.09'	27°19'14"	N62°03'21"E	94.19'
C39	200.00'	51.11'	14°38'30"	N82°59'47"E	50.97'
C40	200.00'	97.56'	27°56'56"	N76°20'34"E	96.60'
C41	200.00'	97.56'	27°56'56"	S76°20'34"W	96.60'
C42	200.00'	11.80'	3°22'51"	N64°03'32"E	11.80'
C43	200.00'	59.03'	16°54'39"	N74°12'17"E	58.82'
C44	200.00'	26.73'	7°39'26"	N85°29'19"E	26.71'
C45	150.00'	64.58'	24°39'59"	N12°00'58"W	64.08'

HORIZONTAL GRAPHIC SCALE

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

LOCATED IN THE NORTH HALF OF
SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 2 OF 2

PROJECT NUMBER : 8508G
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 1/27/22

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

DAVIS COUNTY RECORDER

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PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

DEPUTY RECORDER

GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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



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SHORELINE EAST SUBDIVISION
PHASE 3A
2975 SOUTH 3000 WEST
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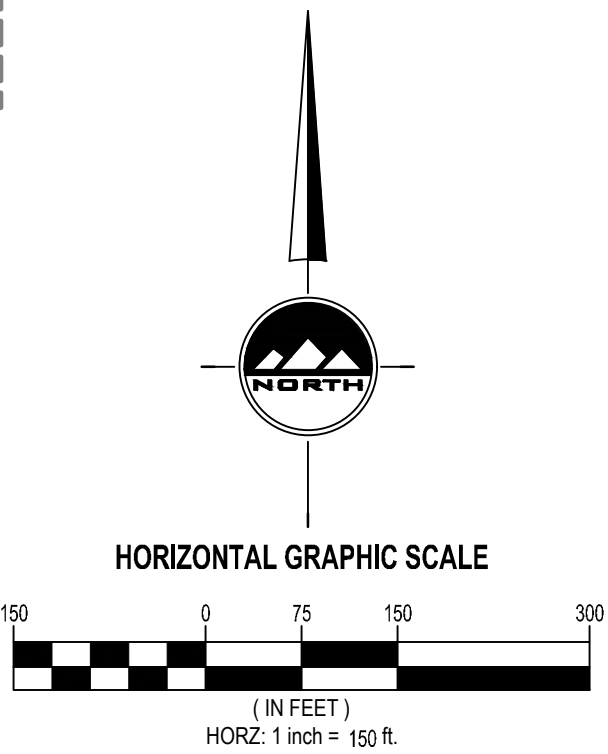
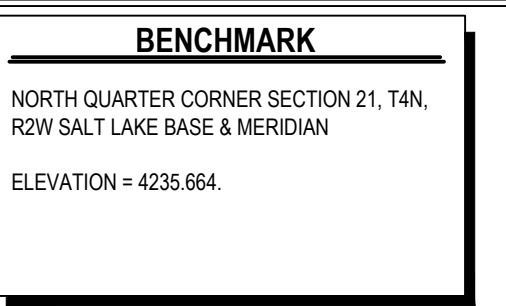
NO.	DATE	REVISION	BY
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8			

GENERAL NOTES

PROJECT NUMBER
85086
DRAWN BY
J.MOSS
PROJECT MANAGER
C.PRESTON

PRINT DATE
1/27/22
CHECKED BY
T.SHAFFER

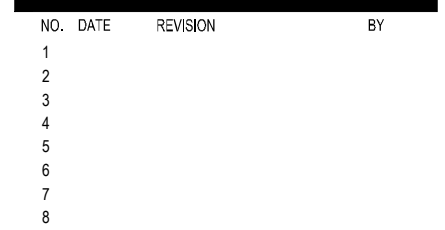
C-001



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SYRACUSE, UTAH**



PROJECT NUMBER	PRINT DATE
8508G	1/27/22
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

C-002

811

Know what's below.
Call before you dig.

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

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

- SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
CONSTRUCTION DRAWINGS:
- 1

STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.

2

HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SYRACUSE CITY
STANDARD DETAIL SHEETS 7A-7C. CONTACT SYRACUSE CITY PRIOR TO THE
POURING OF ANY RAMP.

3

FIRE HYDRANT AND VALVE PER SYRACUSE CITY STANDARD DETAIL 2, SHEET 9.

4

YIELD SIGN PER MUTCD R1-2 AND SYRACUSE CITY STANDARD DETAIL 1, SHEET
25. STREET COORDINATE SIGN PER SYRACUSE CITY STANDARD DETAIL 1, SHEET
25 TO BE INSTALLED ON TOP OF YIELD SIGNS.

5

5'0" SIDEWALK PER SYRACUSE STANDARD DETAIL 2, SHEET 2

6

30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2

7

SITE PEDESTRIAN TRAIL PER DETAIL 5, SHEET C-500

8

EXISTING CURB AND GUTTER

9

EXISTING FENCE

10

REMOVE EXISTING FENCE

11

STANDARD ASPHALT TRAIL PER SYRACUSE STANDARD DETAIL 2, SHEET 4

12

EXISTING SIDEWALK

13

MATCH EXISTING IMPROVEMENTS

14

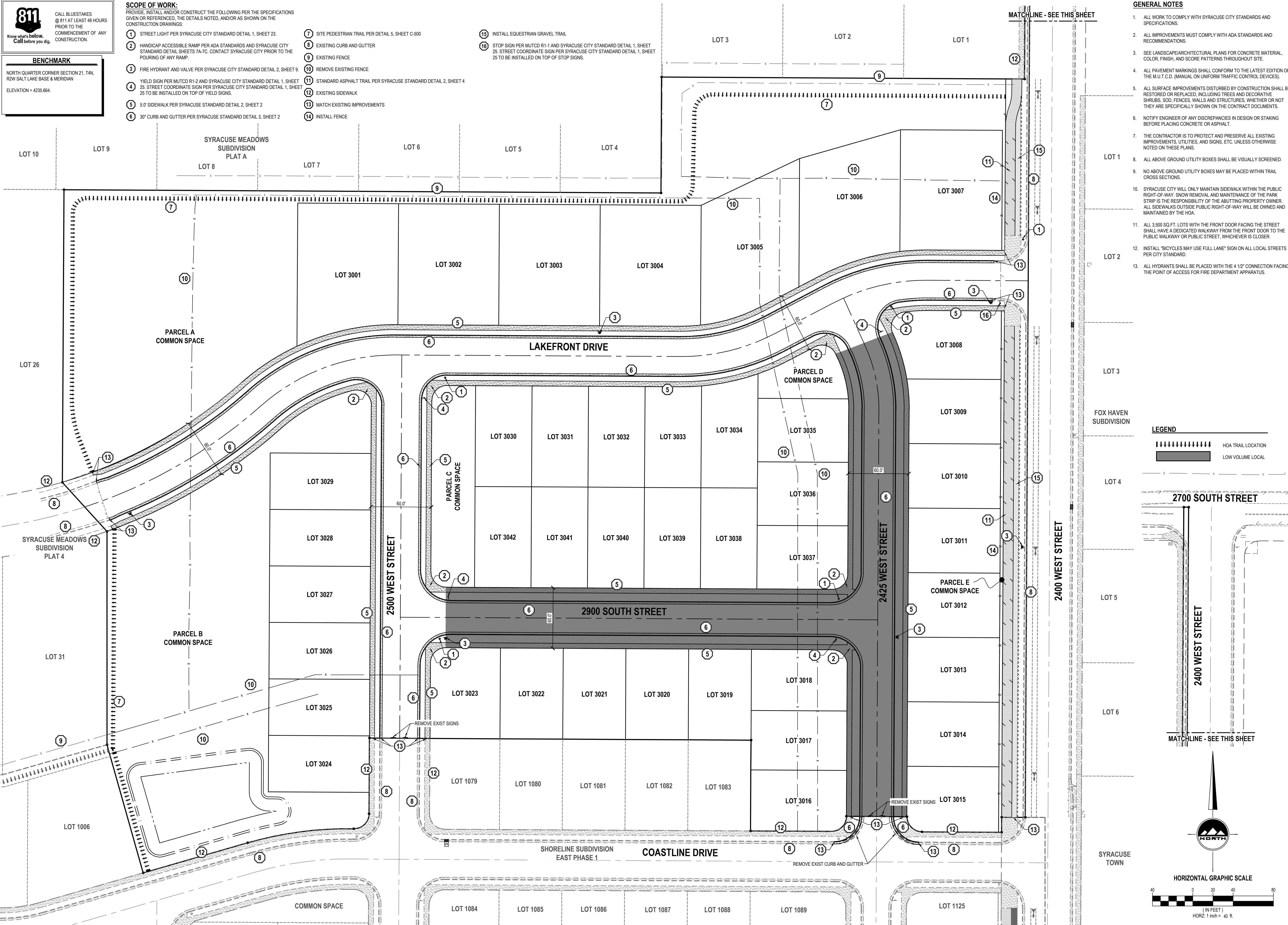
INSTALL FENCE

15

INSTALL EQUESTRIAN GRAVEL TRAIL

16

STOP SIGN PER MUTCD R1-1 AND SYRACUSE CITY STANDARD DETAIL 1, SHEET
25. STREET COORDINATE SIGN PER SYRACUSE CITY STANDARD DETAIL 1, SHEET
25 TO BE INSTALLED ON TOP OF STOP SIGNS.



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8.

ALL ABOVE GROUND UTILITY BOXES SHALL BE VISUALLY SCREENED.
9.

NO ABOVE GROUND UTILITY BOXES MAY BE PLACED WITHIN TRAIL CROSS SECTIONS.
10.

SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY. SNOW REMOVAL AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
11.

ALL 3,500 SQ.FT. LOTS WITH THE FRONT DOOR FACING THE STREET SHALL HAVE A DEDICATED WALKWAY FROM THE FRONT DOOR TO THE PUBLIC WALKWAY OR PUBLIC STREET, WHICHEVER IS CLOSER.
12.

INSTALL "BICYCLES MAY USE FULL LANE" SIGN ON ALL LOCAL STREETS PER CITY STANDARD.
13.

ALL HYDRANTS SHALL BE PLACED WITH THE 4 1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.

LEGEND

|||||

HOA TRAIL LOCATION

LOW VOLUME LOCAL

2700 SOUTH STREET

2400 WEST STREET

2425 WEST STREET

2500 WEST STREET

COASTLINE DRIVE

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

SYRACUSE TOWN

SHORELINE SUBDIVISION EAST PHASE 1

FOX HAVEN SUBDIVISION

SYRACUSE MEADOWS SUBDIVISION PLAT 4

SYRACUSE MEADOWS SUBDIVISION PLAT A

LOT 1006

LOT 1007

LOT 1008

LOT 1009

LOT 1010

LOT 1011

LOT 1012

LOT 1013

LOT 1014

LOT 1015

LOT 1016

LOT 1017

LOT 1018

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LOT 3042

PARCEL A COMMON SPACE

PARCEL B COMMON SPACE

PARCEL C COMMON SPACE

PARCEL D COMMON SPACE

PARCEL E COMMON SPACE

COMMON SPACE

2400 WEST STREET

2425 WEST STREET

2500 WEST STREET

2900 SOUTH STREET

LAKEFRONT DRIVE

COASTLINE DRIVE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

SYRACUSE MEADOWS SUBDIVISION PLAT 4

SYRACUSE MEADOWS SUBDIVISION PLAT A

SHORELINE SUBDIVISION EAST PHASE 1

FOX HAVEN SUBDIVISION

2400 WEST STREET

2425 WEST STREET

2500 WEST STREET

2900 SOUTH STREET

LAKEFRONT DRIVE

COASTLINE DRIVE

LOT 1006

LOT 1007

LOT 1008

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LOT 16

SYRACUSE MEADOWS SUBDIVISION PLAT 4

SYRACUSE MEADOWS SUBDIVISION PLAT A

SHORELINE SUBDIVISION EAST PHASE 1

FOX HAVEN SUBDIVISION

EN SIGN

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PHASE 3A

2975 SOUTH 3000 WEST

SYRACUSE, UTAH

PROFESSIONAL ENGINEER

STATE OF UTAH

NO. 10294838-2202

1-27-2022

JEFFREY JAMES STEVENS

NO. DATE

REVISION

BY

1

2

3

4

5

6

7

8

SITE PLAN

PROJECT NUMBER

8506G

PRINT DATE

1/27/22

DRAWN BY

J.MOSS

CHECKED BY

T.SHAFFER

PROJECT MANAGER

C.PRESTON

C-100

811

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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

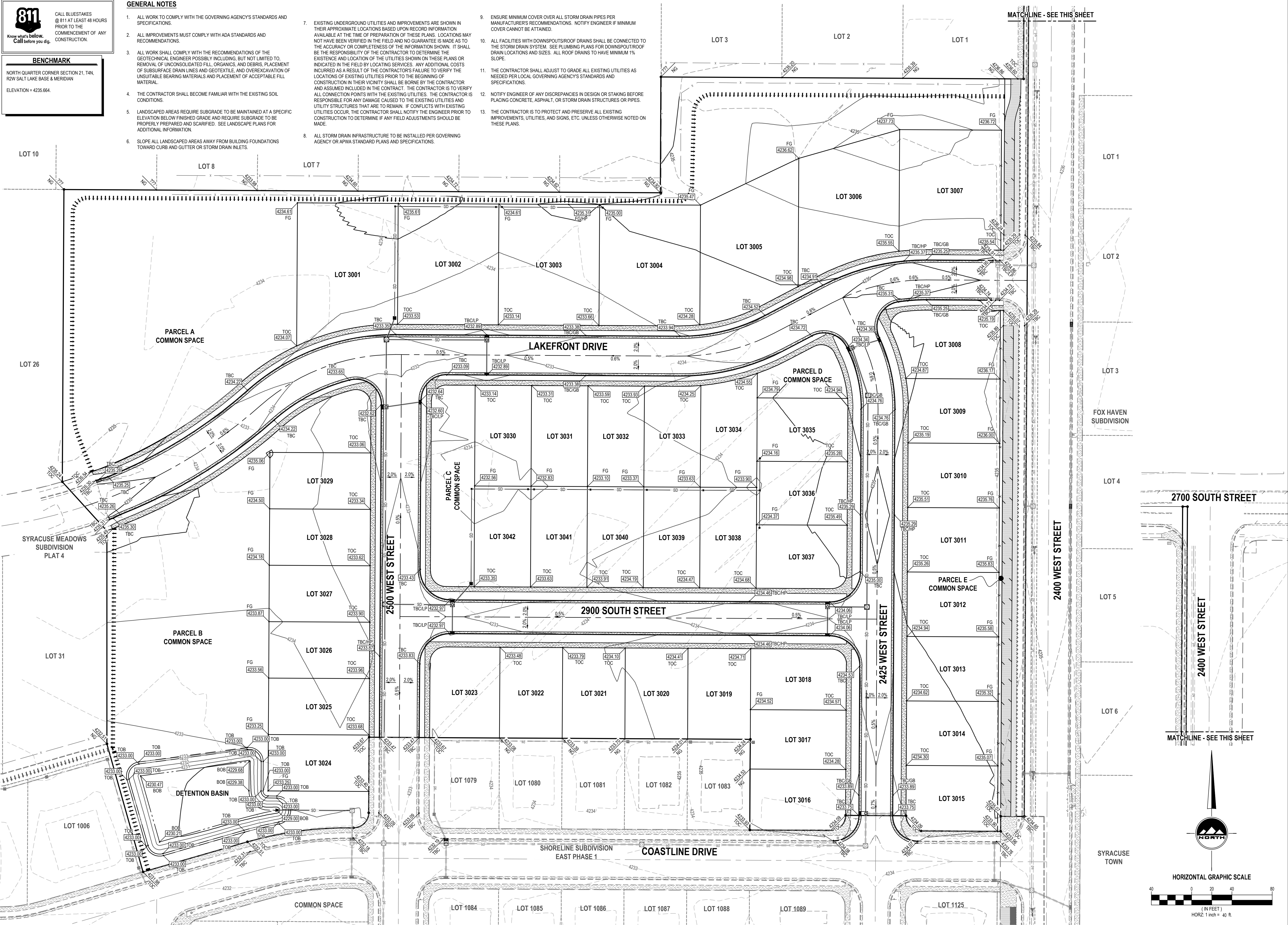
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.

11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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PROFESSIONAL ENGINEER

RYAN BECK

No. 110294838-2202

1-27-2022

STATE OF UTAH

JEFFREY JAMES STEVENS

NO. DATE

REVISION

BY

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PROJECT NUMBER

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PRINT DATE

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DRAWN BY

J.MOSS

CHECKED BY

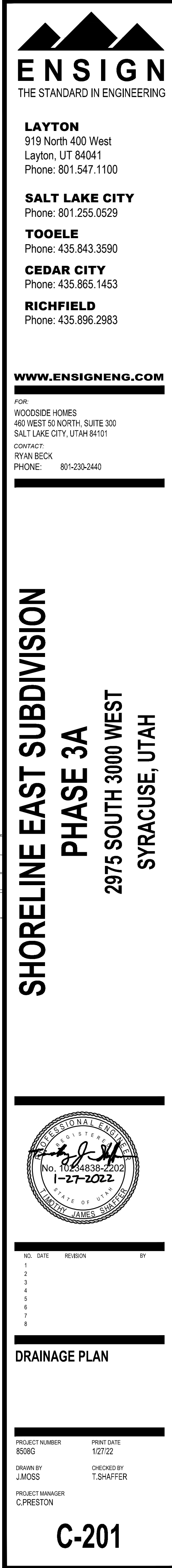
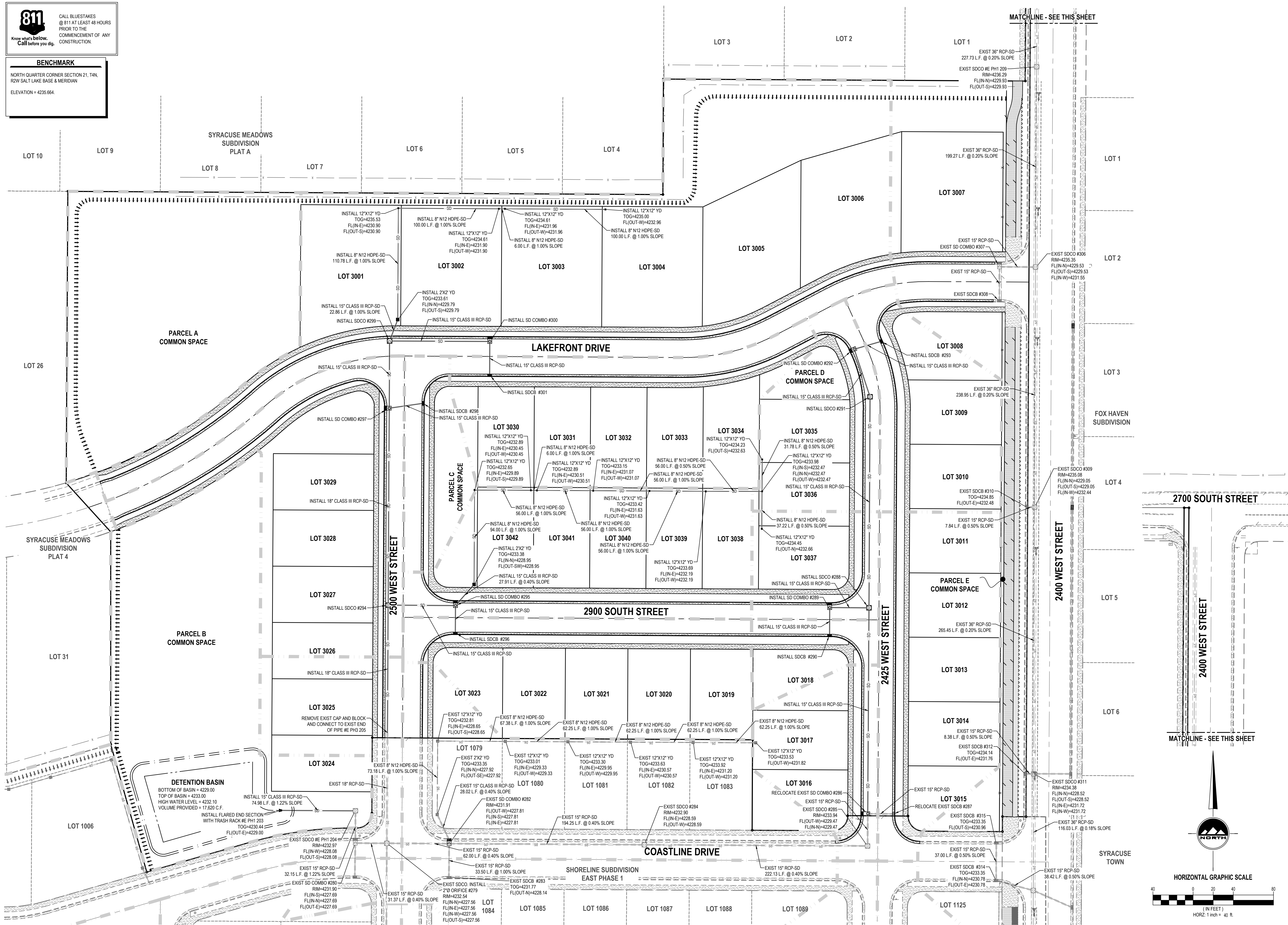
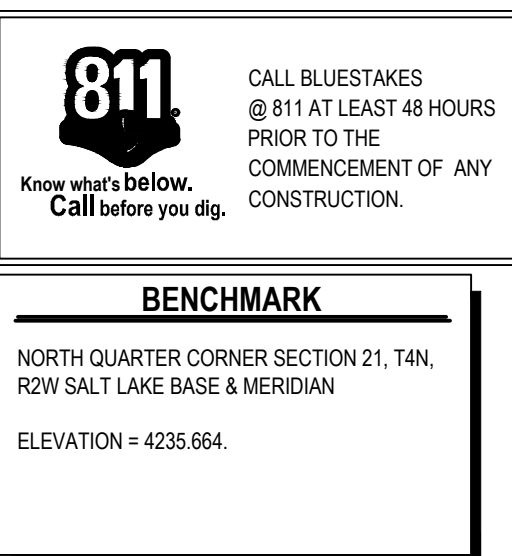
T.SHAFFER

PROJECT MANAGER

C.PRESTON

GRADING PLAN

C-200



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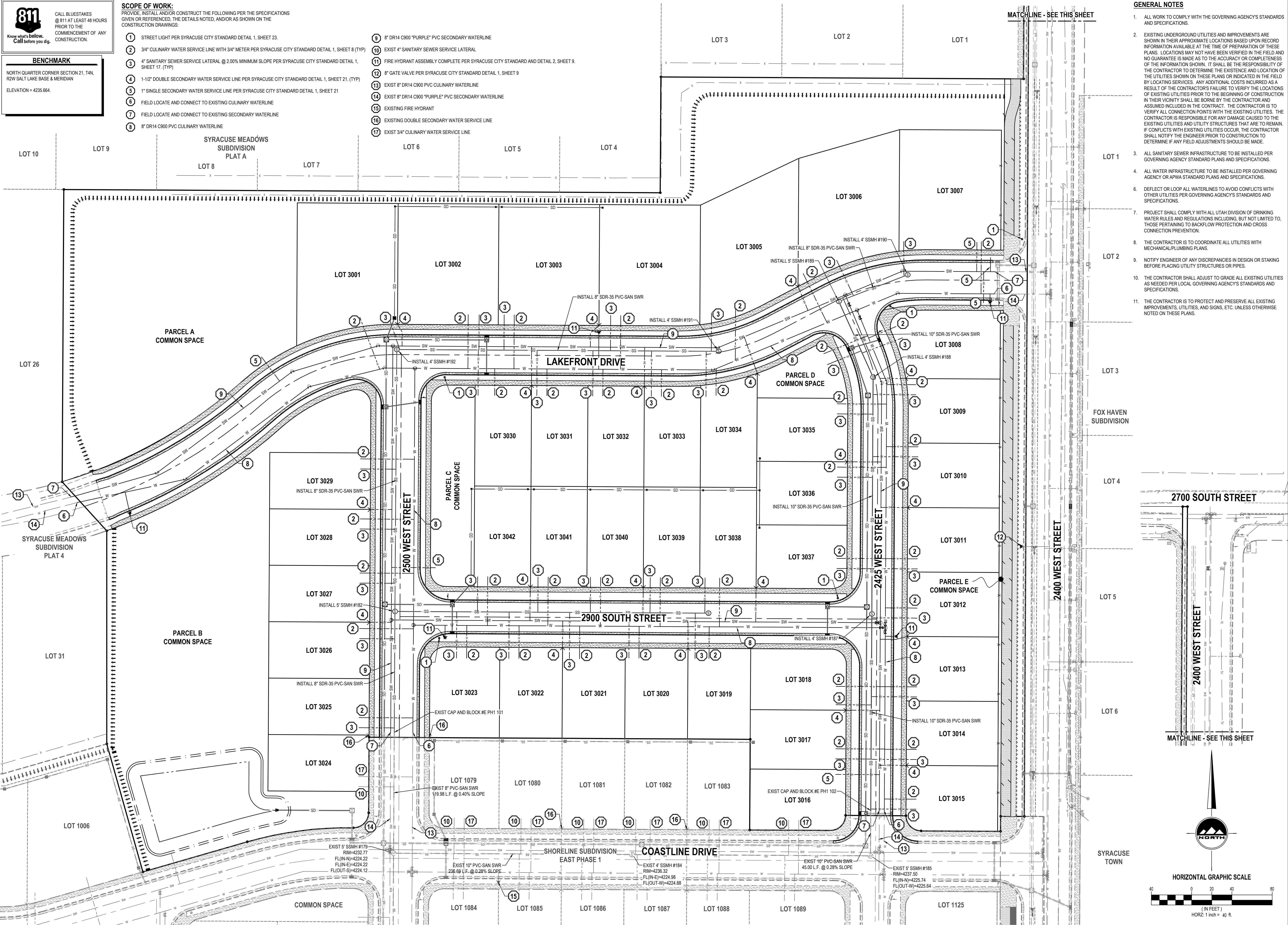
BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

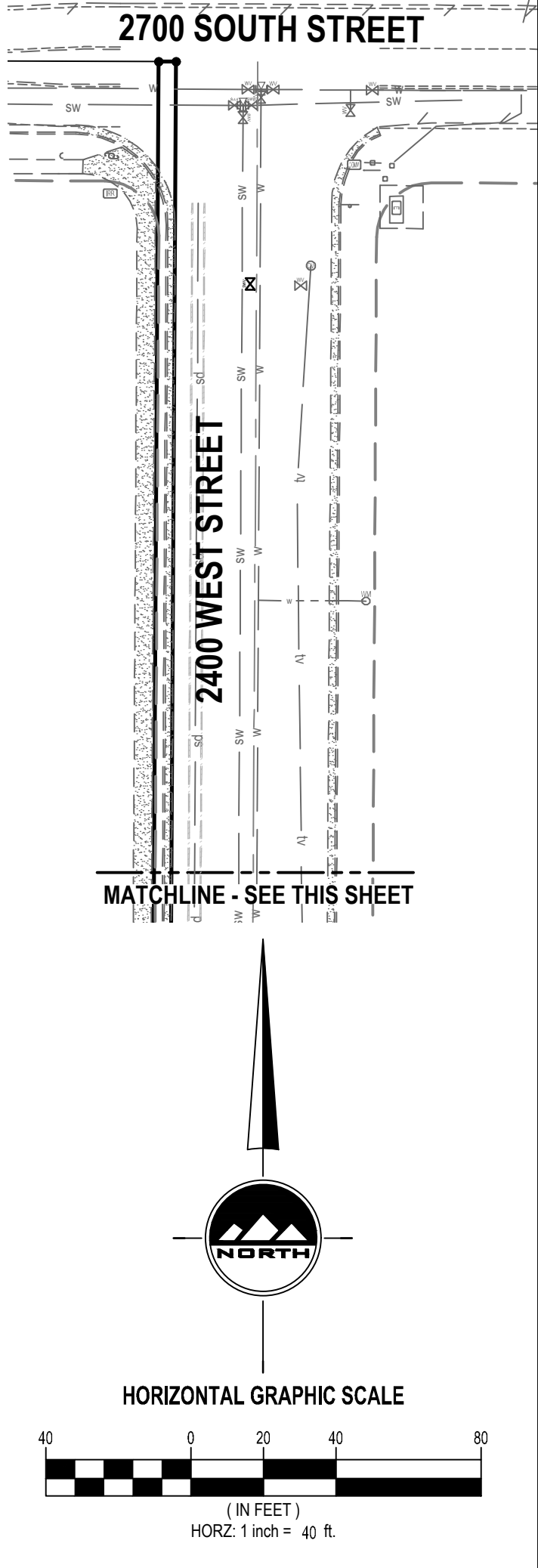
SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
CONSTRUCTION DRAWINGS:

- 1 STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.
- 2 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8 (TYP)
- 3 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17, (TYP)
- 4 1-1/2" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21, (TYP)
- 5 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
- 6 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
- 7 FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
- 8 8" DR14 C900 PVC CULINARY WATERLINE

- 9 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
- 10 EXIST 4" SANITARY SEWER SERVICE LATERAL
- 11 FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
- 12 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
- 13 EXIST 8" DR14 C900 PVC CULINARY WATERLINE
- 14 EXIST 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
- 15 EXISTING FIRE HYDRANT
- 16 EXISTING DOUBLE SECONDARY WATER SERVICE LINE
- 17 EXIST 3/4" CULINARY WATER SERVICE LINE



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



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SHORELINE EAST SUBDIVISION
PHASE 3A
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 110234838-2202
1-27-2022
JERRY JAMES STEVENS
STATE OF UTAH

NO. DATE REVISION BY

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UTILITY PLAN

PROJECT NUMBER
8506G

PRINT DATE
1/27/22

DRAWN BY
J.MOSS

CHECKED BY
T.SHAFFER

PROJECT MANAGER
C.PRESTON

C-300

811

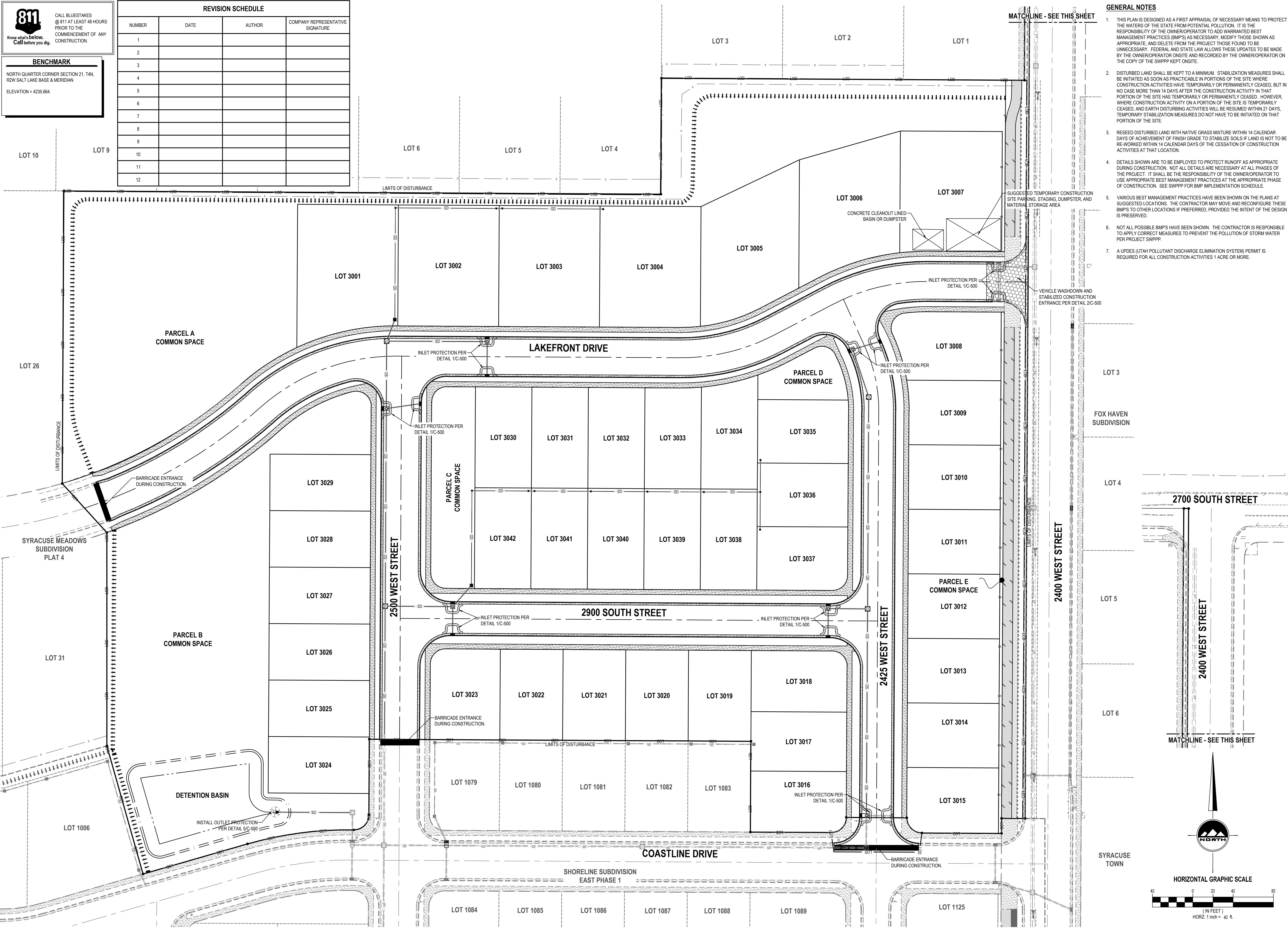
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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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- GENERAL NOTES
1.

THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2.

DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3.

RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4.

DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5.

VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6.

NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7.

A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

EN SIGN

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NO. 110234838-2202

1-27-2022

STATE OF UTAH

BENTLEY JAMES STEVENS

NO. DATE REASON BY

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EROSION CONTROL PLAN

PROJECT NUMBER
8506G

PRINT DATE
1/27/22

DRAWN BY
J.MOSS

CHECKED BY
T.SHAFFER

PROJECT MANAGER
C.PRESTON

C-400

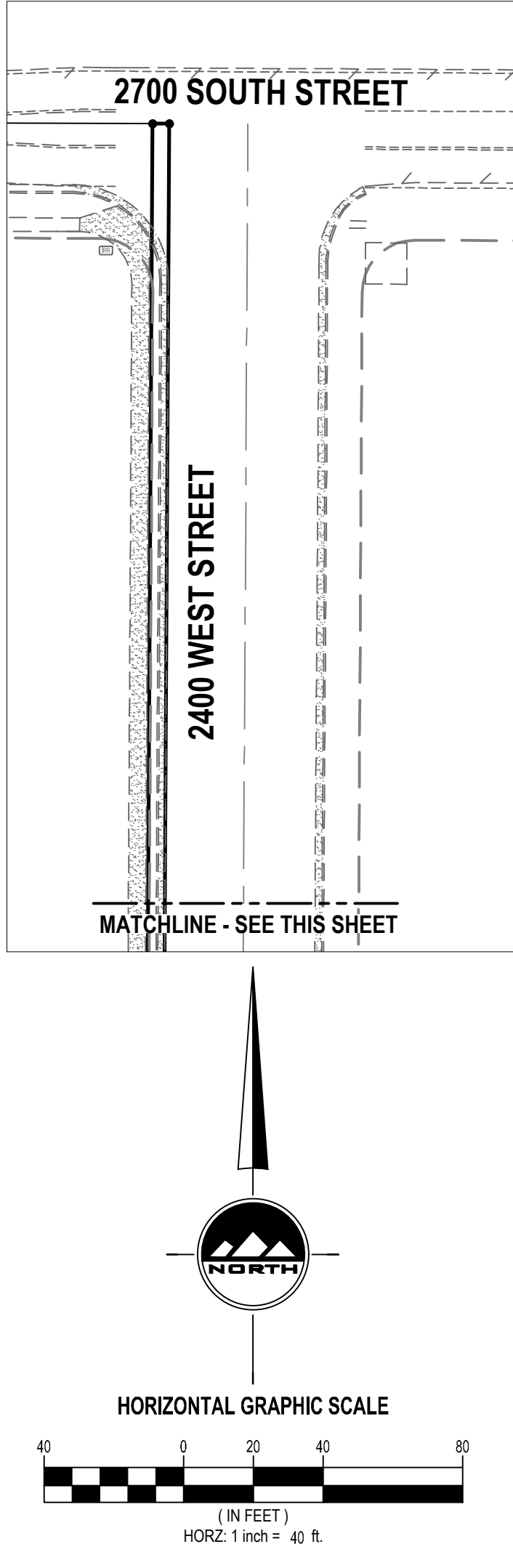
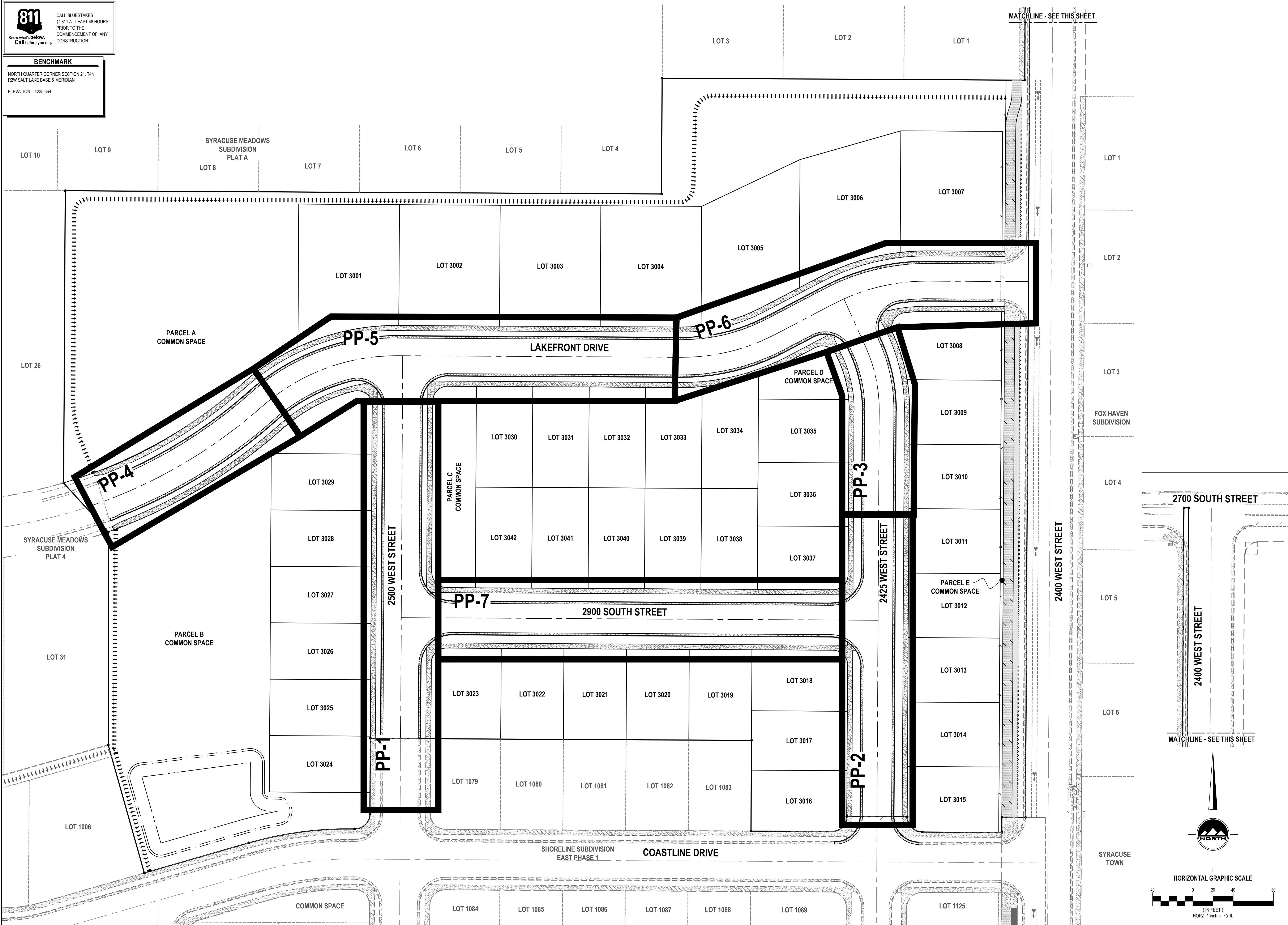
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PROFESSIONAL ENGINEER

1-27-2022

STATE OF UTAH

DAVID JAMES STEVENS

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PLAN AND PROFILE
KEY MAP

PROJECT NUMBER
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PRINT DATE
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CHECKED BY
T.SHAFFER

PROJECT MANAGER
C.PRESTON

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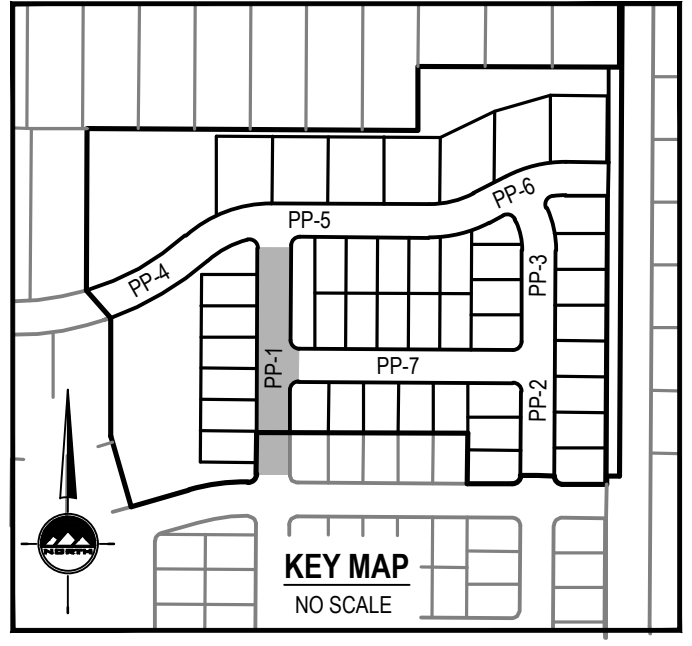
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 - 3 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17 (TYP)
 - 4 1-1/2" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21 (TYP)
 - 5 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
 - 6 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
 - 7 FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
 - 8 8" DR14 C900 PVC CULINARY WATERLINE

- 9 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
- 10 EXIST 4" SANITARY SEWER SERVICE LATERAL
- 11 FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
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- 15 EXISTING FIRE HYDRANT
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- 17 EXIST 3/4" CULINARY WATER SERVICE LINE



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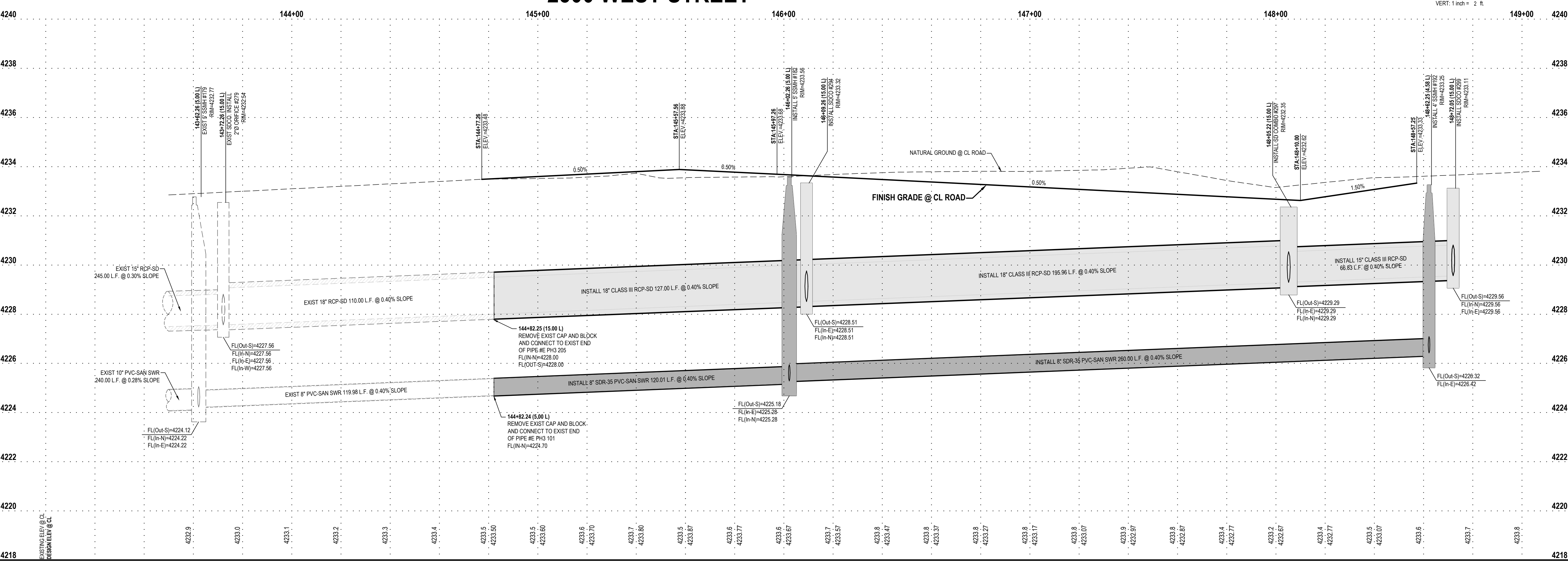
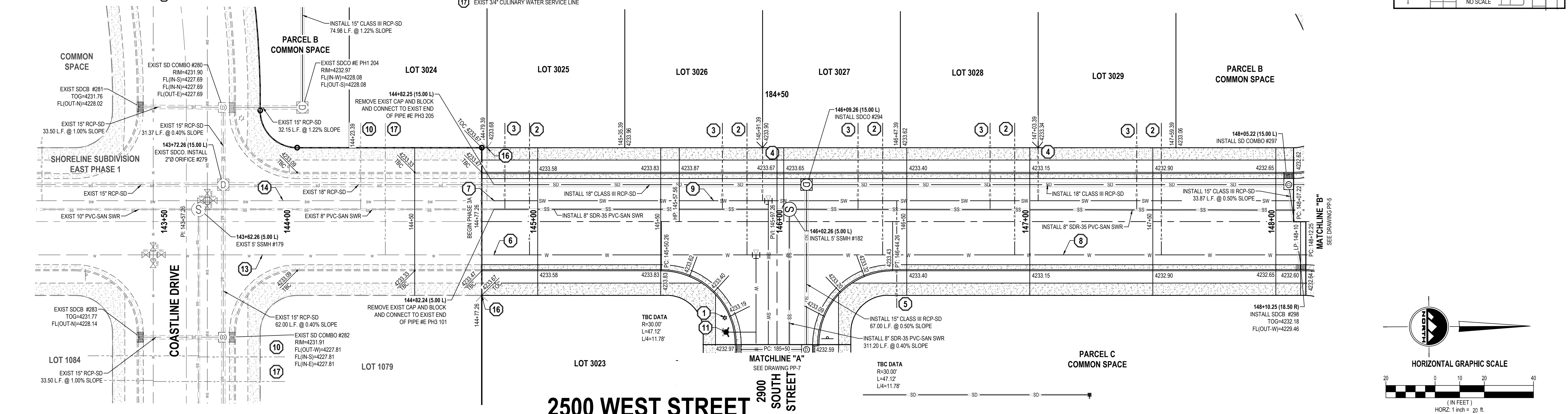
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PROFESSIONAL ENGINEER

RYAN BECK

NO. 10234838-2022

2-7-2022

STATE OF UTAH

JEFFREY JAMES STEVENS

NO. DATE

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PROJECT NUMBER

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1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21

6

FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE

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FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE

8

8" DR14 C900 PVC CULINARY WATERLINE

9

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10

EXIST 4" SANITARY SEWER SERVICE LATERAL

11

FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.

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8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9

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EXIST 8" DR14 C900 PVC CULINARY WATERLINE

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15

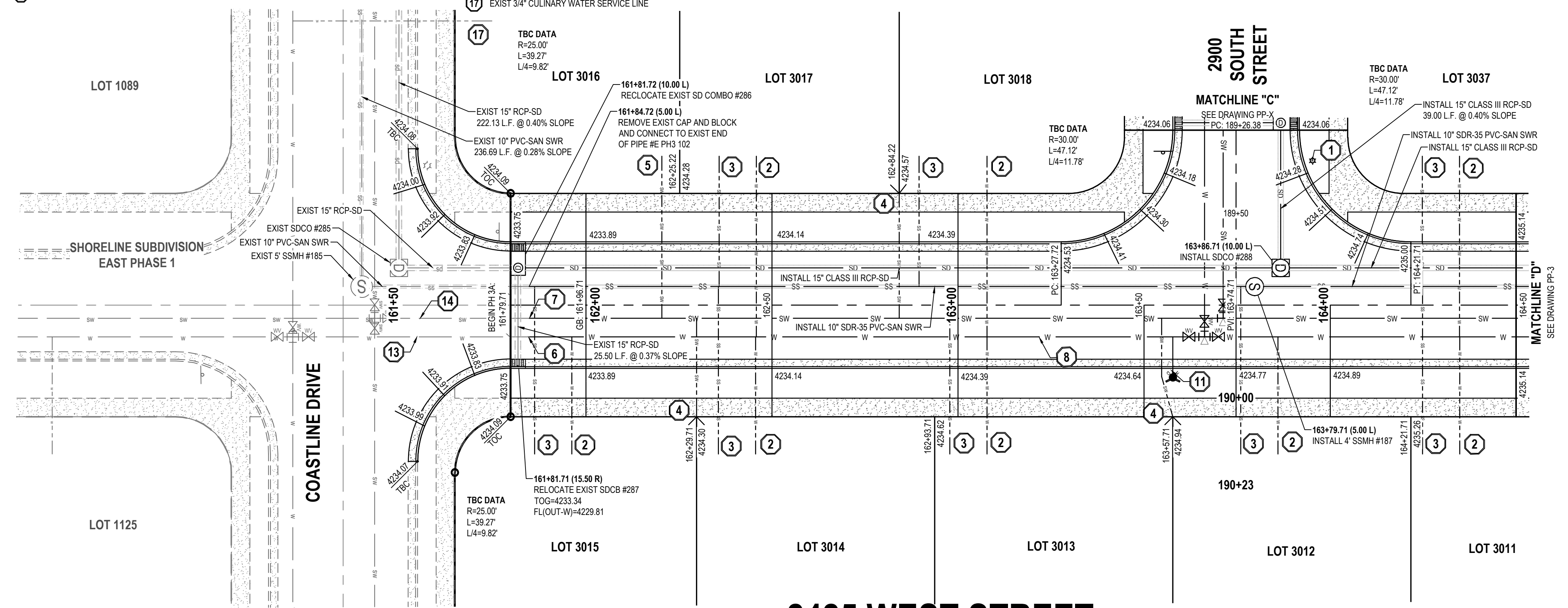
EXISTING FIRE HYDRANT

16

EXISTING DOUBLE SECONDARY WATER SERVICE LINE

17

EXIST 3/4" CULINARY WATER SERVICE LINE



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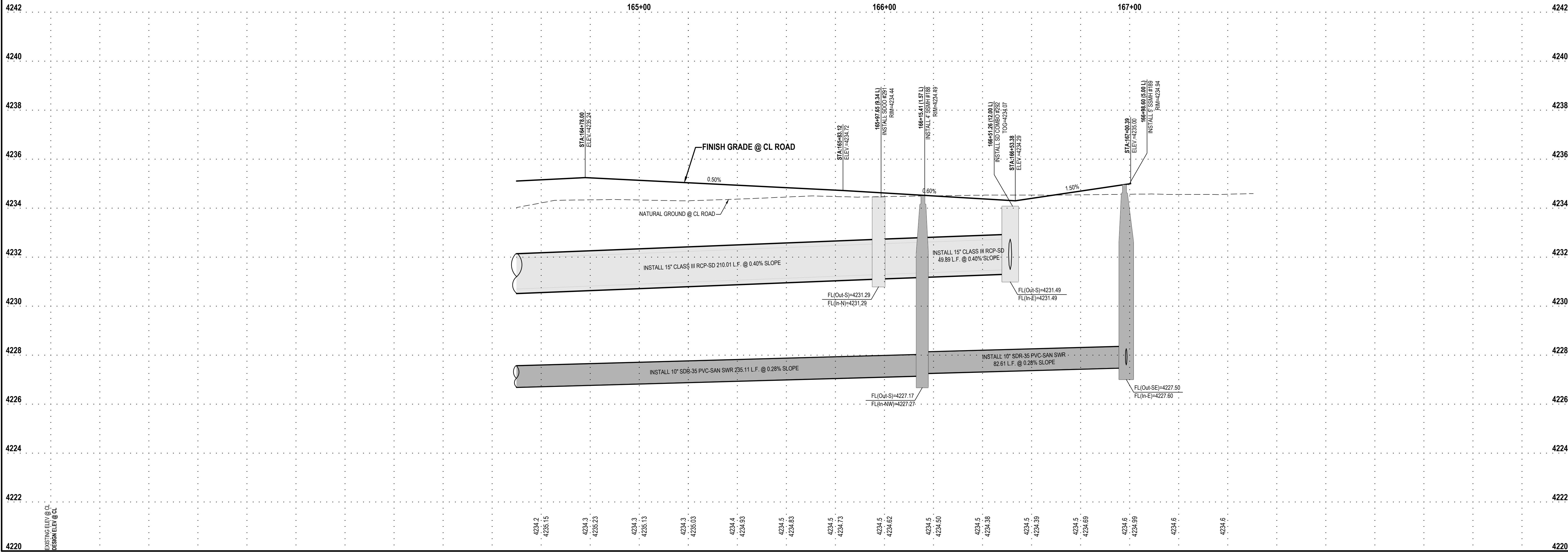
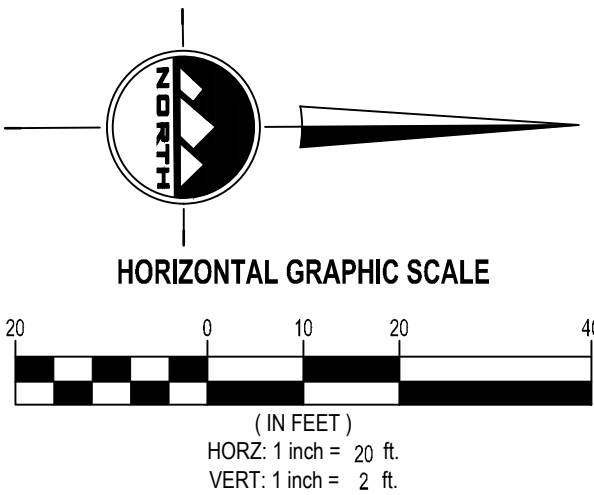
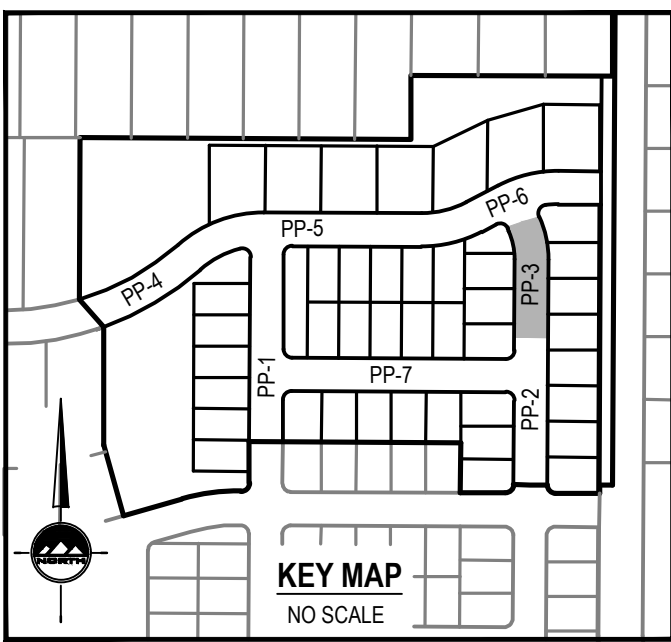
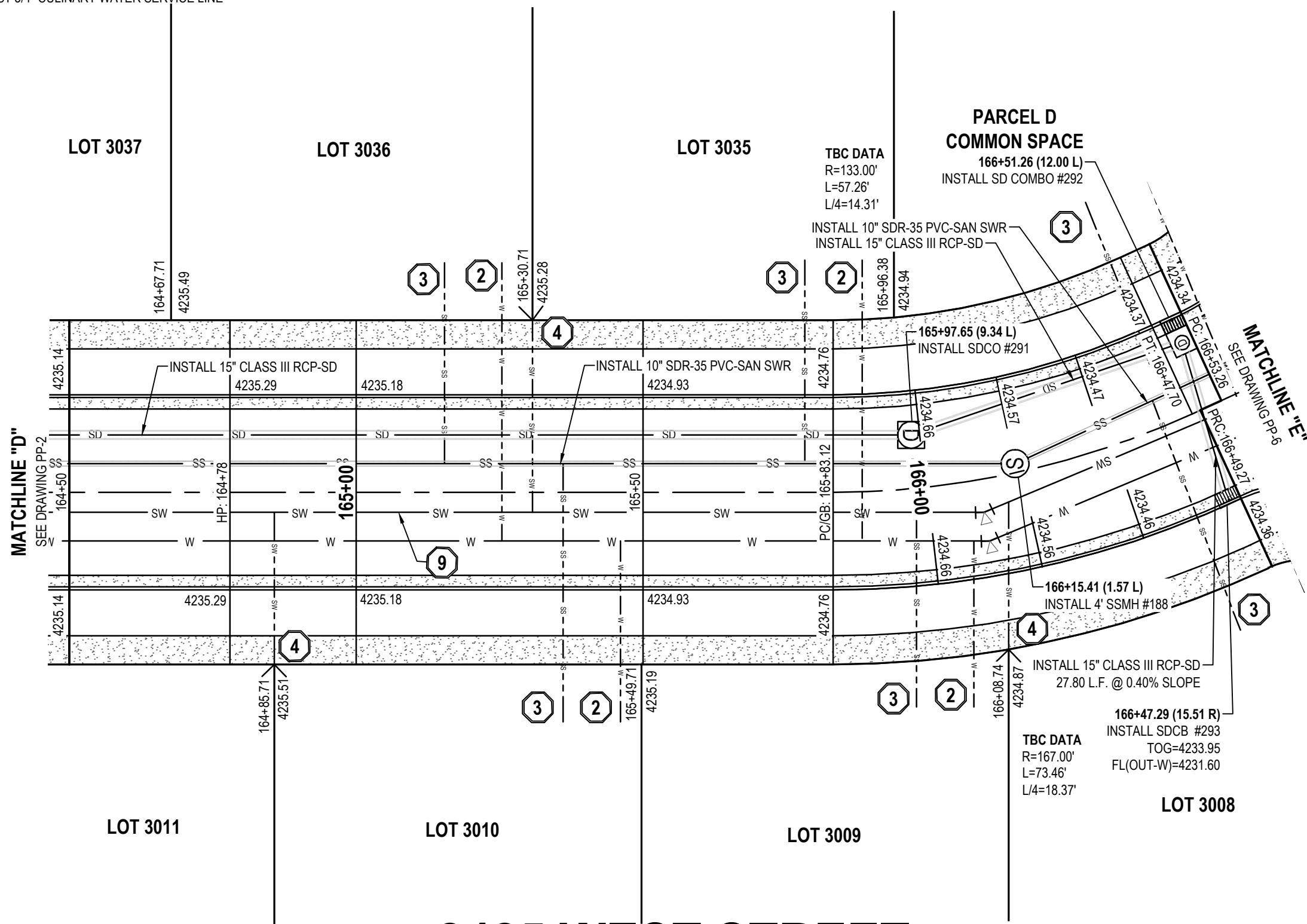
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2425 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER
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1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
- 6

FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
- 7

FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
- 8

8" DR14 C900 PVC CULINARY WATERLINE

9

8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE

10

EXIST 4" SANITARY SEWER SERVICE LATERAL

11

FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.

12

8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9

13

EXIST 8" DR14 C900 PVC CULINARY WATERLINE

14

EXIST 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE

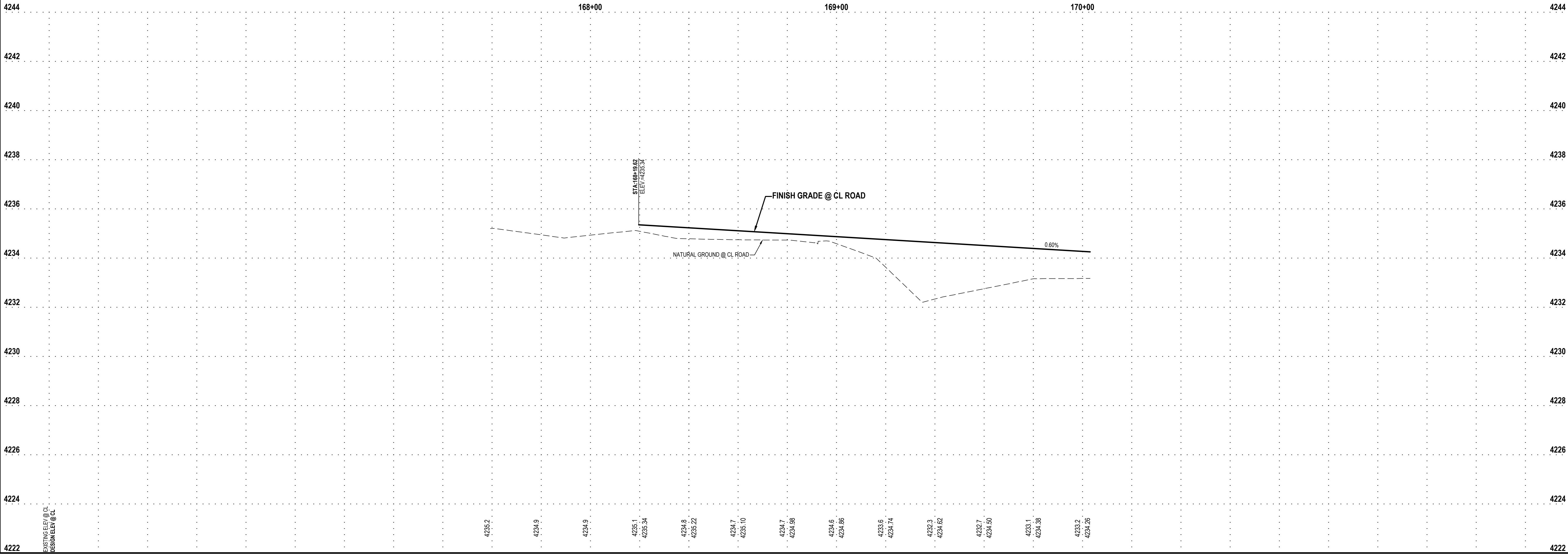
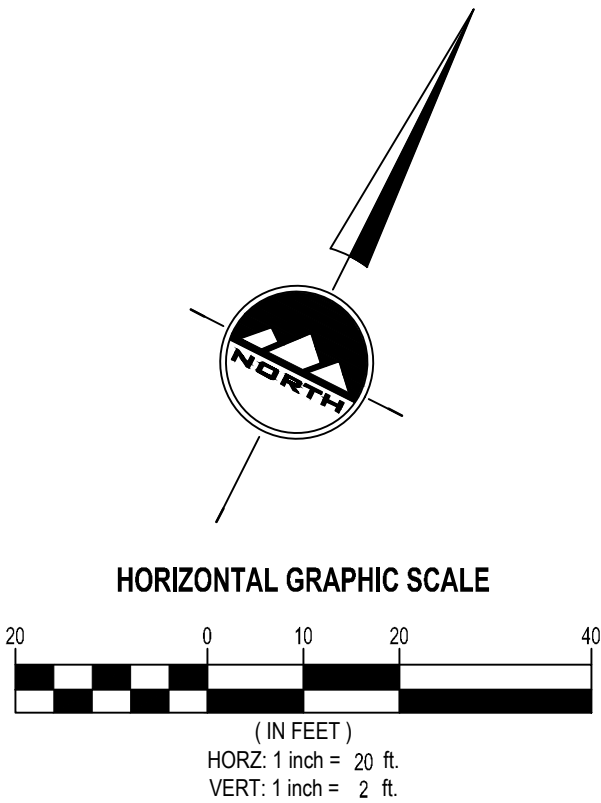
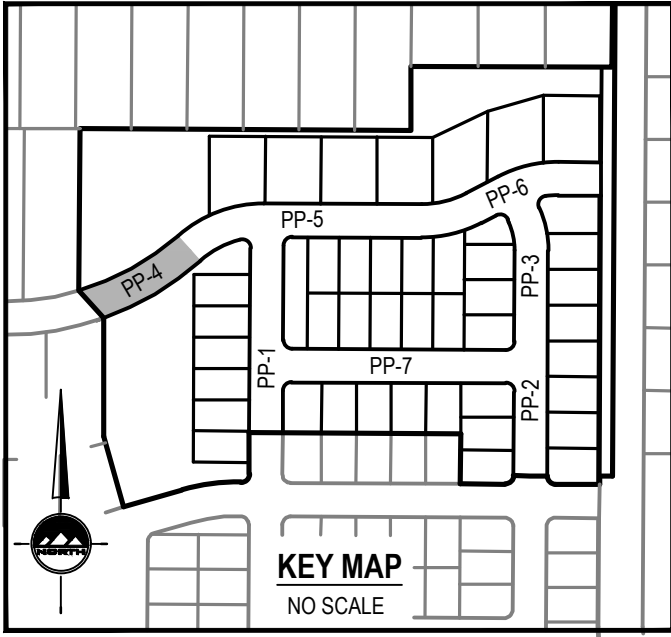
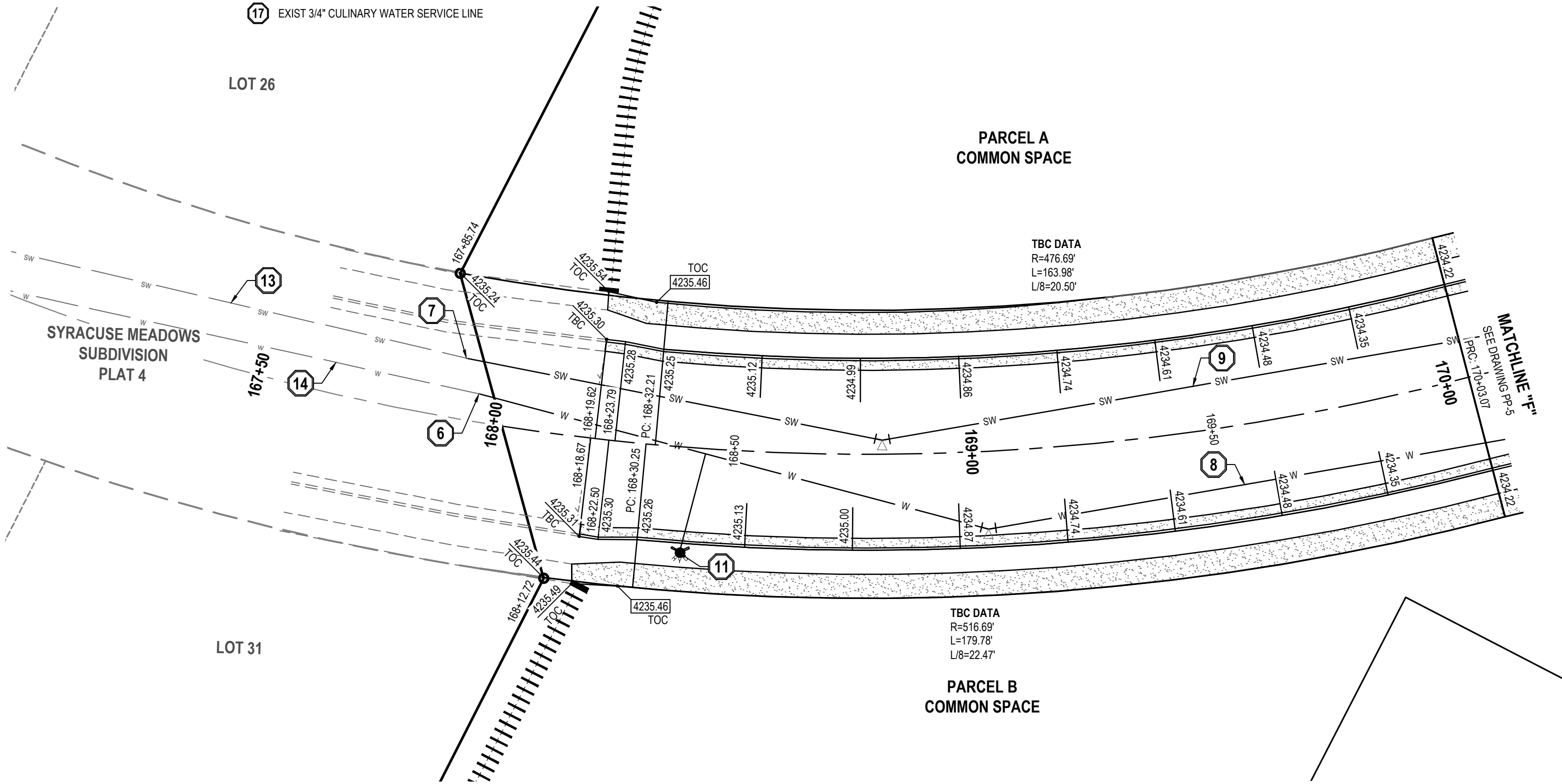
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EXISTING FIRE HYDRANT

16

EXISTING DOUBLE SECONDARY WATER SERVICE LINE

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EXIST 3/4" CULINARY WATER SERVICE LINE

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LAKEFRONT DRIVE
PLAN AND PROFILE

PROJECT NUMBER
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PRINT DATE
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1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
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FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
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FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
- 8

8" DR14 C900 PVC CULINARY WATERLINE
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8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
- 10

EXIST 4" SANITARY SEWER SERVICE LATERAL
- 11

FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
- 12

8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
- 13

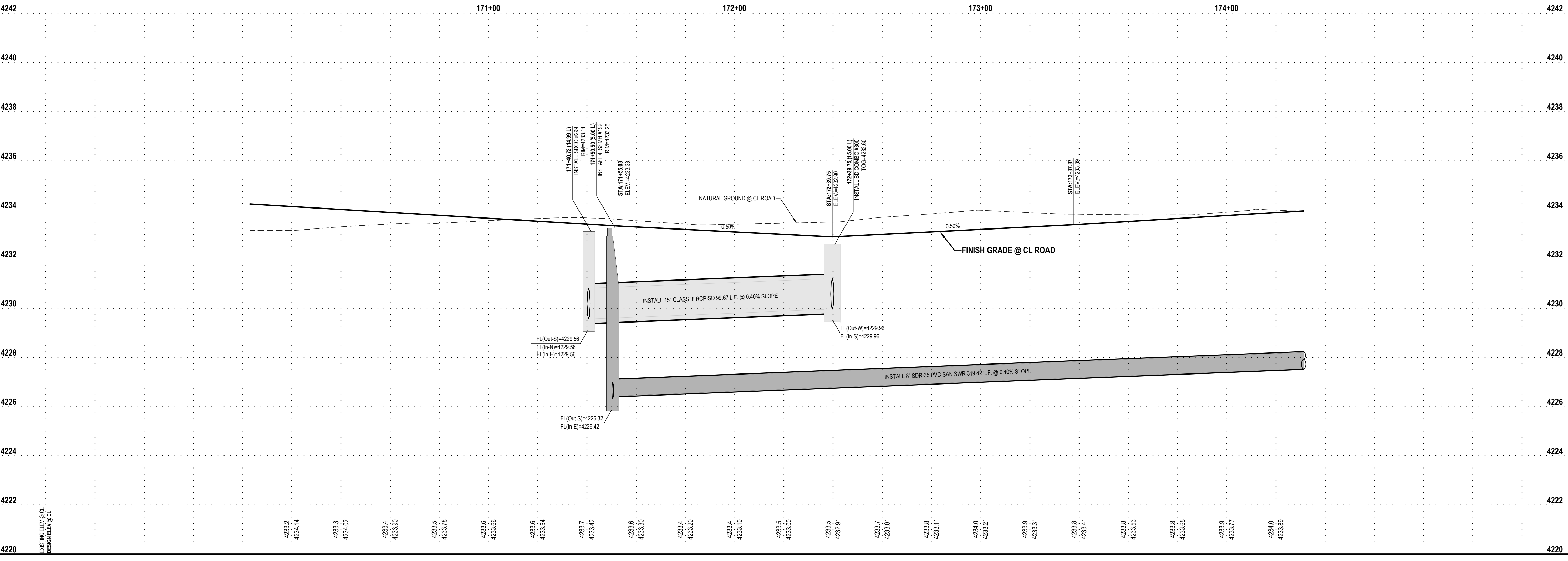
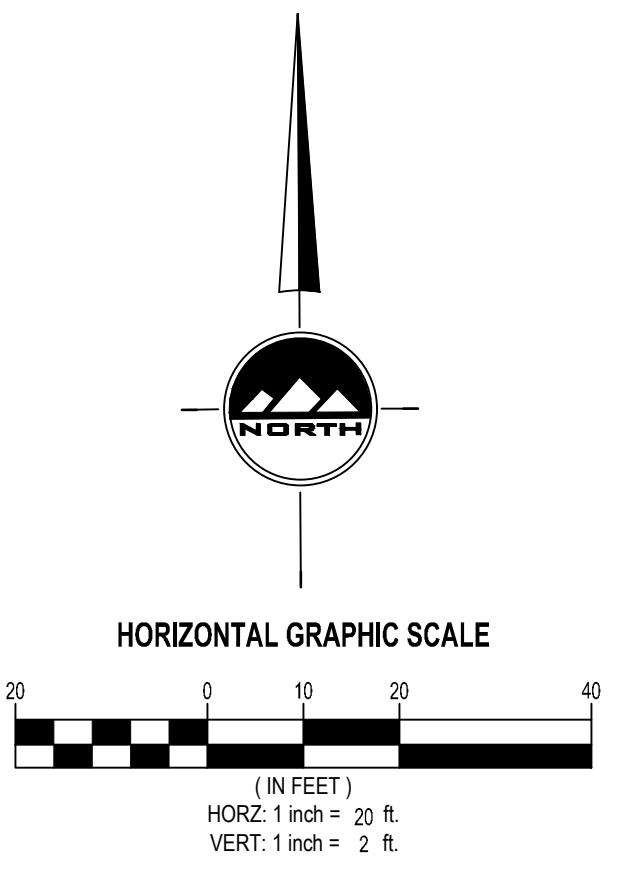
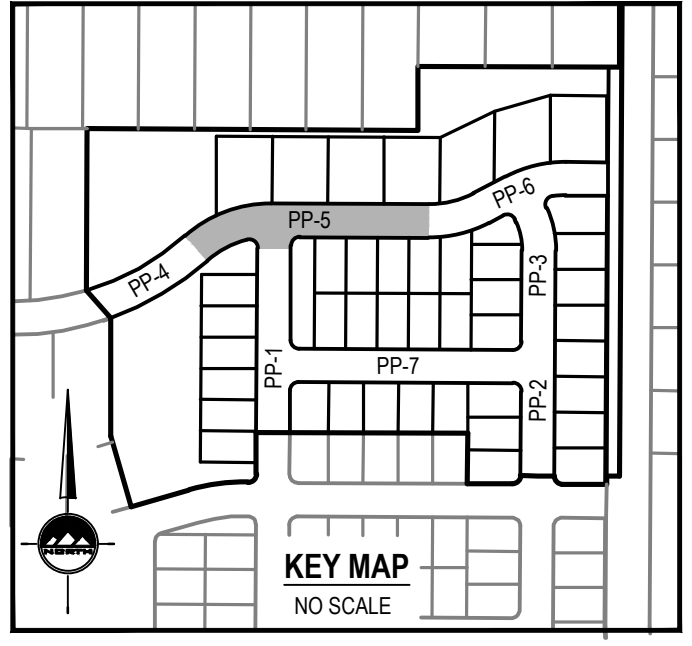
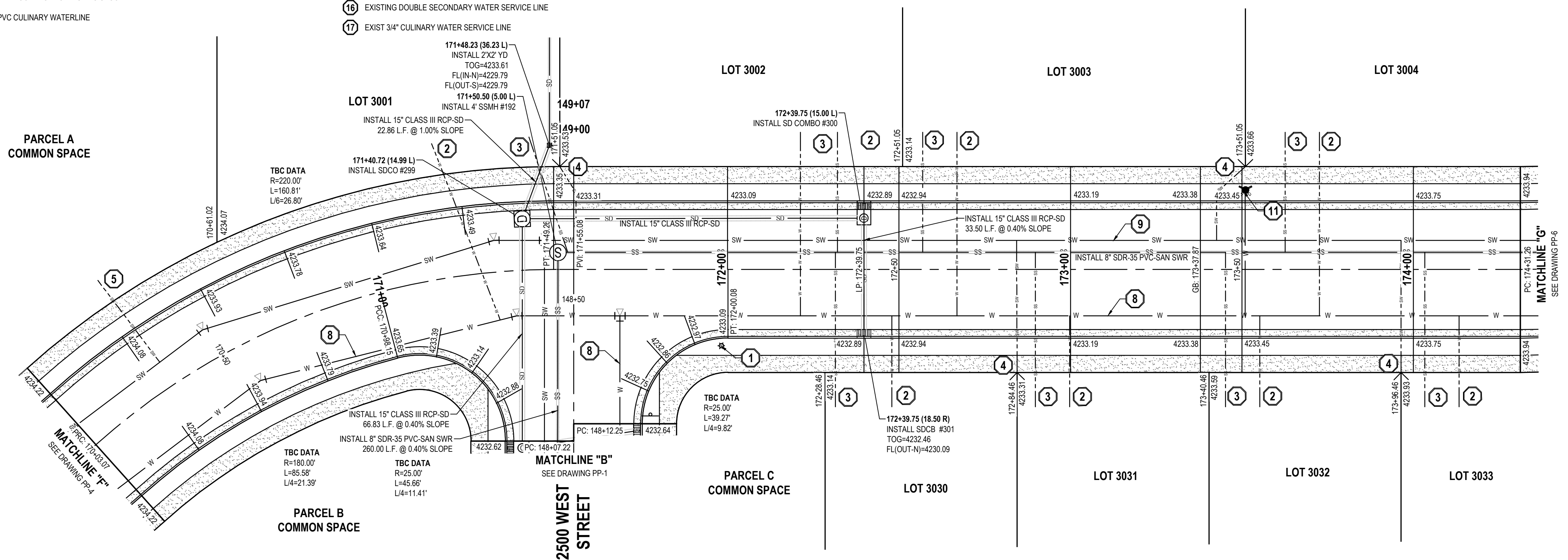
EXIST 8" DR14 C900 PVC CULINARY WATERLINE
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EXIST 3/4" CULINARY WATER SERVICE LINE



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No. 10294838-2202
1-27-2022
JERRY JAMES STEVENS
STATE OF UTAH

NO. DATE REVISION BY

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LAKEFRONT DRIVE
PLAN AND PROFILE

PROJECT NUMBER
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PROJECT MANAGER
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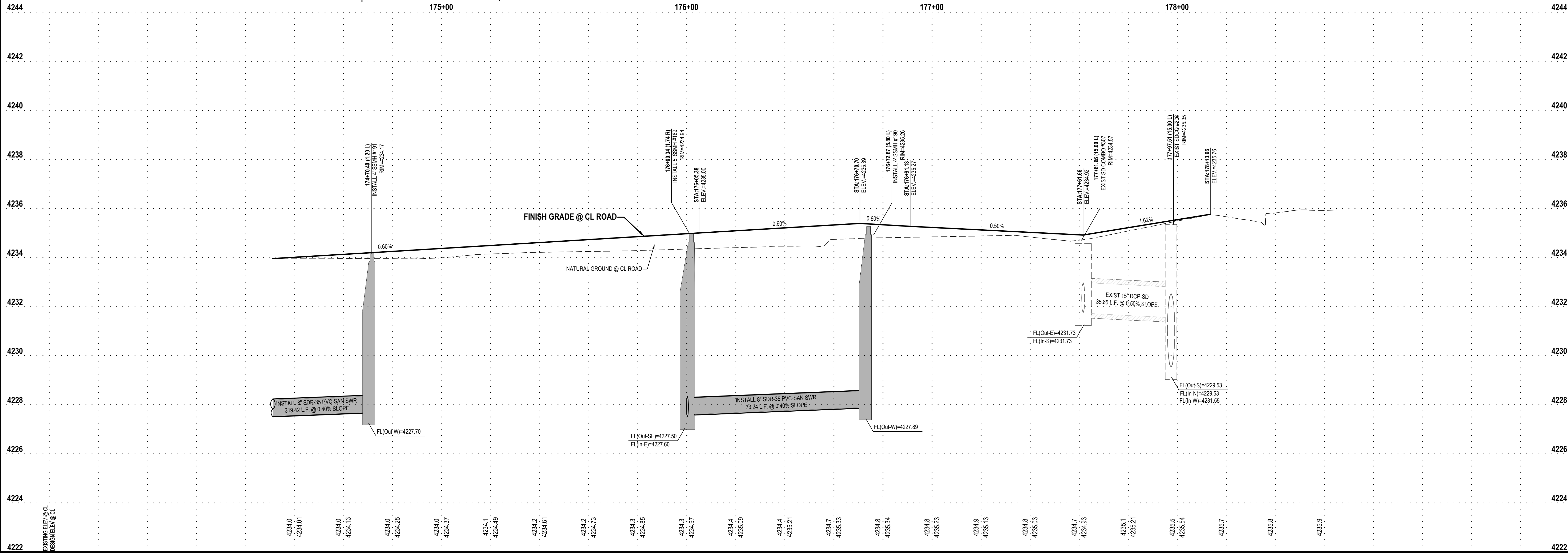
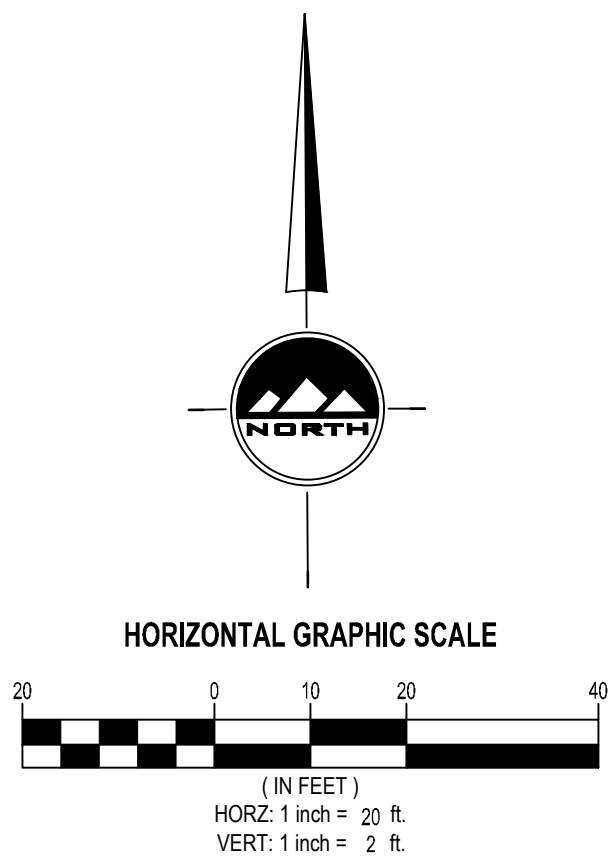
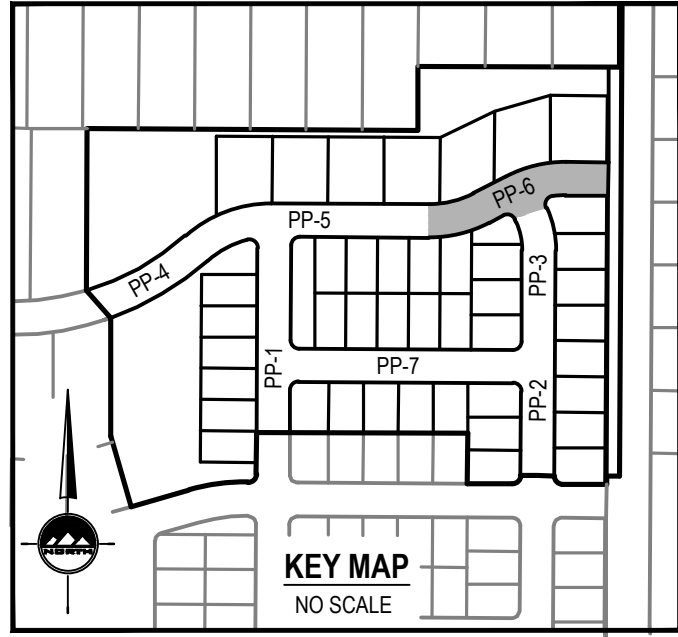
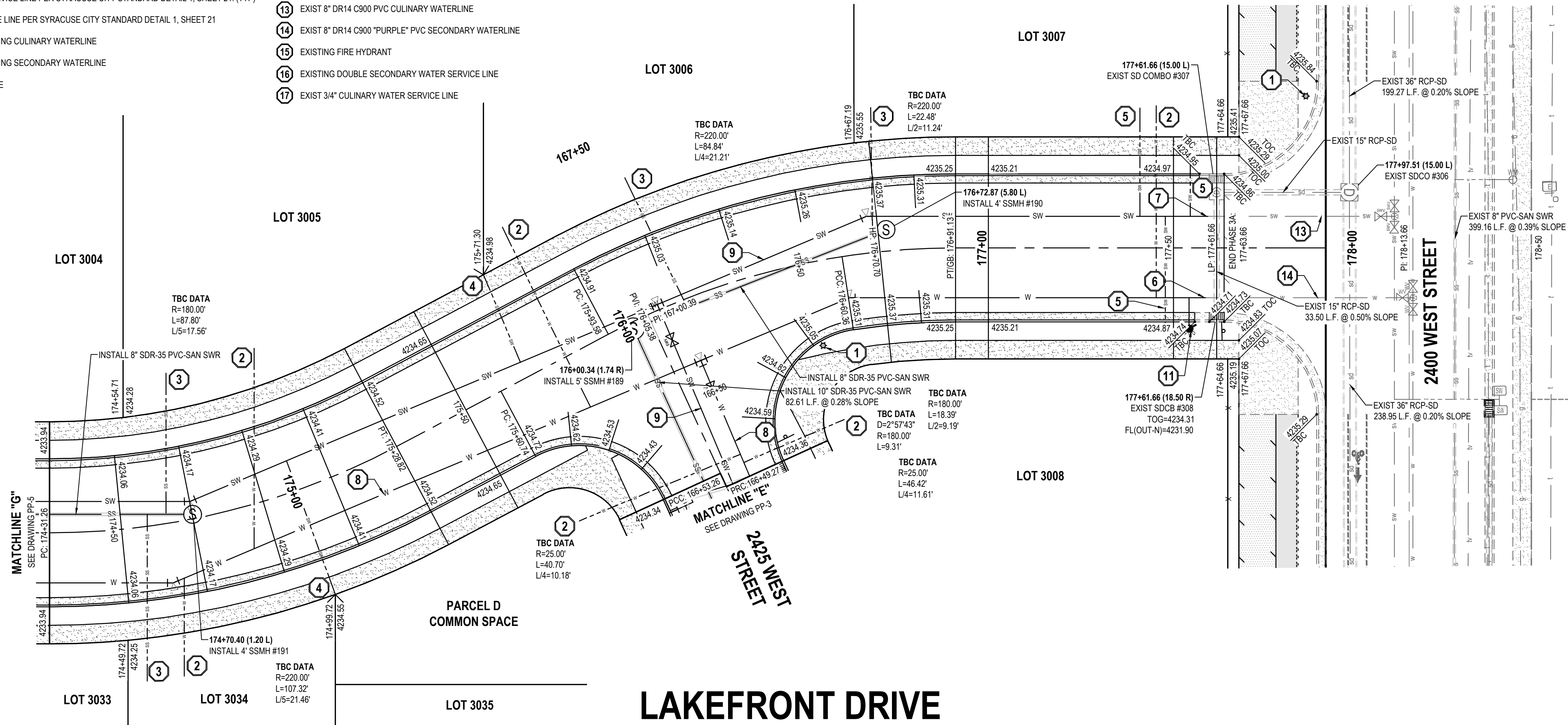
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SEAL

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JEFFREY JAMES STEVENS

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3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8 (TYP)
- 3

4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17, (TYP)
- 4

1-1/2" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21. (TYP)
- 5

1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
- 6

FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
- 7

FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
- 8

8" DR14 C900 PVC CULINARY WATERLINE
- 9

8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
- 10

EXIST 4" SANITARY SEWER SERVICE LATERAL
- 11

FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
- 12

8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
- 13

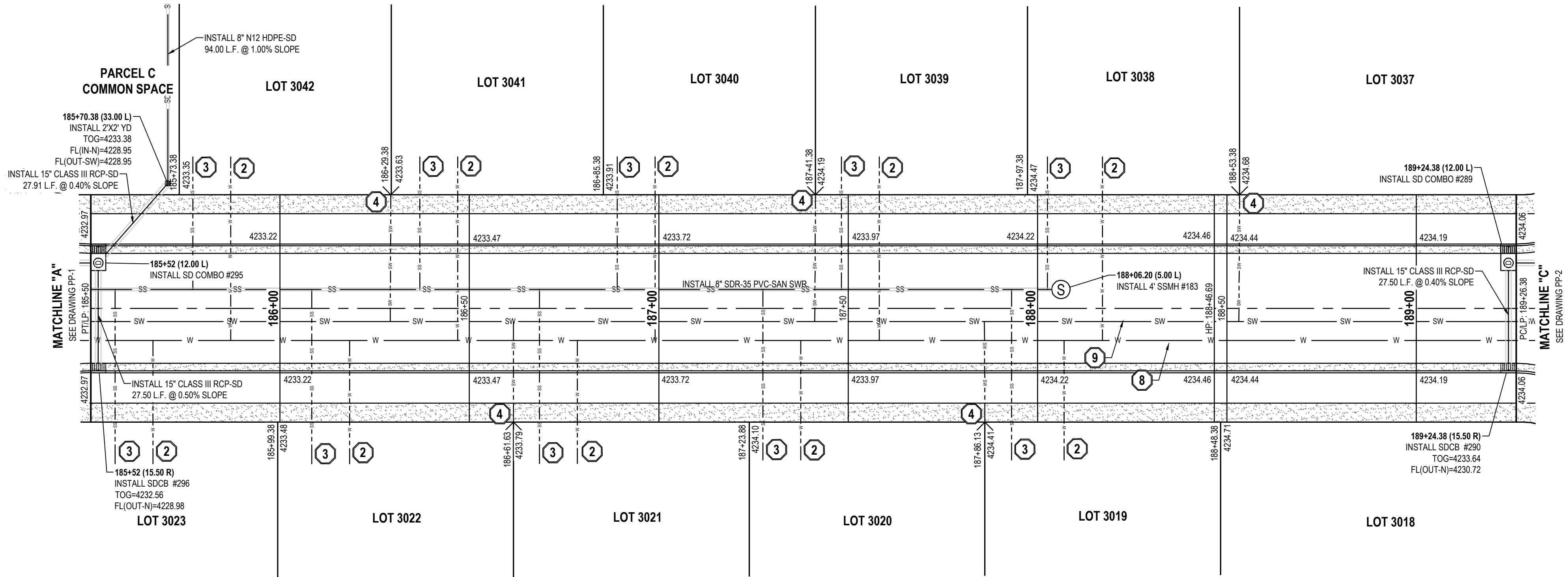
EXIST 8" DR14 C900 PVC CULINARY WATERLINE
- 14

EXIST 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
- 15

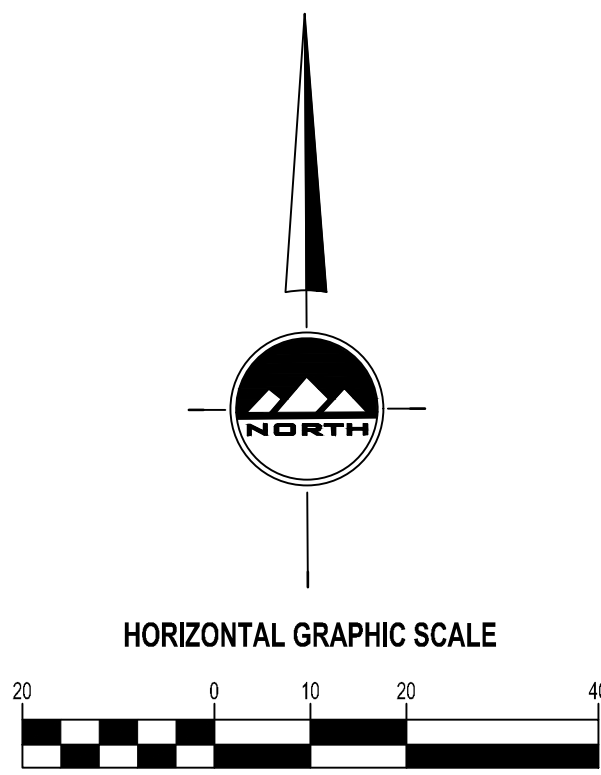
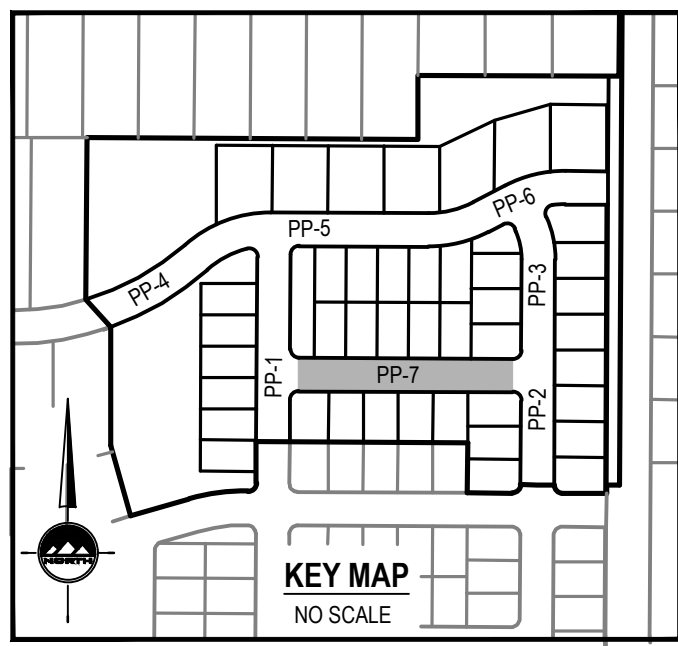
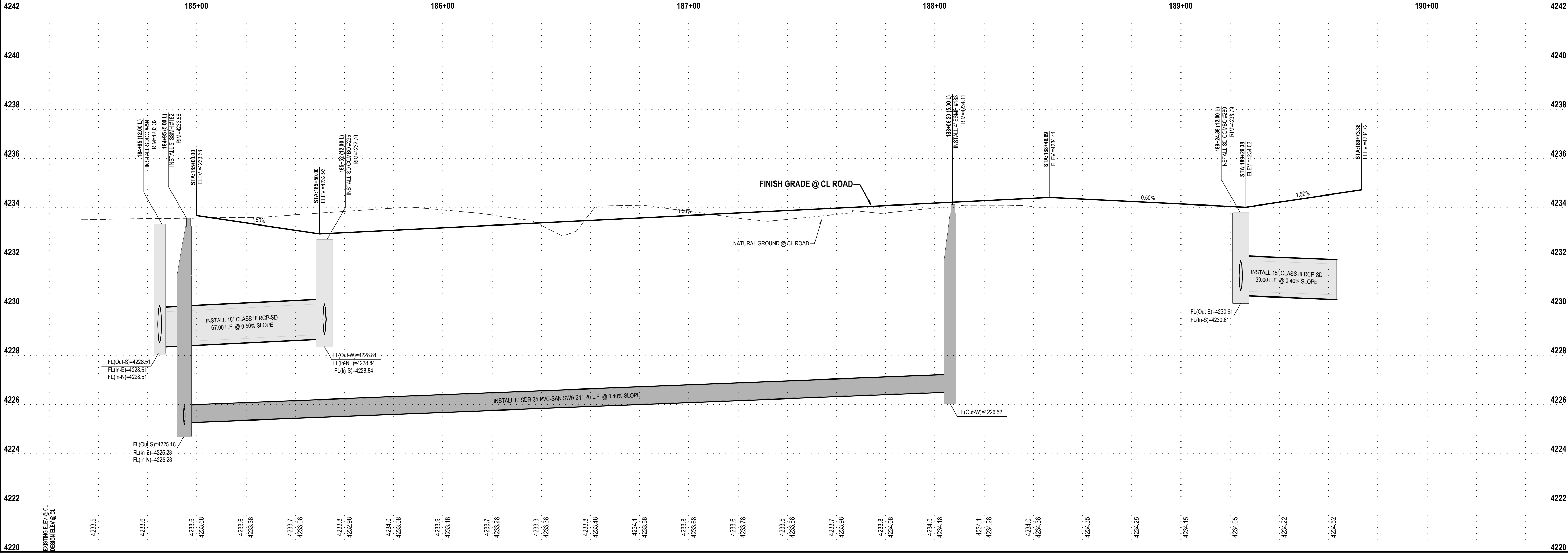
EXISTING FIRE HYDRANT
- 16

EXISTING DOUBLE SECONDARY WATER SERVICE LINE
- 17

EXIST 3/4" CULINARY WATER SERVICE LINE



2900 SOUTH STREET



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
480 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

CONTRACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 3A 2975 SOUTH 3000 WEST SYRACUSE, UTAH



NO.	DATE	REASON	BY
1			
2			
3			
4			
5			
6			
7			
8			

2900 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER
8508G

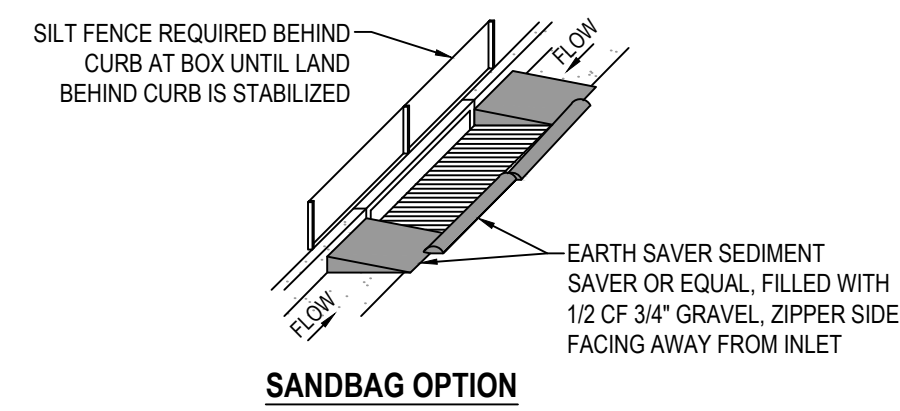
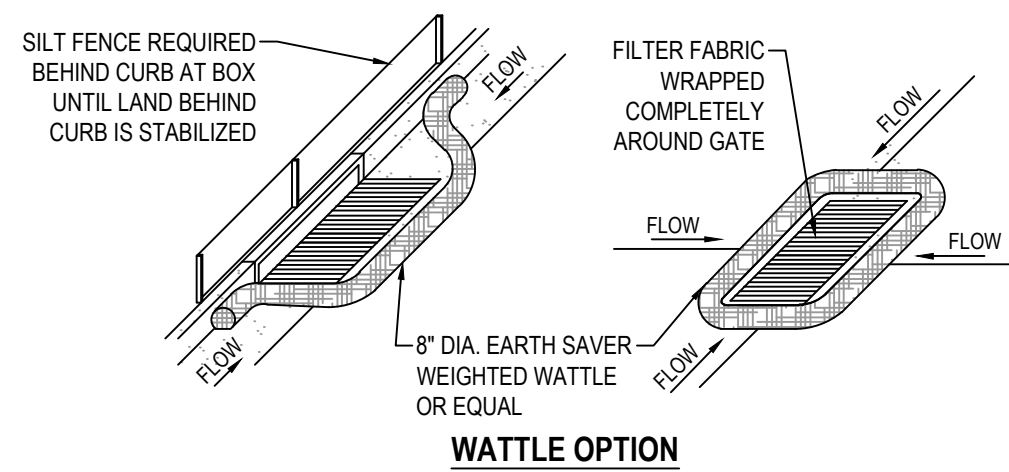
PRINT DATE
1/27/22

DRAWN BY
J.MOSS

CHECKED BY
T.SHAFFER

PROJECT MANAGER
C.PRESTON

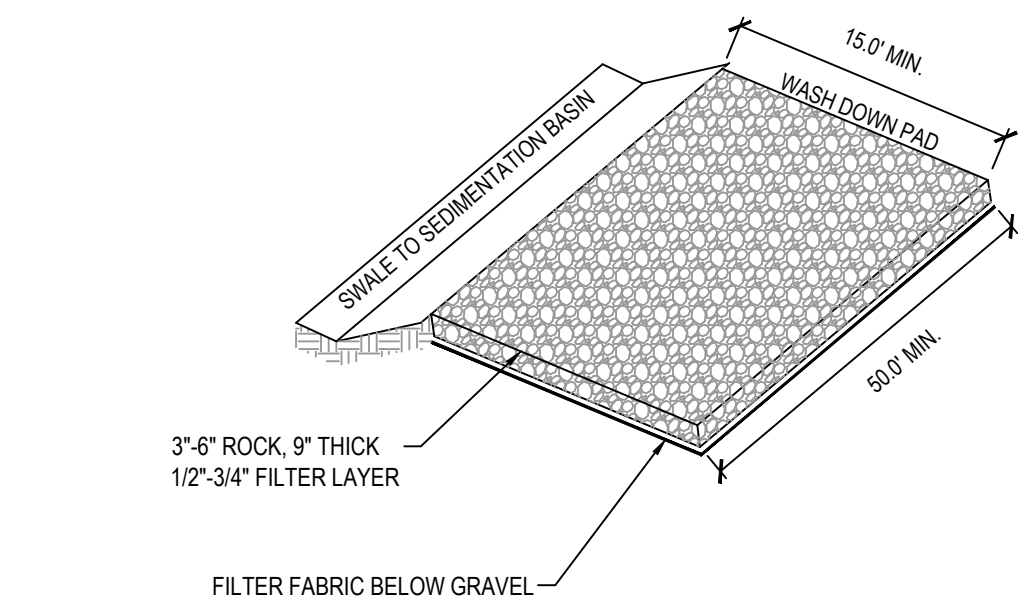
PP-7



1 SAG INLET PROTECTION

SCALE: NONE

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

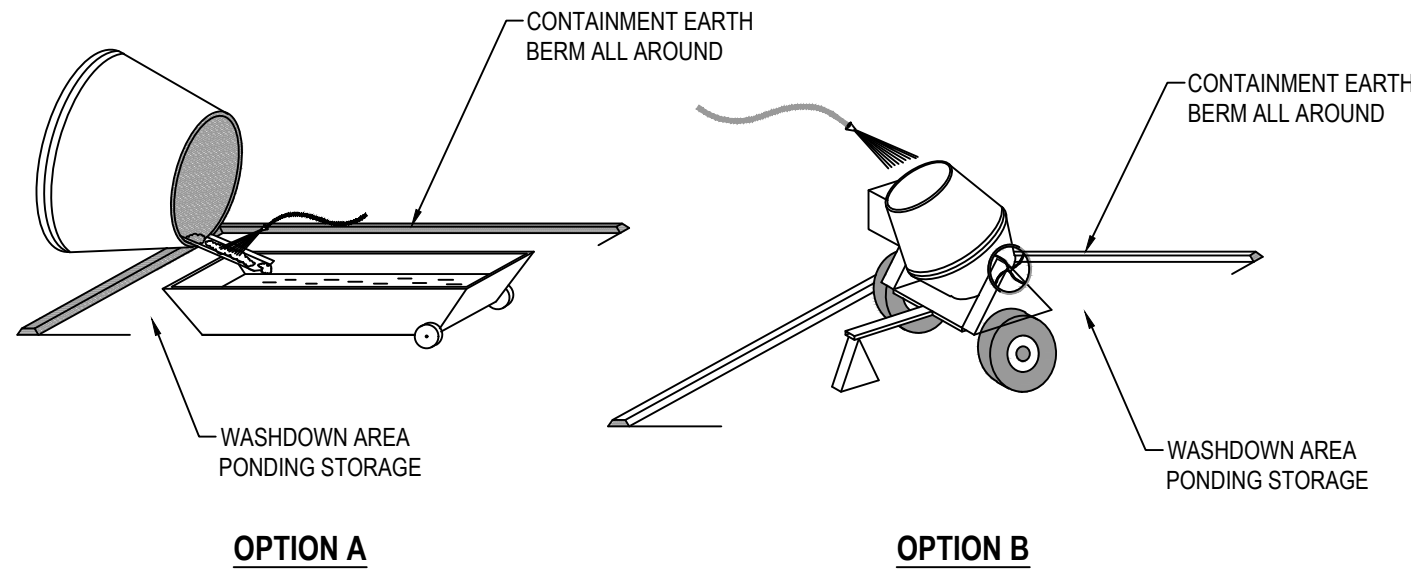


NOTE:

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

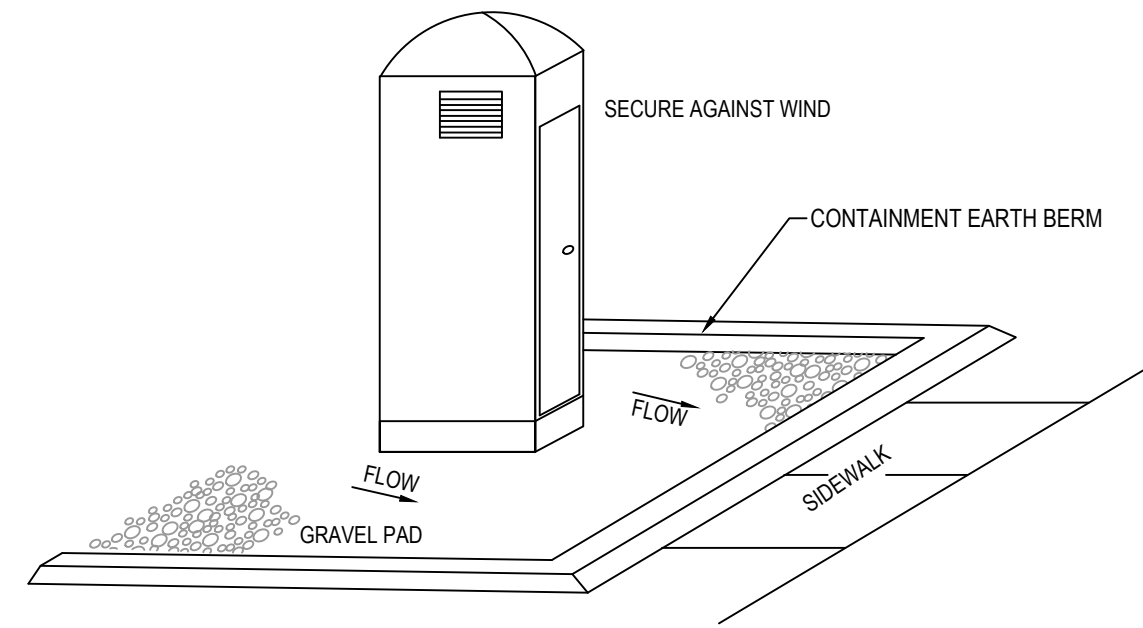
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



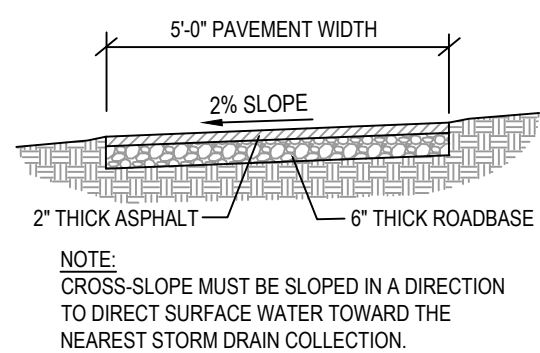
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



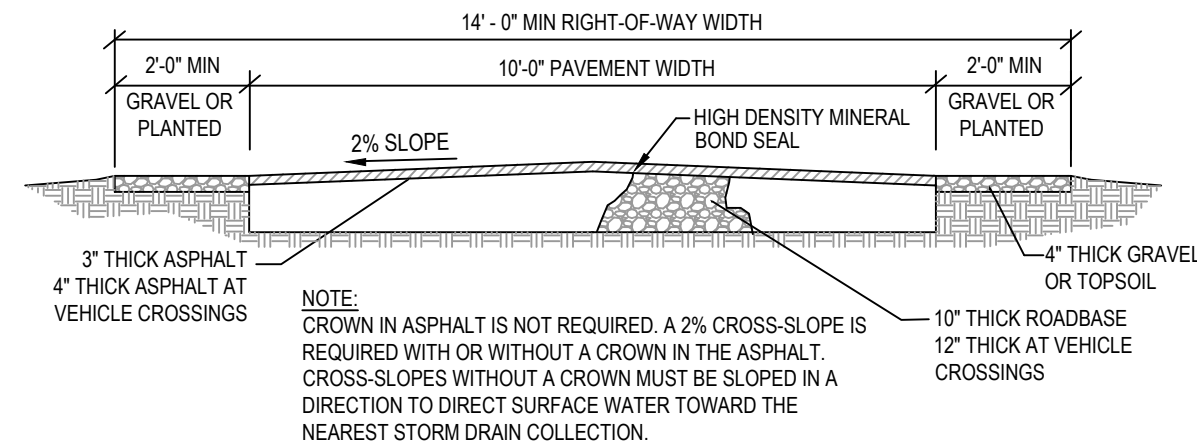
4 PORTABLE TOILET

SCALE: NONE



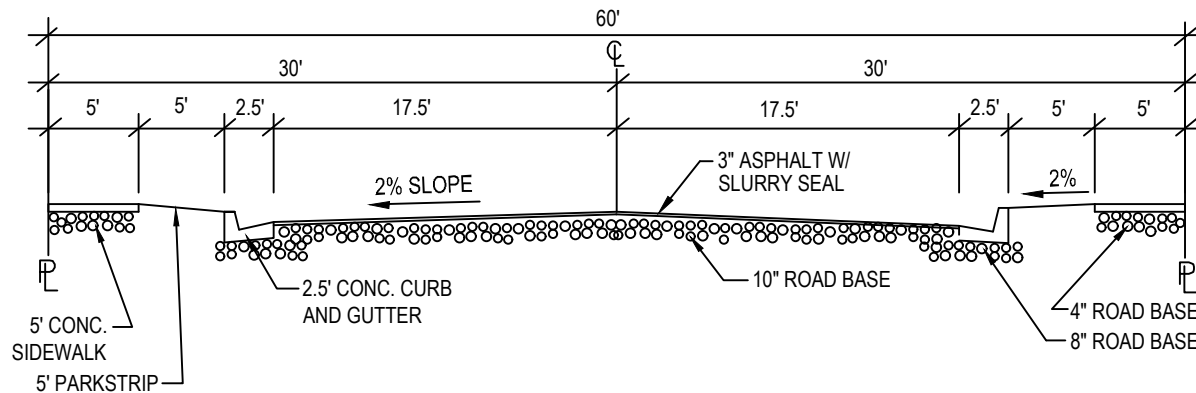
5 SITE PEDESTRIAN TRAIL SECTION

SCALE: NONE



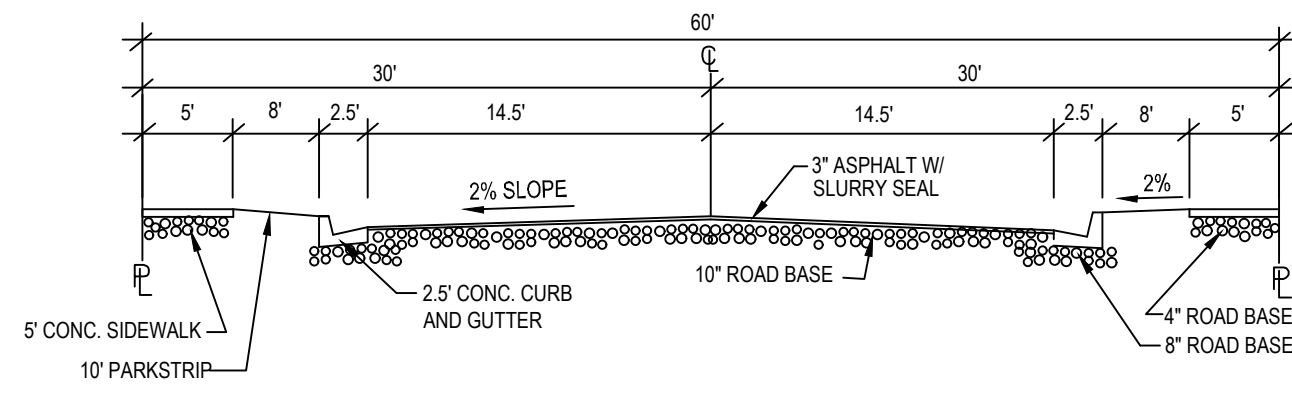
6 STANDARD TRAIL SECTION

SCALE: NONE



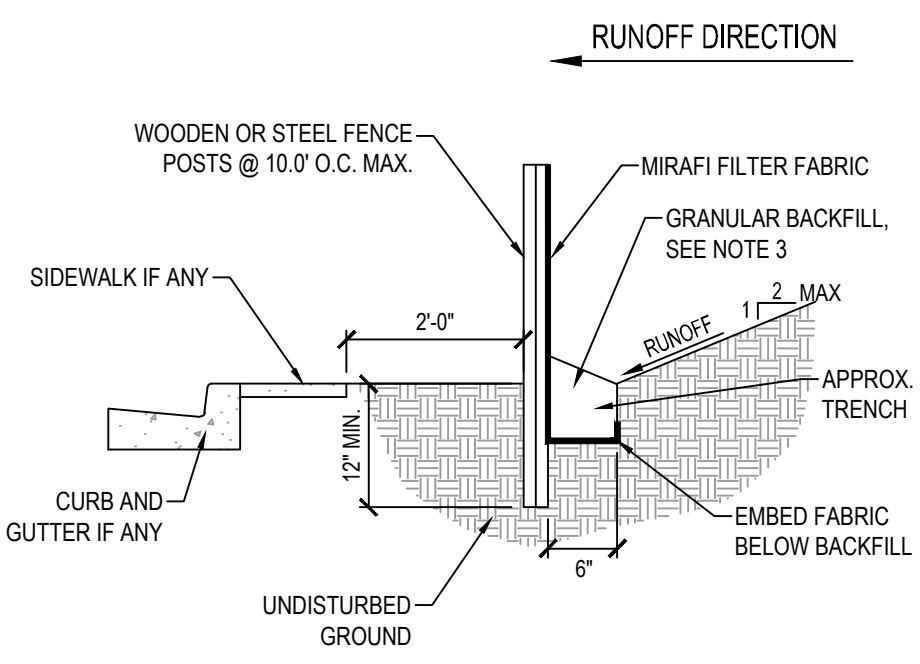
7 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



8 TYPICAL 60' LOW VOLUME STREET CROSS SECTION

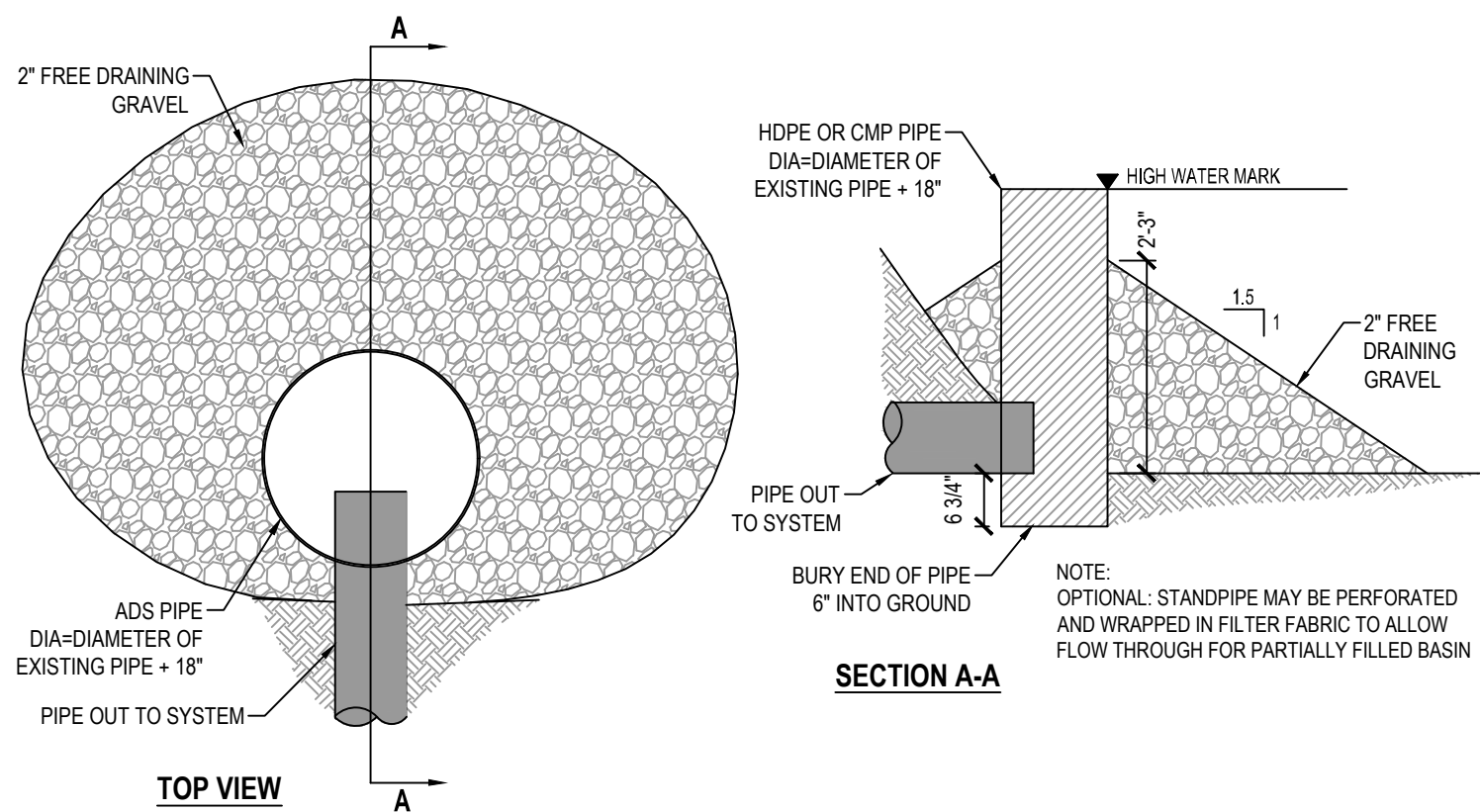
SCALE: NONE



9 TEMPORARY SILT FENCE

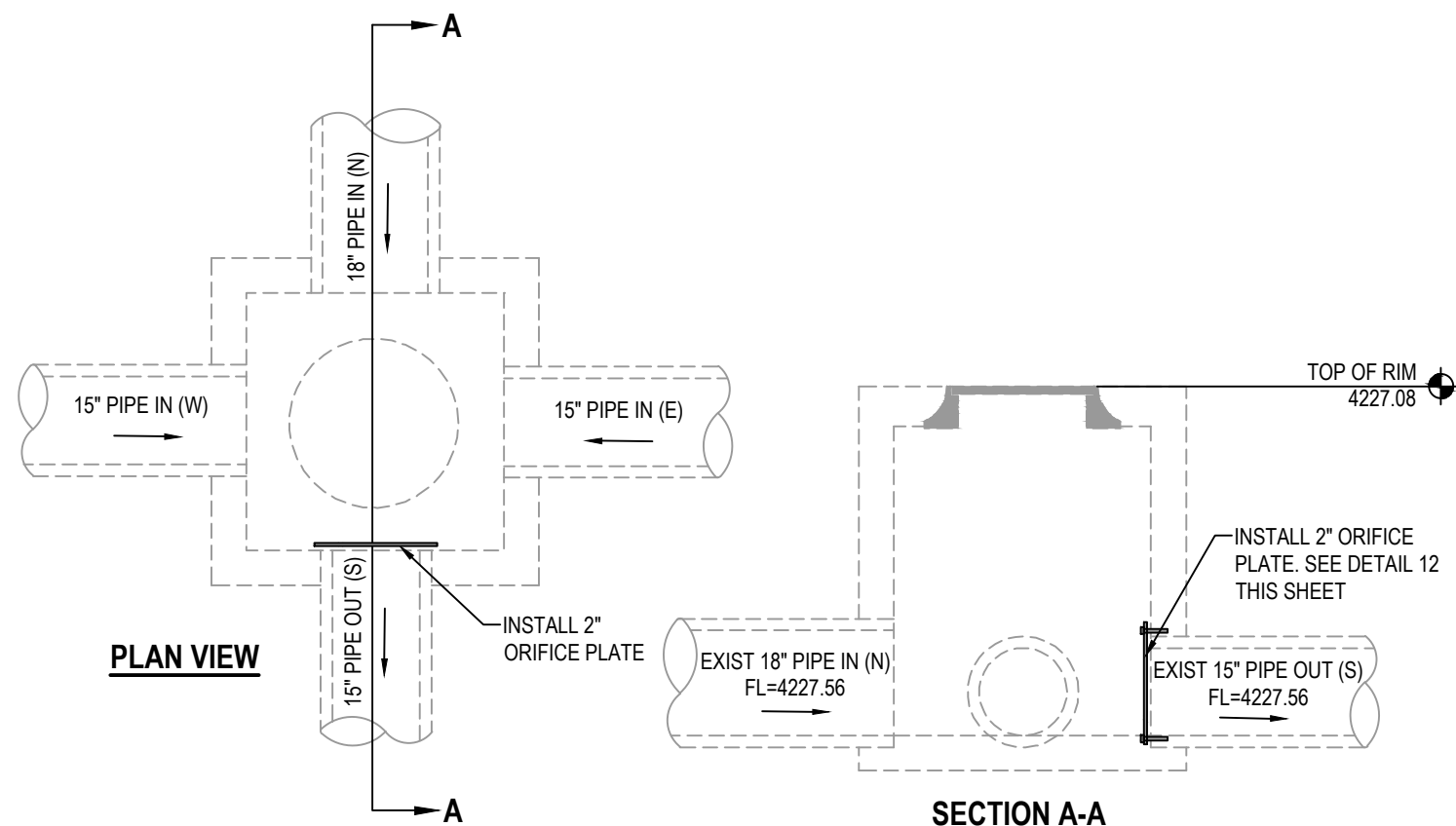
SCALE: NONE

- NOTES:
1. EXCAVATE 6\"/>
 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 6. 10\"/>
 7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10\"/>



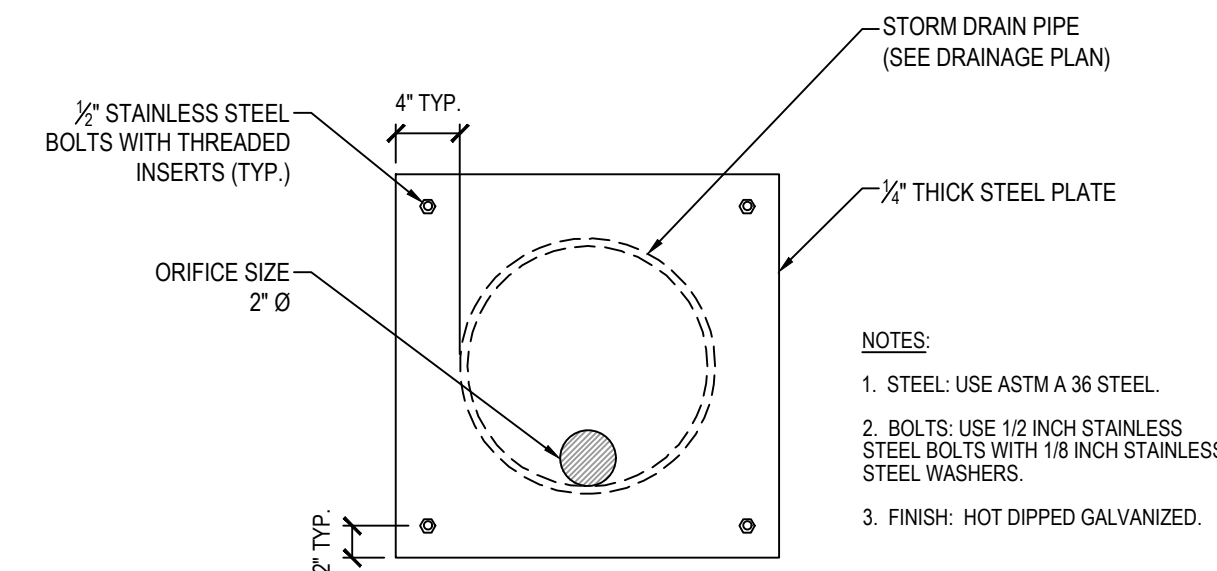
10 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



11 EXIST SDCO #279

SCALE: NONE



12 ORIFICE PLATE

SCALE: NONE



Shoreline East Subdivision Phase 3a

2400 West & Coastline Drive

Engineer Final Subdivision Review

Completed by Brian Bloemen on December 28, 2021

Plat:

1. There is no boundary description included in the plat.

Plans:

1. Replace the existing curb at the south end of 2425 West Street so the curb ties in straight.
2. Verify the parkstrip along 2400 West Street is serviced by secondary water.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Bloemen'.

Brian Bloemen, P.E.
City Engineer



Mayor
David Maughan

City Council
Lisa Bingham
Jordan Savage
Seth Teague
Jennifer Carver

City Manager
Brody Bovero

Final Plat Review

1/28/2022

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Shoreline Phase 3a Final Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

8.30.010 Final plat.

The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.

Shown. No other plat in the County has this name.

(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.

See Engineer comments.

(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.

Compliant.

(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.

Show street addressing included in this review.

(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.

See Engineer comments.

(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.

See Engineer comments.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

See Engineer comments.

(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.

Shown.

(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.

Shown. See Engineer comments.

(J) Pipes or other such iron markers shall be shown on the plat.

See Engineer comments.

(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.

Shown.

(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.

Shown.

(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.

Shown.

(N) Boundary descriptions of the subdivision.

Compliant.

(O) Current inset City map showing location of subdivision.

Shown.

(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.

Shown.

(2) Owner's dedication which shall "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."

Shown.

(3) A notary public's acknowledgment.

Shown.

(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.

Shown.

(5) The City Engineer's certificate of approval.

Shown.

(6) The county recorder's certificate of attest.

Shown.

(7) The City Attorney's certificate of approval.

Shown.

(8) Public Utilities approval and acceptance of public utility easements.

Shown.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Shown.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

See Engineer comments.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

NA.

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

Two large paper copies and a PDF are needed for any updated iterations of the plat.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.

This is required prior to plat recordation. Final inspection fees are derived from this bond spreadsheet and must be provided prior to a preconstruction meeting.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.

If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.

Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off- site construction does not occur within the 12- month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

Not applicable at this stage.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.

Not applicable at this stage.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:

Not applicable at this stage.

- (1) Paving of streets.
- (2) Curb, gutter and sidewalks.
- (3) Sewer and water lines, including irrigation lines.
- (4) Storm and subsurface drainage.
- (5) Street signs, monuments, lighting, fences and street trees.
- (6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.
- (7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:

Not applicable at this stage.

- (1) Development agreements.
- (2) Escrow agreement.
- (3) Title report.
- (4) Street light agreement.
- (5) Off-site improvement agreement.
- (6)
 - (a) Water share certificate showing the City as the owner of the water shares;
Three acre-feet per acre of water will be required for the gross acreage of this plat in accordance with the details of the Development Agreement unless the fee mentioned below is paid.
 - (b) A water right deed;
 - (c) Other evidence, acceptable to the City, of the right to water; or
 - (d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.
- (7) Storm water activity permit.
- (8) Storm water maintenance agreement.
- (9) Storm water quality report.
- (10) Payment of all required development and inspection fees.
- (11) Approved construction drawings or as-built drawings.
- (12) Surety and improvement guarantee.
- (13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City

Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

Not applicable at this stage.

8.30.035 Minor residential subdivisions.

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

NA.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

NA.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

NA.

- (1) The subdivision contains 10 or less lots;
- (2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;
- (3) The subdivision is located in a zoned area; and
- (4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

NA.

- (1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.
- (2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20 SCC.
- (3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC 8.30.030. All required signatures and conditions provided in that section apply to minor residential subdivisions.

RPC ORDINANCE

10.82.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

Single-family units and a clubhouse are proposed which are permitted uses.

(A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Dwellings, townhomes, up to four attached* (*only if in accordance with SCC 10.82.090).

(F) Educational services.

(G) Household pets.

(H) Minor home occupations.

(I) Public and quasi-public buildings.

(J) Club houses and recreational facilities.

(K) Public parks.

(L) Residential facilities for persons with disabilities.

10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

No conditional uses proposed.

(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor).

10.82.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

Compliant. Determined at preliminary plat.

(A) In no case shall the total maximum density exceed five units per gross acre.

(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.

(D) Of the total number of lots, a maximum of 50 percent shall be less than SFD-5,600.

(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Lot Area (SF)	7,000	5,600	3,500
Minimum Lot Width (LF)	70	55	42
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*
Minimum Interior Side Yard (LF)	8	8	5

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Street Side Yard (LF)	15	15	10
Minimum Rear Yard (LF)	15	15	10
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0
Maximum Building Height	35	35	35
Off-Street Parking	2	2	2

* See subsection (G) of this section.

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On-street stalls shall be well marked with paint. Otherwise, off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

Compliant. Determined at preliminary plat.

10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

No signs proposed.

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

Compliant. Determined at preliminary plat.

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:

- (a) Existing property boundaries.
- (b) Proposed lot lines.
- (c) Color coded categories grouped by lot size and/or housing product type.
- (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
- (e) Location and size of common spaces.
- (f) Configuration of streets, trails, and sidewalks.

(2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

- (a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.
- (b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

- (a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.
- (b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.
- (c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.
- (d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.
- (e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) In-Lieu Fee for Required Common Space. An in-lieu fee may be accepted for the development of a nearby City park under the following conditions:

(a) The developer initiates a request to pay a fee in-lieu of required common space by petitioning the City at the same time that the concept plan is under review.

(b) The proposed project shall be located within one-half mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted Parks Master Plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.

(c) The in-lieu fee shall not be approved if any portion of the proposed development is further than one mile from the nearest receiving park property boundary.

(d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(e) Qualification of an off-site location to receive in-lieu of common space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted Parks Master Plan, and such qualification shall be decided at the time that the Council reviews the concept plan.

(f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.

(g) If the City Council does not accept the request for in-lieu of fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in-lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least five percent of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the City prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum five percent identified in subsection (G)(8)(h) of this section, and actually built within the development, may be subtracted from the estimated fee due.

(l) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide

shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb “bulb-outs,” street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement.

10.82.080 Land use approval process.

Not applicable at this stage.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

- (1) Master plan, including lot sizes and densities for each lot;
- (2) Circulation plan;
- (3) Architectural theme plan; and
- (4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed

shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

10.82.090 Townhomes.

No townhomes proposed.

Attached townhomes are allowed as a node within the larger master planned community with the following regulations:

(A) Townhome units shall not comprise more than 20 percent of the total project development units.

(B) Townhome units shall be identified and approved with the concept plat.

(C) The number of townhome nodes are limited to two within the total development.

(D) Be contiguous as to provide a nodal neighborhood of similar housing product.

(E) Each unit shall provide enclosed car parking.

(1) A minimum of 75 percent of the units shall provide two-car garages.

(F) Front setback is eight feet.

(G) Side setback is five feet to property line, or 10 feet between buildings.

(H) Rear setback is 10 feet to property line, or 20 feet between buildings.

(I) Townhomes shall not be allowed in the RPC zone unless one of the following is met:

(1) Townhome node has frontage and access upon a major arterial road that is owned and maintained by the State Department of Transportation.

(2) Townhome node shares a property line with an existing general commercial, professional office, or industrial development.

(J) Common Space. An additional five percent of common space shall be added to the overall development project total common space as required in SCC 10.82.070(G)(1). Said common space will be eligible for in-lieu fee participation according to SCC 10.82.070(G)(8), however, a minimum of one amenity such as a tot lot or other amenity tailored to and located within the townhome node(s) shall be required, even if in-lieu fees are accepted.

Final Plat Review

(K) Density within the townhome node is limited only by the required setbacks, however, the townhome units within the node shall be counted towards the total project units and the project's total density shall not exceed the maximum allowed units per acre described in SCC 10.82.040.

(L) Lot size within the townhome node may be zero lot line or otherwise without a minimum lot size limited only by the required setbacks as described in subsections (F) through (H) of this section.

(M) Architectural elevations, building placement, and floor plans for townhomes shall be designed in accordance with SCC 10.82.070(F) and required to be included and cohesive within the project's architectural theme plan and development agreement.

Please contact me with any questions concerning this project.
Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com



TO: Community Development, Attention: Royce Davies

FROM: Golden Barrett, Fire Marshal

RE: Shoreline 3a

DATE: 20220127

I have reviewed the site plans dated 12/17/21 for the above-referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1500 gallons per minute for 120 consecutive minutes for residential one and two-family dwellings. Fire flow requirements may be increased for residential one and two-family homes with a building footprint equal to or greater than 3,600 square feet or buildings other than one and two-family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.
2. Fire hydrants and access roads shall be installed before constructing 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.
3. Before 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 be notified a minimum of 48 hours before the test.
4. Add hydrant to the corner of Lot 3008
5. Take the hydrant from Lot line 3022/3023 and place it on the west corner of lot 3022
6. Take the fire hydrant for lot 3001 and put it on the end of the road next to the common space A and the Syracuse Meadows line.
7. Space out the next hydrant properly on Lakefront Drive, ensuring the fire hydrants are no further apart than 500' place on a lot line.
8. Please ensure proper labeling on the index on sheet C300. The fire hydrants were labeled incorrectly

9. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their needs. 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