CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **7:00 P.M., Wednesday, June 1st, 2022,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:30 PM – Executive Conference Room
Review of agenda items to address questions.

REGULAR SESSION – 7:00 PM- Council Chambers

- CALL TO ORDER - PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES:
  - June 2, 2021
  - June 16, 2021

DECISION ITEMS

Non-Public Hearings

1. Discussion and Possible Action on **PSP 2022-040043**, a preliminary subdivision plat request by Mark Garza with Clearfield Flex for a 15-lot subdivision to create commercial condominiums at the subject location. **Location:** 340 West 1700 South (Antelope Dr.) (TIN: 12-940-0001). **Parcel Area:** 3.95 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner I **(Administrative Action).**

2. Discussion and Possible Action on **FSP 2022-040043**, a final subdivision plat request by Mark Garza with Clearfield Flex for a 15-lot subdivision to create commercial condominiums at the subject location. **Location:** 340 West 1700 South (Antelope Dr.) (TIN: 12-940-0001). **Parcel Area:** 3.95 Acres. **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner I **(Administrative Action).**

3. Discussion and Possible Action on **PSP 2022-040042**, a preliminary subdivision plat request by Brock Johnston with Alta Homes for a 43-lot subdivision for townhomes and a commercial development at the subject location. **Location:** Approximately 938 S. University Park Blvd. (TIN: 09-302-0009). **Parcel Area:** 3.46 Acres. **Zone:** R-3 (Residential) and C-2 (Commercial). **Staff:** Tyson Stoddard, Planner I **(Administrative Action)**.

4. Discussion and Possible Action on **SP 2022-040118**, a site plan request by Brock Johnston with Alta Homes for a 40-unit townhome development at the subject location**. Location:** Approximately 938 S. University Park Blvd. (TIN: 09-302-0009). **Project Area:** 2.74 Acres of 3.46 Total Acres. **Zone:** R-3 (Residential). **Staff:** Tyson Stoddard, Planner I **(Administrative Action)**.

5. Discussion and Possible Action on **SP 2022-050119**, a site plan request by the North Davis Fire District to construct a new Station 42 fire station at the subject location. **Location:** 88 East Center Street (TIN: 12-756-0002). **Parcel Area:** 1.42 Acres. **Zone:** CV (Civic). **Staff:** Brad McIlrath, Senior Planner **(Administrative Action)**.

DISCUSSION ITEMS

1. Staff Discussion
   - Development Agreement for North Davis Fire District Fire Station
2. Staff Communications
3. Commissioner's Minute

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

Dated this 26th day of May 2022.
/s/Brad McIlrath, Senior Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

CLEARFIELD PLANNING COMMISSION MEETING

June 2, 2021

6:30 P.M. – Work Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	David Bloomfield	Vice Chair
	Karen Blackwood	Commissioner
	Robert Browning	Commissioner
	Amber Brink	Youth Ambassador
ABSENT:	Amber Brink	Youth Ambassador
	Brogan Fullmer	Commissioner
	Bobby Austin	Commissioner
	Kathryn Murray	Commissioner
STAFF PRESENT:	Stuart Williams	City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Nicholas Lopez	Planning Technician

VISITORS: None

Commissioner Uccardi called the meeting to order at 6:30 p.m.

DISCUSSION ON APROVAL OF THE MINUTES FOR FEBRUARY 3, 2021 AND FEBRUARY 17, 2021 PLANNING COMMISSION MEETINGS.

Corrections noted by Kathryn Murray earlier in the day had been corrected for the final version.

Commissioner Browning noted a single grammar correction that needed to be made to the minutes.

DISCUSSION ON ZTA 2021-040034, A ZONING TEXT AMENDMENT REQUEST BY DAVID CLAYTON WITH MODAL SERVICES, LLC TO AMEND ZONING REGULATIONS RELATING TO ASSISTED LIVING FACILITES IN CLEARFIELD CITY AND WITHIN THE C-1 (COMMERCIAL) ZONE SPECIFICIALLY. STAFF: BRAD MCILRATH (LEGISLATIVE ACTION).

Brad McIlrath, Senior Planner, clarified to the Planning Commission that the request was to allow the use of assisted living in the C-1 (Commercial) zone of the City. Further explanation of what the difference between assisted living and nursing homes were explored. Mr. McIlrath concluded that the Code should be updated to address a wider range of different facilities not mentioned, like assisted living.

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DISCUSSION ON GPA 2021-050035, A GENERAL PLAN AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO CHANGE THE DESIGNATION FOR THE SUBJECT PROPERTIES FROM COMMERCIAL TO RESIDENTIAL. LOCATION: 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST & 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE ACTION)

Brad McIlrath, Senior Planner, reviewed the request to change the land use designation for the subject properties.

DISCUSSION ON RZN 2021-050035, A ZONING MAP AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO REZONE THE SUBJECT PROPERTIES FROM A-1 (AGRICULTURAL) AND C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL). LOCATION: 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST & 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE ACTION).

Brad McIlrath, Senior Planner, reviewed the history of the property including the former request by the same applicant that was turned down by the City Council. He noted the applicant was now proposing an R-3 (Multi-family Residential) zone for small lot single-family homes rather than the R-3 (Multi-family Residential) zone for townhomes requested in the previous application.

Brad McIlrath, Senior Planner, advised the Commission that Commissioner Murray favored the R-2 zone rather than R-3 zone because she believed it was more consistent to the neighborhood and only subtracted three dwelling units from the development proposal.

DISCUSSION ON SP 2021-040081, A SITE PLAN AMENDMENT REQUEST BY EMILY HALTLI WITH HALTLI'S HAVEN CHILDCARE TO AMEND THE PREVIOUSLY APPROVED SITE PLAN TO CONSTRUCT A PLAYGROUND FOR A DAYCARE FACILITY AT THE SUBJECT LOCATION. LOCATION: 458 EAST 700 SOUTH (TIN: 15-011-0003). PARCEL AREA: 0.74 ACRES. ZONE: T-R (TOWN NEIGHBORHOOD RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).

Brad McIlrath, Senior Planner, stated the property was previously planned to be developed as an office building. The proposed daycare facility would utilize the entire building and include the creation of a playground.

The meeting adjourned at 7:00 p.m.

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CLEARFIELD PLANNING COMMISSION MEETING
June 2, 2021
7:00 P.M. – Policy Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	David Bloomfield	Vice Chair
	Kathryn Murray	Commissioner
	Karen Blackwood	Commissioner
	Robert Browning	Commissioner
ABSENT:	Brogan Fullmer	Commissioner
	Bobby Austin	Commissioner
	Amber Brink	Youth Ambassador
STAFF PRESENT:	Stuart Williams	City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Nicholas Lopez	Planning Technician

VISITORS: Janet Frey, Steve Frey, David Clayton, John Warnick, Jared Gailey, Monica Gailey, Amy Roskelley, Heidi Preator, Lovedeep Sandan

The Pledge of Allegiance was led by Chair Uccardi.

Chair Uccardi read the Planning Commission Chair Statement.

APROVAL OF THE MINUTES FOR FEBRUARY 3, 2021 AND FEBRUARY 17, 2021 WORK AND REGULAR PLANNING COMMISSION MEETINGS.

Commissioner Murray moved to approve the minutes from February 3, 2021 and February 17, 2021 Work and Regular Meetings. Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting AYE – Commissioners Uccardi, Bloomfield, Murray, Blackwood, and Browning. Voting No – None.

PUBLIC HEARING, DISCUSSION AND APPROVAL ON ZTA 2021-040034, A ZONING TEXT AMENDMENT REQUEST BY DAVID CLAYTON WITH MODAL SERVICES, LLC TO AMEND ZONING REGULATIONS RELATING TO ASSISTED LIVING FACILITIES IN CLEARFIELD CITY AND WITHIN THE C-1 (COMMERCIAL) ZONE SPECIFICALLY. STAFF: BRAD MCILRATH (LEGISLATIVE ACTION).

Chair Uccardi declared the public hearing open.

Brad McIlrath, Senior Planner, presented the following facts:

- Applicant Request
  - Request to amend the definition for Assisted Living Facility.

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    - Add Assisted Living Facility as conditional use to the C-1 zone.
- Additional Information
    - Current definition for assisted living facility was very similar to nursing or rest home with one minor difference.
    - Proposed definitions included state licensure and considerations for activities of daily living.
    - Clear delineation between assisted living facilities and senior apartments.
    - Likely a need to provide additional definitions for the following: senior apartments/independent living, skilled nursing facility, continuing care retirement community etc. to provide clear direction for those uses in the City.

Commissioner Blackwood asked why the staff standards only called out elderly, and specifically not all ages with disability and persons needing assistance. Staff indicated the standard was based on the language used by other cities in the area. Staff indicated it could be changed to be more inclusive.

Chair Uccardi asked if there were any public comments. There were no public comments. Chair Uccardi closed the public hearing.

Commissioner Browning asked if staff felt the proposed definition made a substantial change. Staff indicated that the current definition called out health and age as the reason for limitations.

Commissioner Blackwood recommended a change to the definition to remove the word elderly.

David Clayton, principal architect, and applicant explained the position of the company he represented. He answered a question from Commissioner Uccardi about the change in definition to remove elderly, indicating his clients supported the change.

Commissioner Browning asked if the Commission needed to go with the staff recommendation or the applicant's proposal. Staff indicated that was completely at the discretion of the Commission.

Mr. McIlrath reviewed the proposed change by Commissioner Blackwood.

Commissioner Murray pointed out that under the activities section it did not mention elderly. Staff indicated that Commissioner Blackwood wanted to change the proposal to allow for other individuals other than just elderly persons. Commissioner Blackwood asked if the applicant was okay with that change. The applicant stated they were okay with the change and further explained the reason for the original text.

Commissioner Murray asked if a spouse without need for assistance could live at the facility. Staff responded only one of the individuals needed to qualify for assistance to live in the facility ensuring the facility was not just apartments.

Commissioner Browning asked why parking was not addressed in the definition. Staff indicated that it would be covered elsewhere in the Code and would differ from normal parking standards as many residents would not own a personal vehicle or would rarely drive.

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Commissioner Browning moved to recommend approval to the City Council of ZTA 2021-040034, a zoning text amendment to allow assisted living facilities as a conditional use in the C-1 zone and to change the definition as proposed by the applicant with amendments made by staff and the Commission. Seconded by Commissioner Blackwood. The motion carried on the following vote: Voting AYE – Commissioner Uccardi, Bloomfield, Murray, Blackwood, and Browning. Voting No – None.

PUBLIC HEARING, DISCUSSION AND APPROVAL OF GPA 2021-050035, A GENERAL PLAN AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO CHANGE THE DESIGNATION FOR THE SUBJECT PROPERTIES FROM COMMERCIAL TO RESIDENTIAL. LOCATION: 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST & 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE ACTION)

Chair Uccardi declared the public hearing open.

Brad McIlrath, Senior Planner, presented the following facts:

- Current Designations
  - General Plan designation of Residential and Commercial
  - Zoned A-1 (Agricultural) and C-2 (Commercial).
- Prior Request
  - Amend General Plan to have entire project area designated as Residential.
  - Rezone properties to R-3 (Multi-family Residential) to develop the project as townhomes.
  - Application withdrew the previous proposal.
- Current Request
  - Amend General Plan to have entire project area designated as Residential.
  - Rezone properties to R-3 (Multi-family Residential) to develop project as small lot single-family subdivision.

Commissioner Murray wanted clarification on how owners would enter their garages. Staff responded the owners would be able to access garages by alley ways and the front doors would face the common park area or streets.

OPPOSED:

Monica Gailey, owner of Let Them Be Kids, expressed concerns with the change from commercial to residential because it did not fit into the neighborhood's character. She was also concerned about the closeness of the homes to the daycare center because it created safety issues. She commented there was very little buffer between the alley and the children at her facility. Mrs. Gailey indicated that she did not see how the City could ensure child safety with the location of the proposed homes.

Lovedeep Sandan, Manager of the nearby 7-Eleven, stated the new development would help support business in the area, including his 7-Eleven.

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Heidi Preator, Manager at Let Them Be Kids, stated that she was concerned about the increased traffic in the area, particularly at the four-way stop sign located on the corner near the daycare center at 900 West and 1600 South. Ms. Preator was also concerned about the perception by onlookers that children living in the proposed homes were part of the daycare facility and lacked supervision.

IN FAVOR:

None.

Chair Uccardi closed the public hearing.

John Warnick, applicant and Vice President of Land for Destination Homes, commented the price point for the proposed homes was intended to target middle income families or higher given the current market conditions. He added that Destination Homes cared a lot about architecture and valued building a community environment. He also stated the community he lived in created by Destination Homes was one of the most community connected neighborhoods he had ever lived in.

Commissioner Murray wanted clarification that the proposed change for the General Plan did not mean there was any connection to the zoning request. Commissioner Uccardi confirmed that the two items needed to be looked at separately. Commissioner Murray asked for further clarification that the proposed plan was different than the current zoning. Commissioner Uccardi confirmed that current zoning was different.

Commissioner Bloomfield asked if the properties along 1000 West would remain designated as Commercial in the General Plan. Commissioner Uccardi stated that the properties were designated Commercial in the current General Plan.

Commissioner Blackwood asked why the 1000 West homes were currently designated as Commercial and not Residential in the General Plan. Commissioner Murray and Commissioner Uccardi stated that it was the current designation; however, it could be considered for change as part of the comprehensive update to the General Plan in the coming year.

Commissioner Blackwood moved to recommend approval to the City Council of GPA 2021-050035, a General Plan amendment by John Warnick with Destination Homes to change the General Plan land use designation from Commercial to Residential for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). Seconded by Commissioner Browning. The motion carried on the following vote: Voting AYE – Commissioner Uccardi, Bloomfield, Murray, Blackwood, and Browning. Voting No – None.

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PUBLIC HEARING, DISCUSSION AND APPROVAL OF RZN 2021-050035, A ZONING MAP AMENDMENT REQUEST BY JOHN WARNICK WITH DESTINATION HOMES TO REZONE THE SUBJECT PROPERTIES FROM A-1 (AGRICULTURAL) AND C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL). LOCATION: 1455, 1525, 1527, 1543, 1550 SOUTH 1000 WEST AND 942, 922 WEST 1600 SOUTH (TINS: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, & 12-391-0023). PROJECT AREA: 12.193 ACRES. STAFF: BRAD MCILRATH (LEGISLATIVE ACTION).

Chair Uccardi opened the public hearing.

Brad McIlrath, Senior Planner, presented the following facts:

- Current Designations
  - General Plan designation of Residential and Commercial
  - Zoned A-1 (Agricultural) and C-2 (Commercial).
- Prior Request
  - Amend General Plan to have entire project area designated as Residential.
  - Rezone properties to R-3 (Multi-family Residential) to develop the project as townhomes.
  - Application withdrew the previous proposal.
- Current Request
  - Amend General Plan to have entire project area designated as Residential.
  - Rezone properties to R-3 (Multi-family Residential) to develop project as small lot single-family subdivision.

Chair Uccardi asked for public comment. There were no new comments other than those shared during the public hearing on the General Plan. Chair Uccardi closed the public hearing.

Commissioner Uccardi asked Mr. Warnick what the position of Destination Homes would be if the R-2 zone were considered rather than the R-3 zone. Mr. Warnick stated the R-2 zone would mean the loss of three homes. He stated the loss of those three homes made a significant difference and were vital for the success of the project.

Commissioner Murray asked Mr. Warnick if the loss of three homes was a deal breaker for the project. Mr. Warnick stated it would create more consideration on the developer's side whether the proposed project was worth pursuing, especially considering recent financial challenges hitting the construction industry.

Commissioner Murray stated that the City had previously decided that more dense development should be along main corridors such as in the Form Based Code areas. Mr. Warnick replied the developer was pursuing the R-3 zone over the R-2 zone and would not budge because the loss of three homes made a significant difference.

Mr. McIlrath stated that staff found the R-3 zone acceptable with a development agreement because it was the only way to give the developer the number of homes needed while addressing

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any density issues the City might be concerned about.

Commissioner Blackwood asked if the development met the open space requirements. Staff indicated that it did and indicated it exceeded the requirement.

Mr. McIlrath commented it wasn't usually good practice to tie a development agreement to a rezone request; however, the applicant was the one that requested it.

Commissioner Murray commented she was against the R-3 zone, but really did like the product being proposed.

Commissioner Browning wanted to assure the individuals that spoke earlier that the Commission was not ignoring them, however, the body could only do what they could at certain times, and legally they could not go against the General Plan amendment or rezone for the reasons stated. He advised the two parties, meaning the applicant and concerned business owners, to get together to find a solution palatable for both parties.

Commissioner Uccardi stated he did not like R-3 zone; however, he did like the detached housing concept, and it created a sense that Clearfield was a trend setter.

Commissioner Blackwood moved to recommend approval to the City Council of RZN 2021-050035, a zoning map amendment by John Warnick with Destination Homes to change the zone designations from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Multi-family Residential) for 12.193 acres of the properties located at 1550 South 1000 West (TINs: 12-065-0005, 12-065-0086, 12-065-0091, 12-065-0096, 12-065-0104, 12-065-0186, 12-391-0011, 12-391-0012, 12-391-0022, and 12-391-0023) with the condition of an approved development agreement. Seconded by Commissioner Browning. The motion carried on the following vote: Voting AYE – Commissioner Uccardi, Bloomfield, Blackwood, and Browning. Voting No – Councilmember Murray. Commissioner Murray stated her reason for voting no was because she was more in favor of using the R-2 zone rather than R-3 zone.

<u>DISCUSSION AND POSSIBLE ACTION ON SP 2021-040081, A SITE PLAN AMENDMENT REQUEST BY EMILY HALTLI WITH HALTLI'S HAVEN CHILDCARE TO AMEND THE PREVIOUSLY APPROVED SITE PLAN TO CONSTRUCT A PLAYGROUND FOR A DAYCARE FACILITY AT THE SUBJECT LOCATION. LOCATION: 458 EAST 700 SOUTH (TIN: 15-011-0003). PARCEL AREA: 0.74 ACRES. ZONE: T-R (TOWN NEIGHBORHOOD RESIDENTIAL). PLANNER: BRAD MCILRATH (ADMINISTRATIVE ACTION).</u>

Brad McIlrath, Senior Planner, presented the following facts:

- Depot Crossing commercial building approved January 2019.
- Commercial Daycare Facility allowed as a permitted use in the T-R (Town Neighborhood Residential) zone.
    - Neighborhood service under 12,000 square feet.
- Site Plan amendment to remove seven parking spaces from east parking area for the commercial playground.
- Minimal other changes to the site and parking sufficient for daycare use.

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Commissioner Murray asked if the whole building was to be a daycare. The applicant confirmed it was.

Commissioner Blackwood asked if it was an existing business in Clearfield making the request. Staff indicated currently it was a home-based business.

Emily Haltli, the applicant, stated she was excited to expand her business and looked forward to getting new customers as many daycares were at capacity and many apartments were being developed in the area.

Commissioner Blackwood asked how many children the facility could care for. Ms. Haltli stated that 200 kids could be cared for.

Commissioner Uccardi commented he was very excited for the project because he liked seeing office space being used, especially because the business would be part of a multi-use project.

Commissioner Blackwood moved to approve as conditioned, SP 2021-040081, a site plan amendment by Emily Haltli with Haltli's Haven Childcare to amend the previously approved site plan to construct a playground for a daycare facility at the property addressed 458 East 700 South (TIN: 15-011-0003). Seconded by Commissioner Bloomfield. The motion carried on the following vote: Voting AYE – Commissioner Uccardi, Bloomfield, Murray, Blackwood, and Browning. Voting No – None.

STAFF COMMUNICATIONS

June 16, 2021 General Plan Work Session would be a joint meeting with the Parks and Recreation Commission.

Reported on the projects to be considered at the July 7, 2021 meeting.

Staff provided information on House Bills 98 and 82.

PLANNING COMMISSIONERS' MINUTE

Chair Uccardi: Stated he would attend the next meeting via zoom.

Vice Chair Bloomfield: None.

Commissioner Blackwood: Asked if the Commission could ask why the previous discussed property was not sold to the daycare owner. Stuart Williams, City Attorney, stated it was not really the City's concern.

Commissioner Murray: None.

Commissioner Browning: None.

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Spencer Brimley asked for all commissioners to give feedback on the R-3 zoning district for General Plan to help the consultants make any necessary adjustments. He announced legislative training for new commissioners.

There being no further business to come before the Planning Commission, **Commissioner Uccardi moved to adjourn at 9:03 p.m. Seconded by Commissioner Murray.**

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CLEARFIELD PLANNING COMMISSION MEETING

June 16, 2021

7:00 P.M. – Work Session

PRESIDING:	Chris Uccardi	Planning Commission Chair
PRESENT:	David Bloomfield	Planning Commission Vice Chair
	Kathryn Murray	Planning Commissioner
	Karen Blackwood	Planning Commissioner
	Robert Browning	Planning Commissioner
	Brogan Fullmer	Planning Commissioner
	Michael Bybee	Planning Commissioner (ALT)
	Megan Ratchford	Planning Commissioner
	Amber Brink	Youth Commission Ambassador
	Parks and Recreation	
	Nathan Wimmer	Parks and Recreation Commission Chair
	Thomas Mayer	Parks and Recreation Commission Vice Chair
	Alyssa Belford	Parks and Recreation Commission
	Kristi Bush	Parks and Recreation Commission
	Jim Cordeiro	Parks and Recreation Commission
	Anthony DeMille	Parks and Recreation Commission
	Connie Dooley	Parks and Recreation Commission
	Matthew Mangum	Parks and Recreation Commission
	Paul Niewlson	Parks and Recreation Commission
ABSENT:	Bobby Austin	Planning Commissioner
STAFF PRESENT:	Stuart Williams	City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Nicholas Lopez	Planning Technician
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Director
	Sheila Olsen	Secretary

VISITORS: Mark Morris – VODA Landscape + Planning; Annaliese Eichelberger VODA Landscape + Planning

General Plan Update – Work Session

Presentation and discussion led by VODA Landscape + Planning

Schedule

1. July 21, 2021
    a. Draft Document Review: Land Use and Transportation Chapters
2. Aug 18, 2021

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    a. Begin Adoption Process
    b. Document Review
3. September
    a. Joint Document Discussion with Planning Commission and City Council
4. October
    a. Plan Adoption Discussion and Plan Adoption Public Hearing
5. November
    a. Plan Adoption Discussion and Plan Adoption Public Hearing

Commissioner Fullmer asked how many of the best practices are tailored to Clearfield. The consultants stated the general terms were a good description of what every city should aspire to.

Sustainability

Commissioner Blackwood asked if the General Plan would highlight exactly what was meant by 'sustainability'. The consultant stated that yes, it would talk about different points of sustainability.

1. Create support among community leaders, citizens employers, and other organizations to move toward adopting sustainable City policies.
2. Aim to provide services and improve mobility for all groups in the community.
3. Encourage discussion of environmental, economic, and social sustainability practices in all City-driven efforts and development discussions.

Spencer Brimley, Community Development Director, stated that the City Council had put a lot of effort into fiscal sustainability and continued to work on creating a sustainable City in financial terms.

4. Social Sustainability
    a. Community Building.
    b. Pride in Your Community.
    c. Public Engagement with City Decisions.
    d. Neighborhood Support & Problem Solving.
5. Environmental Sustainability
    a. Water Conservation.
    b. Recycling Programs.
    c. Energy Efficient Practices.
    d. Active Transportation Methods.
6. Economic Sustainability
    a. Tax Base Diversification.
    b. Planning For Future City Liabilities.
    c. Job Growth Support.
    d. Access to Opportunity.

Commissioner Blackwood expressed her opinion that infrastructure should be pointed out in the document. The consultant stated that could be added to the General Plan draft, especially in keeping maintenance up. Commissioner Blackwood wanted to make sure sustainability kept pace

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with population growth.

Commissioner Fullmer wanted to include and ensure the efficient use of infrastructure.

Commissioner Murray stated that everyone needed to know that not all roads were equal because some were State and other were City-controlled roads. Commissioner Murray also pointed out that public works did not currently have a maintenance schedule.

Commissioner Blackwood suggested sewer maintenance should be reviewed as well.

7. Goals
    a. Support preservation of natural features important to the community of Clearfield.
    b. Encourage City policies that support economic and fiscal sustainability.
    c. Support social sustainability by promoting policies that encourage community engagement and connectivity.
8. Sustainability Policies & Implementation Strategies
    a. Establish a sustainability working group.
    b. Identify the City's environmental priorities.
    c. Engage residents and staff in the sustainability discussion.
    d. Initiate an education and awareness effort.
    e. Coordinate with other municipalities and entities on policies that support sustainability (recycling, water usage, active transportation, land use, economic development).

Parks and Recreation Commission joined discussion

Parks and Trails

1. Park Acreage
    a. Three percent (3%) of the land within the Clearfield boundary was made of parks. That equated to 124.3 acres.
2. Trails
    a. Clearfield's trails total over 20 miles throughout the city, made up of eight different trails.
3. Clearfield Parks & Trails Challenges
    a. Limited viable vacant land for expansion of park and open space acreage.
    b. Coordination with other municipalities needed to expand trail system.
    c. Budget cycle prolonging implementation timeline of approved parks & trails projects

4. Parks & Trails Goals from existing Clearfield Adopted Plans
    a. Existing Clearfield General Plan
    b. Clearfield Trails Master Plan
    c. Wasatch Choice 2050
    d. Clearfield Downtown Plan
    e. North Davis County Active Transportation Plan (ATP)

5. General Plan Parks & Trails Goals

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a. Provide quality parks, recreation, active transportation routes, and open space facilities
b. Promote the creation of an interconnected public open space network that includes safe, convenient, and comfortable connections for biking, walking and other forms of active transportation
c. Protect and improve existing parks, open space, and trails

Commissioner Fullmer asked if biking was too specific and if it would be better to encompass many forms of transport that were active. The consultant stated that could be done.

Brad McIlrath, Senior Planner, stated the terms could be changed to both active and recreation. Commissioner Blackwood concurred.

Commissioner Bush stated she liked the term as it was.

Commissioner Bybee asked if any indication was addressed for off limits uses on trails. The consultant stated yes, and commented it could more clearly address what was or was not allowed.

Commissioner Bloomfield if electric scooters could be used on trails. Commissioner Wimmer of the Parks and Recreation Commission indicated that had not been discussed yet.

6. General Plan Parks & Trails Framework:
    a. Improve connectivity between existing and future parks and trails
    b. Follow implementation steps from existing plans pertaining to parks and trails
    c. Update amenities and budget priorities for future parks and tails
    d. Promote Clearfield's parks and trails to residents and visitors
7. North Davis ATIP map
8. These trail classifications are as follows:
    a. Class I - an exclusive trail for Bicycles, pedestrians, etc., Physically separated from Motor vehicle traffic. The Safest but most costly.
    b. Class II – a restricted segment of a shared street or roadway for bicycles separated from motor vehicle traffic by lane marking or barrier
    c. Class III – a shared right-of-way located on lightly travelled streets and roadways. Designated solely by "bike route" signage.

There was a question about whether the trails would connect to Clearfield Station. The consultant stated that yes, the trail would connect. Spencer Brimley, Community Development Director, indicated the City was working to select a consultant for the construction and design of Clearfield Station.

Commissioner Bush pointed out that some sections of the trail map were not more than a stripe on the road. Mr. McIlrath indicated eventually UDOT planned to create a separate path, however, that was in the distant future. Eric Howes, Community Services Director, added that separation of what was conceptualized and what was achieved, and was valuable was the point of concept.

DRAFT

Staff Communications

Staff and Commission introductions for new commissioners

There being no further business to come before the Planning Commission, **Commissioner Uccardi moved to adjourn at 8:15 p.m. Seconded by Commissioner Fullmer.**

DRAFT

Planning Commission
STAFF REPORT

AGENDA ITEMS
#1 & 2

TO: **Clearfield City Planning Commission**

FROM: **Tyson Stoddard, Planner I**
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: **Wednesday, June 1st, 2022**

SUBJECT: Discussion and Possible Action on **PSP & FSP 2022-040043**, a preliminary and final subdivision plat request by Mark Garza with Clearfield Flex for a 15-lot subdivision to create commercial condominiums at the subject location. **Location:** 340 West 1700 South (Antelope Dr.) (TIN: 12-940-0001). **Project Area:** 3.95 Acres **Zone:** C-2 (Commercial) **(Administrative Action).**

RECOMMENDATION

Staff recommends that the Planning Commission move to **approve as conditioned**, **PSP 2022-040043**, a preliminary subdivision plat request by Mark Garza with Clearfield Flex for a 15-lot subdivision to create commercial condominiums at the property located at 340 West 1700 South (Antelope Drive) (TIN: 12-940-0001). This recommendation is based on the subdivision discussion and findings in the Staff Report.

Staff recommends that the Planning Commission forward a **recommendation of approval** to the Clearfield City Council for **FSP 2022-040043 as conditioned**; a final subdivision plat request by Mark Garza with Clearfield Flex for a 15-lot subdivision to create commercial condominiums at the property located at 340 West 1700 South (Antelope Drive) (TIN: 12-019-0025). This recommendation is based on the subdivision discussion and findings in the Staff Report.

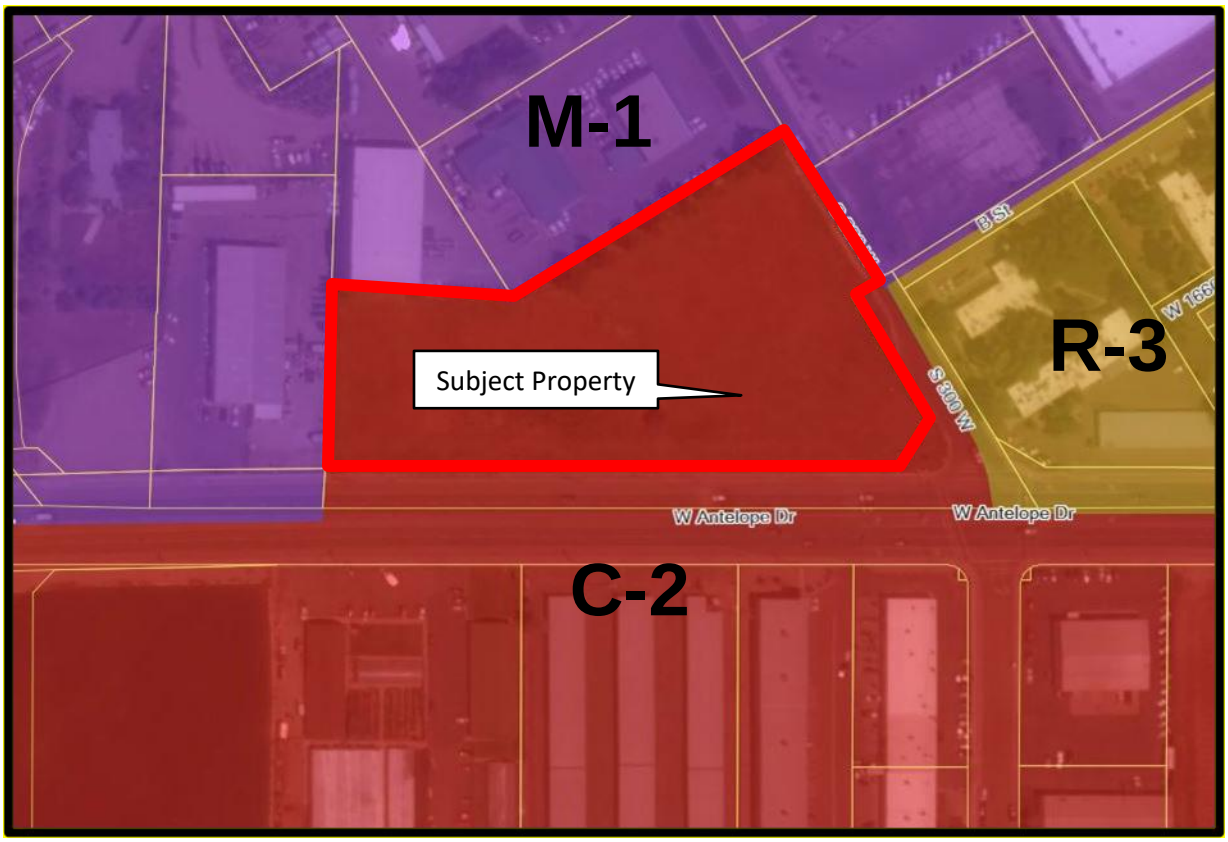
PROJECT SUMMARY

Project Information	
Project Name	Clearfield Flex Condominiums
Site Location	340 West 1700 South (Antelope Drive)
Tax ID Number	12-940-0001
Applicant	Mark Garza
Owners	Clearfield Flex LLC
Proposed Actions	Preliminary and Final Subdivision Plat Approval
Current Zoning	C-2 (Commercial)
General Plan Land Use Classification	Commercial
Gross Site	3.95 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Manufacturing	M-1 (Manufacturing)	Manufacturing
East	Residential	R-3 (Residential)	Commercial

South	Commercial	C-2 (Commercial)	Commercial
West	Manufacturing	M-1 (Manufacturing)	Commercial

Aerial Image & Zoning



BACKGROUND & OVERVIEW

In July of 2020, the Planning Commission granted site plan approval for a three (3) building office/warehouse development at the subject location. The construction is nearing completion and the applicant is now requesting to subdivide the existing lot to create 14 (fourteen) commercial condominium lots, and a common area for the parking lot and landscaping. The proposed condominium units would range in size between 3,300 and 5,100 square feet.

The proposed plat would maintain a ten foot (10') wide public utility easement around the perimeter of the property and will maintain all existing storm drain, electric, sewer, water, and natural gas easements. The request does not include the vacation or dedication of any public streets.

General Plan and Zoning

The subject property is identified in the General Plan as commercial and is zoned C-2 (Commercial). The request to create condominiums does not contradict or impede the goals and objectives of the General Plan. Each commercial condominium will be subject to the permitted and conditional use requirements of the C-2 Zone.

SUBDIVISION PLAT APPROVAL

Because this property exists in an approved one-lot subdivision, it will require an amendment to the subdivision to accomplish the proposal. The request is also subject to Title 11, Chapter 13, and Section 24 of the Clearfield City Municipal Code, which requires the review of private covenants and restrictions related to developments that will include separate ownership and common areas. The Covenants, Conditions, and Restrictions (CC&R's) shall be approved by the City Attorney, Planning Commission, and City Council, and shall be recorded with the County Recorder.

Staff has reviewed the applicant's submittal of the proposed Articles of Incorporation, CC&R's and accompanying By-laws. A summary of the review is provided as outlined in the table below.

	Specific Provision	Inclusion in CC&R's
All covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, at a minimum, contain the following:		
1)	The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the condominium development.	Included and identified as "Clearfield Flex Industrial Commercial Association, Inc."
2)	The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.	Included. A Board is established with further provisions included in the By-Laws of Clearfield Flex Industrial Commercial Association, Inc.
3)	The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.	Included. Meetings of the Association are established in the By-Laws of Clearfield Flex Industrial Commercial Association, Inc.

4)	The manner of collection from unit owners for their share of common expenses and the method of assessment.	Included. The "Assessments" section includes the provisions for collection from unit owners.
5)	Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.	Included. Voting procedures are included in the By-Laws of Clearfield Flex Industrial Commercial Association, Inc.
6)	The method and procedure by which the declaration may be amended.	Included. The declaration may be amended upon voting procedures as established in the CC&R's and accompanying By-laws.

Department Review
The proposed condominium plat was shared with Public Works, the Building Division, and the North Davis Fire District for review. The Staff Engineer provided comments in a review letter dated May 10th, 2022. The letter is included as an attachment to this report.

Public Comment
A public notice sign was posted on May 20th, 2022. As of the date of this report, no comments have been received.

PRELIMINARY AND FINAL SUBDIVISION PLAT - CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed subdivision, Staff recommends that the Planning Commission **approve** the preliminary subdivision plat and recommend **approval** of the final subdivision plat to the Clearfield City Council, subject to the following conditions:

1) The plat shall be revised to include addresses for the condominiums.
2) Plans shall be revised to address Clearfield City Planning and Engineering comments and requirements prior to obtaining final signatures and recording the plat.
3) The final subdivision plat shall include any necessary changes as outlined in this report or required by applicable local agencies.
4) The private covenants and restrictions required (pursuant to 11-13-24 of the city Land Use Ordinance), any amendment, and any instrument affecting the property or any unit therein, shall be approved by the city attorney, planning commission, and city council, and shall be recorded with the county recorder.

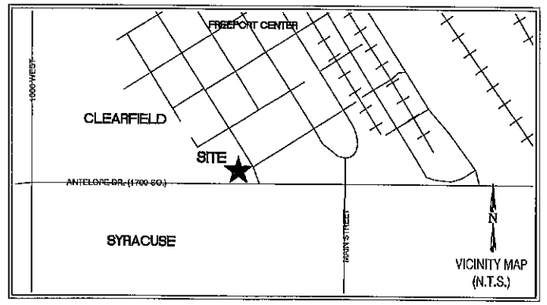
ATTACHMENTS

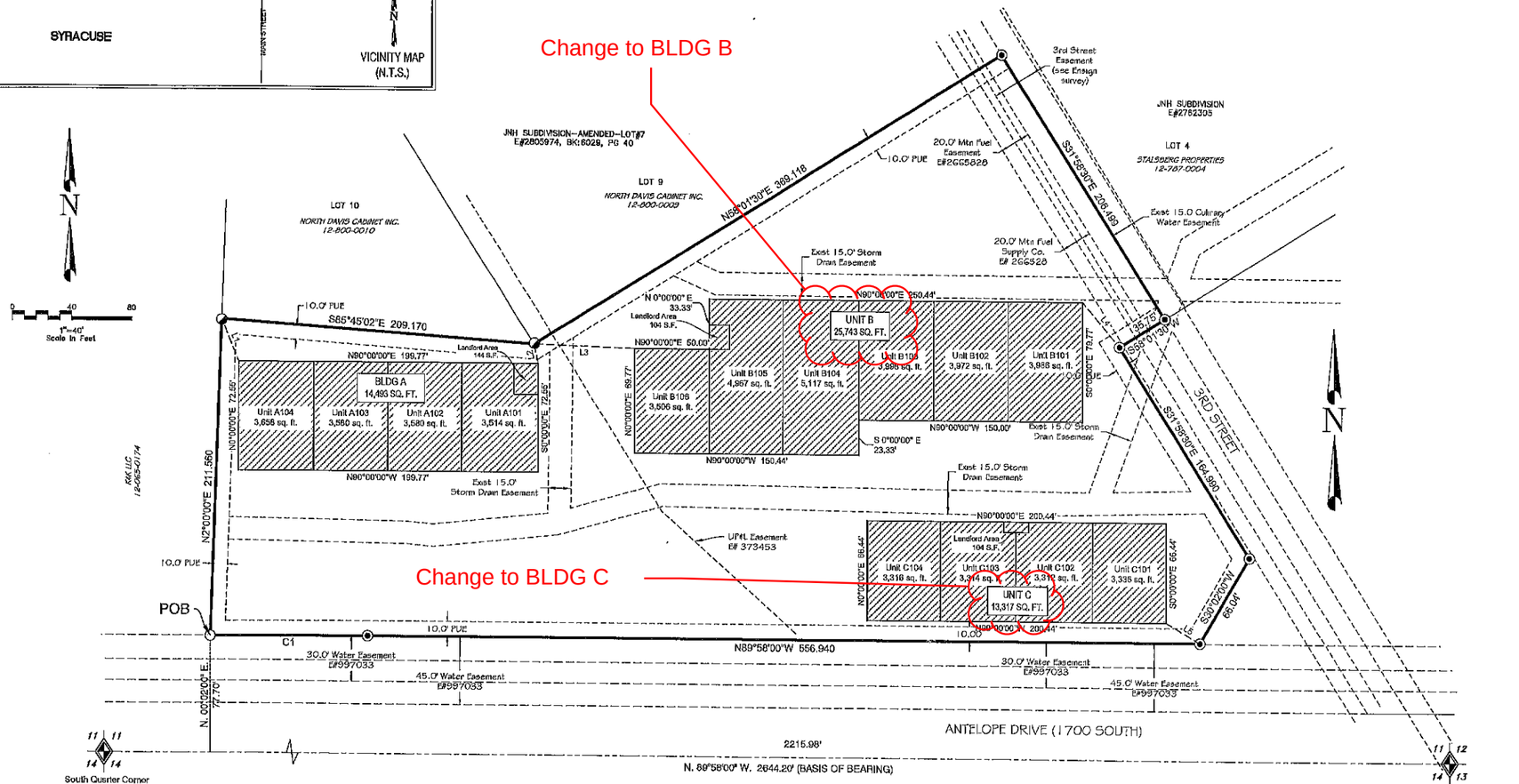
1. Subdivision Plat
2. Clearfield Flex Articles of Incorporation
3. Engineering Review Letter dated May 10th, 2022

CLEARFIELD FLEX CONDOMINIUMS

A UTAH COMMERCIAL CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN CLEARFIELD CITY, DAVIS COUNTY, UTAH





*Recommend including an address table showing the address of each condominium unit.

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Easement Line
- Private Ownership
- Common Areas
- Rebar and Cap set marked "CIR Engineering"

GENERAL NOTES & CONDITIONS:

1. PLEASE NOTE THAT EAVES, OVERHANGS, TRIMS, AND OTHER ARCHITECTURAL FEATURES AND PROJECTIONS MAY EXTEND BEYOND THE BOUNDARY LINE INDICATED FOR THE BUILDING.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.71	N22° 09' 49"W
L2	13.23	N12° 02' 37"W
L3	67.11	N88° 00' 29"W
L4	38.54	S39° 44' 05"E
L5	26.45	S59° 17' 33"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.49	10055.00	00°36'04"	S89° 43' 38"W	105.49

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the owners I have made a survey of the tract of land in accordance with Section 17-23-17 and have verified all measurements and that the description describes the land known as CLEARFIELD FLEX CONDOMINIUMS. I further certify that this condominium lot is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be as shown on this plat.

Signed this __ day of _____, 2022

PROFESSIONAL LAND SURVEYOR — GARY CHRISTENSEN — No. 5152617 — 08/29/2002 — STATE OF UTAH

BOUNDARY DESCRIPTION

All of Lot 1A, JNH Subdivision, Second Amended recorded June 21, 2019 as Entry No. 3167569 in Book 7289, at Page 95 in the Office of the Davis County Recorder located in the Southeast Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest Corner of Lot 1 of the JNH Subdivision, said point lies North 89°58'00" West 2215.980 feet along the Section Line and North 00°02'00" East 77.700 feet from the Southeast Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 1 the following (6) courses: 1) North 00°02'00" East 211.560 feet; 2) South 89°45'02" East 209.170 feet; thence along the Northerly line of said Lots 1, 2 & 3 North 68°01'30" East 369.116 feet; thence along said Lot 3 the following (4) courses: 1) South 31°58'30" East 206.499 feet; 2) South 58°01'30" West 98.750 feet; 3) South 31°58'30" East 164.990 feet; 4) South 30°02'00" West 68.040 feet; thence along the Southerly line of said Lots 1, 2 & 3 North 89°58'00" West 556.940 feet to a point on a 10055.000 foot radius tangent curve to the left. (Chord bears South 89°43'38" West 105.490 feet); thence along the Southerly line of said Lot 1 and the arc of said curve 105.490 feet through a central angle of 00°36'04" to the point of beginning.

The above-described Lot 1A contains 172,125 sq., ft. in area or 3.951 acres more or less. 1 Lot.

OWNER'S DEDICATION

the owner of the described tracts of land to be hereafter known as CLEARFIELD FLEX CONDOMINIUMS does hereby dedicate, grant, and convey to CLEARFIELD CITY all easements as shown on this plat as public utility easements, the same to be used for installation, maintenance, and operation of public utility service lines and drainage as may be authorized by .

In witness whereof, I have hereunto set my hand this day of , 2022.

a Utah limited liability company,

BY: _____

PRINT NAME _____

ITS: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of)

On this____day of____, in the year 2022, before me,_____a Notary Public, personally appeared_____the_____of_____proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the CLEARFIELD FLEX CONDOMINIUMS and was signed by him/her on behalf of said_____and acknowledged that he/she/they executed the same.

Commission Number_____.
My Commission Expires _____.

Signature:_____.

Print:_____.
Name:_____.

A Notary Public Commissioned in Utah

SHEET 1 / 7

CLEARFIELD FLEX CONDOMINIUMS
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.& M.
CLEARFIELD CITY, DAVIS COUNTY, UTAH

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
10718 S Beckstead Lane, Suite 102
South Jordan, Utah 84095
Phone: 435-503-7641

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this _____ day of _____, A.D. 2022.

Clearfield City Engineer

CITY ATTORNEY APPROVAL

I, _____, hereby certify that I have reviewed this entire document and approve it as to form, on this _____ day of _____, A.D. 2022.

Clearfield City Attorney

PLANNING COMMISSION APPROVAL

I, hereby certify that the Clearfield City Planning Commission approved this plat on the ____ day of _____, A.D. 2022.

Title:

CITY COUNCIL APPROVAL

Presented to the Clearfield City Council this ____day of _____ A.D. 20____ and is hereby approved.

City Recorder Attest

City Mayor

DAVIS COUNTY RECORDER

Recorded # _____
State of Utah, County of DAVIS, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

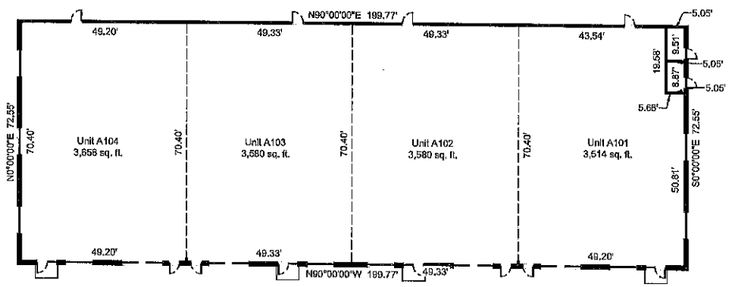
Fee $ _____

DAVIS County Recorder

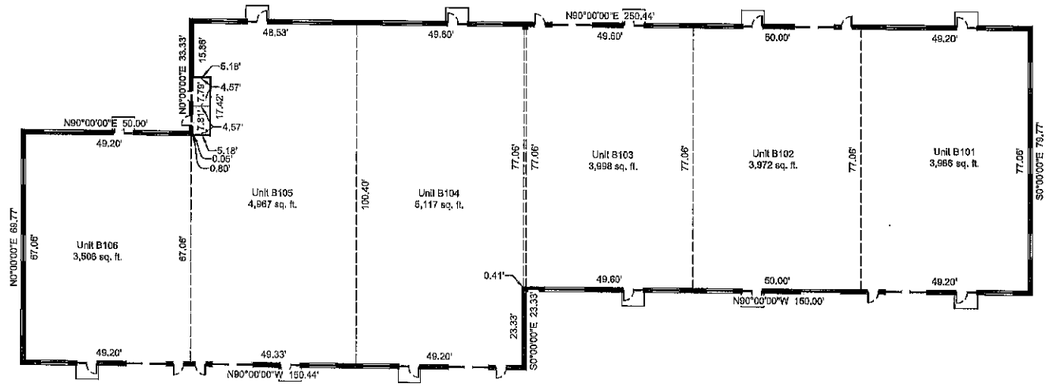
CLEARFIELD FLEX CONDOMINIUMS

A UTAH COMMERCIAL CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

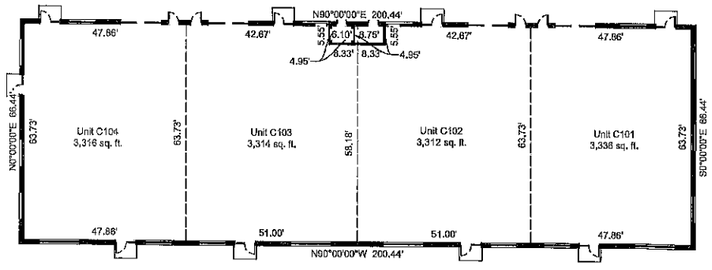
BUILDING A FLOORPLAN



BUILDING B FLOORPLAN



BUILDING C FLOORPLAN





LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Easement Line
- Private Ownership
- Common Areas

Rebar and Cap set marked "CIR Engineering"

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

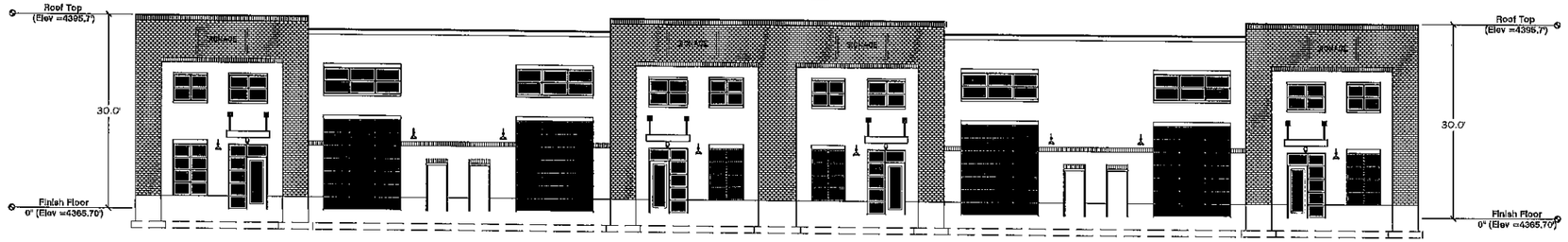
10718 S Beckstead Lane, Suite 102
South Jordan, Utah 84095
Phone: 435-503-7641

CLEARFIELD FLEX CONDOMINIUMS
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.& M.
CLEARFIELD CITY, DAVIS COUNTY, UTAH

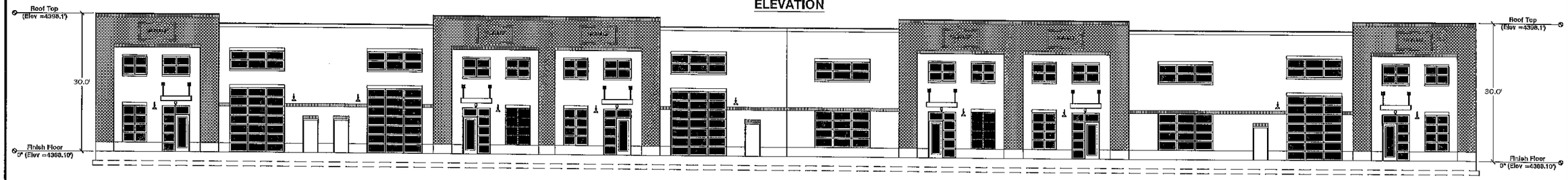
CLEARFIELD FLEX CONDOMINIUMS

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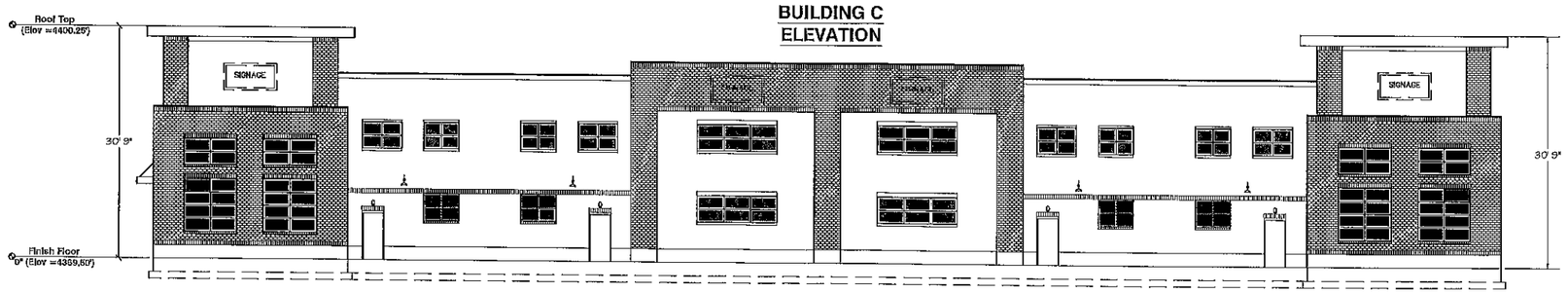
BUILDING A ELEVATION



BUILDING B ELEVATION



BUILDING C ELEVATION



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Easement Line
- Private Ownership
- Common Areas
- Rebar and Cap set marked "CIR Engineering"

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

10718 S Beckstead Lane, Suite 102
South Jordan, Utah 84095
Phone: 435-563-7641

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

May 10th, 2022

Attn: Brad McIlrath, Senior Planner
Proj: Clearfield Flex
Subj: Plat Review 1

Brad,

I have completed my review of the recently submitted plat for Clearfield Flex Condominiums. The plat has several comments that need to be addressed before our recommendation of approval can be given.

1. The easement running East-West located just North of Unit B needs to be labeled.
2. The detention pond located on the north side of the property should be identified on the plat, along with language indicating who will be responsible for the maintenance and upkeep of it.
3. Include language indicating who is responsible for maintenance of all utilities on site (storm, sewer, water) and note that they will be privately owned and maintained.
4. Include language indicating who is responsible for all interior roads, note that all interior roads and facilities will be private.
5. Include language "Private streets are designated as utility, drainage, ingress/egress, and public fire access easement".
6. Change the year on all signatory lines to 2022.
7. Only one north arrow needs to be on the plat.
8. Include addresses of neighboring lots.
9. Include all lines on the Line Table.
10. Show the width of the UP&L Easement running through the property.

If you have questions, please contact me anytime.

Thanks,

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

Planning Commission
STAFF REPORT

AGENDA ITEMS
#3 & 4

TO: **Clearfield City Planning Commission**

FROM: **Tyson Stoddard, Planner I**
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: **Wednesday, June 1st, 2022**

SUBJECT: Discussion and Possible Action on **PSP 2022-040042**, a preliminary subdivision plat request by Brock Johnston with Alta Homes for a 43-lot subdivision for townhomes and a commercial development at the subject location. **Location:** 938 S. University Park Blvd. (TIN: 09-302-0009). **Parcel Area:** 3.46 Acres **Zone:** R-3 (Residential) and C-2 (Commercial). **(Administrative Action).**

Discussion and Possible Action on **SP 2022-040118**, a site plan request by Brock Johnston with Alta Homes for a 40-unit townhome development at the subject location. **Location:** 938 S. University Park Blvd. (TIN: 09-302-0009). **Project Area:** 2.74 Acres of 3.46 Total Acres. **Zone:** R-3 (Residential). **(Administrative Action).**

RECOMMENDATIONS

Staff recommends that the Planning Commission move to **approve as conditioned**, **PSP 2022-040042**, a preliminary subdivision plat request by Brock Johnston with Alta Homes for a 43-lot subdivision for townhomes and a commercial development at the property located at 938 S. University Park Blvd. (TIN: 09-302-0009). This recommendation is based on the subdivision discussion and findings in the Staff Report.

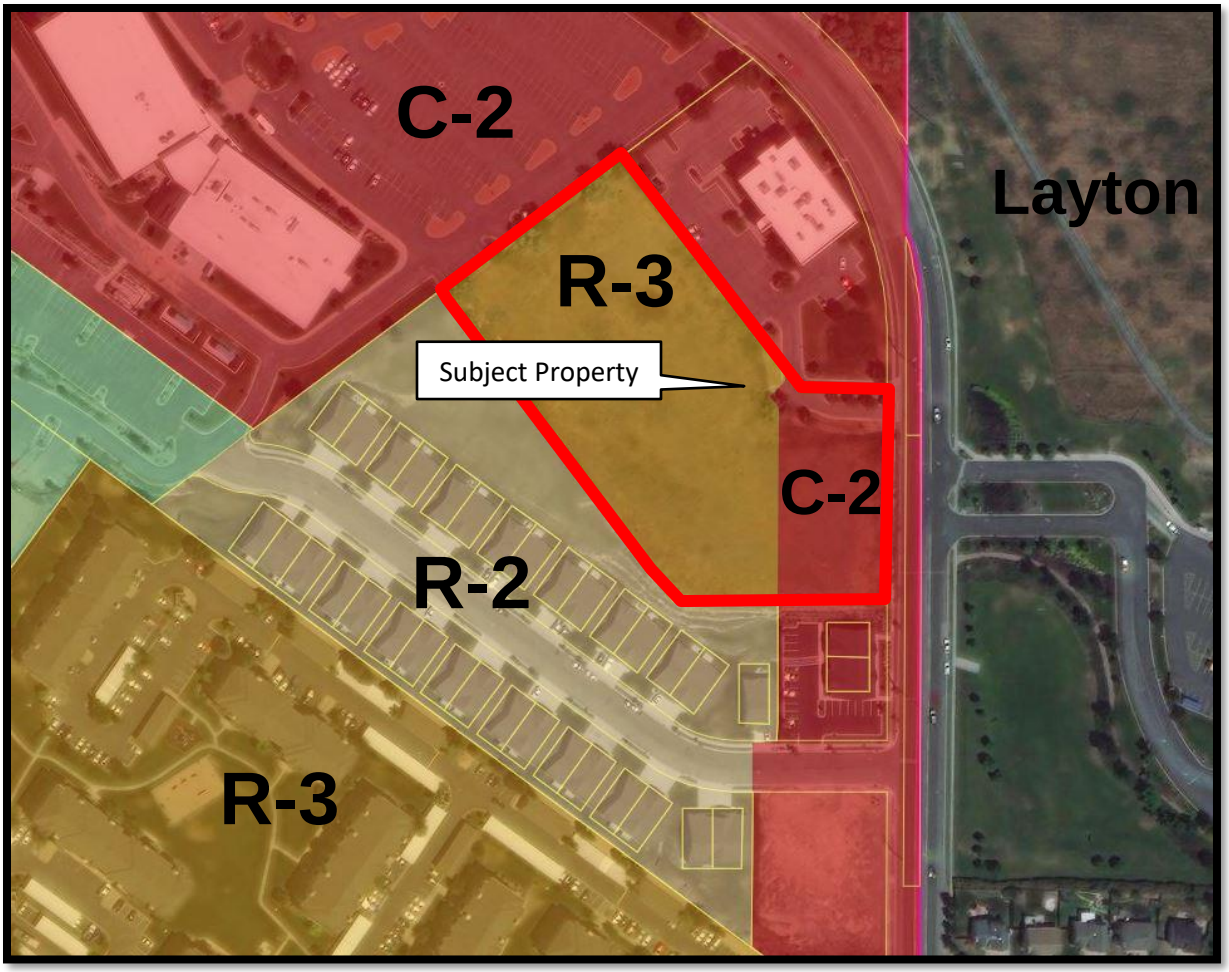
Staff recommends that the Planning Commission move to **approve as conditioned, SP 2022-040118**, a site plan request by Brock Johnston with Alta Homes for a 40-unit townhome development at the property located at 938 S. University Park Blvd. (TIN: 09-302-0009). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Towns at University Park
Site Location	938 S. University Park Blvd.
Tax ID Number	09-302-0009
Applicant	Brock Johnston
Owners	Alta Homes, Inc
Proposed Actions	Preliminary Subdivision Plat & Site Plan Approval
Current Zoning	R-3 (Residential) & C-2 (Commercial)
General Plan Land Use Classification	Mixed-Use
Gross Site	3.46 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Office	C-2 (Commercial)	Commercial
East	Weber State Davis Campus	N/A (Layton)	N/A (Layton)
South	Residential & Office	R-2 (Residential) & C-2 (Commercial)	Residential & Mixed Use
West	Residential & Office	R-2 (Residential) & C-2 (Commercial)	Residential & Commercial

Aerial Image & Zoning



BACKGROUND & OVERVIEW

General Plan and Zoning

The subject property is identified in the General Plan as Mixed-Use. The applicant, Brock Johnston, requested to rezone the back 2.74 acres of the 3.46-acre property from C-2 (Commercial) to R-3 (Residential) in September of 2019. The rezone was approved subject to the execution of a development

agreement outlining limitations for the residential construction and timing for the commercial construction.

Development Agreement
In January of 2021, the City Council granted approval of a development agreement with Alta Homes for townhomes and a commercial development at the subject property. The development agreement outlines limitations on the residential construction, specifying that the maximum residential density shall be sixteen (16) units to the acre as allowed by the R-3 (Residential) Zone. The type of residential construction will be limited to townhomes only and shall not include any multi-family apartment buildings. The agreement further specifies that the townhomes shall not exceed a height of two-stories above grade, that each townhome building shall have a maximum unit connection of six (6) townhomes, and that the code standard of a thirty-foot (30') separation between multi-family buildings shall not apply.

Regarding the commercial portion of the development, the agreement requires a commercial building that is at least 8,000 square feet. The City will not be required to grant a Certificate of Occupancy for the last ten (10) residential units until vertical construction has commenced on the commercial building.

Site Overview
Having executed and recorded the development agreement, the developer is now requesting preliminary subdivision plat approval for the entire property, and site plan approval for the townhome portion of the development. The applicant is proposing to develop a 40-unit residential townhome and commercial subdivision on the subject property, which is located between the University Ridge Twin Homes to the south and the Academy Mortgage office building to the north. The development will be provided with vehicular access by using the existing access to the Academy Mortgage office building. Because the two properties will be sharing an access, a shared access easement will need to be recorded on the plat. According to the preliminary plat, the units themselves are designated as private and a two and a half foot (2.5') space in front of the garages is designated as limited common area. The remaining area of the development will be common area and will include the private roads and project landscaping.

A concept plan was provided for the commercial building, but they are in the early stages and not requesting site plan approval for the commercial building at this time. The applicant will need to apply for site plan approval of the commercial building when they have completed the necessary items required for submittal. As stated above in the development agreement review, the commercial building will need to be in the stage of vertical construction before the last ten (10) residential units are granted Certificates of Occupancy.

PRELIMINARY SUBDIVISION PLAT REVIEW

Because the subject property is part of the existing 5-lot Hillside Park Subdivision, it will require an amendment to the subdivision to accomplish the proposal. The proposed subdivision designates the private townhome lots and the delineation of shared common area. The subdivision includes a private streets network with a right-of-way width of 27'. The submitted plans include a subdivision plat for Phase 1 and Phase 2. The plans also include a site plan, demolition plan, grading and drainage plan, sewer plan, water plan, erosion control plan, plan and street profiles, and a landscape plan. The submitted plans will need to be revised for final plat review to comply with the requirements outlined by Clearfield City Engineering as listed in a letter dated May 10, 2022. As a project that will include common areas and private streets to be maintained by the townhome owners, a copy of the Covenants, Conditions, and Restrictions for the homeowner's association will need to be provided upon final subdivision plat submittal.

The proposed plat has a total of 43 lots, which comprise of one (1) lot for each townhome and then 3 (three) lots for the common areas that are identified as Parcel A, Parcel B, and Parcel C. Staff recommends that the applicant revise the proposed plat to have a total of 42 lots, comprising of the forty (40) lots for the townhomes, one (1) lot for the common area of the townhome portion of the development, and one (1) lot for the 0.72 acre commercial property.

SITE PLAN REVIEW

Setbacks, Height, and Yard Coverage
The R-3 Zone requires that multi-family buildings comply with the following setback, height, and yard coverage standards:

Front: 25 feet (Reduced to 20' with development agreement)
Rear: 30 feet for multi-family dwellings (Reduced to 20' with development agreement)
Side: 10 feet for multi-family dwellings
Corner Side: 15 feet
Building Separation: 30 feet (shall not apply as written in the development agreement)
Maximum Height: 35 feet (development agreement specifies townhomes not to exceed two-stories above grade)
Maximum Yard Coverage: 45%

The proposed development complies with all the above standards as required by the R-3 Zone or as agreed upon in the development agreement.

Landscaping, Dumper Enclosures, and Fencing
Landscaping
Each development in the R-3 Zone is required to provide a minimum of 25% landscaped open space of the total project area. The landscape data table on sheet L1 shows that the total landscape area is 41,928 square feet, but it appears that this calculation is for both the residential and commercial portion of the development. Because the open space requirements differ between the R-3 Zone and the C-2 Zone, the table will need to be updated to show that the townhome portion of the development is meeting the open space requirement for the 2.74 acres that are in the R-3 Zone.

The proposed development includes common area landscaping, a landscaped detention pond, and pedestrian sidewalks from the townhomes that connect throughout the development. Each townhome will be provided with shrubs, trees, and landscaping near the front façade and entrance. The townhomes have rear fed garages with a small cobble rock bed that separates each garage entrance from the neighboring garage. All planting beds will be installed with a dark brown shredded bark mulch. All other landscaped areas are proposed to be planted with turf grass. The applicant will need to provide an irrigation plan to accompany the landscape plan.

The previous landscaping standards were required by Section 11-13-23, "Landscape Standards and Requirements" of the Clearfield City Code. This section was repealed in February 2022 when the city adopted a new, water-efficient landscaping ordinance. Under the new standards, this development is required to have one (1) tree for every four hundred (400) square feet of landscaped area and one (1) shrub for every two hundred (200) square feet of landscaped area. The proposed landscape plan provides eighty-four (84) trees and three hundred and seven (307) shrubs. With these proposed quantities, the landscape plan is providing the required shrubs based off of 41,928 square feet of landscaped area, but additional trees are needed. The exact number of trees and shrubs required will be based on the total landscape area within the 2.74 acres for the townhomes, which the applicant will need to provide in an

updated landscape plan and data table to show quantities specific to the townhome portion of the development.

The deciduous trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and any evergreen trees must have a minimum height of six feet (6'). The shrubs must be a minimum size of three (3) gallons at the time of planting. The plant schedule in the landscaping plan shows a one and a half inch (1.5") caliper size for the Chanticleer Flowering Pear trees, and a two (gallon) size for several of the shrubs. The above-mentioned tree and shrub sizes will need to be changed to meet the updated landscaping standards and requirements.

The updated standards specify that park strips and other areas less than 8 feet (8') wide shall not be landscaped with turf, and that the turf area shall not exceed 15% of the total landscaped area, outside of recreation areas. The applicant will need to update the landscape plan to remove turf in areas less than eight feet (8') wide and show the square footage and percentage of turf grass to verify that the proposed turf does not exceed the allowable amount of 15%.

Dumpster Enclosures
The proposed site and landscape plans show a dumpster enclosure for the commercial building. The plans will need to be revised to provide a dumpster enclosure or enclosures for the townhomes or indicate if individual trash cans will be used for each townhome unit. The garages are required to have a minimum area of four hundred (400) square feet which should be unobstructed for parking. If trash cans cannot be stored within the garages while still providing a parking area of four hundred (400) square feet, then the project will need to use dumpster(s) for the trash refuse.

Fencing & Retaining Wall
As outlined in the R-3 Zone, "walls or fences may be required around all multi-family developments. The height, type, location, and materials of such walls and fences shall be approved by the Planning Commission as part of the site plan review." There is no indication of fencing for the perimeter of the development. To provide privacy and screening from existing parking for the future residents, Staff recommends that the Planning Commission require at a minimum, a solid opaque six-foot (6') fence along the north and west property lines to provide a buffer between the side and front yards of the townhomes and the existing parking lots of the commercial office buildings. The plans show a retaining wall that runs along the southeast corner and east side of the subject property to handle the grade change between this development and University Park Blvd.

Site Access and Parking
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking.

Access
Vehicular and pedestrian access to the site is provided from University Park Blvd. As stated above, the development is proposing to use the existing vehicular access that serves the office building to the north. The access drive has two lanes, one inbound and one outbound, that are separated by a planted median. A portion of the existing drive will be removed and replaced to match the proposed development's grading plan and elevations. A review of the pedestrian access will be provided later in this report.

Parking
For multiple-family residential developments, 2.125 spaces per unit are required with at least one (1) covered space per unit. The proposed development is providing two car garages as part of each unit. The visitor parking is designed throughout the development and will be shared between the townhomes. As part of Phase 1, the townhomes will be provided with ten (10) visitor parking spaces. An additional eleven (11) visitor spaces will be provided in Phase 2.

With 40 proposed townhomes, 2.125 spaces per unit would require that the development has a total of 85 parking spaces. Based upon Staff review, the residential portion of the site is providing 80 covered parking stalls with the garages, and an additional 21 stalls for overflow and visitor parking. That brings the total number of proposed spaces to 101, which meets the standards of city code. To be ADA compliant, the site plan will need to provide at least one (1) Van Accessible Parking Space, preferably in a centralized location or multiple spaces to ensure ease of access for future users.

Building Design Standards
Chapters 11-9E "R-3 Zone" and 11-18 "Design Standards" of the city code outline all the building design standards required for new development or major changes to a site within the city. The design standards chapter includes sections for commercial and industrial development, but the R-3 Zone requires compliance with any applicable standards of the design standards chapter. As a project that is more closely tied to commercial development than industrial development, the commercial design standards are applied to this project.

Floor Plans
The R-3 Zone requires that the minimum average finished floor for area of each unit shall not be less than 1,060 square feet. Based upon rough calculations, the proposed units have an average finished floor area (excluding the garages) of 1,733 square feet. Additionally, each unit is required to have a minimum two (2) car garage with a minimum area of four hundred (400) square feet. Based upon staff measurements, the garages appear to meet this standard by providing four hundred and twenty-five (425) square feet of garage space for each unit.

Building Design
As required by the R-3 Zone, permitted exterior building materials include brick, stucco, stone, rock, and fiber cement board for multiple-family buildings. The applicant has indicated that the material used will be fiber cement board that will have horizontal and vertical variation, as well as color variations of white trim, light grays, light blues, light beiges, and some light beiges with darker siding accents. The applicant will need to submit a colors and material sheet that accompanies the architectural plans so staff can confirm compliance with material standards in the R-3 Zone.

As outlined in the Design Standards chapter, rooflines shall vary in order to add architectural interest and avoid the appearance or sense of monotonous roofline expanses. Roofline variation is required for rooflines that are greater than fifty feet (50') in length. This will need to be addressed along the rear facades for each of the proposed townhouse buildings (See code section 11-18-5D).

Site Design Standards
Chapter 18 "Design Standards," outlines all the site design standards required for new development or major changes to a site within the city.

Pedestrian Considerations & CPTED
The development site is required to consider with equal weight the needs of pedestrians and automobiles with measures taken to ensure adequate access and safety for pedestrians. This includes but is not limited to:

1. Pedestrian walkways are required to be a minimum of five feet (5') wide.
2. Pedestrian access from the public right-of-way through the site to main entrances and shall be constructed of different materials than the roadway or parking area and provide for clearly defined crossings where there are conflict points with automobiles.
3. Benches, pedestrian scaled lighting, bike racks, and other pedestrian amenities are required to be placed appropriately throughout the site.

The project provides four foot (4') wide pedestrian walkways throughout the development and to the front door of each townhome. The walkways will need to be revised to be a minimum of five feet (5') wide as required by code. To ensure adequate access and safety for pedestrians, the sidewalk coming into the development off University Park Blvd. needs to connect into the town home pedestrian network. Pedestrian scaled lighting, benches, and bike racks will need to be provided throughout the development site. Additionally, the development will need to comply with all Crime Prevention through Environmental Design (CPTED) principles outlined in the Design Guidelines chapter of the Land Use Ordinance.

DEPARTMENT REVIEW & PUBLIC COMMENT

The plans were distributed for review amongst Clearfield City Planning, Engineering, and Building staff, as well as with the North Davis Fire District and the North Davis Sewer District. Clearfield City Engineering has reviewed the preliminary plat and accompanying plans and provided comments in redlined plans and a review letter dated May 10th, 2022 (See attachments). Comments Engineering will need to be addressed prior to submittal for final plat review and approval. As required by ordinance, the applicant has also provided a Geotechnical report for review by the City Engineer. The development will need to comply with all engineering and fire district requirements, and all applicable local agencies.

Public Comment

A public notice sign was placed on the property on May 20th, 2022. No public comment has been received to date.

PRELIMINARY SUBDIVISION PLAT - CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed subdivision, Staff recommends that the Planning Commission **approve** the preliminary subdivision plat, subject to the following conditions:

1) The plat shall be revised to include addresses for the townhomes.
2) A shared access easement between the subject property and the existing office building to the north will need to be recorded on the plat.
3) The plat shall be revised to address Clearfield City Engineering comments as provided in the attached letter dated May 10th, 2022.
4) A copy of the Covenants, Conditions, and Restrictions for the homeowner's association will need to be provided upon final subdivision plat submittal.

SITE PLAN – CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed site plan, Staff recommends that the Planning Commission **approve** the site plan request, subject to the following conditions.

1) The site plan shall comply with all aspects and provisions of the Development Agreement for Towns at University Park Mixed Use Project.
2) Twenty-five percent (25%) of the total townhome project area shall be provided as landscaped open space. The landscape plans and the data table will need to be updated to show that the townhome portion of the development is meeting the open space requirement for the 2.74 acres that are in the R-3 Zone.
3) An irrigation plan will need to be submitted to accompany the landscape plan to confirm compliance with landscaping standards and requirements.

4) The exact number of trees and shrubs required will be based on the total landscape area within the 2.74 acres for the townhomes. An updated landscape plan shall be submitted with a data table to show quantities specific to the townhome portion of the development.

5) The plant sizes for the Chanticleer Flowering Pear tree and several listed shrubs will need to be changed to meet the updated landscaping standards and requirements for minimum size at installation.

6) The landscape plan needs to be updated to remove turf in areas less than eight feet (8') wide and show the square footage and percentage of turf grass to verify that the proposed turf does not exceed the allowable amount of fifteen percent (15%) of the total landscaped area outside of active recreation areas.

7) The plans will need to be revised to provide a dumpster enclosure or enclosures for the townhomes or indicate if individual trash cans will be used for each townhome unit.

8) To provide privacy and screening from existing parking for the future residents, the development shall provide a solid opaque six-foot (6') fence along the north and west property lines to provide a buffer between the side and front yards of the townhomes and the existing parking lots of the commercial office buildings.

9) The site plan will need to provide at a minimum, one (1) Van Accessible Parking Space to comply with ADA Accessibility Standards.

10) Building materials and a color scheme will need to be submitted to accompany the architectural plans. Building materials shall comply with permitted materials in the R-3 Zone.

11) The rear façade rooflines that are greater than fifty feet (50') in length shall be updated to include a roofline variation (See code section 11-18-5D).

12) The walkways will need to be revised to be a minimum of five feet (5') wide as required by code.

13) The sidewalk coming into the development off University Park Blvd. needs to connect into the town home pedestrian network.

14) Pedestrian scaled lighting, benches, and bike racks will need to be provided throughout the development site. Additionally, the development will need to comply with all Crime Prevention through Environmental Design (CPTED) principles outlined in the Design Guidelines chapter of the Land Use Ordinance.

15) The site plan will need to be updated to address comments from the City Engineering letter dated May 10th, 2022.

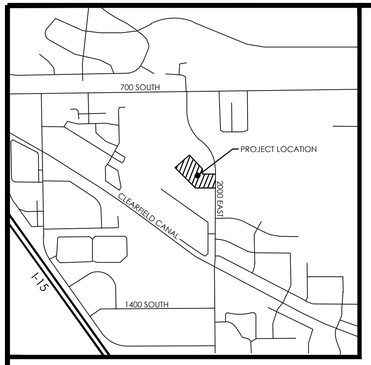
ATTACHMENTS

1. Cover Sheet & Notes
2. Subdivision Plat Phase 1
3. Subdivision Plat Phase 2
4. Site Plan
5. Demolition Plan
6. Grading Plan
7. Drainage Plan
8. Sewer Plan
9. Water Plan
10. Erosion Control Plan

11. Plan & Street Profiles
12. Landscape Plan
13. 3-Plex Building Elevations & Floor Plans
14. 4-Plex Building Elevations & Floor Plans
15. 5-Plex Building Elevations & Floor Plans
16. 6-Plex Building Elevations & Floor Plans
17. Commercial Concept Elevations & Floor Plan
18. Engineering Plan Review Letter 1 Dated May 10th, 2022.

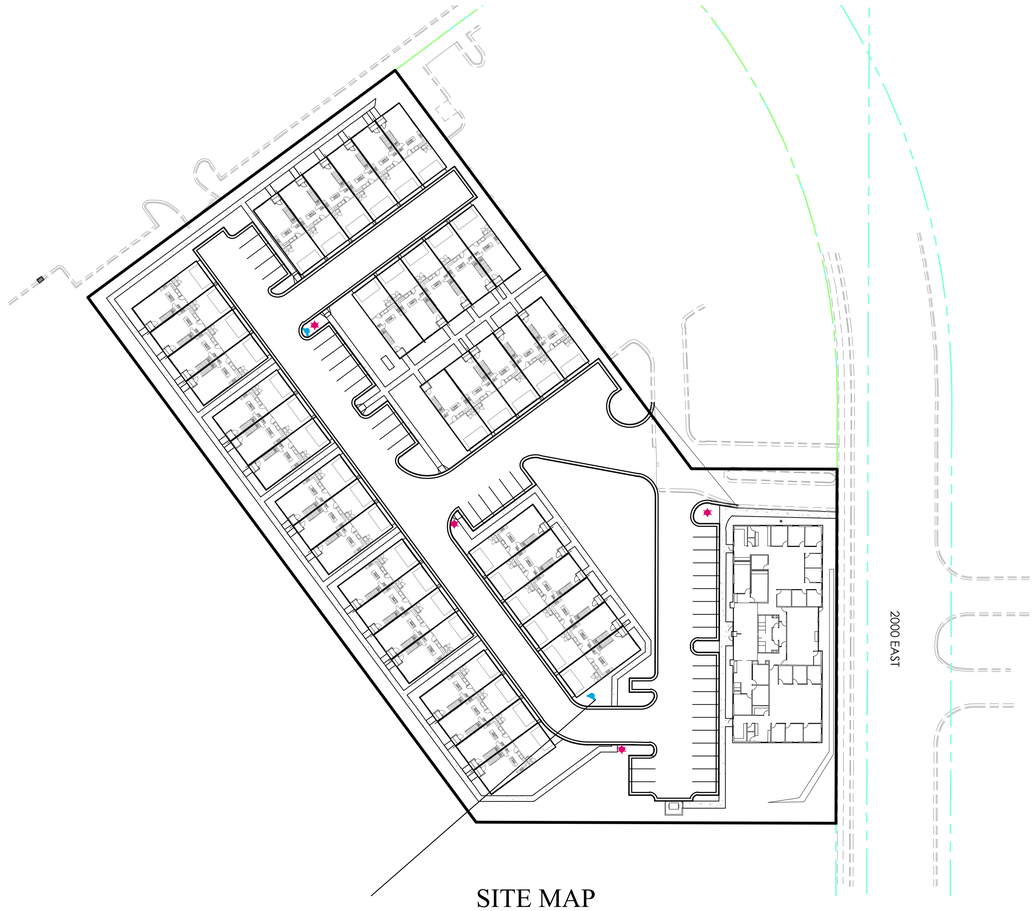
TOWNS AT UNIVERSITY PARK

PREPARED FOR:
ALTA HOMES, INC
LOCATED IN:
CLEARFIELD, UTAH



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2.0	PH 1 FINAL PLAT
C2.1	PH 2 FINAL PLAT
C3.0	SITE PLAN
C3.1	DEMOLITION PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C6.0	SEWER PLAN
C7.0	WATERPLAN
C8.0	EROSION CONTROLPLAN
PP1.0	PLAN AND PROFILE STREET A
PP2.0	PLAN AND PROFILE STREET B
PP3.0	PLAN AND PROFILE STREET C
L1	LANDSCAPE PLAN



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO CLEARFIELD CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE 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 THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: ERIC WINTERS
SURVEY MANAGER: SPENCER LLEWLYN

OWNER/DEVELOPER
ALTA HOMES, INC
1157 GULLANE CIRCLE
SYRACUSE, UTAH 84047
CONTACT: BROCK JOHNSTON

N
S

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale:	1"=50'	Drawn:	SGA
Date:	04/19/22	Job #:	19-0152
Sheet:	C1		

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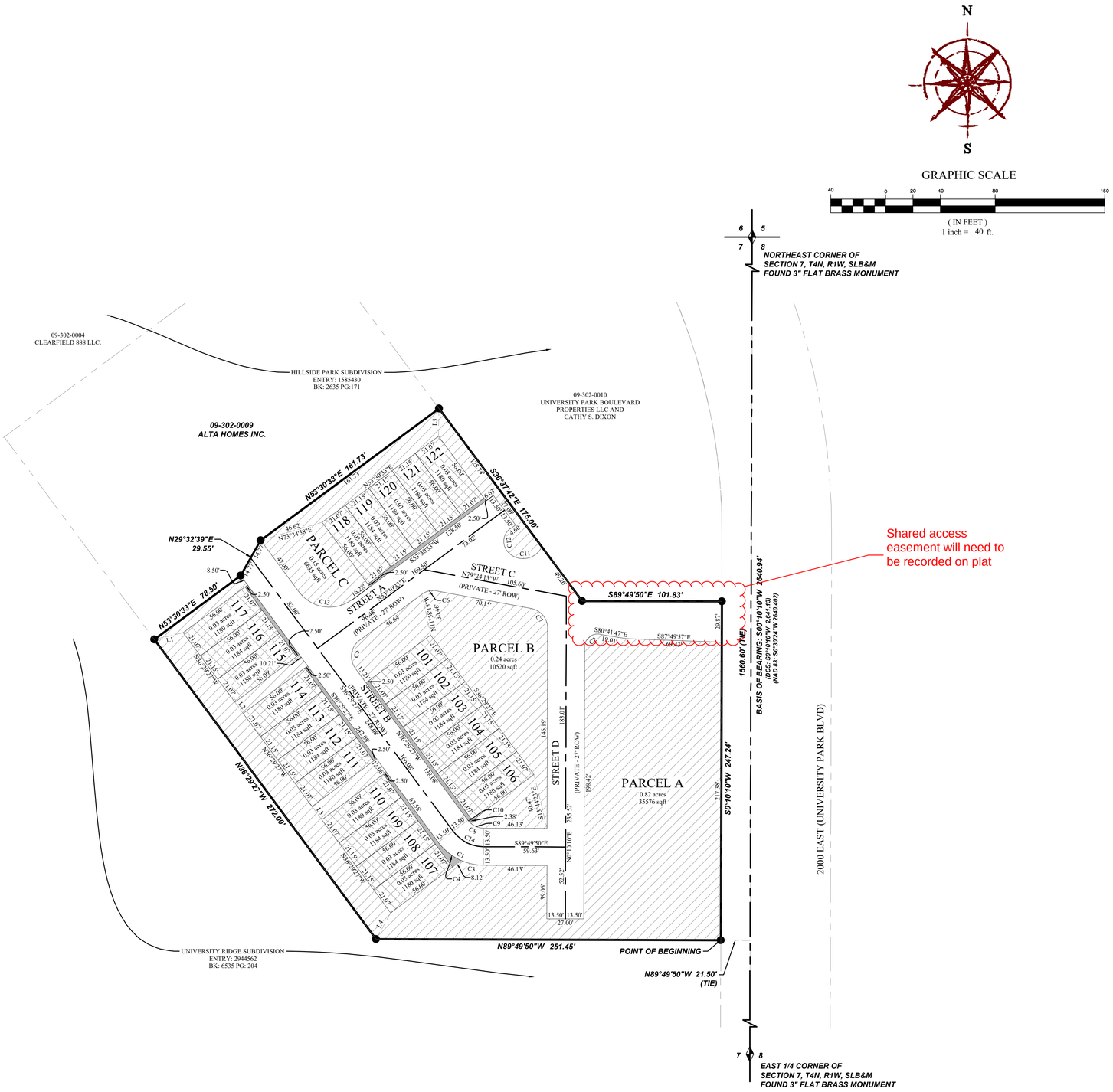
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
3. ALL COMMON AREAS AND PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 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, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as CLEARFIELD TOWNS PHASE 1, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A portion of Lot 3, HILLSIDE PARK SUBDIVISION, according to the Official Plat thereof recorded April 7, 2000 as Entry No. 1585430 in the Office of the Davis County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of UNIVERSITY RIDGE SUBDIVISION, according to the Official Plat thereof recorded June 10, 2016 as Entry No. 2944562 in the Office of the Davis County Recorder, located along the Section line S00°10'10"W 1,516.60 feet and N89°49'50"W 21.50 feet from the Northeast Corner of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following two (2) courses: (1) N89°49'50"W 251.45 feet; thence (2) N36°29'27"W 272.00 feet; thence N53°30'33"E 78.50; thence N29°32'39"E 29.55 feet; thence N53°30'33"E 161.73 feet to the Westerly line of that Real Property described in Deed Entry No. 2400161 of the Official Records of Davis County; thence along said deed S36°37'42"E 175.00 feet; thence S89°49'50"E 101.83 feet to the westerly right of way line of 2000 east (UNIVERSITY PARK BLVD); thence along said right of way S0°10'10"W 247.24 feet to the point of beginning.

Contains: 2.39 acres+/-

NOTE: Bearings in the Boundary Description are based on the Davis County Coordinate System. Rotate bearings clockwise 0°20'14" for the NAD83 equivalent bearing.

OWNER'S DEDICATION

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

CLEARFIELD TOWNHOMES
PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CLEARFIELD CITY. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE _____ HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF _____.

SIGNED THIS _____ DAY OF _____, 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____ PRINTED FULL NAME OF NOTARY

CLEARFIELD TOWNHOMES

PHASE 1

LOCATED IN THE NE 1/4 OF SECTION 7, T4N, R1W,
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH

PREPARED FOR
ALTA HOMES, INC
1157 GULLANE CIRCLE
SYRACUSE, UTAH 84047
CONTACT: BROCK JOHNSTON

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____ 20____ BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIR,

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMIND THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D., 20____.

CLEARFIELD CITY ENGINEER

CLEARFIELD CITY ATTORNEY

APPROVED AS TO FORM SIGNED THIS ____ DAY OF _____ A.D., 20____.

CLEARFIELD CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS _____ DAY OF _____, 20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: _____
CITY RECORDER

DAVIS COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____
FEE

_____
DAVIS COUNTY RECORDER

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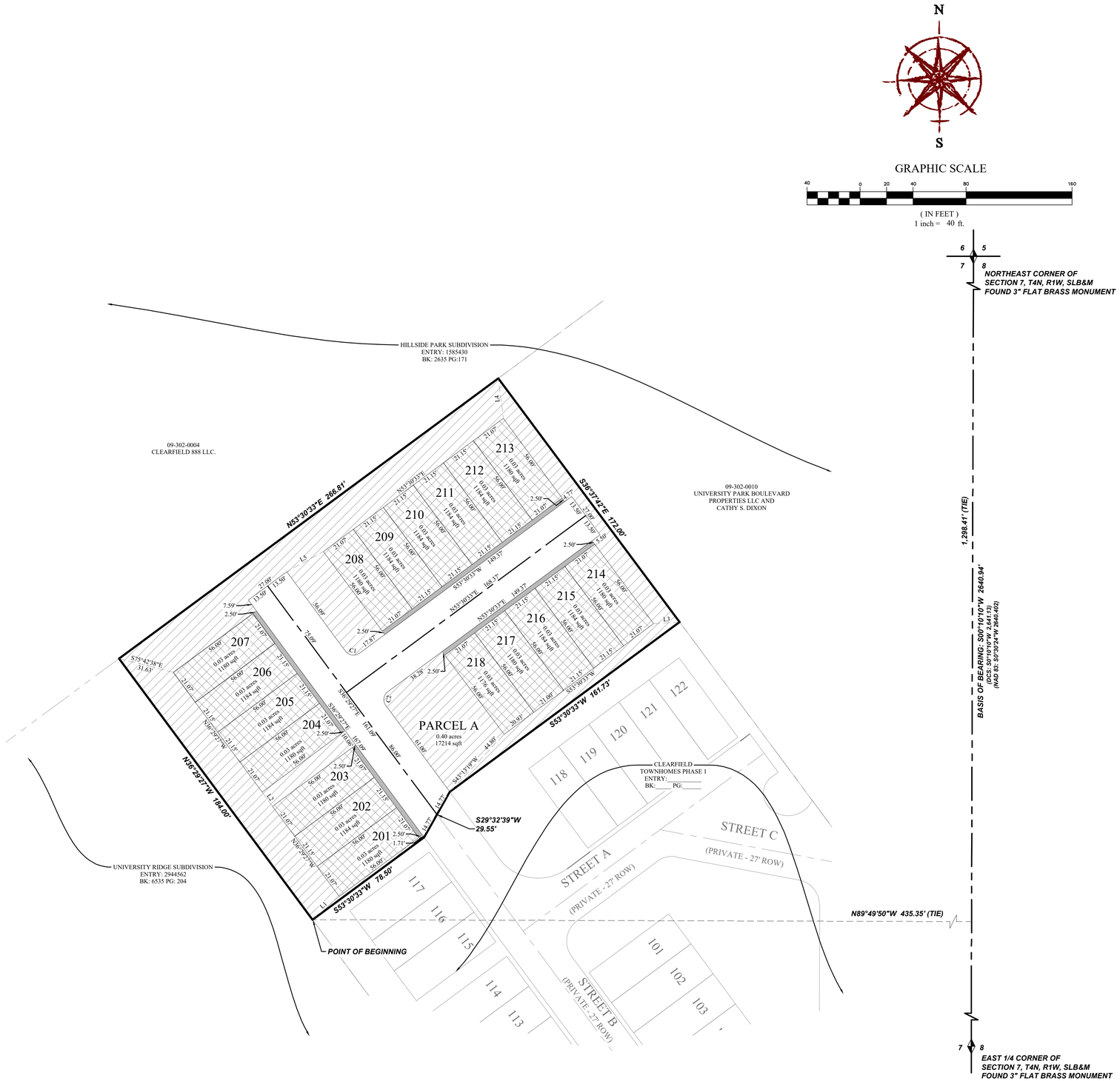
VICINITY MAP
N.T.S

LEGEND

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3. ALL COMMON AREAS AND PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 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, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as CLEARFIELD TOWNS PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A portion of Lot 3, HILLSIDE PARK SUBDIVISION, according to the Official Plat thereof recorded April 7, 2000 as Entry No. 1585430 in the Office of the Davis County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of UNIVERSITY RIDGE SUBDIVISION, according to the Official Plat thereof recorded June 10, 2016 as Entry No. 2944562 in the Office of the Davis County Recorder, located along the Section line S00°10'10"W 1,516.60 feet and N89°49'50"W 148.79 feet from the Northeast Corner of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following two (2) courses: (1) N89°49'50"W 251.45 feet; thence (2) N36°29'27"W 272.00 feet; thence N53°30'33"E 78.50; thence N29°32'39"E 29.55 feet; thence N53°30'33"E 161.73 feet to the Westerly line of that Real Property described in Deed Entry No. 2400161 of the Official Records of Davis County; thence along said deed S36°37'42"E 175.00 feet; thence S89°49'50"E 101.83 feet to the westerly right of way line of 2000 east (UNIVERSITY PARK BLVD); thence along said right of way S0°10'10"W 247.24 feet to the point of beginning.

Contains: 2.39 acres+/-

NOTE: Bearings in the Boundary Description are based on the Davis County Coordinate System. Rotate bearings clockwise 0°20'14" for the NAD83 equivalent bearing.

OWNER'S DEDICATION

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

CLEARFIELD TOWNHOMES
PHASE 2

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CLEARFIELD CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CLEARFIELD CITY, PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE _____ HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF _____.

SIGNED THIS _____ DAY OF _____, 20___

_____ _____ _____
_____ _____ _____
_____ _____ _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

CLEARFIELD TOWNHOMES

PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 7, T4N, R1W,
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH

PREPARED FOR
ALTA HOMES, INC
1157 GULLANE CIRCLE
SYRACUSE, UTAH 84047
CONTACT: BROCK JOHNSTON

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____ 20____
BY THE CLEARFIELD CITY PLANNING COMMISSION.

_____
CHAIR,

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMIND THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
THIS ____ DAY OF _____ A.D., 20____.

_____
CLEARFIELD CITY ENGINEER

CLEARFIELD CITY ATTORNEY

APPROVED AS TO FORM SIGNED THIS ____ DAY OF _____ A.D., 20____.

_____
CLEARFIELD CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

ATTEST:_____
CITY RECORDER

DAVIS COUNTY RECORDER

RECORDED # _____

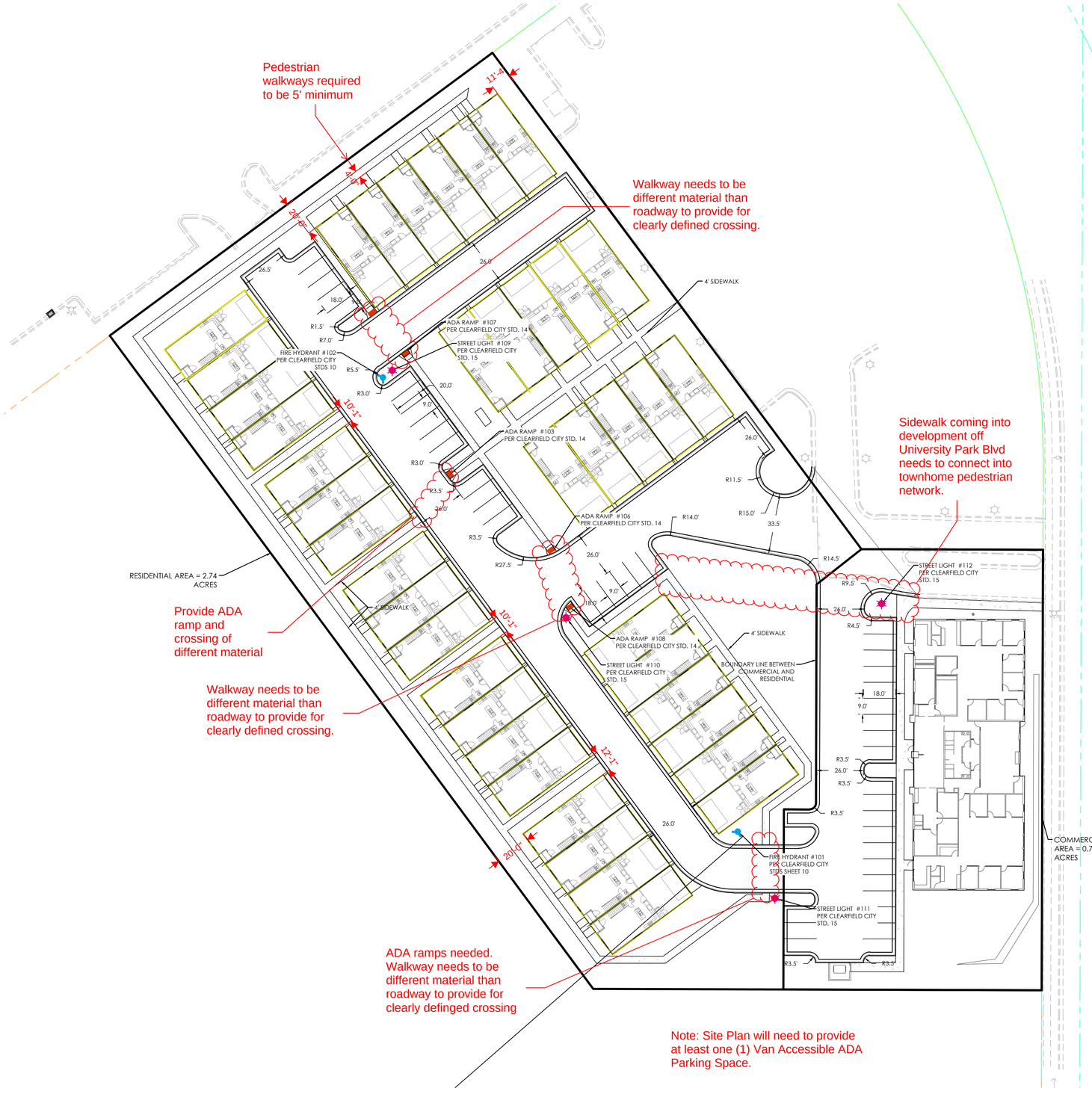
STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF

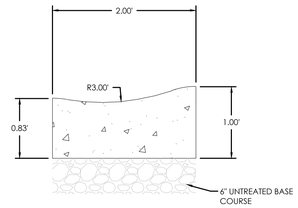
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DATE_____ TIME _____ BOOK _____ PAGE _____

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FEE DAVIS COUNTY RECORDER

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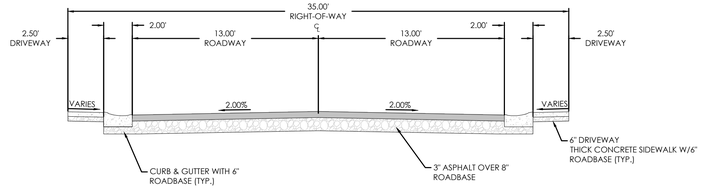
2.0' ROLLED

NTS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX



35' RESIDENTIAL ROAD

N.T.S.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

SITE PLAN

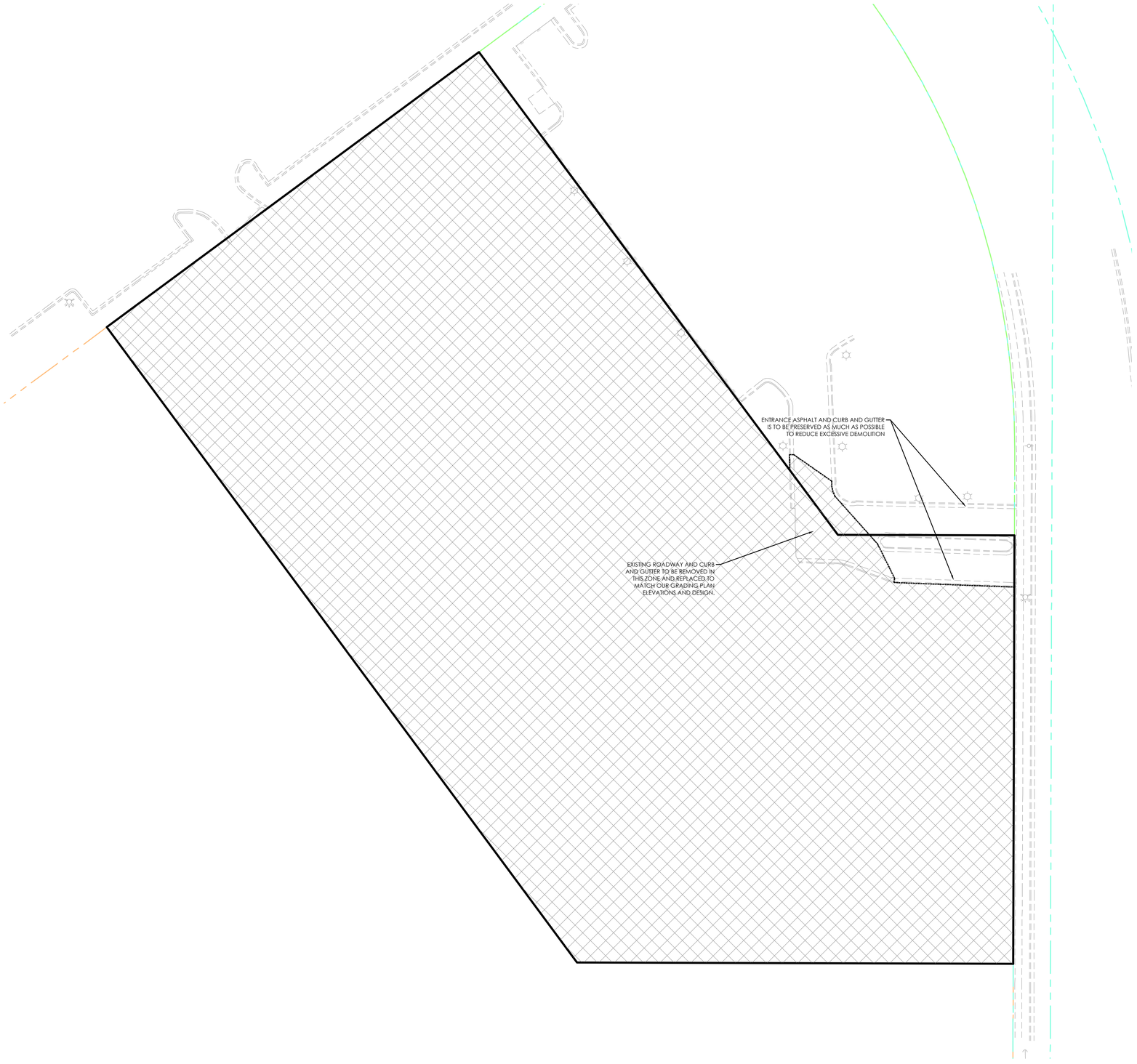
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SITE PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	04/19/22	Job #:	19-0152
Sheet:	C3.0		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

ALL OR MOST OF THE EXISTING PAVEMENT, CONCRETE CURB, GUTTER, SIDEWALK & INFRASTRUCTURE WITHIN THE LIMITS OF THIS AREA IS SUBJECT TO DEMOLITION, REMOVAL AND/OR REPLACEMENT WITH THE PROPOSED INFRASTRUCTURE, PAVING AND NEW BUILDING EXCAVATION - UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:

1. CONTRACTOR SHALL USE PRECAUTIONS AND SAFEGUARDS TO ENSURE THAT THE EXISTING SURROUNDING PROPERTIES ARE PROTECTED FROM DAMAGE DURING EXCAVATION & CONSTRUCTION.
2. ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY.
3. ENCROACHMENT AGREEMENTS REQUIRED FOR ANY PROPOSED ENCROACHMENTS IN THE RIGHT OF WAY. ENCROACHMENT APPLICATIONS ARE NOT ALWAYS APPROVED. CONTACT REAL ESTATE SERVICES.
4. NO FOOTINGS, FOUNDATIONS, PERMANENT SOIL NAILS, SHORING, ETC. PERMITTED IN THE PUBLIC RIGHT OF WAY

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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No. 9028650-2202
THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

DEMOLITION PLAN

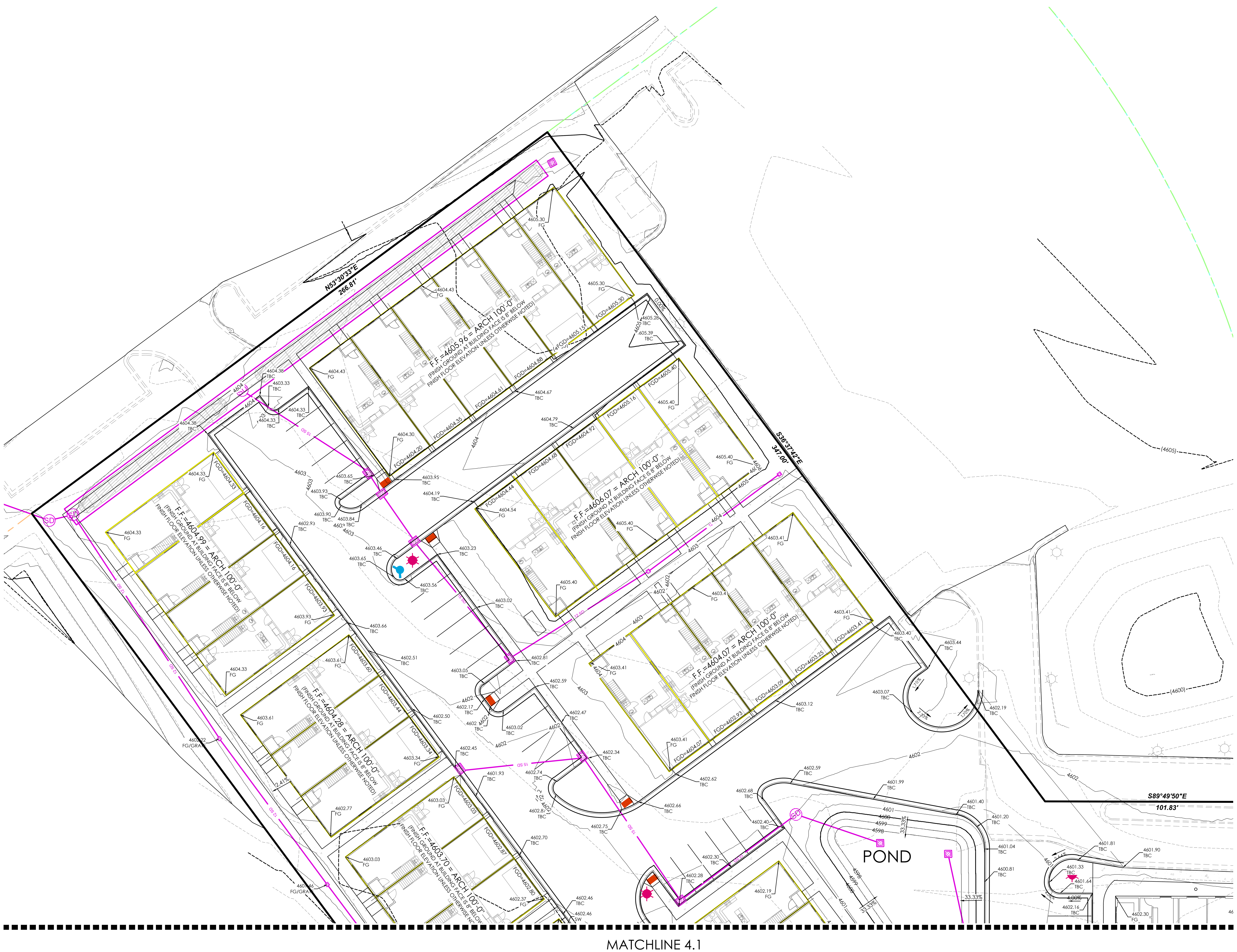
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DEMOLITION PLAN

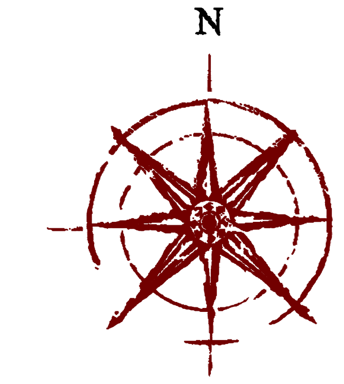
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Date:	04/19/22	Job #:	19-0152
Sheet:	C3.1		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale: 1"=20'	Drawn: SGA
Date: 04/19/22	Job #: 19-0152
Sheet: C4.0	

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

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MATCHLINE 4.0



LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- Ex COMM — EXIST. COMMUNICATIONS
- OHP — EXIST. OVERHEAD POWER
- USP — EXIST. UNDERGROUND POWER
- x — x — x — EXIST. FENCE
- SECTION MONUMENT (FOUND)
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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CLEARFIELD, UTAH

GRADING PLAN

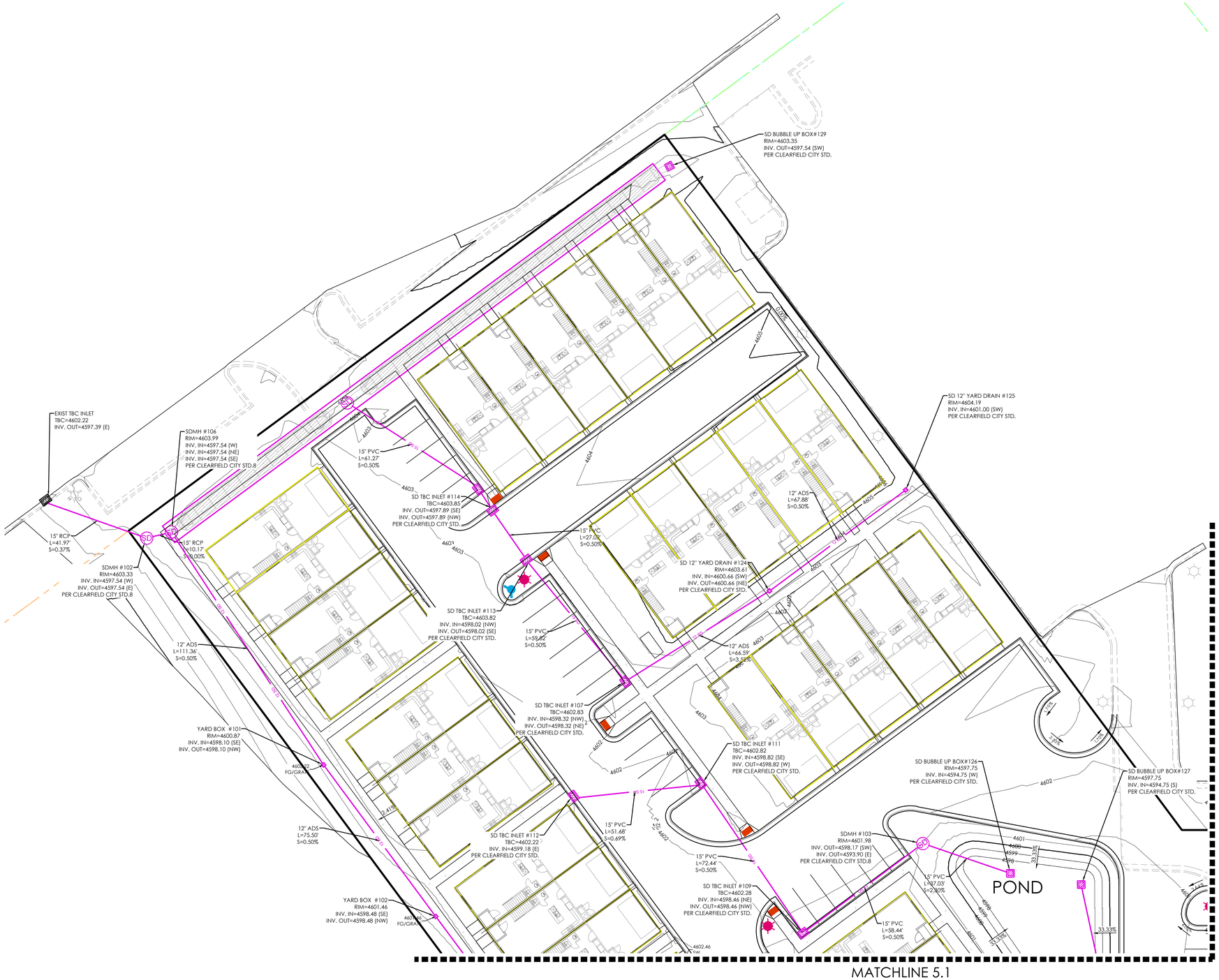
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GRADING PLAN

Scale:	1"=20'	Drawn:	SGA
Date:	04/19/22	Job #:	19-0152
Sheet:	C4.1		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- STREET MONUMENT (TO BE SET)
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

Detention Pond North

Project: Clearfield Town Homes
Location Clearfield, Utah
Date: 1/13/2021
Designer: Sean Alt

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** Per Clearfield City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0.349 cfs**

Weighted "C" Value

Surface type	Area [sf]	"C" Value	C*A
Building	34,104	0.90	30,694
Roadway and Sidewalk	18,701	0.90	16,831
Landscape	23,138	0.20	4,628
Totals	75,943		52,152
Weighted "C" Value		**0.69**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	c&	cf	c&	cf	cf
15.0	4.44	0.69	1.74	5.32	4,784	0.35	314	4,470
30.0	2.99	0.69	1.74	3.58	6,444	0.35	628	5,816
60.0	1.85	0.69	1.74	2.21	7,974	0.35	1,255	6,718
120.0	1.05	0.69	1.74	1.26	9,051	0.35	2,511	6,541
180.0	0.72	0.69	1.74	0.86	9,284	0.35	3,766	5,518
360.0	0.39	0.69	1.74	0.47	10,137	0.35	7,532	2,605
720.0	0.24	0.69	1.74	0.28	12,258	0.35	15,063	-2,805
1440.0	0.13	0.69	1.74	0.16	13,454	0.35	30,126	-16,672

Maximum Storage Requirement: ***6,718***
Maximum Storage Requirement (ac-ft): 0.15

Detention Basin Design

Storage Requirement: 6,718 cf
Allowable Depth: 1.0 ft
Retention Pond Volume: 6,798 cf
Roadway Sump Storage: 0 cf

Total Storage **6,798** ***DETENTION ADEQUATE***

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

DRAINAGE PLAN

REVISION BLOCK

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DRAINAGE PLAN

Scale: 1"=20' Drawn: SGA
Date: 04/19/22 Job #: 19-0152
Sheet: C5.0

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

Detention Pond South

Project: Clearfield Town Homes
Location Clearfield, Utah
Date: 1/13/2021
Designer: Sean Alt

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** Per Clearfield City Standards

Allowable Discharges

Storm Drain Discharge: 0.35 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0.346 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	12,936	0.90	11,642
Roadway and Sidewalk	31,529	0.90	28,376
Landscape	30,989	0.20	6,198
Totals	75,454		46,216
Weighted "C" Value		**0.61**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.44	0.61	1.73	4.71	4,240	0.35	312	3,928
30.0	2.99	0.61	1.73	3.17	5,710	0.35	624	5,087
60.0	1.85	0.61	1.73	1.96	7,066	0.35	1,247	5,819
120.0	1.05	0.61	1.73	1.11	8,021	0.35	2,494	5,527
180.0	0.72	0.61	1.73	0.76	8,227	0.35	3,742	4,486
360.0	0.39	0.61	1.73	0.42	8,984	0.35	7,483	1,500
720.0	0.24	0.61	1.73	0.25	10,863	0.35	14,966	-4,103
1440.0	0.13	0.61	1.73	0.14	12,100	0.35	29,932	-17,832

Maximum Storage Requirement: ***5,819***
Maximum Storage Requirement (ac-ft): 0.13

Detention Basin Design

Storage Requirement: 5,819 cf
Allowable Depth: 0.0 ft
Retention Pond Volume: 6,097 cf
Roadway Sump Storage: 0 cf

Total Storage **6,097** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.35

Orifice Sizing: h = 3.6 ft
C = 0.6
A = 0.038 sf
dia. = 2.64 inches

Orifice Size= **2.6** **inch**

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
DRAINAGE PLAN

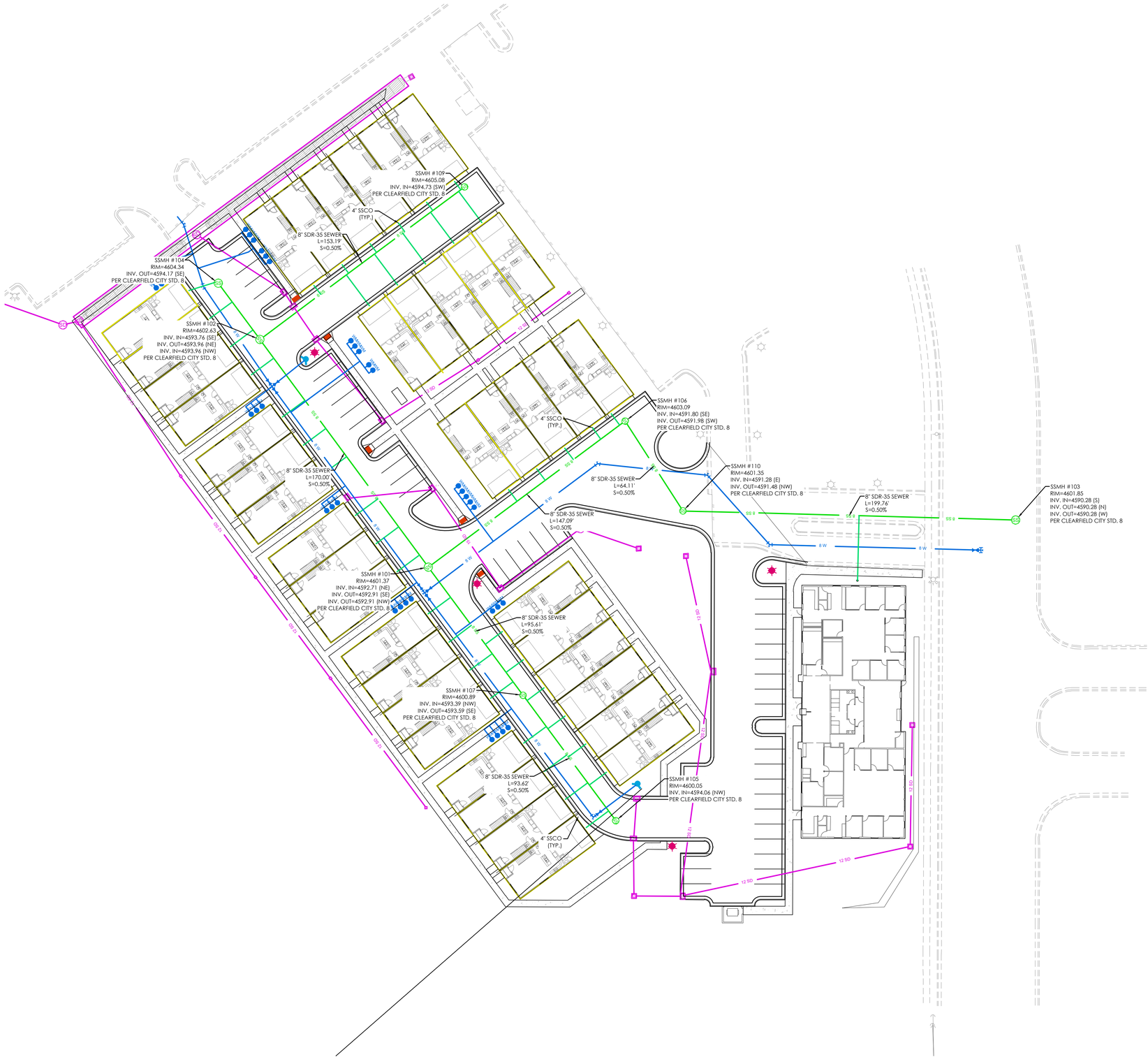
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DRAINAGE PLAN

Scale: 1"=20' Drawn: SGA
Date: 04/19/22 Job #: 19-0152
Sheet: C5.1

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

SEWER PLAN

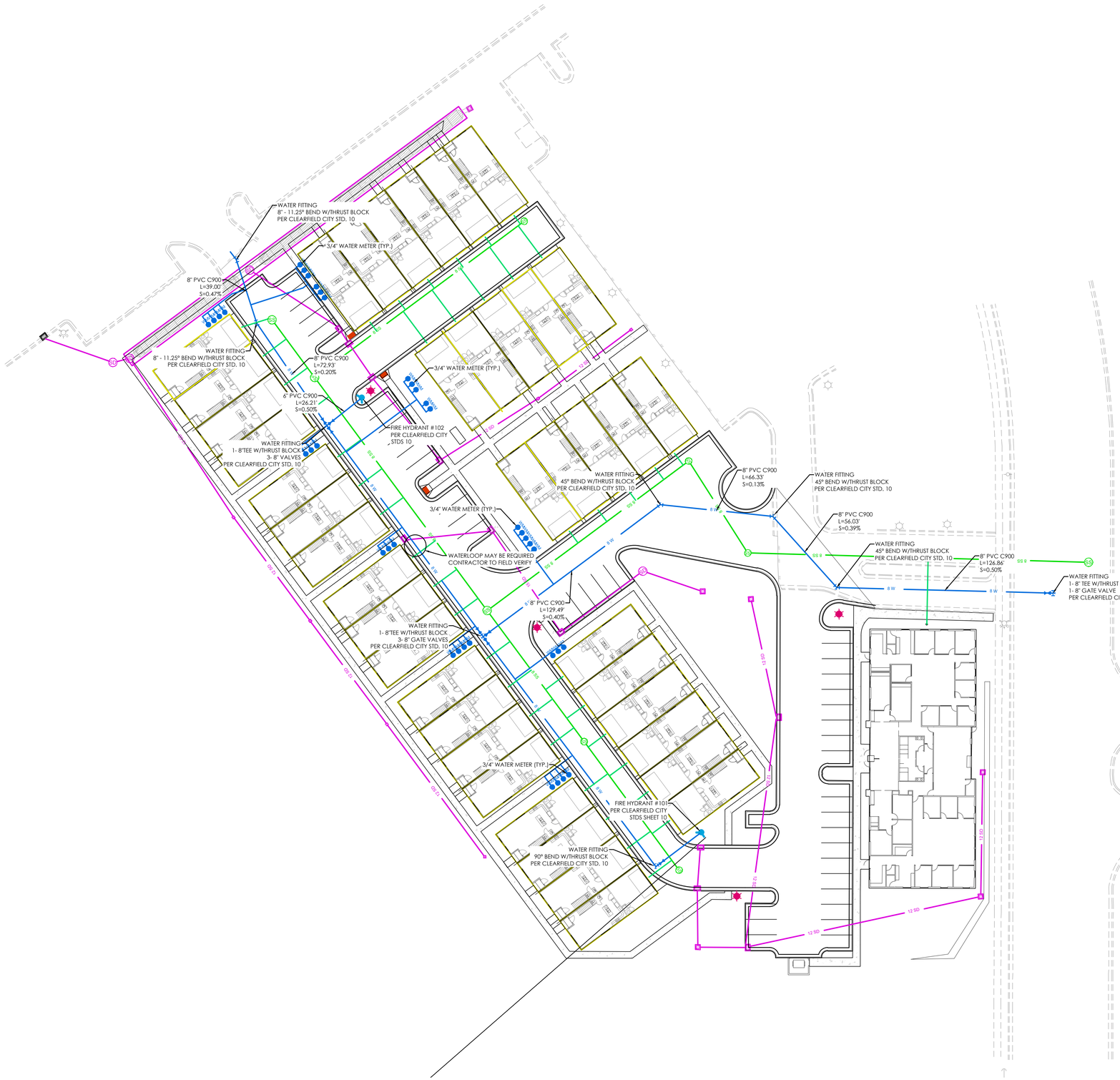
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SEWER PLAN

Scale: 1"=30'	Drawn: SGA
Date: 04/19/22	Job #: 19-0152
Sheet: C6.0	

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LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- x x x EXIST. FENCE
- SECTION MONUMENT (FOUND)
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- SVB EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION

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GRAPHIC SCALE

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(IN FEET)
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04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

WATER PLAN

REVISION BLOCK

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WATER PLAN

Scale:	1"=XX'	Drawn:	SGA
Date:	04/19/22	Job #:	19-0152
Sheet:	C7.0		

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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE (SF)
- CUTBACK CURB
- FIBER ROLL

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING: 41°5'60" EASTING: -111°59'20"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 3.47 ACRES. AN ESTIMATED 3.47 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 0% TO 20%.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 70% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

5. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
6. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
7. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
8. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.5. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.67 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
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   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, DAVIS COUNTY, UTAH

EROSION CONTROLPLAN

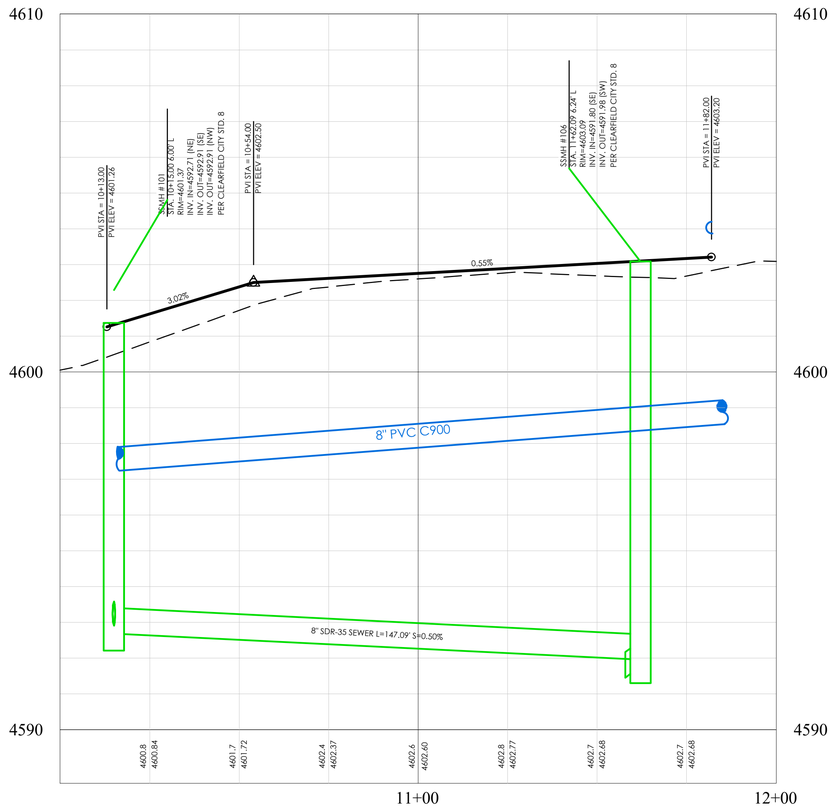
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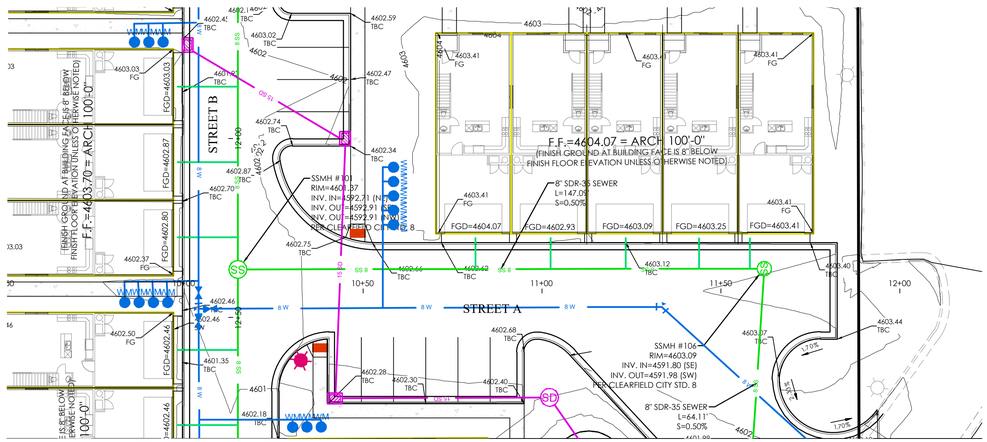
EROSION CONTROLPLAN

Scale:	1"=20'	Drawn:	SGA
Date:	04/19/22	Job #:	19-0152
Sheet:	C8.0		

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STREET A PROFILE



STREET A PLAN



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x x x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

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THOMAS M. ROMNEY
04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

PLAN AND PROFILE STREET A

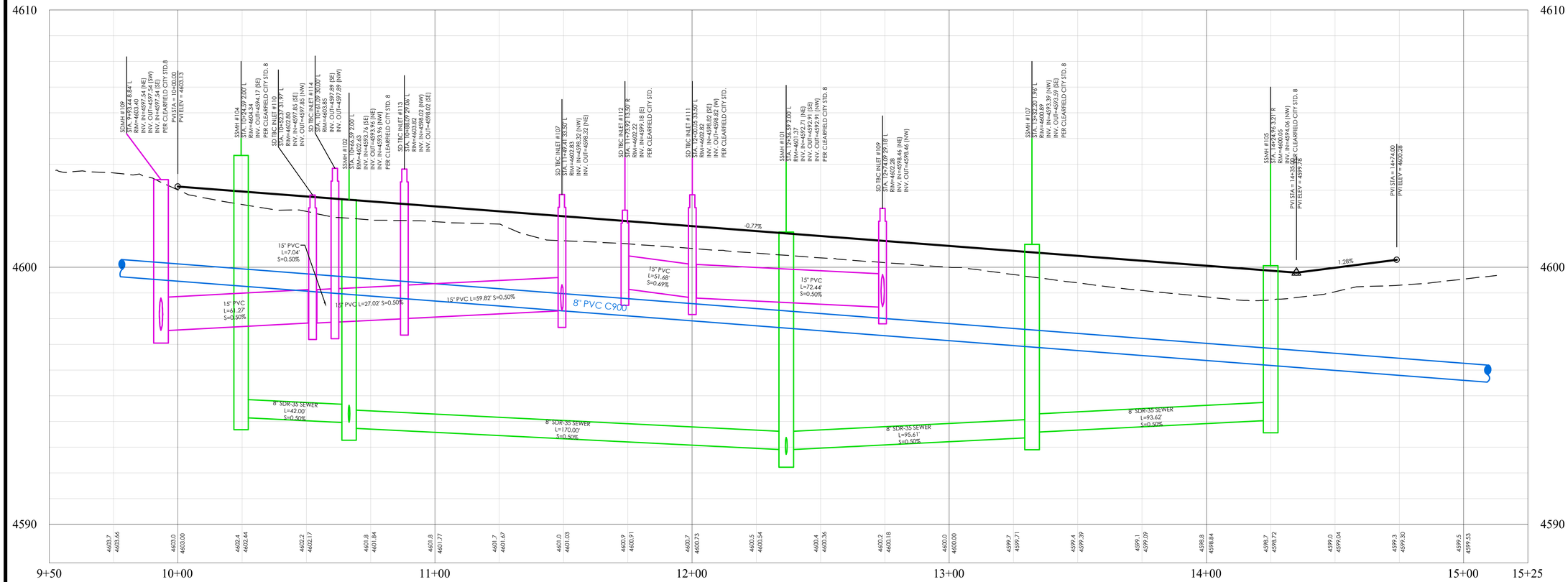
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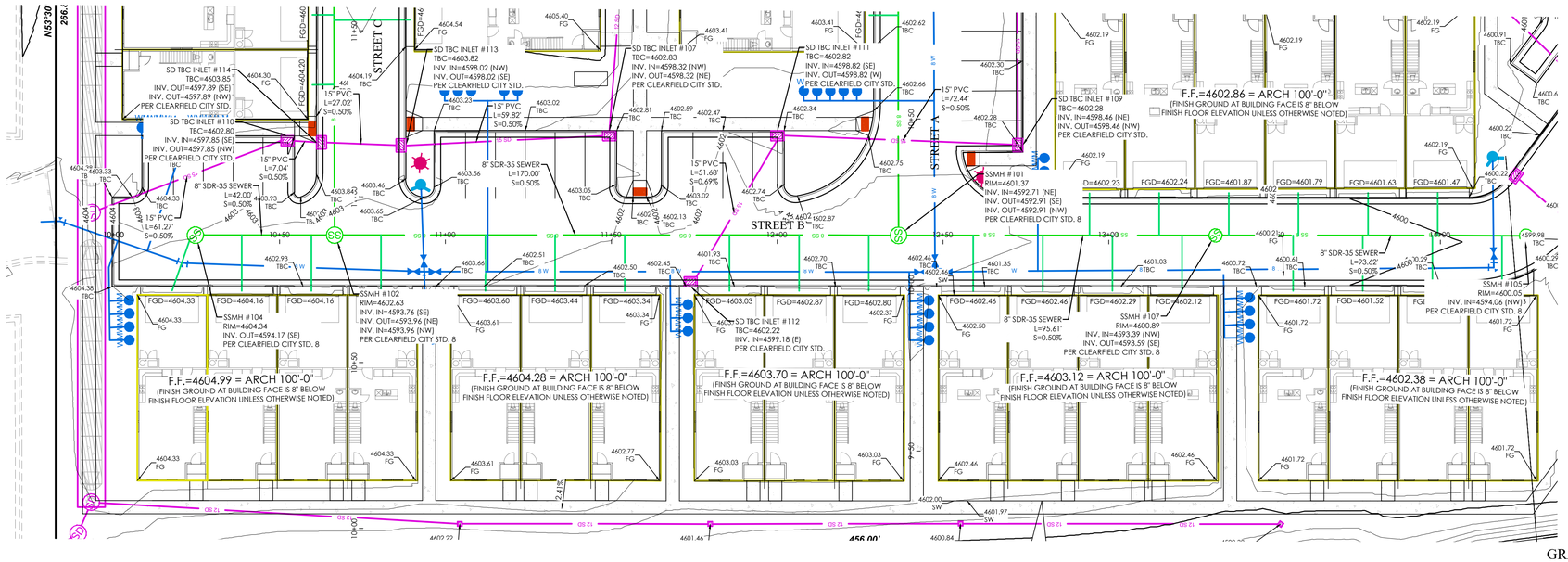
PLAN AND PROFILE STREET A

Scale: 1"=20'	Drawn: SGA
Date: 04/19/22	Job #: 19-0152
Sheet: PP1.0	

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STREET B PROFILE



STREET B PLAN

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

PLAN AND PROFILE STREET B

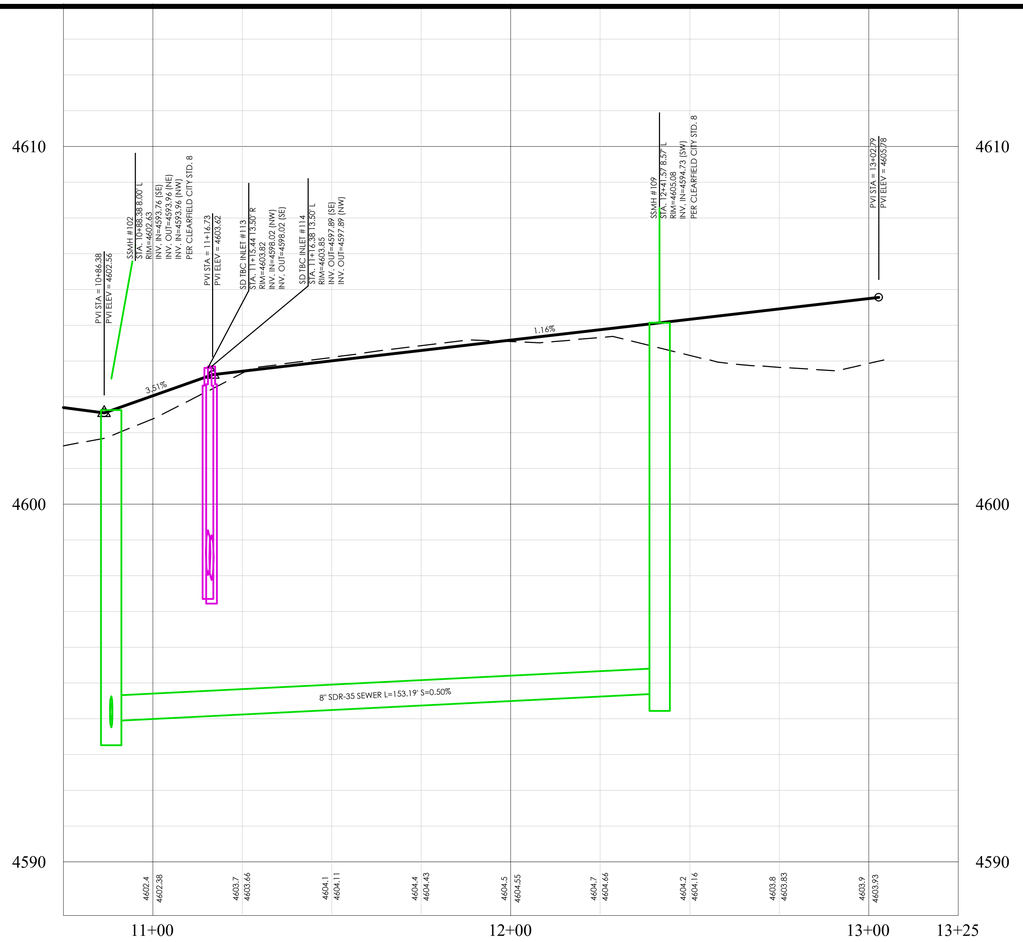
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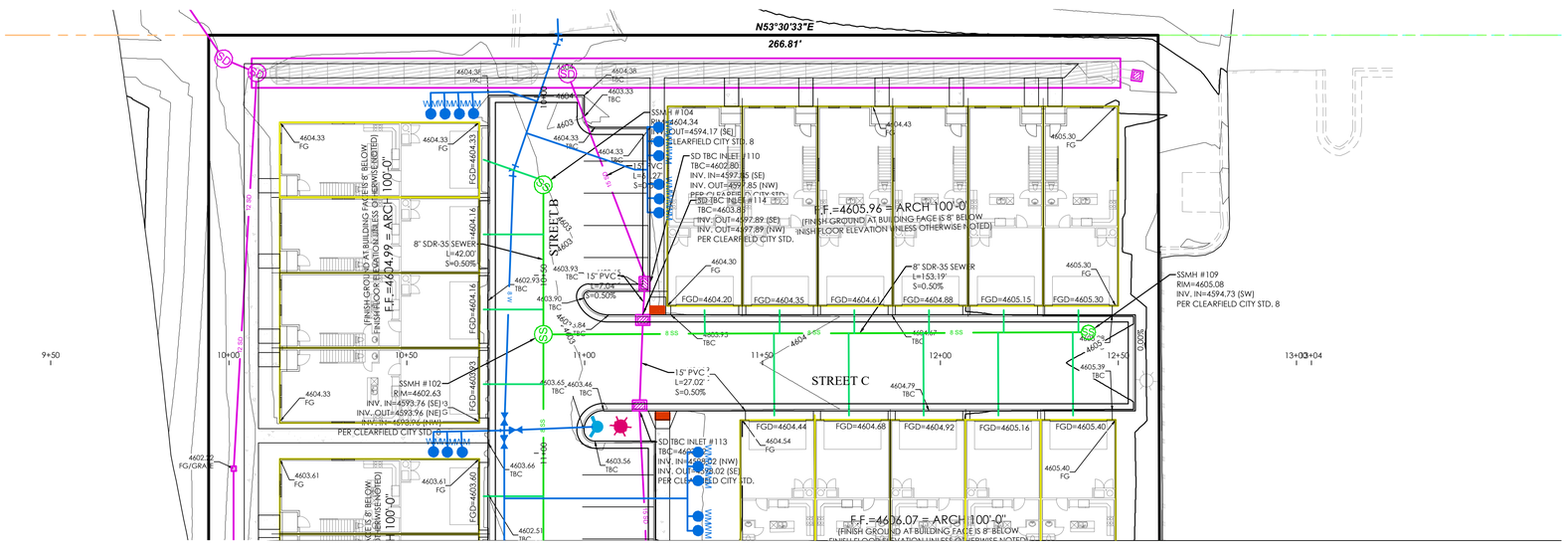
PLAN AND PROFILE STREET B

Scale: 1"=30' Drawn: SGA
Date: 04/19/22 Job #: 19-0152
Sheet: PP2.0

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STREET C PROFILE



STREET C PLAN



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
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- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

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04/19/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

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PLAN AND PROFILE STREET C

REVISION BLOCK

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PLAN AND PROFILE STREET C

Scale:	1"=20'	Drawn:	SGA
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Sheet:	PP3.0		

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AP	Acer truncatum x platanoides `Warrenred`	Pacific Sunset Maple	2" Cal.	9
CC	Cercis canadensis	Eastern Redbud	2" Cal.	4
MR	Malus x `Royal Raindrops`	Royal Raindrops Crabapple	2" Cal.	12
MS	Malus x `Spring Snow`	Spring Snow Crabapple	2" Cal.	10
PH	Pinus leucodermis `Heidreichii`	Bosnian Pine	6` Ht.	13
PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	2" Cal.	9
PV	Prunus virginiana `Canada Red`	Canada Red Chokecherry	2" Cal.	6
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	1.5" Cal.	9
TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2" Cal.	4
ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	4

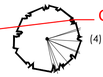
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMG	Aronia melanocarpa `UCONNAM012` TM	Ground Hug Black Chokeberry	2 gal.	24
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	22
BGV	Buxus x `Green Velvet`	Green Velvet Boxwood	5 gal.	18
CSK	Cornus sericea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	2 gal.	2
HPL	Hydrangea paniculata `Kolmavesu` TM	Lava Lamp Flare Hydrangea	2 gal.	6
MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	31
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	5
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	15
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	43
PLC	Prunus laurocerasus `Chestnut Hill`	Chestnut Hill English Laurel	5 gal.	17
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	11
RAA	Ribes alpinum	Alpine Currant	5 gal.	4
RMW	Rosa Meidiland `White`	White Meidiland Rose	5 gal.	6
RIW	Rosa x `Iceburg`	Iceburg White Rose	5 gal.	15
RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	5 gal.	4
RRK	Rosa x `Red Knock Out`	Red Knock Out Rose	5 gal.	20
SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	2 gal.	39
SBL	Syringa x `SMSJBP7` `Bloomerang`	Bloomerang Dark Purple Lilac	5 gal.	8
TMC	Taxus x media `Chadwickii`	Chadwick`s Anglo-Japanese Yew	5 gal.	11
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	6

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	20
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	4

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	26
LAM	Lavandula angustifolia `Munstead`	Munstead English Lavender	1 gal.	17
RFE	Rudbeckia fulgida `Early Bird Gold`	Early Bird Gold Coneflower	1 gal.	39
SNE	Salvia nemorosa `East Friesland`	East Friesland Meadow Sage	1 gal.	34

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. INSTALL COBBLE ROCK BETWEEN DRIVEWAYS AND OTHER AREAS LABELED COBBLE ROCK WITH 4" DEEP OF 2" TO 3" SOUTH TOWN COBBLE ROCK. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING COBBLE ROCK.

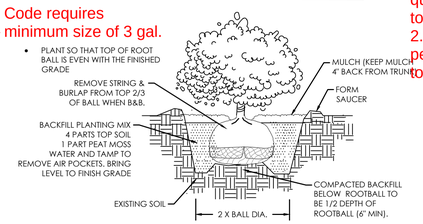


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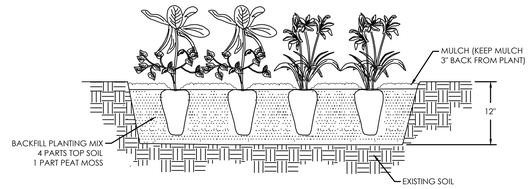
LANDSCAPE TABLE

ITEM	AMOUNT
TOTAL LANDSCAPE AREA	41,928 SQ.FT.
TREE REQUIREMENT	84 (1 PER 500 S.F. OF LANDSCAPE
TOTAL TREES SPECIFIED	80
EXISTING TREES ON SITE	4
SHRUB REQUIREMENT	140 (1 PER 300 S.F. OF LANDSCAPE
TOTAL SHRUBS SPECIFIED	307

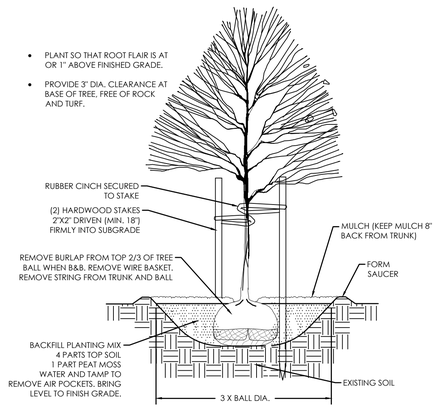
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A SHRUB PLANTING
NOT TO SCALE



B PERENNIAL PLANTING
NOT TO SCALE



C TREE PLANTING & STAKING
NOT TO SCALE

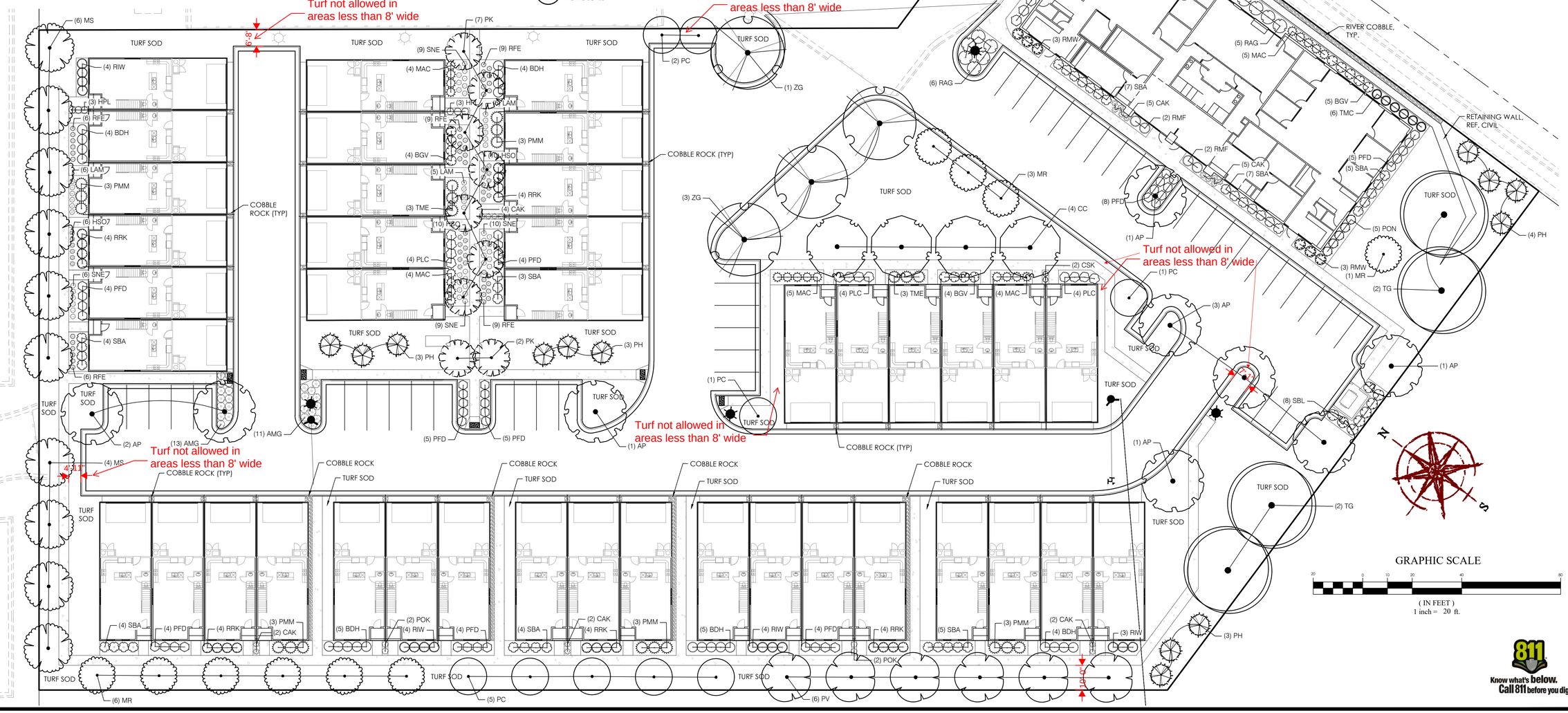
General Comments:
1. Landscape plan needs to be updated to meet the requirements of the updated landscaping standards.
2. Landscape Table needs to be updated to reflect the total landscape area and quantities specific to the 2.74 acre townhome development.
2. Turf Grass square footage and percentage calculations need to be added to the landscape table.

Turf not allowed in areas less than 8' wide

Turf not allowed in areas less than 8' wide

Turf not allowed in areas less than 8' wide

Turf not allowed in areas less than 8' wide



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
04/19/2022
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	AW
Date:	04/19/22	Job #:	19-0152
Sheet:	L1		

Z:_2019\19-0152 Clearfield Townhomes\design 19-01-52\dwg\sheet\L1 - LANDSCAPE PLAN.dwg

FRONT ELEVATION

SCALE 1/8" PER FOOT

RIGHT ELEVATION

SCALE 1/8" PER FOOT

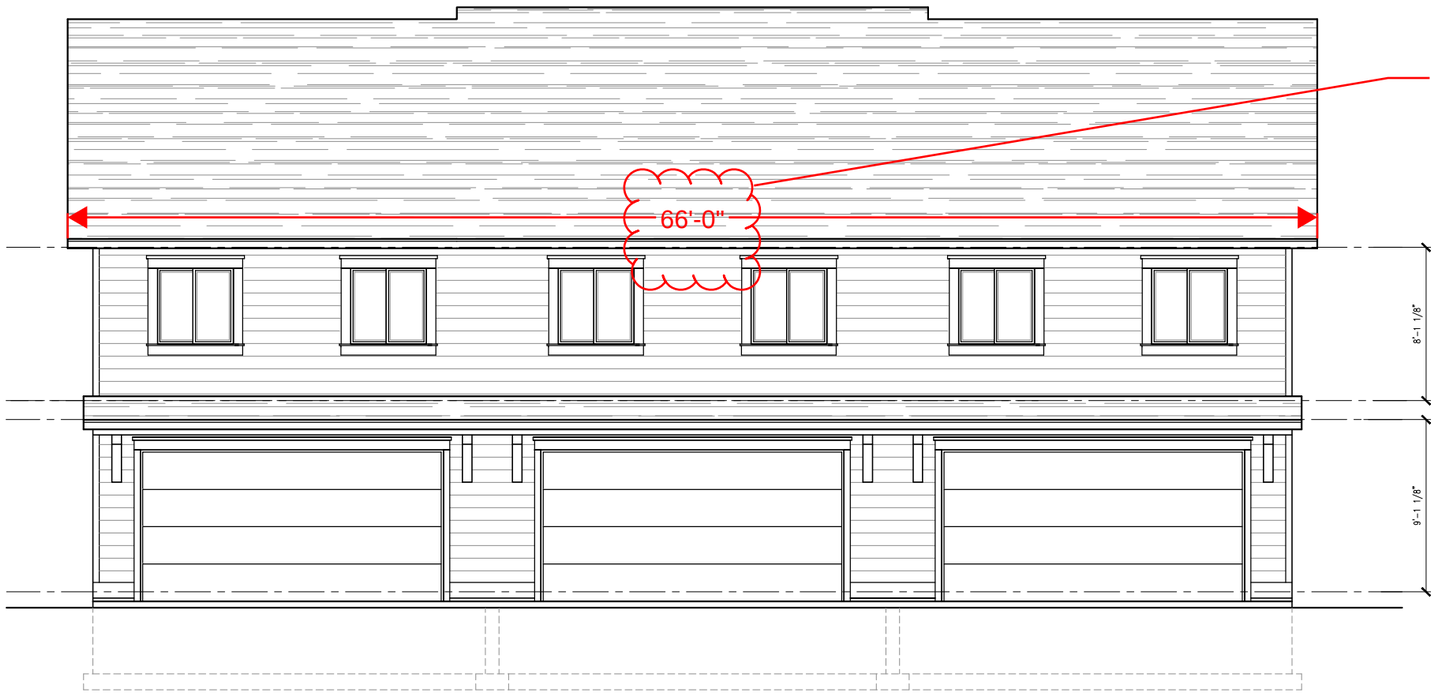
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ALTA HOMES

TOWNHOMES BLDG#1

SHEET:

A-1.0



REAR ELEVATION

SCALE 1/8" PER FOOT



LEFT ELEVATION

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ALTA HOMES

TOWNHOMES BLDG#1

SHEET:
A-1.1

WALL LEGEND

- 2X6 BEARING WALL
- 2X4 BEARING WALL
- FUTURE WALLS
- FRAMED ONLY WALL

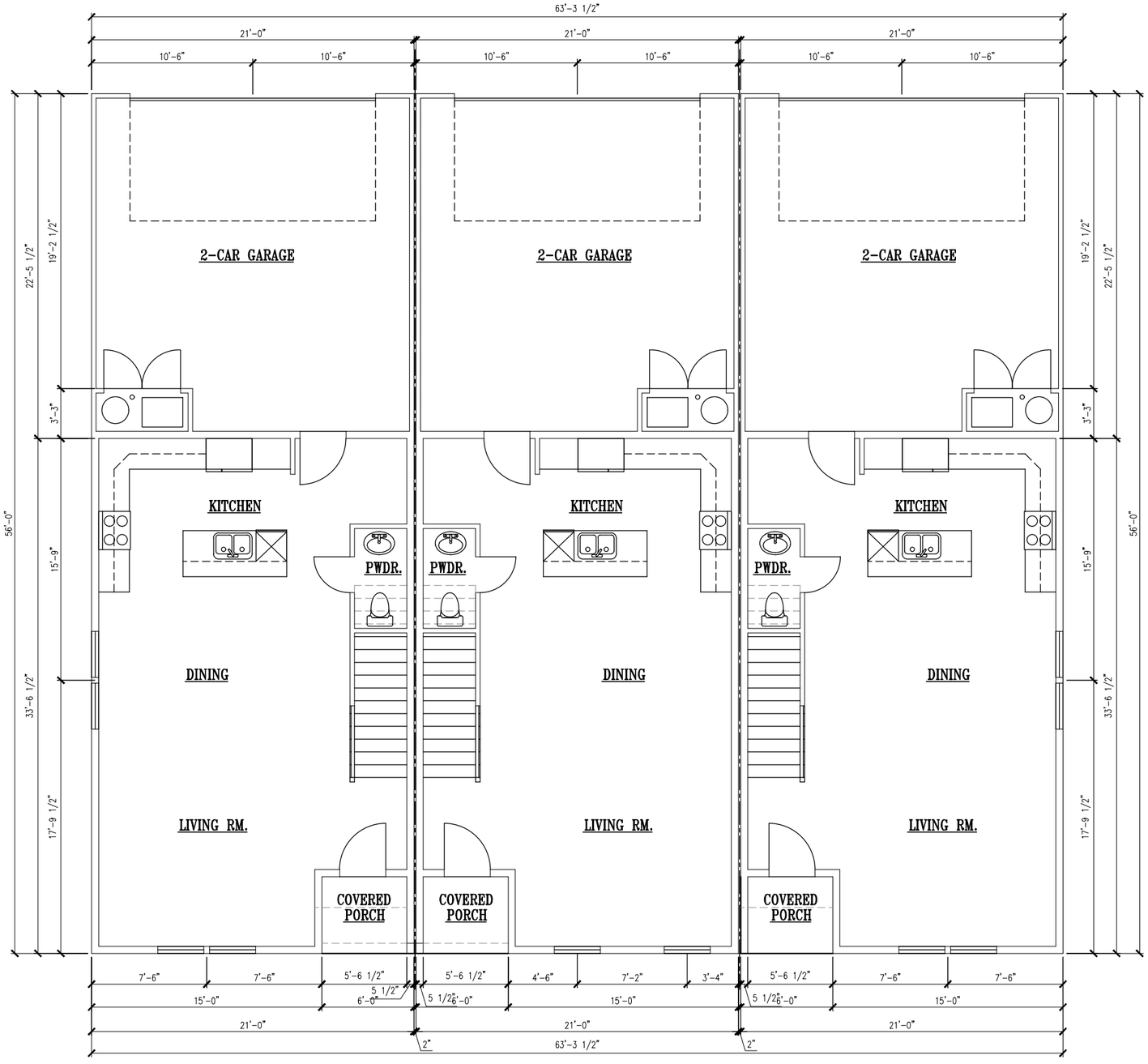
WINDOW LEGEND

SH = SINGLE HUNG
HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT

DESIGN CRITERIA

GOVERNING CODE		2015 IRC
SEISMIC		CATEGORY= D2 I = 1.00 R = 6.5 Fa = 1.00
ULT. WIND SPEED (3-SECOND GUST)		115MPH EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION LL=L/360 TL=L/240	
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	40 PSF
SOIL BEARING PRESSURE		1500 PSF
EQUIVALENT FLUID PRESSURE		38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



MAIN A-684 SF
UPPER A-1158 SF
TOTAL LIVING-1842 SF

MAIN B-684 SF
UPPER B-1176 SF
TOTAL LIVING-1860 SF

MAIN C-684 SF
UPPER C-1158 SF
TOTAL LIVING-1842 SF

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

			NAIL SPACING				
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" (11" x 17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (24" x 36" SHEET SIZE)

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ALTA HOMES

TOWNHOMES BLDG#1

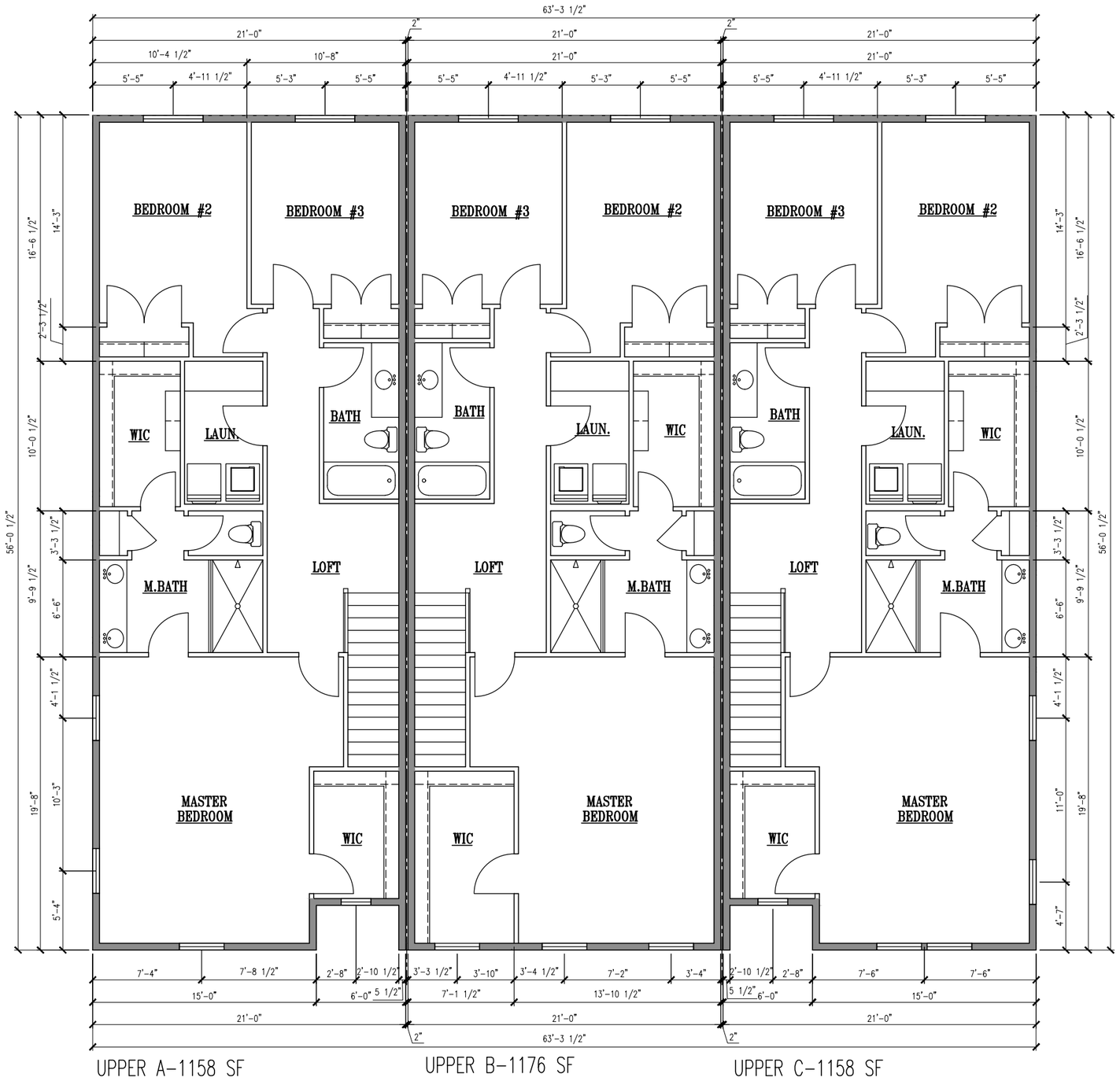
SHEET:
A-2.3

WALL LEGEND

- 2X6 BEARING WALL
- 2X4 BEARING WALL
- FUTURE WALLS
- FRAMED ONLY WALL

WINDOW LEGEND

SH = SINGLE HUNG
HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT



UPPER A-1158 SF

UPPER B-1176 SF

UPPER C-1158 SF

SHEAR WALL NOTES

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SHEAR WALL SCHEDULE

			NAIL SPACING				
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
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3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0" (11" x 17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (24" x 36" SHEET SIZE)

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ALTA HOMES

TOWNHOMES BLDG#1

SHEET:
A-2.5



FRONT ELEVATION



RIGHT ELEVATION

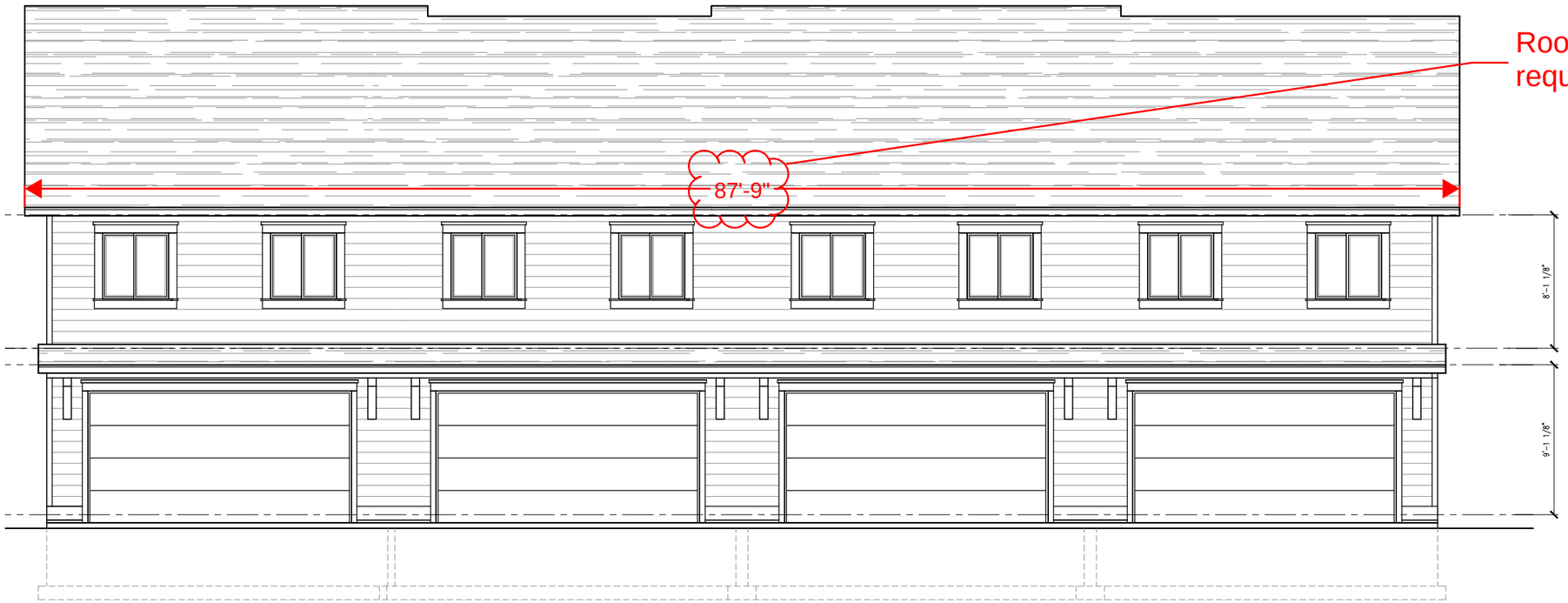
SCALE 1/8" PER FOOT

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TOWNHOMES BLDG#2

SHEET:
A-1.0



REAR ELEVATION

SCALE 1/8" PER FOOT



LEFT ELEVATION

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ALTA HOMES

TOWNHOMES BLDG#2

SHEET:
A-1.1

WALL LEGEND

- 2X6 BEARING WALL
- 2X4 BEARING WALL
- FUTURE WALLS
- FRAMED ONLY WALL

WINDOW LEGEND

SH = SINGLE HUNG
HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT

DESIGN CRITERIA

GOVERNING CODE		2015 IRC
SEISMIC		CATEGORY= D2 I = 1.00 R = 6.5 Fa = 1.00
ULT. WIND SPEED (3-SECOND GUST)		115MPH EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION LL=L/360 TL=L/240	
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	40 PSF
SOIL BEARING PRESSURE		1500 PSF
EQUIVALENT FLUID PRESSURE		38 PCF

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MAIN A–684 SF
UPPER A–1158 SF
TOTAL LIVING–1842 SF

MAIN B–684 SF
UPPER B–1176 SF
TOTAL LIVING–1860 SF

MAIN C–684 SF
UPPER C–1158 SF
TOTAL LIVING–1842 SF

MAIN D–684 SF
UPPER D–1176 SF
TOTAL LIVING–1860 SF

MAIN FLOOR PLAN

SCALE: 1/8" = 1'–0" (11" x 17" SHEET SIZE)
SCALE: 1/4" = 1'–0" (24" x 36" SHEET SIZE)

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TOWNHOMES BLDG#2

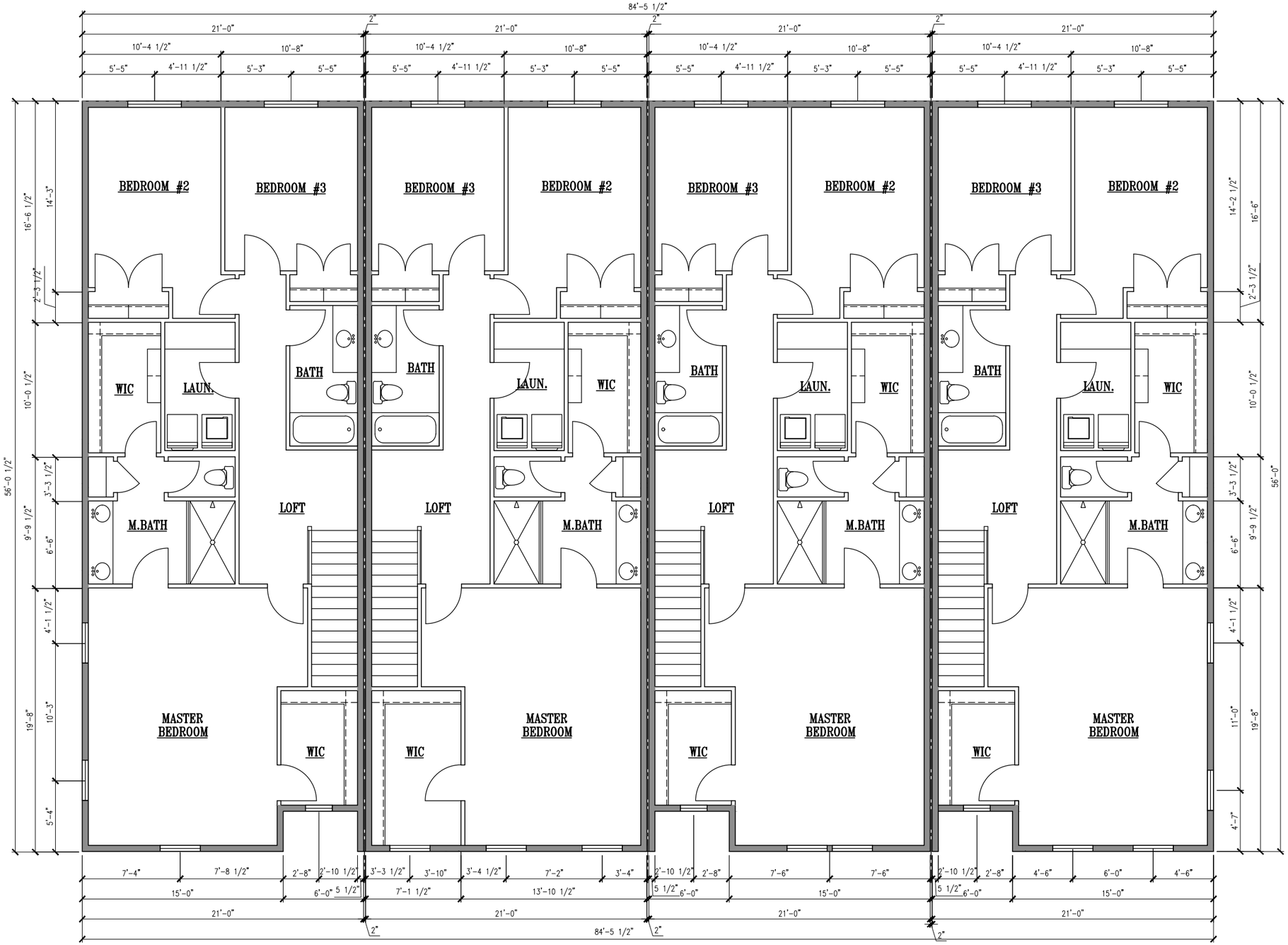
SHEET: A–2.3

WALL LEGEND

- 2X6 BEARING WALL
- 2X4 BEARING WALL
- FUTURE WALLS
- FRAMED ONLY WALL

WINDOW LEGEND

SH = SINGLE HUNG
HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT



UPPER A-1158 SF

UPPER B-1176 SF

UPPER C-1158 SF

UPPER D-1176 SF

UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0" (11" x 17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (24" x 36" SHEET SIZE)

SHEAR WALL NOTES

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SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BDTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SV-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SV-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SV-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
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3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
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8. USE 5" SDS SCREWS FOR WALL PLATE TO RIM ATTACHMENT.
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ALTA HOMES

TOWNHOMES BLDG#2

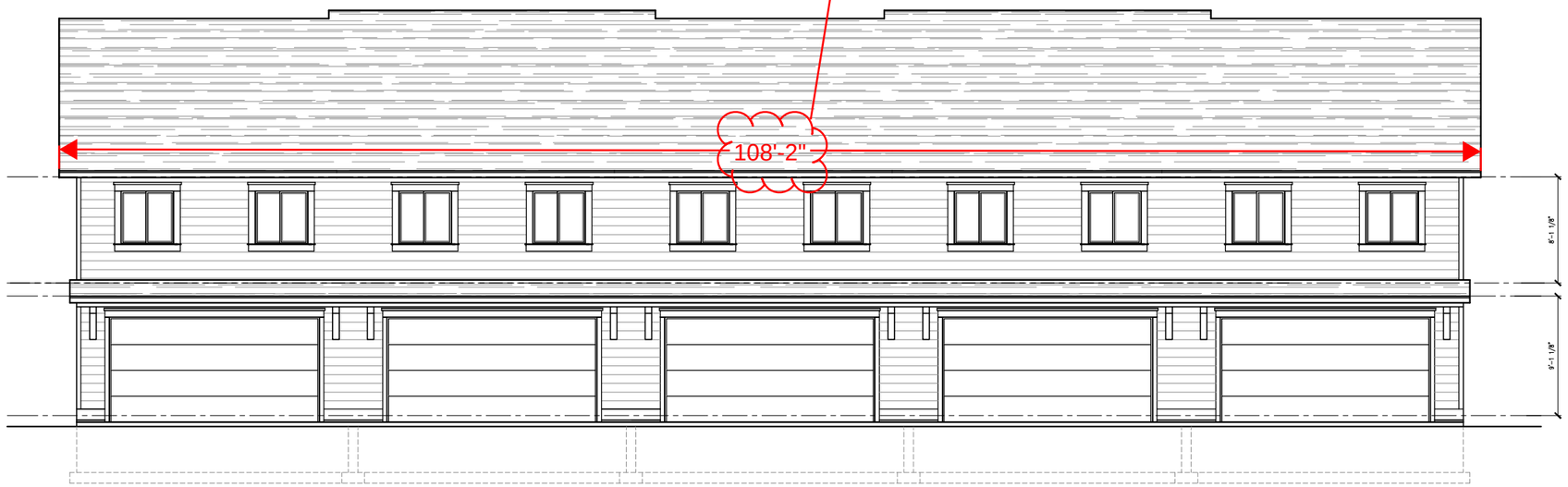
SHEET:
A-2.5



FRONT ELEVATION

SCALE 3/32" PER FOOT

Roofline variation
requiered every 50'



REAR ELEVATION

SCALE 3/32" PER FOOT

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ALTA HOMES

TOWNHOMES BLDG#4

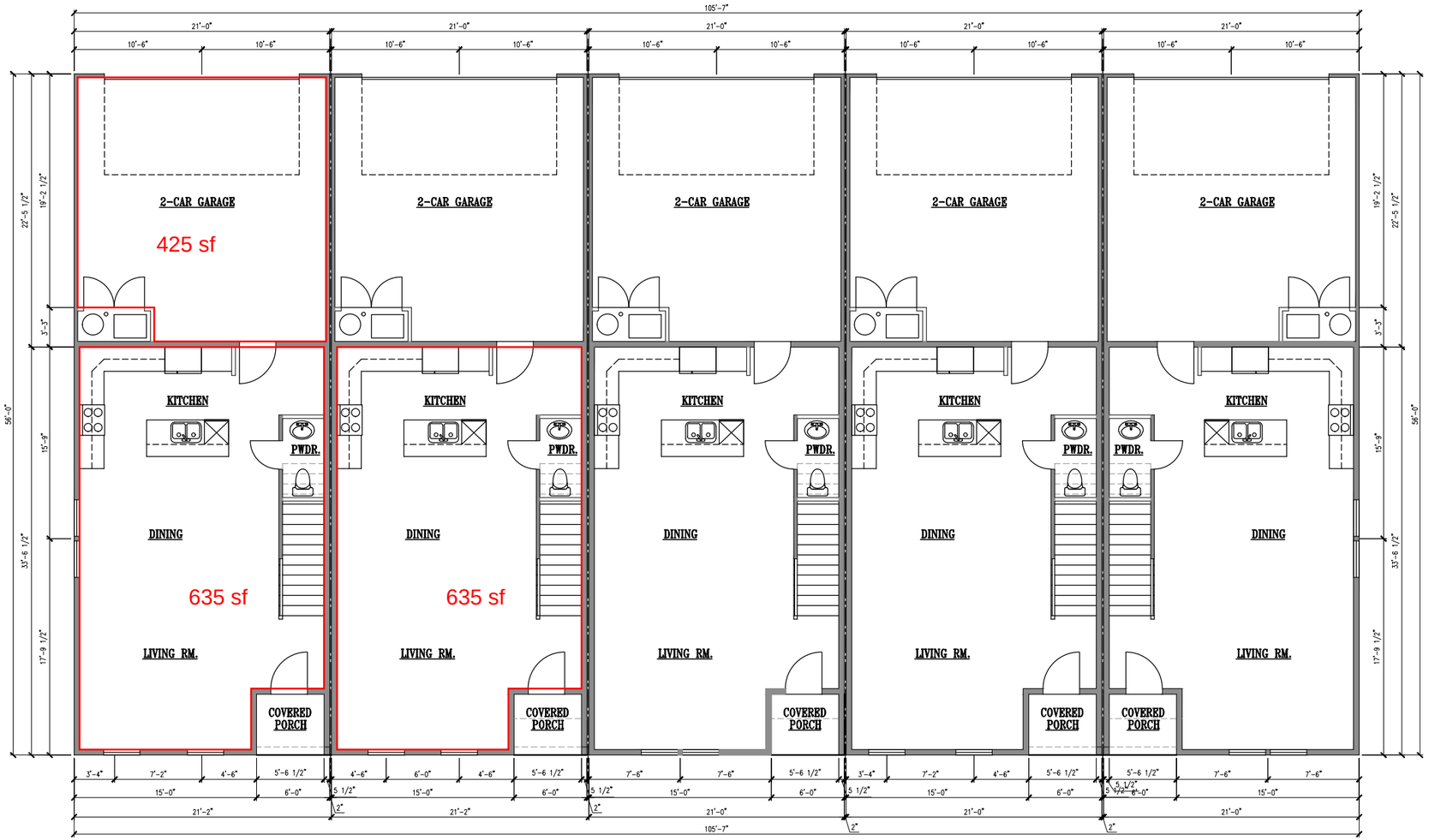
SHEET:
A-1.0

WALL LEGEND

- 2X6 BEARING WALL
- 2X4 BEARING WALL
- FUTURE WALLS
- FRAMED ONLY WALL

WINDOW LEGEND

SH = SINGLE HUNG
HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT



MAIN A–684 SF
UPPER A–1158 SF
TOTAL LIVING–1842 SF

MAIN B–684 SF
UPPER B–1176 SF
TOTAL LIVING–1860 SF

MAIN C–684 SF
UPPER C–1158 SF
TOTAL LIVING–1842 SF

MAIN D–684 SF
UPPER D–1158 SF
TOTAL LIVING–1842 SF

MAIN E–684 SF
UPPER E–1176 SF
TOTAL LIVING–1860 SF

MAIN FLOOR PLAN

SCALE: 3/32" = 1'–0" (11" x 17" SHEET SIZE)

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ALTA HOMES

TOWNHOMES BLDG#4

SHEET:
A–2.3

WALL LEGEND

- 2X6 BEARING WALL
- 2X4 BEARING WALL
- FUTURE WALLS
- FRAMED ONLY WALL

WINDOW LEGEND

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HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT



UPPER A-1158 SF

UPPER B-1176 SF

UPPER C-1158 SF

UPPER D-1158 SF

UPPER E-1176 SF

UPPER FLOOR PLAN

SCALE: 3/32" = 1'-0" (11" x 17" SHEET SIZE)

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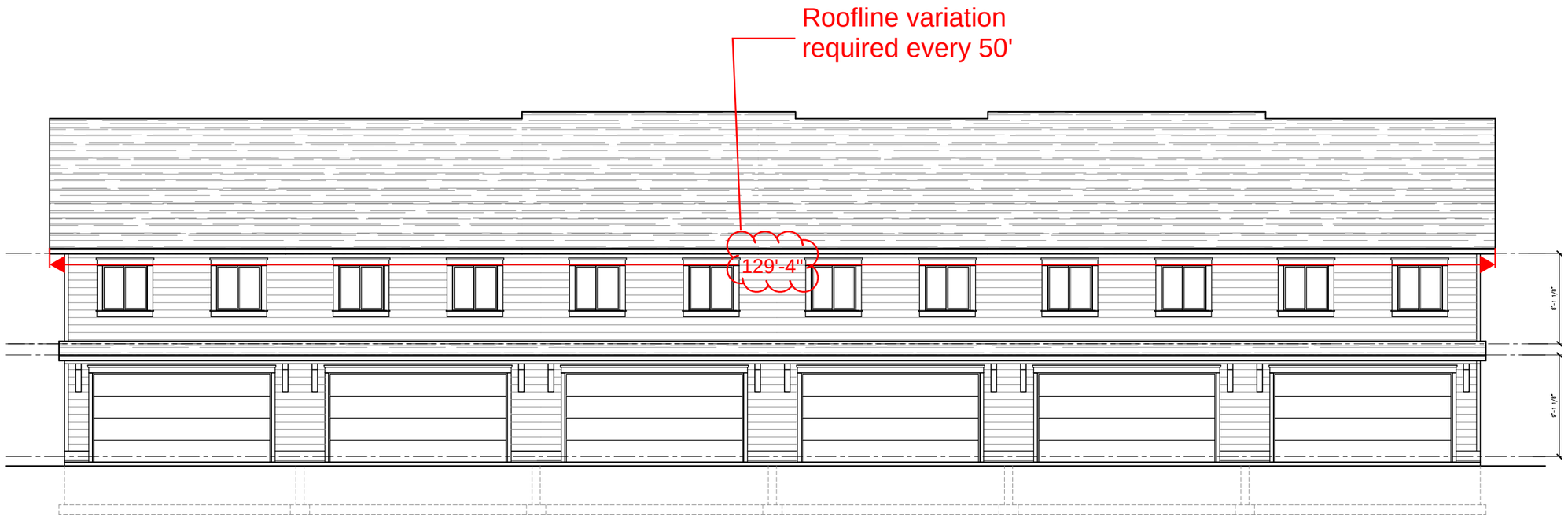
TOWNHOMES BLDG#4

SHEET: A-2.5



FRONT ELEVATION

SCALE 3/32" PER FOOT



REAR ELEVATION

SCALE 3/32" PER FOOT

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ALTA HOMES

TOWNHOMES BLDG#3

SHEET:

A-1.0



RIGHT ELEVATION

SCALE 1/8" PER FOOT



LEFT ELEVATION

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ALTA HOMES

TOWNHOMES BLDG#3

SHEET:
A-1.1

WALL LEGEND

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WINDOW LEGEND

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MAIN D–684 SF
UPPER D–1158 SF
TOTAL LIVING–1842 SF

MAIN E–684 SF
UPPER E–1176 SF
TOTAL LIVING–1860 SF

MAIN F–684 SF
UPPER F–1158 SF
TOTAL LIVING–1842 SF

MAIN FLOOR PLAN

SCALE: 3/32" = 1'–0" (11" x 17" SHEET SIZE)

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ALTA HOMES

TOWNHOMES BLDG#3

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- 2X4 BEARING WALL
- FUTURE WALLS
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WINDOW LEGEND

SH = SINGLE HUNG
HS = HORIZONTAL SLIDER
FX = FIXED GLASS
CS = CASEMENT



UPPER A-1158 SF | UPPER B-1176 SF | UPPER C-1158 SF | UPPER D-1158 SF | UPPER E-1176 SF | UPPER F-1158 SF

UPPER FLOOR PLAN

SCALE: 3/32" = 1'-0" (11" x 17" SHEET SIZE)

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THIS PLAN IS THE SOLE PROPERTY OF ALTA HOMES. ALL DUPLICATION (UNLESS APPROVED BY ALTA HOMES) IS STRICTLY FORBIDDEN. ALL RIGHTS RESERVED.

ALTA HOMES

TOWNHOMES BLDG#3

SHEET:
A-2.5

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

May 10th, 2022

Attn: Brad McIlrath, Senior Planner
Proj: Towns at University Park
Subj: Plan Review 1

Brad,

I have completed my review of the recently submitted plans for Towns at University Park. The plans have several comments that need to be addressed before our recommendation of approval can be given.

Plat:

1. Revise boundary description for phase 2, does not align with phase 1 boundary.
2. A 10' easement needs to be shown around the perimeter of the property.
3. A title should be placed on the map with a date.
4. Include language indicating who is responsible for maintenance of all utilities on site (storm, sewer, water) and note that they will be privately owned and maintained.
5. Include language indicating who is responsible for maintenance of all interior roads, note that all interior roads and facilities will be private.
6. Include language "Private streets are designated as utility, drainage, ingress/egress, and public fire access easement".
7. Include addresses of neighboring lots.
8. Storm detention areas need to be shown and include language indicating who the owner is and who is responsible for maintenance.

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Plans:

1. General notes are lacking. Utility notes, traffic control and safety notes, demolition notes, and grading and drainage notes are missing.
2. Include note “All deteriorated, damaged, or missing surface improvements surrounding the perimeter of the development and on-site to be replaced or installed: I.E., curb, gutter, sidewalk, landscaping, park strip improvements, asphalt patching, landscaping replacement, site lighting, dumpster screening, concrete improvements, etc.”
3. Include note “All irrigation water systems which are to receive culinary water for irrigation use must be connected to the culinary water system utilizing a double-check (“RP”) assembly testing connection and associated facilities”.
4. Include note “The various utilities must have the appropriate “utility name” on the manhole lids (sewer, water, land drain, irrigation)”.
5. No detail sheets are included. Please include details for public improvements, referencing either Clearfield City Standards or APWA.
6. What is the blue line representing on sheet C4.1?
7. Label streets on drainage and utility plans to match streets A, B, and C on profile views.
8. Orifice plate details need to be included.
9. Utility vertical crossings need to be called out on plans with vertical distances.
10. Details for sewer laterals need to be included.

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Phone: 801-525-4419

11. Sewer manhole diameters not indicated.
12. Scope of work not included on any utility plans. Include scope of work to describe material type, size, connections, tie-ins, patching, etc.
13. Details for water meters not included.
14. Snow storage area is needed on dead end Street C
15. Street light details need to be included.
16. Underground retention details need to be included.
17. Show existing city utilities with specs on all plans.
18. Retaining wall details and specs need to be included (called out on landscaping plan).
19. Will there be a retaining wall placed on the southside of the property, where the parking lot is (on sheet C4.1 where 251.45' mark is)?
    a. If the slope is steeper than 3:1 we will want to see a retaining wall placed there to prevent sluffing of the parking lot into the southern property.

If you have questions, please contact me anytime.

Thanks,

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

Planning Commission
STAFF REPORT

AGENDA ITEM
#5

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, June 1st, 2022**

SUBJECT: Discussion and Possible Action on **SP 2022-050119**, a site plan request by the North Davis Fire District to construct a new Station 42 fire station at the subject property. **Location:** 88 East Center Street (TIN: 12-756-0002). **Project Area:** 1.42 Acres. **Zone:** CV (Civic). **(Administrative Action).**

RECOMMENDATION

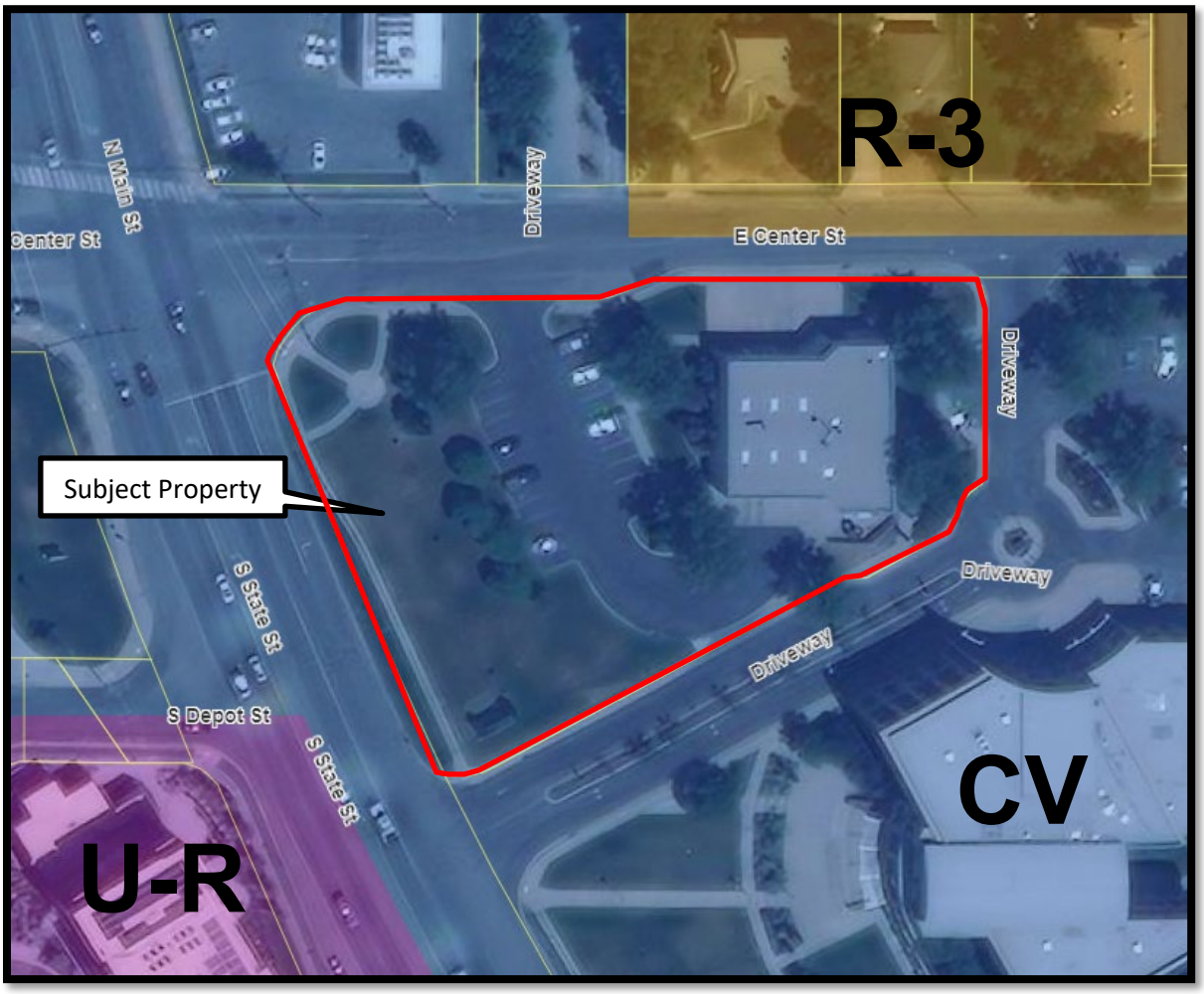
Staff recommends that the Planning Commission **approve as conditioned, SP 2022-050119**, a site plan request by the North Davis Fire District to construct a new Station 42 fire station at the property addressed 88 E. Center Street (12-756-0002). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	North Davis Fire District – Station 42
Site Location	88 E. Center Street
Tax ID Number	12-756-0002
Applicant	North Davis Fire District
Owner	North Davis Fire District
Proposed Actions	Site Plan Review Approval
Current Zoning	CV (Civic)
Site Area	1.42 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Commercial Retail & Residential Multi-Family	CV (Civic) & R-3 (Residential)	Commercial & Residential
East	Clearfield City Hall & Community Arts Center	CV (Civic)	Commercial
South	Clearfield City Hall	CV (Civic)	Commercial
West	Davis County Health Department	CV (Civic)	Mixed-Use

Aerial Image & Zoning



BACKGROUND

The North Davis Fire District (NDFD) is seeking site plan approval for a new Station 42 fire station at the subject property. To accommodate the needs of a growing community, the existing Station 42 will be demolished and replaced with a state-of-the-art fire station that will better serve the needs of the fire district and the communities it serves. The new station will include four (4) fire truck and ambulance bays, a large training room, new administration offices, dorm rooms, an exercise room and dining area. The new fire station will also include a complete redesign of the site to accommodate visitor parking near the main entrance off State Street and secured employee parking on the east side of the building. The site landscaping will be redesigned to be water efficient and will include the creation of a new plaza at the corner of State Street and Center Street. The shared access between the fire station and City Hall will include the redesign of the central landscape median to allow for access to the bays and the visitor parking area. The required streetscape improvements of the Downtown Form-Based Code (FBC) will be provided along state street with the existing streetlights, street trees, and street furniture.

As a property in the CV (Civic) Zone, the site and building are subject to the development standards of the Downtown Form-Based Code (FBC). Each applicable development standard is reviewed in this report as either a compliant or noncompliant item of the project proposal. It is important to state that all non-

compliant items must be brought into compliance to obtain final land use approval. A development agreement may be used to modify development standards or address other items of import for projects on a case-by-case basis. As stated in the FBC, "a development agreement may only be used to further establish conditions of approval or to amend/modify provisions of [the FBC] if the development has been determined to meet the objectives of the FBC but adjustments outside the scope of the code are deemed necessary." Any development agreement for amendments/modifications from the FBC should be specific to which items are allowed to vary from strict code compliance and to what extent.

As part of this application, NDFD is seeking approval of a development agreement for two (2) modifications from the FBC along with other aspects of the redevelopment that are important to outline between Clearfield City and NDFD. The development agreement will be reviewed in full separately, but the two (2) code modifications are listed below for reference.

1. Due to the nature and use of the site, NDFD is seeking have a 70% maximum impervious coverage calculation as opposed to the 60% maximum impervious coverage allowed by code.
2. The FBC requires street trees along Center Street and to be placed twenty to forty feet (20'-40') apart on center within the park strip. To maintain site visibility for vehicle and pedestrian traffic and emergency response vehicles departing onto Center Street, NDFD is seeking approval to not install the street trees for this street frontage.

As stated above, a full review of the development agreement terms is provided in a separate report.

A. STREET & BLOCK NETWORK; STREET & STREETSCAPE STANDARDS (FBC Chapters 4 & 5)

This property is located at the corner of State Street and Center Street. State Street is categorized in the FBC as an Urban Core Arterial Street with Center Street categorized as a Commercial Street. As such the following development standards apply to these sections of each street frontage. All non-compliance items will need to be brought into compliance.

State Street – Urban Core Arterial Street – 5.11

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width: 107'*. • *Travel Lanes:* 2 lanes in each direction. • *Lane Width:* 11' to 12'. • *Turn Lanes:* Per UDOT standard. • *Parking Lanes:* Optional parallel as right-of-way allows. • *Pavement Width: 82'-86'*. • *Median:* 12' planted median with turn lane pockets. • *Bicycle Facilities:* 7.5' protected bike lanes.	Clearfield City and UDOT will be executing a corridor agreement in the near future to formally outline these standards. There is sufficient right-of-way width along this State Street frontage to accommodate the required improvements of the redevelopment of this site.
Pedestrian Realm • *Pedestrian Facilities:* Minimum 8' wide clear sidewalk. • *Street Buffer:* Minimum 7.5' hardscape street buffer.	Complies with FBC. Staff Note: The existing pedestrian realm improvements along this stretch of State Street includes a five-foot (5') sidewalk and with a street buffer that varies in width. As required by code, the streetscape improvements for this property will include an seven and a half

	foot (7.5') hardscape street buffer and a eight-foot (8') wide clear sidewalk.
Benches are required every 200 feet on commercial and arterial streets in the UC, UR, TC, and CV districts.	**Non-Compliance with FBC.** Staff Note: The architectural and planting plans appear to provide a bench near the last tree grate at the south end of the street frontage. With a sidewalk length of approximately 235 feet along State Street, two (2) street benches will need to be provided that comply with the standards found in Appendix A. The civil site plan will need to be revised to include the street benches.
Decorative street lighting is required on all streets within downtown and are to be placed within the landscape or furnishing zone. • *Minimum Spacing: 6*0 feet apart on center. • *Maximum Spacing: 9*0 feet apart on center. • *Double Acorn Streetlights Required*	Complies FBC.
Street Trees: • For Street Buffers 6 feet and less small and/or medium trees may be used. • For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet. • Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC.	Complies with FBC. Staff Note: The submitted planting plan includes five (5) Zelkova street trees spaced at just over thirty-eight feet (38') apart.

Center Street – Commercial Street – 5.10

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width: 71'-99'*. • *Travel Lanes:* 2 lanes. • *Lane Width:* 10'. • *Turn Lanes:* Turning Lane at intersections. • *Parking Lanes:* Diagonal (17') or Parallel (7') allowed on both sides; gutter extends parking	Complies with FBC. Staff Note: Center Street begins as a commercial street and transitions to a residential street. As such on-street parking has been permitted with bicycles allowed to travel on the side of the street. If the entirety of Center Street is to be designed as a commercial street then future widening and striping

area. Center diagonal (18') allowed. *TR District allowed parallel only. • *Pavement Width: 44'-64' if 45° parking on both sides*. • *Median:* Turning lane at intersections. • *Bicycle Facilities:* 5' bike lane.	of the street will need to take place at a future date. For purposes of this application, the street complies with the FBC standards, as the overall design of the road cannot be changed with this one application.
Pedestrian Realm • *Pedestrian Facilities:* Minimum 6' wide clear sidewalk. • *Street Buffer:* Minimum 5' width – street trees require urban root treatment or 7' width.	Complies with FBC. Staff Note: The project will provide a 6' wide sidewalk and maintain a 5' wide street buffer.
Benches are required every 200 feet on commercial and arterial streets in the UC, UR, TC, and CV districts.	**Non-Compliance with FBC.** Staff Note: With a sidewalk length of approximately 332 feet, the Center Street frontage will need to be revised to provide two (2) street benches.
Decorative street lighting is required on all streets within downtown and are to be placed within the landscape or furnishing zone. • *Minimum Spacing: 6*0 feet apart on center. • *Maximum Spacing: 9*0 feet apart on center. • *Single Acorn Streetlights Required*	Complies FBC.
Street Trees: • For Street Buffers 6 feet and less small and/or medium trees may be used. • For Street Buffers wider than 6 feet medium and/or large trees may be used. • Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • Large trees shall be spaced a minimum of 40 and a maximum of 60 feet on center. • The minimum clear branch height is 7 feet. • Must work with City Urban Forester/Arborist if the area between the curb and property line is less than nine feet to determine appropriate tree species. • Tree Species and Diversity must comply with standards found on page 36 of FBC.	**Non-Compliance with FBC.** Staff Note: As stated in the background section of this report, due to sight visibility concerns of both pedestrian and vehicle traffic, the NDFD is seeking this as a modification from the FBC to not install street trees. City staff is supportive of this request.

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

Civic Building Type - 6.7:

1. Building Site

Standard:	Staff Analysis:
Minimum Lot Width: 50 feet *Maximum Lot Width:* None	Complies with FBC.

Maximum Impervious Coverage: 60% *Additional Semi-Pervious Coverage: 10%*	**Non-Compliance with FBC.** Staff Note: As a site that will accommodate heavy vehicles and traffic the project engineers have done their best comply with these standards. The site proposal has a maximum impervious coverage of 70%. This is modification from the FBC that is part of the proposed development agreement. Staff is supportive of this modification.

2. Site Access & Parking

Standard:	Staff Analysis:
Parking & Loading Location: Rear & Interior Side Yard.	Complies with FBC.
Vehicular Access: Alley only, if no alley exists, 1 driveway is permitted per UDOT requirements.	Complies with FBC.

3. Building Location

Standard:	Staff Analysis:
Multiple Principal Buildings: Permitted	Complies with FBC.
Front Build to Zone: 15-30 feet; up to 50' with Plaza or Porte-Cochere.	Complies with FBC.
Corner Build to Zone: 5-20 feet	Complies with FBC.
Occupation of Corner: Not Required	Complies with FBC.
Property Front Line Coverage: Not Required.	Complies with FBC.
Minimum Side Yard Setback: 5 feet	Complies with FBC.
Minimum Rear Yard Setback: 5 feet	Complies with FBC.

4. Building Massing

Standard:	Staff Analysis:
Minimum Overall Height: 1 Story	Complies with FBC.
Maximum Overall Height: 6 Stories	Complies with FBC.
Building Stepback: Not Required.	Complies with FBC.
Ground Story: Minimum Height – 12 feet *Maximum Height – 24* feet	Complies with FBC.
Upper Stories: Minimum Height – 9 feet *Maximum Height – 14 feet*	Not Applicable.
Permitted Roof Types: Parapet, Pitched, Flat	Complies with FBC.
Tower: Permitted	Not Applicable.

5. Street Façade Articulation/Details

Façade requirements apply to all facades facing a public or private right-of-way.

Standard:	Staff Analysis:
Blank Wall Limitations: Not Required.	Complies with FBC.
Vertical Façade Divisions: Not Required.	Complies with FBC.
Horizontal Façade Divisions: Not Required.	Complies with FBC.

Front Façade Entrance Type: Arcade or Stoop	Complies with FBC.

6. **Building Fenestration** (Applicable to front/street facing facades only)

Standard:	Staff Analysis:
Minimum Ground Story Transparency: 50% As measured between 2 feet and 8 feet above grade along facades with street frontage.	**Non-Compliance with FBC.** Staff Note: The State Street frontage and the Center Street frontage are the only two building elevations that are required to comply with this standard. The Center Street façade complies with the transparency standard. The State Street façade (West Elevation) will need to be revised to increase the ground floor transparency from 36% to 50%.
Minimum Upper floor Transparency: 20% A general minimum transparency requirement shall be measured from floor to floor for each story.	Not Applicable.
Principal Entrance: Front or Corner Façade	Complies with FBC. Staff Note: The principal entrance is along the corner façade on the south side of the building. As this is on the corner of the shared main access for City Hall and Station 42, it can be accepted as a corner façade principal entrance. There is pedestrian connection from State Street and the visitor parking area.
Required Number of Street Entrances: 1 per each 150 feet of front façade.	Complies with FBC.

7. Building Uses

Standard:	Staff Analysis:
Ground Story: Civic alone, civic with office, retail, or service	Complies with FBC.
Upper Stories: Retail, service, office, or craft industry.	Not Applicable.
Parking within Building: Permitted fully in basement; permitted in rear portion of all other floors.	Complies with FBC.
Required Occupied Space: 30 feet deep on all floors.	Complies with FBC.

Building Design Standards

Standard:	Staff Analysis:

Primary Façade Materials: Primary materials shall be used for a minimum of 75% of each façade of the buildings in the U-C, U-R, and CV zoning districts. (a) Permitted Primary Materials: (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) (v) Glass (b) Primary building materials may not include vinyl siding or aluminum slat siding.	**Non-Compliance with FBC.** Staff Note: For the primary materials, the building uses a mix of brick and glass. All of the elevations meet or exceed the requirement of 75% except for the North Administration elevation shown in figure A5 on the sheet AE101. The primary materials for that elevation are at 71%. Only a minor change to either add more glass or brick along this elevation to reach the 75% mark will bring full compliance for the buildings use of primary materials. Staff measurements are left on the plans for the commission and applicant to know how the percentage was calculated. The secondary material areas were measured and then subtracted from the total façade area that could be counted.
Secondary Façade Materials: Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 25% of each façade for buildings in the U-C, U-R, and CV zoning districts zoning districts. (a) Permitted Secondary Materials: (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: i. Glass Fiber Reinforced Concrete (GFRC) ii. Polymer-modified Glassfiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glassfiber Reinforced Gypsum (GRG) (iii) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (iv) Exterior Insulation and Finishing Systems (EIFS) and/or stucco. i. Permitted for trim only and/or on upper floor facades only in the U-C, U-R, and CV zoning districts. (v) Pre-cast Concrete	**Non-Compliance with FBC.** Staff Note: As stated above, with a minor change do the North Administration elevation, the primary and secondary material percentages will bring the building into full compliance with the code.

(vi) Cast Stone	
Color: Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.	Complies with FBC.
Windows, Awnings, Shutters and Doors. See Section 6.13.5.	Complies with FBC.
Building Variety: Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed-uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC.

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

The landscape chapter of the FBC outlines standards for site specific landscaping, parking lot landscaping and site buffering. The applicant has provided a planting plan and irrigation plan for review. Each plan was prepared by the project architect, Blalock and Partners, but there is no indication if the plans were prepared by a licensed landscape architect. As required by code, any landscaping plans must be prepared by a licensed landscape architect. The plans will need to be revised to indicate the landscape architect that designed the plans or have them approved by a landscape architect.

1. General Plant Requirements

Standard:	Staff Analysis:
Plant Requirements: (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement.	**Non-compliance with FBC.** <u>Staff Note:</u> (a) With a project area of 1.42 acres, a total of twenty-eight (28) trees are required. Minus the street trees along State Street, the planting plan indicates that five (5) trees are provided. An additional twenty-three (23) trees will need to be provided for this project. A combination of shade, columnar, or evergreen trees would be allowed by code.
(b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs.	(b) Complies with FBC.
(c) The maximum amount of landscape area than may be turf grass is 15%.	(c) **Non-compliance with FBC.**

	Staff Note: The project has a landscape area of 18,274 square feet as shown on the civil site plan. The planning plan shows a turf area of 6,511 square feet which is 36% of the total landscape area. The amount turf grass that is used will need to be reduced to 15% to comply with code.
Plant material shall be placed around the perimeter of the building footprint in a 5 foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.	Complies with FBC.
Plant Selection: The planting selections must be water wise. Plants may be selected from the State of Utah waterwise plant list at https://waterwiseplants.utah.gov or the Conservation Garden Park database at https://conservationgardenpark.org/plants, or the waterwise plant list at https://www.weberbasin.com.	**Non-Compliance with FBC.** Staff Note: With recent updates to the FBC and other city ordinances, all plants must be water wise. The proposed planting plan includes most of the plants that are water wise. The Blue Rug Juniper shrub and the Sassy Summer Sangria Yarrow perennial will need to be replaced with plants found on a water wise plant list. Staff recommends the use of the Conservation Garden Park list.
Size of Plants: See Table 7.2 (1) for minimum sizing standards.	Complies with FBC.

2. Parking Lot Buffer

This buffer applies to properties in all districts where a vehicular parking area is located along a front, rear, or side property line or adjacent to a right-of-way.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 7 feet, but can be reduced to 5 feet for the side and rear areas if structural soil or an urban root system is used.	Complies with FBC.
Buffer Landscape Requirements: One (1) medium or large shade tree is required at least every forty feet (40'). A continuous row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. Shrub height to be maintained no more than 48 inches tall.	

3. Interior Parking Lot Landscaping

Standard:	Staff Analysis:
Landscape Island Requirements:	Not applicable.

• Landscape islands are required at the terminal ends of free standing rows of parking and after every 9th parking space for rows of parking greater than 12 spaces. • The islands are required to be a minimum of 5 feet wide. Any island under a width of 15 feet are required to be provided with structural soil under any paved surface within a tree's critical root zone. Islands under 9 feet wide must install an aeration system and utilize permeable pavement for the curb and gutter. • A minimum of 1 medium or large shade tree is required per island. The islands shall be designed to accommodate storm water runoff (as bio-swales) where the drainage plan can be reasonably designed to accomplish that objective.	
Landscape Median Requirements: • Landscape medians are required for each free-standing bay of parking along the length of the bay. • The medians shall be designed with the same minimal standards as the islands for width, soil structure, aeration, and permeable pavement where necessary. • The medians shall include a minimum of 1 medium or large shade tree and shall also be designed to accommodate storm water runoff as a bio-swale.	Not applicable.
Tree Requirements: • Each parking lot space must be located within 50 feet of a tree planted within the parking lot interior. • A minimum of 1 shade tree must be planted within the parking lot interior or within 7 feet of a parking lot's edge for every 5 parking spaces. • Tree Shade Goal: Within 20 years of installation, 25% of the interior of the parking lot should be shaded by tree canopy.	Complies with FBC. Staff Note: The row of parking at the north end of the east parking lot does not meet this standard, but with the need to provide site visibility for safety and as part of a modification request with the development agreement, a tree in this landscape area would not be required. With approval of this modification, the project complies with the FBC.

4. Landscaping Screening

Standard:	Staff Analysis:
Open Storage & Refuse Areas Screening Requirements: • No open storage or refuse area is permitted in the front or corner side yards, within 10 feet	**Non-Compliance with FBC.** Staff Note: The angle of the dumpster enclosure will need to be revised to allow for landscaping on 3 sides of the enclosure. One

of a property line, and between the building and street. • An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. • Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. • If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas.	medium or large shade tree will need to be added to the landscape area.
Utility Appurtenances Screening Requirements: • Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way. • A landscape screen with a shrub bed that has shrubs spaced no more than 36 inches apart on center shall be provided.	Complies with FBC.

Miscellaneous Landscaping Requirements

The remaining sections of the landscape chapter provide requirements for the installation of landscaping, the condition of landscaping, bonding for landscaping, and ongoing maintenance of landscaping. It is the responsibility of the applicant to be familiar with these standards and compliance with the standards is required as a condition of approval at the end of this report.

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

As outlined in Chapter 8 of the FBC, for non-residential developments totaling less than 5 acres in size, ten percent (10%) of the total property size shall be used to calculate a fee-in-lieu or land-in-lieu assessment for Civic Open Spaces. As public facility that will be creating a new plaza space at the corner of State Street and Center street, this meets the requirements for a civic open space in this area of the city.

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle & Bicycle Parking

The parking requirements for Fire and Police Stations in the FBC is determined by the zoning administrator. With a standard for civic buildings in other zones of the city of one space for every 300 square feet, staff used this as a starting point to calculate the parking need. Areas used for storage, nonpublic purposes, incidental repair, etc. are excluded from the square footage calculations for parking requirements. To determine the parking need, staff measured the conference/training room, lobby, dining/day room area, and offices that will be used by the fire fighters. The dorm rooms, exercise room, turnout gear room, medical storage, cleaning or decontamination areas, and the bays were not calculated as those areas will be used at the same time as these other spaces. Between the spaces that were calculated, a net usable area of 3,747 square feet was determined. Based upon this square footage and the parking ratio mentioned above, a total of thirteen (13) parking spaces are required for this use.

The previous fire station had a total of twenty-seven (27) spaces with four (4) of those spaces shared between the fire station and city hall. The amount of parking that was provided for the previous station was never fully utilized by the fire station staff and was at half capacity on a busy day. Clearfield City Planning staff worked with the NDFD Staff to determine the amount of parking needed for their needs and it was determined that six (6) visitor parking spaces will be provided with twelve (12) employee parking spaces located in a secured and fenced parking area. Based upon a review of the parking needs for this facility and applicable city code standards, staff concludes that the total eighteen (18) parking spaces will be sufficient to meet the needs of the new fire station.

For bicycle parking, the FBC requires that a minimum of two (2) bike rack spaces be provided for every 10,000 square feet of building area. With a building footprint of just over 20,000 square feet, a total of four (4) bicycle parking spaces are required. As shown on the architectural site plan, four (4) bicycle parking spaces will be provided near the main entrance and the service bays. The civil or landscape plans will need to be revised to include the bicycle parking spaces.

Snow Removal
As outlined in Clearfield City Code Section 11-13-5 G "Snow Stacking Area", "Every parking lot design shall plan for a snow stacking area to accommodate the stacking volume of a four-inch (4") snow base over the entire parking lot." The current plans do not indicate a snow stacking area and will need to be revised to show the area(s) that a truck would reasonably place snow during the winter. The separate parking areas have been designed with snow removal in mind and will be able to accommodate the needed snow removal.

CITY DEPARTMENT / AGENCY REVIEW

On May 9th, 2022, copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, City Engineer, Building Official, and Public Works staff. Engineering and the North Davis Fire has provided a review letter which is included as an attachment to this report. No other comments have been provided to date.

All comments and conditions of these reviews must be met prior to issuance of final land use approval. Compliance with those requirements are included as part of the conditions of approval in the following section.

CONCLUSION AND STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve as conditioned, SP 2022-050119**, a site plan request by the North Davis Fire District to construct a new Station 42 fire station at the property addressed 88 E. Center Street (12-756-0002). This recommendation of approval is subject to the conditions outlined below.

The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted. Final land use approval includes, but is not limited to Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted.

1) The development agreement outlining the two needed modifications from the FBC shall be approved an executed prior to issuance of occupancy for the building.
2) Two (2) street benches will need to be provided along each of the State Street and Center Street frontages. Along State Street, the benches may be located within the furnishing zone and along Center Street the benches will need to be located on a concrete pad at the back of the sidewalk.

3) The State Street elevation shall be revised to comply with the minimum ground floor transparency requirement of 50% as measured between two feet (2') and eight feet (8') from the sidewalk or foundation of the building as required by code.

4) The North Administration elevation shall as shown in figure A5 on sheet AE101 shall be revised to comply with the minimum primary material requirement of 75% and the minimum secondary material requirement of 25%.

5) The landscape plans shall be stamped by a licensed landscape architect as required by code and shall be revised to comply with the following standards:

    a. 20 trees per 1 acre of project area. With a project area of 1.42 acres, the plans shall be revised to provide 28 on site trees (not including street trees). The site trees may be a combination of shade, columnar, or evergreen trees that will be suitable to the new station and use of the property.

    b. Maximum amount of landscape area that may be turf grass is 15%. The plans shall be revised to provide no more than 15% of the landscape area with turf grass.

    c. Plants shall be selected from a water wise plant list. The Blue Rug Juniper shrub and the Sassy Summer Sangria Yarrow perennial shall be replaced with plants found on one of the water wise plant lists, preferably the list provided by the Conservation Garden Park.

6) The angle of the dumpster enclosure shall be revised to allow for landscaping on three sides of the enclosure. One medium or large shade street shall be planted in one of those landscape areas.

7) The plans should be revised to address Engineering requirements as outlined in the review letter dated May 19th, 2022.

ATTACHMENTS

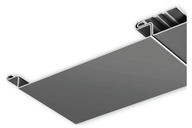
1. Station 42 Perspective Views
2. Civil General Notes
3. Civil Demolition Plan
4. Civil Site Plan
5. Civil Grading Plan
6. Civil Grading and Drainage Plan
7. Civil Utility Plan
8. Erosion Control Plan
9. Civil Details
10. Architectural Site Plan
11. Planting Plan
12. Landscape Details
13. Building Floor Plan
14. Building Elevations
15. Engineering Review Letter #1 dated May 19th 2022



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



FASCIA:
VM ZINC FLAT LOCK PANEL
(BASIS OF DESIGN)

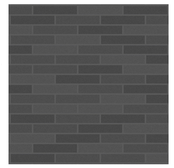


SOFFIT:
EIFS - WHITE

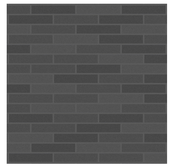
7.5" CURTAINWALL
-ANNODIZED ALUM.



WALL CLADDING (SECONDARY MATERIAL):
KINGSPAN ACM/MCM FACADE SYSTEM
(BASIS OF DESIGN)



WALL CLADDING (PRIMARY MATERIAL):
BRICK VENEER
INTERSTATE BRICK - COAL



WALL CLADDING (PRIMARY MATERIAL):
BRICK VENEER
INTERSTATE BRICK - COAL



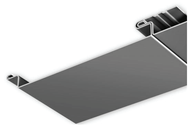
WALL CLADDING (SECONDARY MATERIAL):
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(BASIS OF DESIGN)



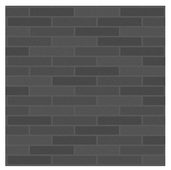
SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



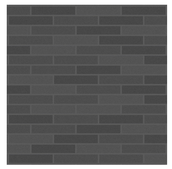
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VM ZINC FLAT LOCK PANEL
(BASIS OF DESIGN)



WALL CLADDING (PRIMARY MATERIAL):
BRICK VENEER
INTERSTATE BRICK - COAL



SOFFIT:
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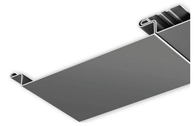


WALL CLADDING (PRIMARY MATERIAL):
BRICK VENEER
INTERSTATE BRICK - COAL

7.5" CURTAINWALL
-ANNODIZED ALUM.



SOFFIT:
EIFS - WHITE



SOFFIT:
VM ZINC FLAT LOCK PANEL
(BASIS OF DESIGN)

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stamp

revisions

date: May 06, 2022
project no.: 210408

North Davis Fire District Fire Station 42

88 East Center Street
Clearfield, Utah 84105

Perspective Views

GI103

GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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

UDOT GENERAL NOTES

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

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date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District Fire Station 42

88 East Center Street
Clearfield, Utah 84015

CIVIL GENERAL NOTES

C-001

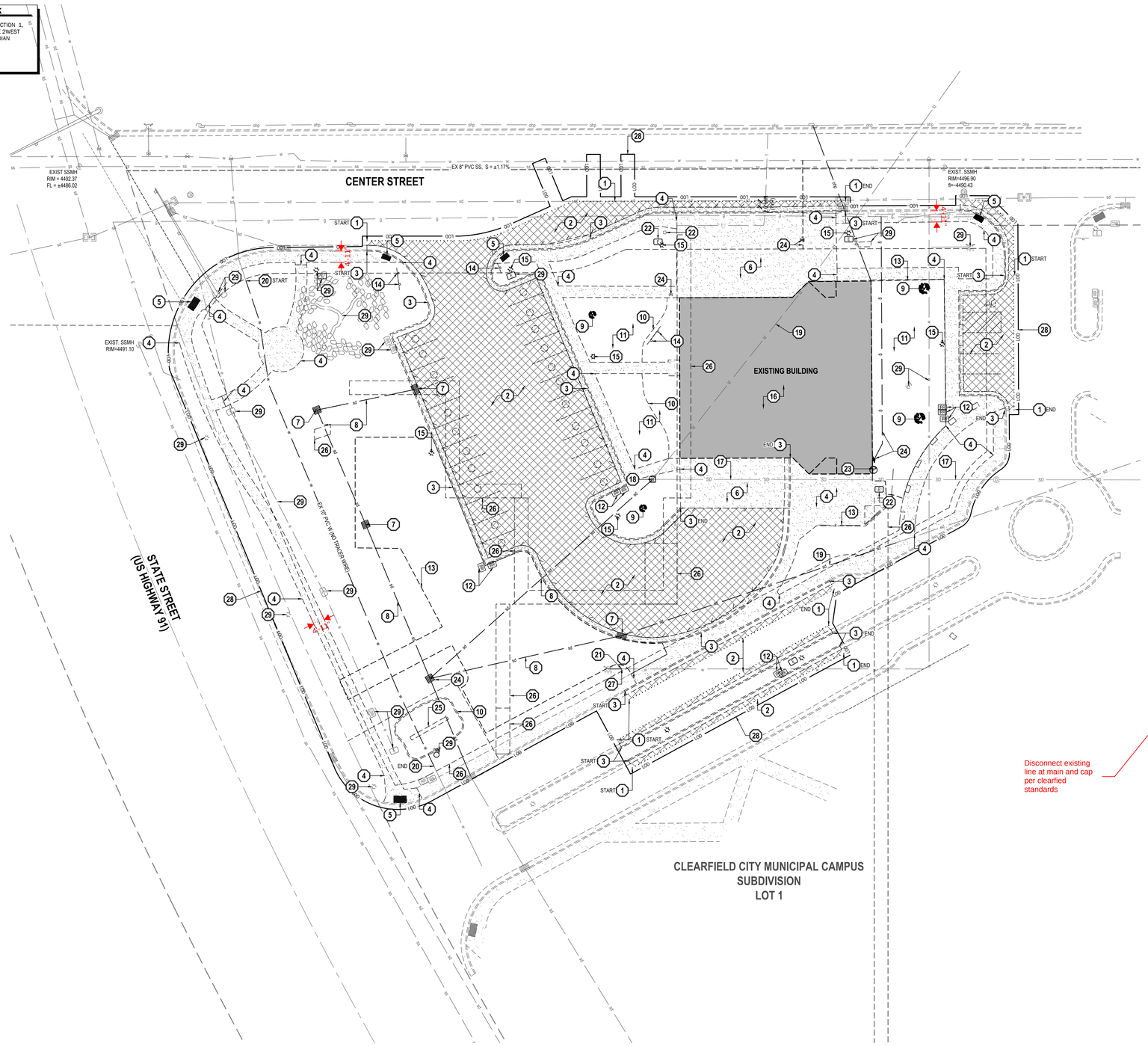
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811 Know what's below. Call before you dig.

BENCHMARK

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

ELEV = 4524.03'



GENERAL NOTES

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

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING TRUNCATED DOMES.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVEMENT.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING TREES.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING MOW CURB.
11. REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING IRRIGATION VALVE/BOX SEE LANDSCAPING PLANS FOR COORDINATION.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
14. REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
15. SALVAGE AND RELOCATE EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
16. DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING FIRE STATION BUILDING.
17. EXISTING ABANDONED STORM DRAIN LINE. DEMOLISH LINE AS REQUIRED FOR NEW CONSTRUCTION. LOCATION SHOWN PER RECORD PLANS PROVIDED BY CLEARFIELD CITY. IF EXPOSED DURING CONSTRUCTION AND FOUND TO BE ACTIVE, NOTIFY OWNER, CITY AND THE ENGINEER IMMEDIATELY.
18. EXISTING STORM DRAIN MANHOLE TO BE DEMOLISHED. IF FOUND TO BE ACTIVE, NOTIFY OWNER, CITY AND THE ENGINEER IMMEDIATELY.
19. EXISTING ABANDONED LAND DRAIN LINE. DEMOLISH LINE AS REQUIRED FOR NEW CONSTRUCTION. LOCATION SHOWN PER RECORD PLANS PROVIDED BY CLEARFIELD CITY. IF EXPOSED DURING CONSTRUCTION AND FOUND TO BE ACTIVE, NOTIFY OWNER, CITY AND THE ENGINEER IMMEDIATELY.
20. REMOVE AND PROPERLY DISPOSE OF EXISTING 10" PVC WATER LINE, ACTIVE. CONTRACTOR TO FIELD VERIFY CURRENT LOCATION. SEE UTILITY PLAN FOR RELOCATION INFORMATION.
21. SALVAGE AND RELOCATE EXISTING FIRE HYDRANT. SEE YOU UTILITY PLAN FOR RELOCATION INFORMATION.
22. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL BOX. SEE ELECTRICAL PLANS FOR COORDINATION.
23. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL METER. SEE ELECTRICAL PLANS FOR COORDINATION.
24. EXISTING GAS METER AND SERVICE TO BE REMOVED. COORDINATE REMOVAL WITH DOMINION ENERGY.
25. REMOVE AND SALVAGE MONUMENT TO OWNER.
26. EXISTING EASEMENT. OWNER RESPONSIBLE TO DETERMINE EASEMENTS TO BE VACATED.
27. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE SECTION.
28. LIMITS OF DISTURBANCE.
29. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

Disconnect existing line at main and cap per clearfied standards

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District Fire Station 42

88 East Center Street
Clearfield, Utah 84015

CIVIL
DEMOLITION
PLAN

C-100

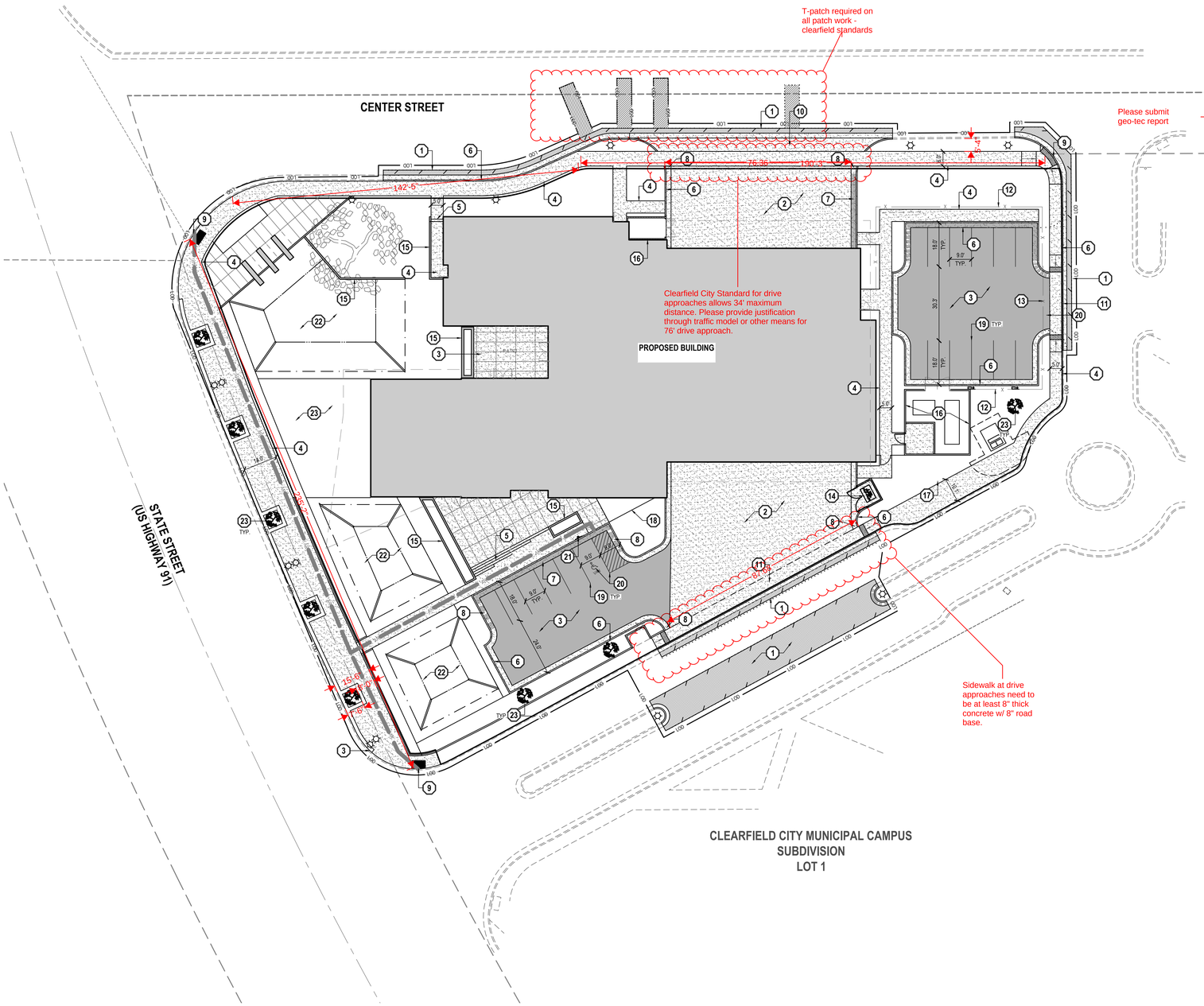
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811 Know what's below. Call before you dig.

BENCHMARK

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

ELEV = 4524.03'



GENERAL NOTES

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

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PATCHING PER APWA PLAN 251 AND SPECIFICATIONS.
2. HEAVY DUTY CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600. INSTALL DOWELS AT COLD JOINTS PER APWA PLAN 261.3
3. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
4. 4" THICK SIDEWALK PER CLEARFIELD CITY ENGINEERING SPECIFICATIONS. SEE DETAIL 4/C-600. SEE ARCHITECTURAL PLANS FOR TEXTURES, JOINT PATTERNS, OR CUT SPECIFICATIONS.
5. SITE STAIRS. SEE GRADING PLAN FOR ELEVATIONS. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. STANDARD 30" CURB AND GUTTER PER CLEARFIELD CITY ENGINEERING SPECIFICATIONS, SEE DETAIL 5/C-600.
7. 30" REVERSE PAN CURB AND GUTTER PER DETAIL 5/C-600.
8. TRANSITION GUTTER PAN BETWEEN CURB TYPES OR TIE-IN TO SIDEWALK.
9. PEDESTRIAN ACCESS RAMP. SEE CLEARFIELD CITY DETAILS ON SHEET C-601.
10. OPEN DRIVEWAY APPROACH PER APWA PLAN 225 AND SPECIFICATIONS.
11. DIP DRIVEWAY APPROACH PER APWA PLAN 215 AND SPECIFICATIONS WITH DETECTABLE WARNING SURFACE PER APWA PLAN 238.
12. FUTURE FENCE. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
13. FUTURE AUTOMATED GATE. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
14. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH APRON PER DETAIL 7/C-600.
15. SITE WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
16. MECHANICAL/ELECTRICAL ENCLOSURES. SEE ARCHITECTURAL PLANS FOR DESIGN INFORMATION.
17. ELECTRICAL TRANSFORMER LOCATION. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
18. 4" CONCRETE PAD FOR BICYCLE RACK. REFER TO DETAIL 4/C-600 FOR SIDEWALK SECTION.
19. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
20. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
21. "HANDICAP PARKING" SIGN W/ BOLLARD PER DETAIL 8/C-600 AND PER M.U.T.C.D. STANDARD PLANS.
22. PROPOSED DETENTION POND. SEE GRADING AND DRAINAGE PLAN C-300 FOR MORE INFORMATION.
23. NEW TREES, SEE LANDSCAPING PLANS FOR MORE INFORMATION.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	18,650	32%
ROOF	21,259	37%
LANDSCAPING	18,274	31%
TOTAL SITE	58,183 1.34 ACRES	100%

PARKING DATA TABLE	
STANDARD STALLS	17
ADA - ACCESSIBLE STALLS	1
TOTAL STALLS	18

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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CIVIL SITE PLAN

C-200

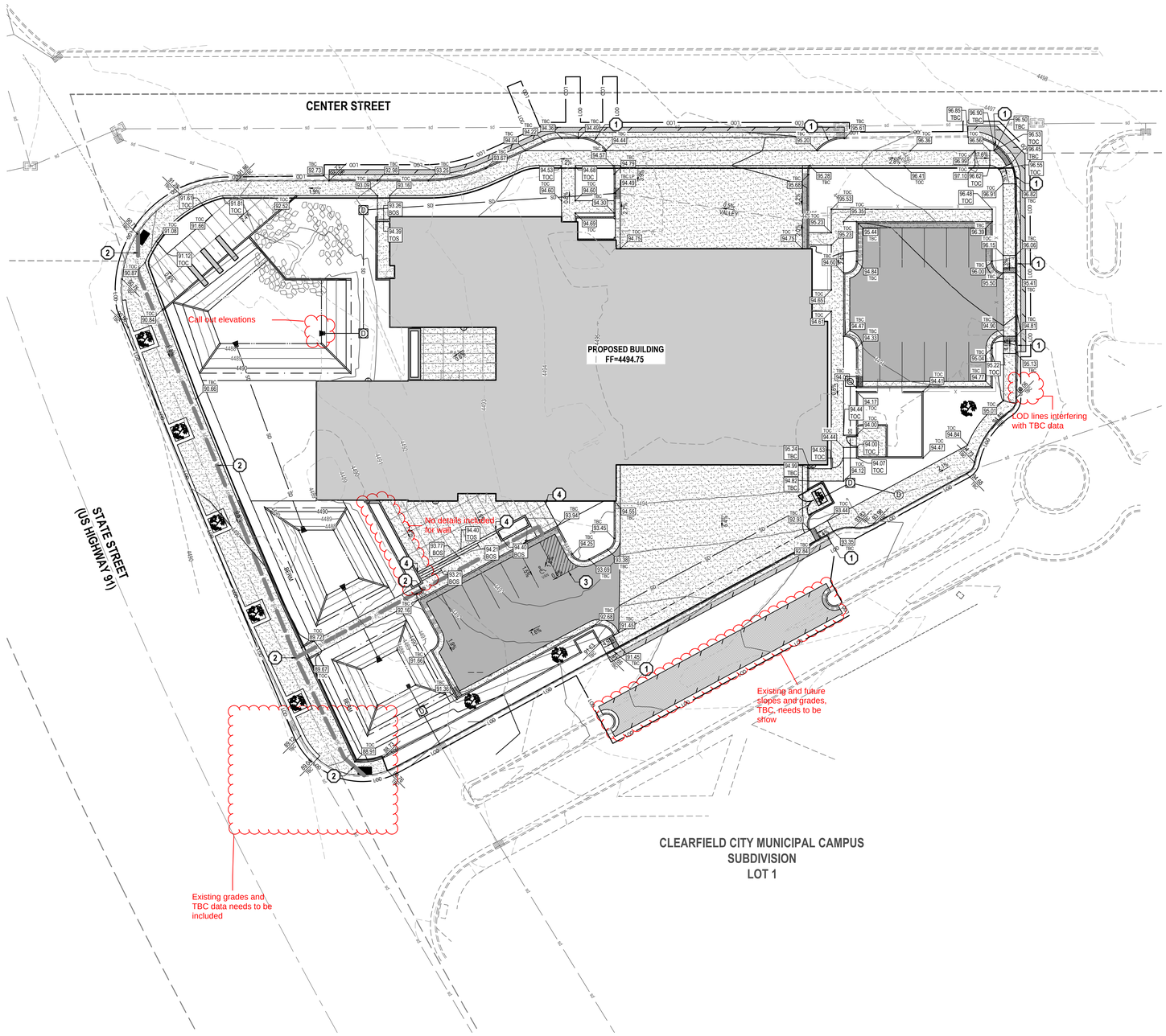
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GENERAL NOTES

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

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. TAPER CURB FROM 6" CURB FACE TO 0" CURB FACE TO MATCH INTO FRONT OF SIDEWALK.
2. DESIGNATED ACCESSIBLE ROUTE. ENSURE GRADES DO NOT EXCEED 5.00% RUNNING SLOPE (1:12 OR 8.33% FOR RAMPS) AND 2.00% FOR CROSS SLOPES. CONTRACTOR WILL BE REQUIRED AT OWN EXPENSE TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED 5.00% MAXIMUM SLOPE ALONG THE ACCESSIBLE ROUTE.
3. ACCESSIBLE PARKING. SLOPES SHALL NOT EXCEED 2.00% IN ANY DIRECTION. CONTRACTOR TO VERIFY THAT SLOPES COMPLY WITH THE MAXIMUM SLOPE REQUIREMENTS AFTER FORMS ARE SET AND TO NOTIFY DESIGN ENGINEER IF DISCREPANCIES EXIST PRIOR TO INSTALLATION OF PAVING.
4. LEVEL LANDING: 2.00% MAX. SLOPE FOR A MIN. OF 5' FROM DOOR OR STAIRS.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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Salt Lake City, UT 84101
801.532.4940

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revisions

date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District Fire Station 42

88 East Center Street
Clearfield, Utah 84015

CIVIL GRADING PLAN

C-300

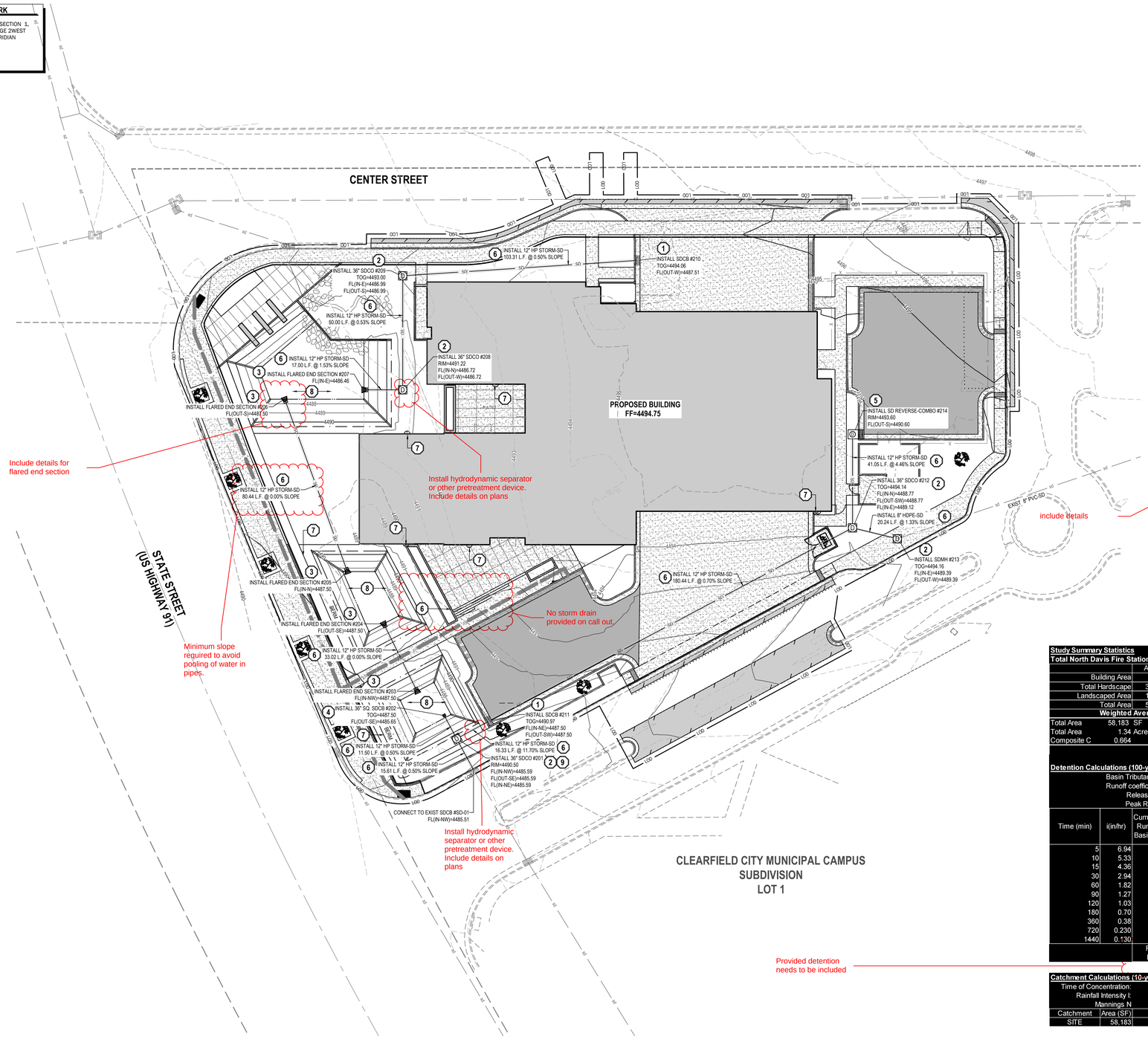
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

ELEV = 4524.03'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. CATCH BASIN PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
2. PRECAST 36" CLEAN OUT BOX WITH SOLID 24"Ø FRAME AND LID. INSTALL IN ACCORDANCE WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
3. ADS FLARED END SECTION TO BE INSTALLED WITH FLOW LINE AT BOTTOM OF POND.
4. PRECAST 36" CLEAN OUT BOX WITH 24" SQ FRAME AND GRATE. INSTALL IN ACCORDANCE WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
5. COMBINATION INLET AND CLEANOUT BOX (REVERSED). INSTALL IN ACCORDANCE WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
6. ADS HP STORM STORM DRAIN LINE OR APPROVED EQUAL. INSTALLATION AND TRENCHING PER CITY STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
7. ROOF DRAIN, SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
8. PROPOSED DETENTION POND. SEE GRADING PLAN FOR DESIGN.
9. INSTALL 2.2"Ø ORIFICE (3"Ø RECOMMENDED FOR MAINTENANCE PURPOSES. PLATE TO BE INSTALLED OVER OUTLET PIPE.

Study Summary Statistics
Total North Davis Fire Station Site

	Area	C Value
Building Area	-	0.9
Total Hardscape	39,909	0.9
Landscaped Area	18,274	0.15
Total Area	58,183	
Weighted Average C		**0.664**

Total Area	58,183	SF
Total Area	1.34	Acres
Composite C	0.664	

Detention Calculations (100-year storm)

Basin Tributary Area	58,183	SF
Runoff coefficient C:	0.664	
Release Rate	0.20	cfs/acre
Peak Release	0.267	cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin Discharge (c.f.)	Required Storage (c.f.)
5	6.94	1,848	80	1,768
10	5.33	2,838	160	2,678
15	4.36	3,483	240	3,242
30	2.94	4,697	481	4,216
60	1.82	5,815	962	**4,853**
90	1.27	6,086	1,443	4,644
120	1.03	6,582	1,923	4,658
180	0.70	6,709	2,885	3,824
360	0.38	7,285	5,770	1,514
720	0.230	8,818	11,540	(2,722)
1440	0.130	9,998	23,081	(13,113)
		Required Detention:		4,853
		Provided Detention:		-

Provided detention needs to be included

Catchment Calculations (10-year storm)

Time of Concentration:	15 min
Rainfall Intensity I:	4.36 in/hr
Mannings N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
SITE	58,183	0.664	3.902	SD-1

Water Quality Capture Volume
Reese Method

$$V_{goal} = R_v * d * A$$

$$R_v = 0.91 * i - 0.0204$$

i = project imperviousness
d = 80th Percentile Storm Depth, ft
A = Project Area, sf
Vgoal = Required Water Quality Capture Volume
Rv = Volumetric Runoff Coefficient

Basin 80th Percentile

i =	0.68	
d =	0.50	in
d =	0.04	ft
R_v =	0.60	
A =	58,183	sf
V_{goal} =	**1,451**	cf

Without Bypass Flow

Orifice Calculations:	$Q=C_dA_o(2gh)^{1/2}$	
High Water Elevation:	4,489.50	FT
Orifice Elevation per LID	4,485.59	FT
Allowed Basin Discharge*	0.267	CFS
C_d	0.62	
Orifice Area	4	IN^2
Orifice Diameter	2.2	IN

Include details of orifice.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

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North Davis Fire District Fire Station 42
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Clearfield, Utah 84015

CIVIL GRADING AND DRAINAGE PLAN

C-301

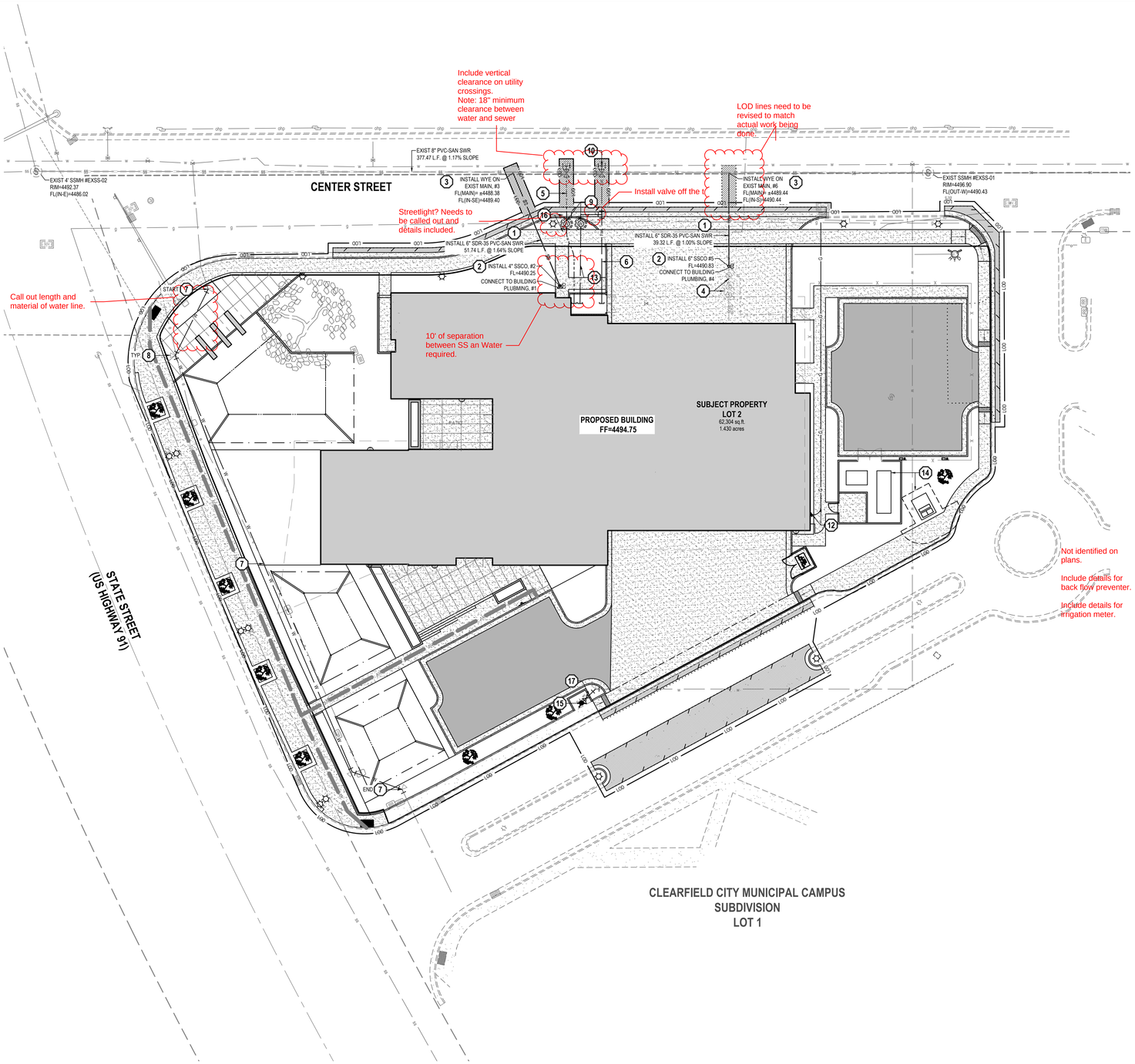
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BENCHMARK

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

ELEV = 4524.03'



GENERAL NOTES

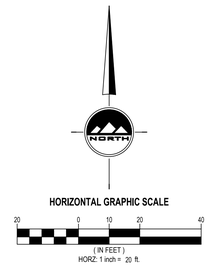
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES 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.

Change governing agency to Clearfield City on all notes.

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. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. SANITARY SEWER CLEANOUT PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS.
3. CONNECT TO EXISTING SEWER MAIN VIA SEWER TAPPING MACHINE WITH REQUIRED FITTINGS AND MATERIALS PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS.
4. SAND/OIL INTERCEPTOR AND SAMPLING MANHOLE SHOWN FOR REFERENCE ONLY. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
5. 6" C-900 PVC POTABLE WATER LINE PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS. SEE SHEET C-601 FOR CULINARY WATER TRENCH DETAIL.
6. 6" MINIMUM C-900 PVC FIRE WATER LINE. SEE PLUMBING AND MECHANICAL PLANS FOR DESIGN INFORMATION.
7. 10" PVC WATER LINE PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS.
8. THRUST BLOCK PER CLEARFIELD CITY'S STANDARD DRAWING 10. SEE DETAIL SHEET C-601.
9. 2" CULINARY WATER METER AND CONCRETE VAULT PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS SEE SHEET C-601 FOR DETAIL.
10. CONNECT TO EXISTING WATER MAIN VIA HOT TAP PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS.
11. POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
12. PROPOSED GAS LINE CONNECTION. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
13. 2.0" FIRE TRUCK FILL LINE, TYPE K COPPER PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS.
14. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR MORE INFORMATION.
15. RELOCATED FIRE HYDRANT AND ACCOMPANYING VALVE PER CLEARFIELD CITY'S STANDARDS AND SPECIFICATIONS.
16. 2-INCH TO 4-INCH REDUCER FITTING.
17. INSTALL NEW WATER LINE TO CONNECT RELOCATED FIRE HYDRANT TO EXISTING LINE. MATCH TO EXISTING.



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North Davis Fire District Fire Station 42

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CIVIL UTILITY PLAN

C-400

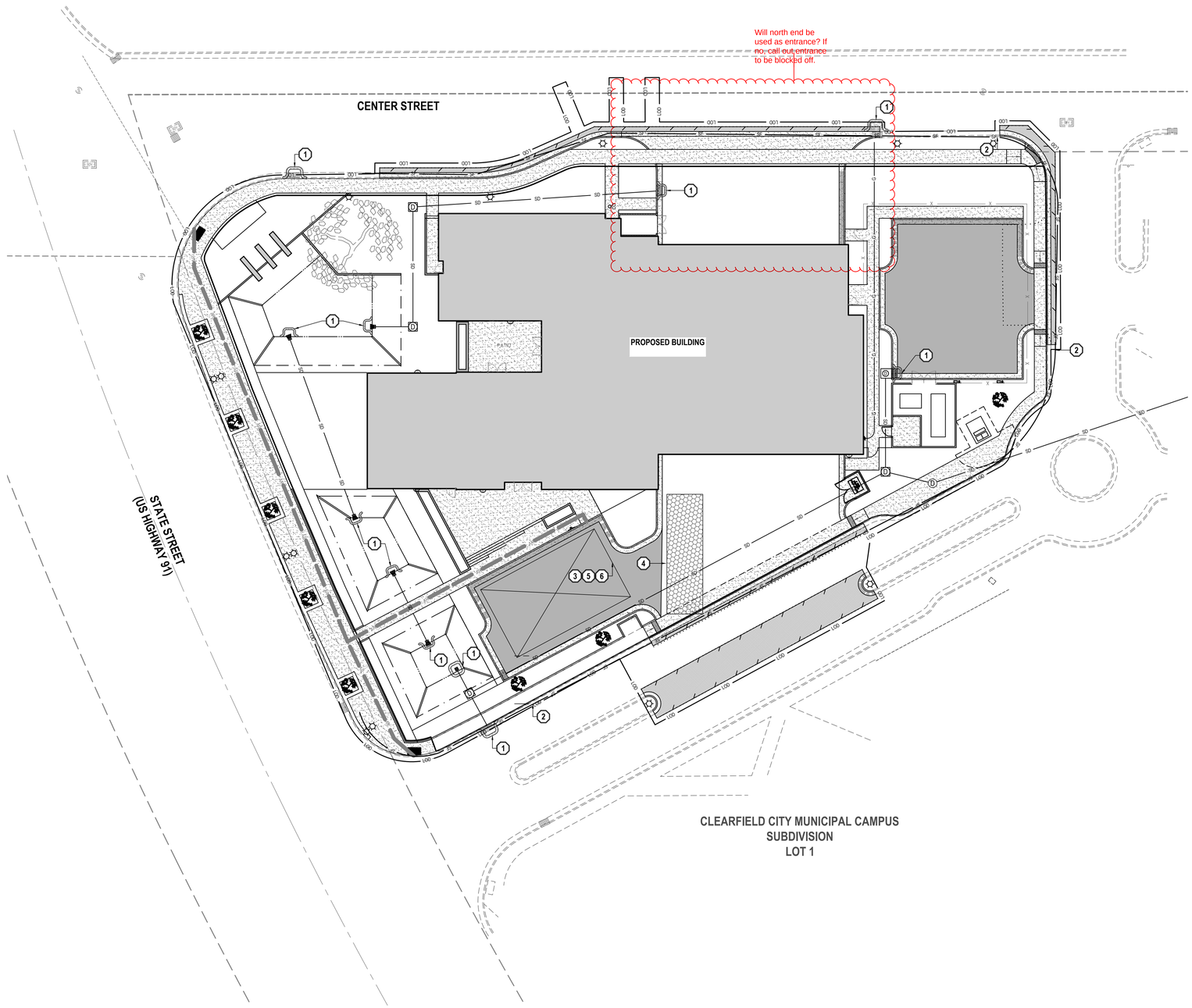
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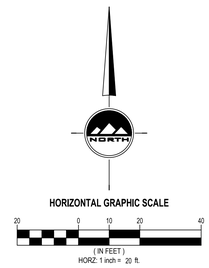
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BENCHMARK

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

ELEV = 4524.03'





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 ACHEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION. SEE DETAIL ON SHEET C-601.
2. SILT FENCE. SEE DETAIL ON SHEET C-601.
3. PORTABLE TOILET PER DETAIL 6/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL ON SHEET C-601.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

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North Davis Fire District Fire Station 42

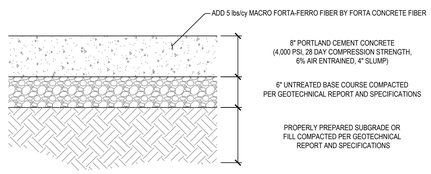
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Clearfield, Utah 84015

EROSION CONTROL PLAN

C-500

CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

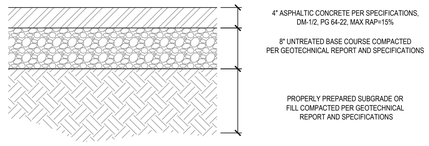


1 HEAVY CONCRETE PAVEMENT SECTION

SCALE: NONE

ASPHALT NOTES

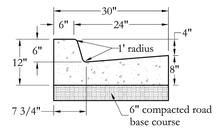
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 STANDARD ASPHALT SECTION

SCALE: NONE

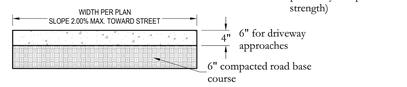
NOTE: Sidewalks curb & gutter and cross drains shall be constructed with class "B" concrete (3500 psi 28 day compressive strength)



3 CLEARFIELD STANDARD 30" CURB & GUTTER

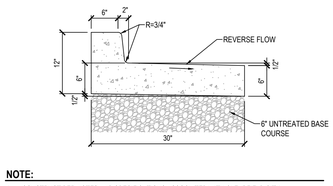
SCALE: NONE

NOTE: Sidewalks curb & gutter and cross drains shall be constructed with class "B" concrete (3500 psi 28 day compressive strength)



4 CLEARFIELD SIDEWALK SECTION

SCALE: NONE

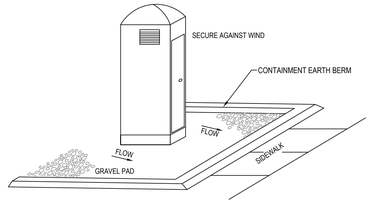


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH CLEARFIELD CITY.

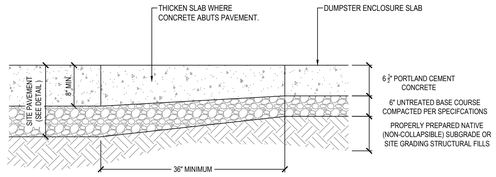
5 30" REVERSE PAN CURB AND GUTTER

SCALE: NONE



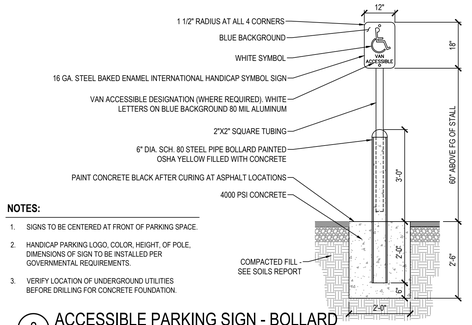
6 PORTABLE TOILET

SCALE: NONE



7 DUMPSTER PAD / APRON SECTION

SCALE: NONE



NOTES:

1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.
3. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.

8 ACCESSIBLE PARKING SIGN - BOLLARD

SCALE: NONE

and PARTNERS
architectural design studio
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Salt Lake City, UT 84101
801.532.4940

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revisions

date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District Fire Station 42

88 East Center Street
Clearfield, Utah 84015

CIVIL DETAILS

C-600

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

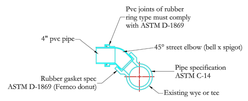
NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

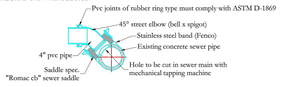
PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: SANITARY SEWER LATERAL & BLOW-OFF VALVE

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 09_SSLAT &BLOW.dwg
SHEET: 9of 17

CONNECTION INTO CONCRETE WYE (WITH 45° ELBOW)
SCALE: NONE — A

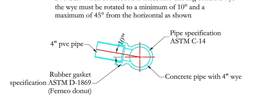


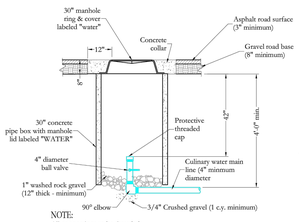
TAPPING INTO EXISTING CONCRETE PIPE
SCALE: NONE — B



CONNECTING INTO CONCRETE WYE (W/O 45° ELBOW)
SCALE: NONE — C

NOTE: When connection is made into existing concrete wye the wye must be rotated to a minimum of 110° and a maximum of 45° from the horizontal as shown

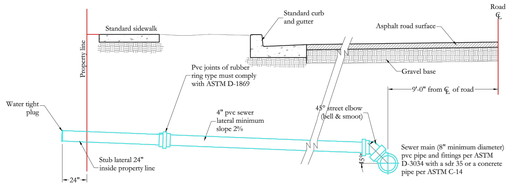




NOTE:
All connections to be threaded.

BLOW OFF VALVE SIDE VIEW
SCALE: NONE — 1

NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.



TYPICAL SEWER LATERAL CONNECTION
SCALE: NONE — 2

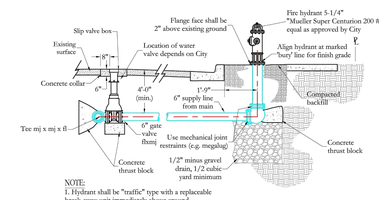
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DATE: OCTOBER 2014
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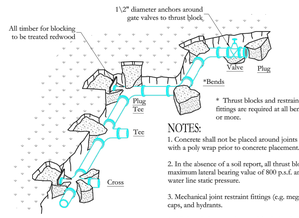
PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: FIRE HYDRANT, TRENCH DETAIL, WATER CONNECTION

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 10_HYD_H2OCONNECT.dwg
SHEET: 10of 17



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

TYPICAL THRUST BLOCK CONNECTION
SCALE: NONE — 1



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

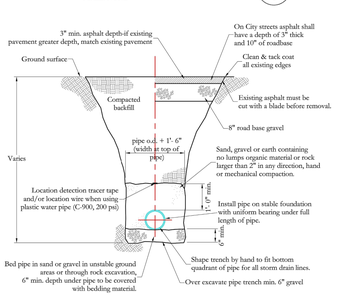
NOTES:
1. Concrete shall not be placed around joints and bolts. Cover all metal contact areas with a poly wrap prior to concrete placement.

2. In the absence of a soil report, all thrust blocks shall be sized on the basis of a maximum lateral bearing value of 800 p.s.f. and a thrust resulting from 150% of the water line static pressure.

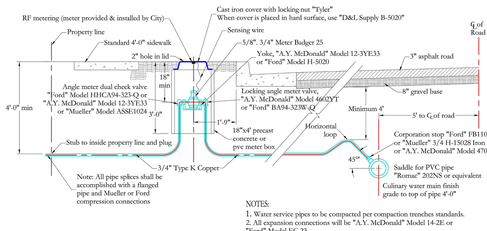
3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.

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

CONCRETE THRUST BLOCK DETAILS
SCALE: NONE — 2



CULINARY WATER TRENCH CROSS-SECTION
SCALE: NONE — 3



NOTES:
1. Water service pipes to be compacted per compaction trenches standards.
2. All expansion connections will be "A.Y. McDonald" Model 14-2E or "Ford" Model EC-23.
3. This detail shows a typical water connect for 3/4" to 1" meters.

TYPICAL WATER CONNECTION
SCALE: NONE — 4

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DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPICAL WHEELCHAIR RAMP PEDESTRIAN ACCESS DETAIL

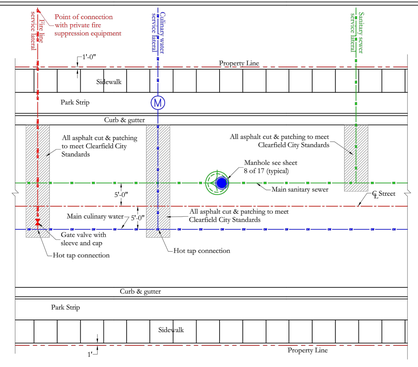
CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 14_WHEELCHAIR.dwg
SHEET: 14of 17

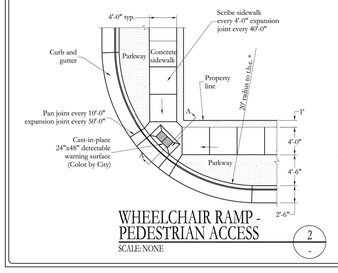
CULINARY WATER FIRE PIPE LINE NOTES:
1. The property owner is responsible for all materials, installation, repair and future maintenance for the entire fire line lateral from the City main water line to the point of connection with his fire suppression system.
2. All fire lines shall be sized per Clearfield City Fire Code (4", 6", 8" or as required).
3. All fire lines shall have a hot tap connection to the main waterline in the right-of-way with a gate valve.
4. All construction must meet Clearfield City Standards and all other adopted codes & standards.

CULINARY WATER SERVICE NOTES:
1. The property owner is responsible for all installation of the culinary water service lateral, including water meter, complete (see sheet 10 of 17) and connection to main waterline.
2. The property owner is responsible for all repair and maintenance of the culinary water service lateral from the City water meter to the point of connection with his private facilities.
3. Clearfield City is responsible for all repair and maintenance of the culinary water service from the culinary water main pipe to and including the water meter, meter box, lid & facilities contained therein.
4. All construction must meet Clearfield City Standards and all other adopted codes & standards.

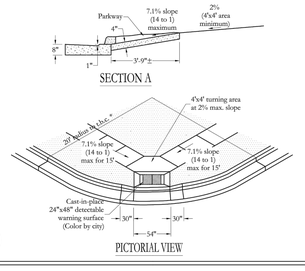
SANITARY SEWER SERVICE NOTES:
1. The property owner is responsible for all installation of the sanitary sewer service lateral and connection to main City sanitary sewer pvc pipeline with his private facilities.
2. The property owner is responsible for all repair and maintenance of the sewer service lateral from the main City sanitary sewer pipe to the point of connection.
3. All installed sanitary sewer service laterals shall be an approved pvc, and installed at Clearfield City Standards and above minimum slopes.
3. All construction must meet Clearfield City Standards and all other adopted codes and standards.

UTILITY SERVICE LATERAL DETAILS
SCALE: NONE — 1





WHEELCHAIR RAMP - PEDESTRIAN ACCESS
SCALE: NONE — 2



NOTES:
1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.

2. Locate all inlet grates 2' minimum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.

3. Slopes shown are maximum slopes.

4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. expansion material shall be set 1/4" below the finish level of sidewalk ramp.

5. Materials, construction, and workmanship shall be in accordance with Clearfield City standards and specifications.

6. When a City roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.

7. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.

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

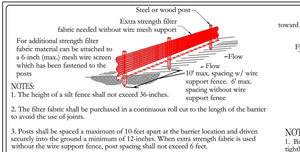
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RIVERDALE, UT 84405
801.866.0550

NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: BEST MANAGEMENT PRACTICES (BMP'S)

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 17_BMPs.dwg
SHEET: 17of 17



NOTES:
1. The height of a silt fence shall not exceed 36-inches.

2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.

3. Posts shall be spaced a maximum of 10-feet apart at the barrier location and driven securely into the ground a minimum of 12-inches. When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

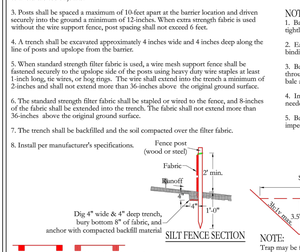
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.

6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.

7. The trench shall be backfilled and the soil compacted over the filter fabric.

8. Install per manufacturer's specifications.



NOTES:
1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.

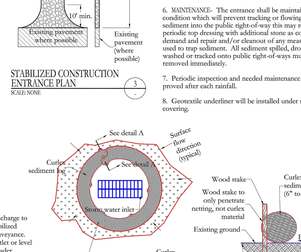
2. Each bale shall be embedded in the soil a minimum of 4-inches, and placed so that bindings are horizontal.

3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.

4. Inspection shall be frequent and repair replacement shall be made promptly as needed.

5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE BARRIER PLAN
SCALE: NONE — 2



STABILIZED CONSTRUCTION ENTRANCE PLAN
SCALE: NONE — 3

NOTES:
1. STONE SIZE- Use 2 to 3-inch stone or reclaimed concrete equivalent.

2. LENGTH- As required, but not less than 50-feet.

3. THICKNESS- Not less than 8-inches.

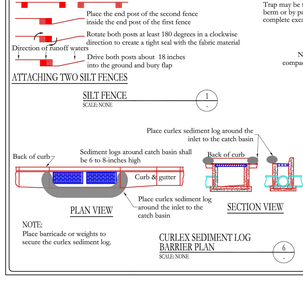
4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

5. SURFACE WATER- All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 side slopes will be permitted.

6. MAINTENANCE- The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into the public right-of-way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-ways must be removed immediately.

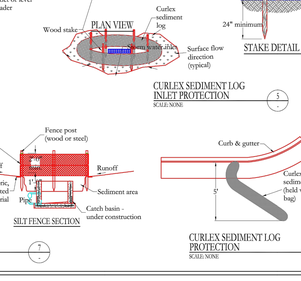
7. Periodic inspection and needed maintenance shall be proved after each rainfall.

8. Geotextile underliner will be installed under stone covering.



SILT FENCE
SCALE: NONE — 1

SILT TRAP BASIN
SCALE: NONE — 4

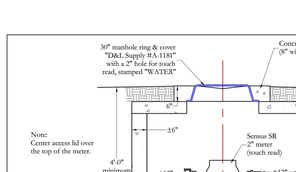


CURLEX SEDIMENT LOG INLET PROTECTION
SCALE: NONE — 3

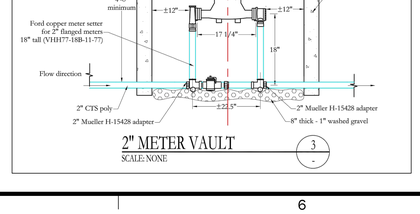
NOTE:
Place barricade or weights to secure the curlex sediment log.

CURLEX SEDIMENT LOG BARRIER PLAN
SCALE: NONE — 6

CATCH BASIN PROTECTION (TYP.)
SCALE: NONE — 7



CURLEX SEDIMENT LOG PROTECTION
SCALE: NONE — 8



2" METER VAULT
SCALE: NONE — 3

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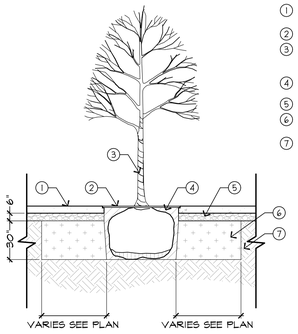
revisions

date: March 25, 2022
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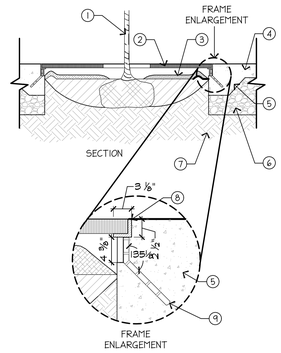
CIVIL DETAILS

C-601



1. CONCRETE PAVING (SEE DETAILS)
2. TREE GRATE (SEE DETAILS)
3. TREE PLANTING (SEE DECIDUOUS TREE PLANTING DETAIL)
4. PLANTING SOIL MIX (SEE SPECS)
5. COMPACTED UTBC (96%)
6. UTELITE STRUCTURAL SOIL (SEE SPECS)
7. COMPACTED OR UNDISTURBED SUBGRADE

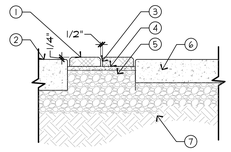
1 STRUCTURAL SOIL AT TREE GRATE
NTS



1. DECIDUOUS TREE PLANTING (SEE PLANTING DETAIL)
2. TREE GRATE (SEE SPECS.)
3. WATERING BASIN
4. CONCRETE SIDEWALK (SEE DETAIL)
5. 12" WIDE X 6" THICK CONCRETE SLAB FOR MOUNTING TREE GRATE FRAME
6. COMPACTED UTBC (95%)
7. COMPACTED SUBGRADE
8. 1/4" THICK CONTINUOUS STEEL FRAME
9. #3 REBAR, WELD TO CONTINOUS STEEL FRAME AT EACH CORNER

NOTES:
1. GRATE SHALL BE FLUSH W/ADJACENT SURFACING AND SHALL NOT ROCK IN FRAME.

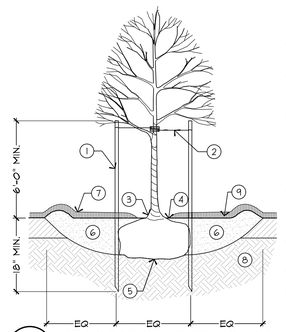
2 TREE GRATE
NTS



1. PAVERS- PER CITY SPECS.
2. CONC. CURB.
3. JOINT SAND-PER MANUFACTURER'S SPECS
4. 1" BEDDING SAND
5. 6" DEEP- STRUCTURAL SOIL-95% COMPACTED
6. CONC. SIDEWALK- SEE CIVIL PLANS & SPECS.
7. COMPACTED OR UNDISTURBED SUBGRADE

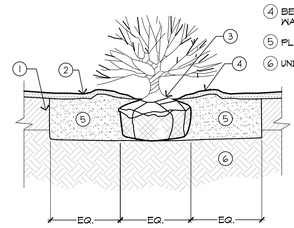
3 PAVER - UNIT BLOCKS
NTS

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



1. 2" DIA. (ROUND) FIR POSTS; 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE
2. 13 GAUGE GALVANIZED MALLEABLE WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK; SECURE BY TWISTING TAUTLY
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL
6. EXCAVATE HOLE TO DIAMETER 8X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. TYPE & MULCH, DEPTH AS SPECIFIED
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN

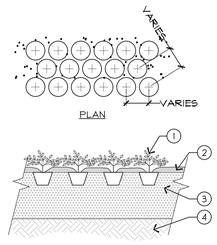
4 DECIDUOUS TREE WITH STAKING
NTS



1. PLANTING SOIL MIX (SEE SPECS)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX (SEE SPECS)
6. UNDISTURBED SUBGRADE

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

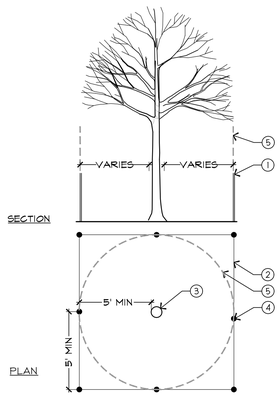
5 SHRUB
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTES)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. UNDISTURBED SUBGRADE

NOTES:
1. SEE PLANTING LEGEND FOR SPACING.

6 GROUNDCOVER / PERENNIAL
NTS

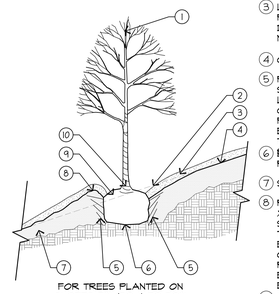


1. ORANGE CONSTRUCTION FENCE STAKED 5'-0" O.C. MAX. W/METAL T-POSTS.
2. TREE PROTECTION FENCE OUTSIDE OF DRIPLINE OF TREE. SEE SPECS.
3. TREE TRUNK
4. METAL T-POST 5' O.C.
5. DRIPLINE OF TREE CANOPY

NOTES:
1. DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE.
2. FOR EXISTING TREES DURING CONSTRUCTION.
3. HAND EXCAVATE W/IN THIS ZONE. REMOVE ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.

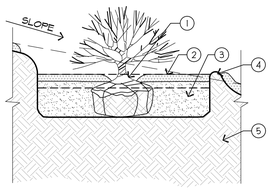
7 TREE PROTECTION
NTS

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL



1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. LAYER OF MULCH. SEE PLANTING PLAN FOR MULCH DEPTH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
4. ORIGINAL GRADE.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
6. BOTTOM OF ROOT BALL RESTS ON RE-COMPACTED SOIL.
7. SOIL DEPTH VARIES.
8. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL. SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL. SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240 DEGREES. BERM SHALL BEGIN AT THE ROOT BALL PERIPHERY.
9. ROOT BALL MODIFIED AS REQUIRED.
10. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

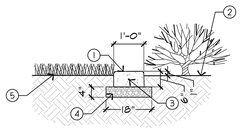
8 TREE ON SLOPE
NTS



1. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. BERM TO FORM DEPRESSED WATERING BASIN
5. UNDISTURBED SUBGRADE

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

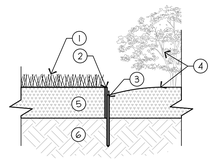
9 SHRUB ON SLOPE
NTS



1. CONCRETE MOW CURB
2. PLANTER BED
3. #4 REBAR CONTINUOUS
4. COMPACTED UTBC (95%)
5. TURF

NOTES:
1. TURF SHALL BE A MINIMUM OF 1" BELOW TOP OF CURB.

10 MOW CURB - 12"
NTS



1. TURF PER PLANTING PLAN
2. CUSTOM 3/16"x6" RAW STEEL EDGING
3. 15" STEEL SPIKE WELDED TO STEEL EDGING SPACED AT LEAST EVERY 6' O.C. OR MORE FREQUENTLY AS NEEDED TO ENSURE SMOOTH CURVES AND/OR STRAIGHT LINES
4. MATERIAL PER PLANTING PLAN
5. PLANTING SOIL MIX (SEE SPECS.)
6. UNDISTURBED SUBGRADE

NOTE:
1. EDGING TO BE 1/2" ABOVE FINISH GRADE
2. ALL JOINTS TO BE CUT AND WELD TO CREATE CLEAN, CRISP CORNERS.

11 EDGING - CUSTOM METAL
NTS

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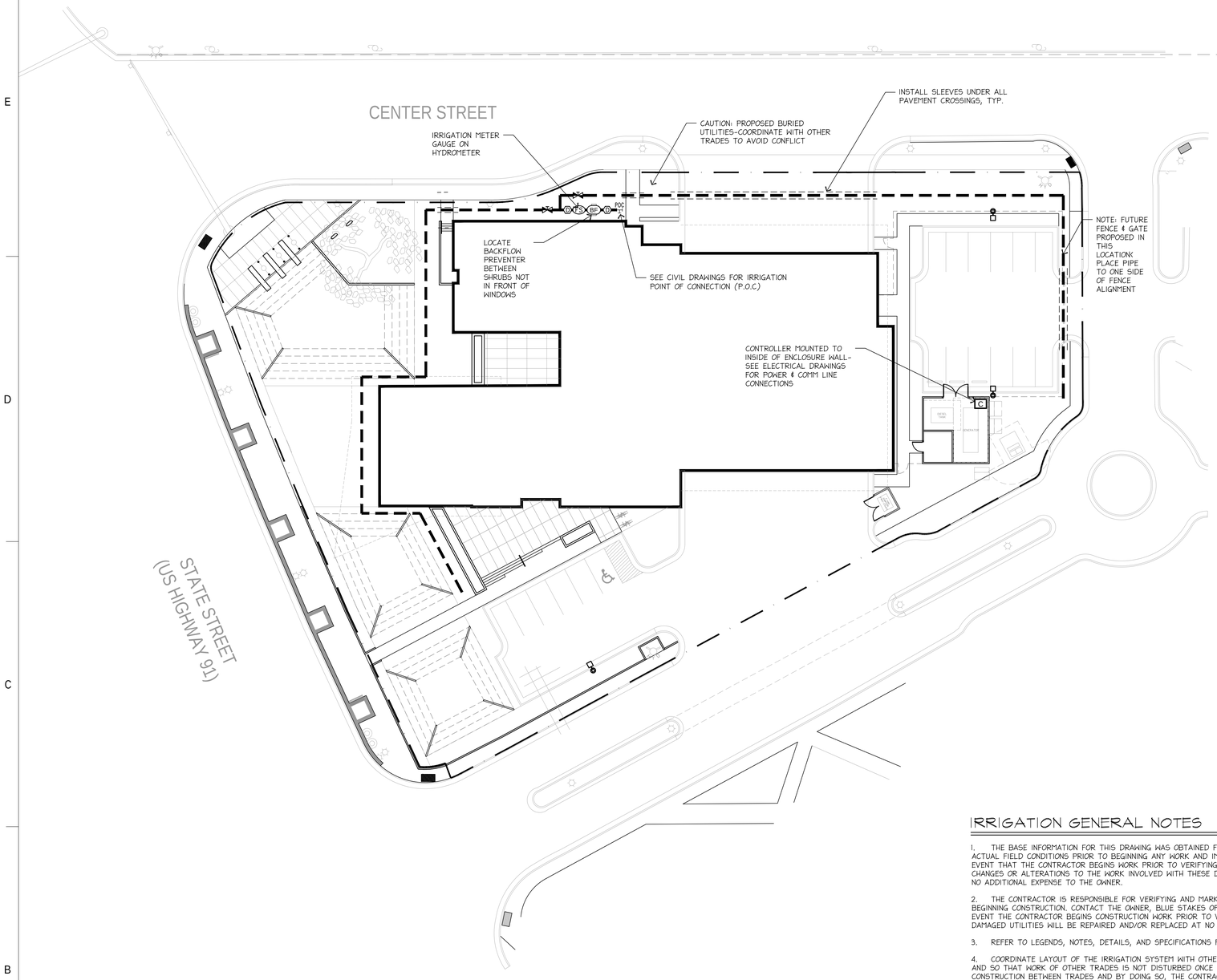
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Landscape Details

LP501



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
	FLUSH VALVE AND DRIP INDICATOR (NOT SHOWN) INSTALL NETAFIM TLSOV MANUAL FLUSH VALVE, AND DRIP INDICATOR AT THE END OF EACH DRIP ZONE AND OTHER AREAS AS NECESSARY TO WINTERIZE SYSTEM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-053-12 TECHLINE HCVXR PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-44RC QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.
	STOP & WASTE VALVE LINE SIZE
	STOP & WASTE VALVE BY OTHERS - SEE CIVIL DRAWINGS
	WATTS FULL PORT ISOLATION VALVE SIZE PER MAINLINE
D	DRAIN VALVE SIZE TO LINE
X	WILKINS 975XLVS REDUCED PRESSURE BACKFLOW DEVICE IN SOLID ENCLOSURE (SIZED TO FIT) WITH INSULATED BLANKET.
X	HYDRO POINT WTLC-C-12-PL CONNECT TO ET DATA. HIGH-IMPACT PLASTIC NEMA 3R RATED, KEY-LOCK ENTRY, WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.
FS	HYDRO POINT WTFLOWHD-P-150 PVC, HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 1.5" MAINLINES.
	POINT OF CONNECTION 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: LATERAL LINE SLEEVE: 4" PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SHALL BE A MINIMUM OF TWICE THE NOMINAL SIZE OF PIPE WITHIN. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION

Valve Callout
- # — Valve Number
- # — Valve Flow
- # — Valve Size

IRRIGATION GENERAL NOTES

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

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN TI EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

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

4. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF E\ AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWI

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE DRAWINGS SPECIFICATIONS TO PROVIDE HEAD TO HEAD AND EMITTER TO EMITTER SPACING AS SHOWN ON THE PLANS, DETAILS AND SPECIFICATIONS. THE L MAY ONLY BE MODIFIED AS APPROVED BY THE LANDSCAPE ARCHITECT TO OBTAIN COVERAGE TO SUIT THE MANUFACTURERS STANDARD HEADS INDICATED. ANY SUCH APPROVAL BY THE LANDSCAPE ARCHITECT SHALL OCCUR PRIOR TO ACTUAL PLACEMENT OF THE HEADS IN THE FIELD AND BE RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.

6. ALL INSTALLATIONS OR MODIFICATION TO THE IRRIGATION SYSTEM WILL NOT EXCEED THE DESIGN SUPPLY CAPACITY.

7. MAXIMUM WATER VELOCITY THROUGH IRRIGATION PIPE HAS BEEN DESIGNED NOT TO EXCEED 5.0 PER SECOND AND SHALL IN NO CASE BE GRE/ THAN 7.5 FEET PER SECOND.

8. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS. AG24(SURGE SUPPRESSER ON HIGH VOLTAGE; 3 GROUND ROD GRID, 8 FOOT TRIANGLE FOR LOW VOLTAGE.

9. THE IRRIGATION SYSTEM SHOWN ON THE DRAWINGS REPRESENTS AN AUTOMATIC CONTROLLER IRRIGATION SYSTEM SUPPLIED FROM THE MUNIC WATER SYSTEM. THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF **80** PSI AT THE IRRIGATION POINT OF CONNECTION. **THE IRRIG CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE TO THE OWNER AND/OR THEIR REPRESENTA**

10. THE IRRIGATION DESIGN IS DIAGRAMMATIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND TO LOCAT IRRIGATION EQUIPMENT OTHER THAN SPRAY HEADS, ROTORS, EMITTERS AND IN-LINE EMITTERS IN THE CLOSEST LANDSCAPE AREA TO WHERE THE SYMBOL FOR THAT EQUIPMENT HAS BEEN SHOWN ON THE PLANS IN THE SAME SEQUENCE AS SHOWN ON THE PLANS.

11. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WIT THE PLANS, DETAILS, AND SPECIFICATIONS.

12. ALL LINES SHALL SLOPE TO MANUAL DRAIN (SEE DETAILS). IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS, THESE DRAINS SHALL E INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. REFER TO DETAILS AND SPECIFICATIONS FOR DRAIN INSTALLATION, SUMP REQUIREMENTS AND DEPTH OF BOTH DRAIN AND SUMP.

13. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL THROTTLE CONTROLS ON ALL SPRINKLER HEADS AND ADJUST VALVES FOR OP COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.

14. VALVE BOXES SHALL BE BLACK OR GRAY

15. SEE SPECIFICATION SECTION 328400-IRRIGATION FOR ADDITIONAL INFORMATION.

0 10 20 40
SCALE: 1"= 20'

NORTH

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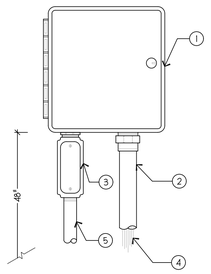
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Fire Station #42

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Irrigation Plan

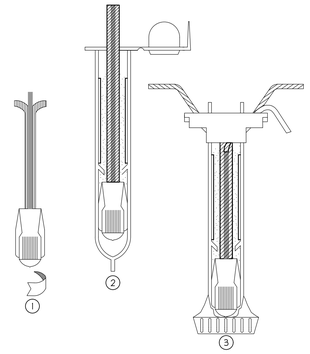
LI101



1. WALL MOUNTED IRRIGATION CONTROLLER - REFER TO SPECS
2. PVC SCH. 80 CONDUIT AND FITTINGS SIZED PER SPECS
3. JUNCTION BOX
4. WIRES TO REMOTE CONTROL VALVES
5. 1-INCH PVC SCH. 80 CONDUIT TO POWER SUPPLY (UNLESS SPECIFIED LARGER ON ELECTRICAL DRAWINGS)

NOTE:
BOTTOM OF CONTROLLER TO BE 48" ABOVE FINISH GRADE

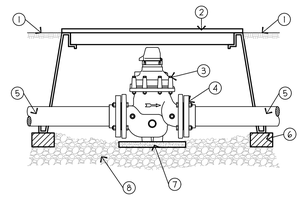
1 IRRIGATION CONTROLLER-WALL MOUNT
NTS



1. STRIP WIRES AND APPLY PERFORMANCE PLUS WIRE CONNECTOR R/T+ ELECTRICAL CONNECTOR IN A CLOCKWISE DIRECTION.
2. INSERT SPLICE TO BOTTOM OF GEL FILLED TUBE. VISUALLY CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST THE LOCKING FINGERS AND IS SEATED ON THE BOTTOM OF THE PLASTIC TUBE.
3. POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

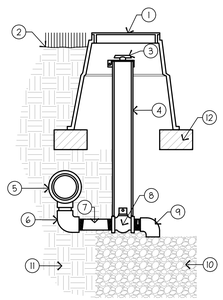
NOTE: SOLDER ALL WIRE CONNECTIONS

2 3M DBR/Y DIRECT BURY SPLICE KIT
NTS



1. FINISH GRADE
2. RAIN BIRD VB-MAX-H VALVE BOX
3. MASTER VALVE - SEE PLAN FOR LOCATIONS AND SIZES
4. 3-8" MODELS: FLANGE 1-2" MODELS: THREAD (INSTALL UNIONS ON BOTH SIDES OF THREADED MODELS)
5. PVC MAINLINE PIPE
6. BRICK SUPPORT
7. CONCRETE PAVER
8. 1/2" GRAVEL TYP.

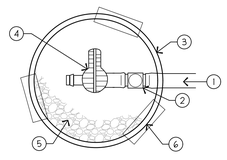
3 MASTER VALVE
NTS



1. 10" ROUND VALVE BOX W/ LOCK BOLT, CARON-BROOKS 910 OR EQUAL
2. FINISH GRADE
3. 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4" - 6" BELOW GRADE
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" FORD B11333 BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18"x18"x12" MIN. SIZE
11. SUBGRADE COMPACTED TO 90%
12. STANDARD BRICK, TYP.

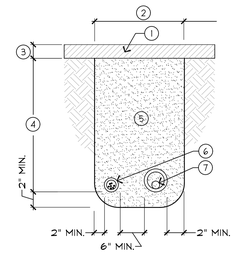
NOTES:
1. ALL PVC NIPPLES TO BE SCH. 80.
2. PROVIDE VALVE KEY TO OWNER.

4 MANUAL DRAIN VALVE ASSEMBLY
NTS



1. BLANK TUBING TYP
2. TEE 12" X 18" VALVE
3. BOX (INSTALL PER SPEC'S)
4. SHUT-OFF VALVE (NETAFIM #TLSOV)
5. 3/4" GRAVEL SUMP (FILLING 10" WIDE X 24" DEEP HOLE) WITH FILTER FABRIC ON TOP AND SIDES.
6. BRICK FOUNDATION OR PRESSURE TREATED WOOD FRAME

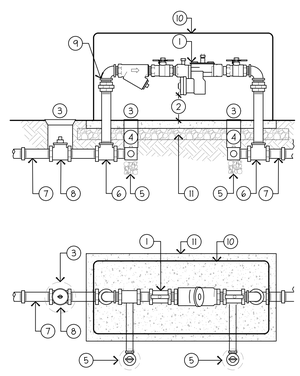
5 LINE FLUSHING VALVE
NTS



1. PROPOSED HARDSCAPE SURFACE
2. WIDTH AS REQUIRED
3. VARIES AS PER HARDSCAPE SURFACE
4. DEPTH AS REQUIRED TO MATCH MAIN LINE (18"-30") OR LATERAL LINE (8"-16") OR CONTROL WIRES (18"-30")
5. BACKFILL COMPACTED AT 95%
6. CONTROL WIRES 6" TO EITHER SIDE IN CONDUIT SLEEVE PER SPECS
7. MAIN LINE OR LATERAL IN SLEEVE

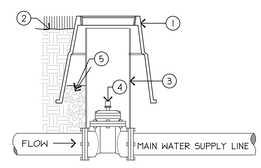
NOTES:
1. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
2. ALL SLEEVES SHALL BE A MINIMUM OF 4" AND TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL SLEEVING SHALL EXTEND A MIN. OF 18" BEYOND EDGE OF HARDSCAPE.

6 SLEEVING
NTS



1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY (SEE IRRIGATION SCHEDULE)
2. 2" ABOVE FINISH GRADE
3. VALVE MARKERS
4. 2" SCHEDULE 40 PVC WITH 2-1/2" SCHEDULE 40 PVC ADJUSTABLE SLEEVE
5. DRAIN VALVES & SUMPS- SEE DRAIN VALVE DETAIL
6. TEE
7. GALVANIZED NIPPLE 2'-0" LONG TO MAIN LINE
8. MAIN LINE ISOLATION VALVE
9. SET UNIONS ABOVE GRADE
10. STAINLESS STEEL ABOVE GROUND ENCLOSURE, SIZED TO MEET CITY AND LOCAL CODES
11. 5" THICK REINFORCED FIBER CONCRETE PAD OVER 6" COMPACTED AGGREGATE BASE. SIZE PAD ACCORDING TO ABOVE GROUND ENCLOSURE RECOMMENDATION

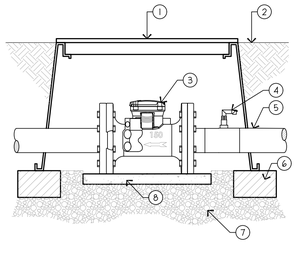
7 BACKFLOW PREVENTER ASSEMBLY
NTS



1. 10" ROUND CARSON-BROOKS 910 VALVE BOX
2. INSTALL BOX AT FINISH GRADE IN TURF AREAS AND LEVEL WITH MULCH IN PLANTING BEDS
3. 6" PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
4. ISOLATION VALVE OR STOP & WAST VALVE - REFER TO IRRIGATION LEGEND
5. 6" MIN. DEPTH 3/4" WASHED AGGREGATE

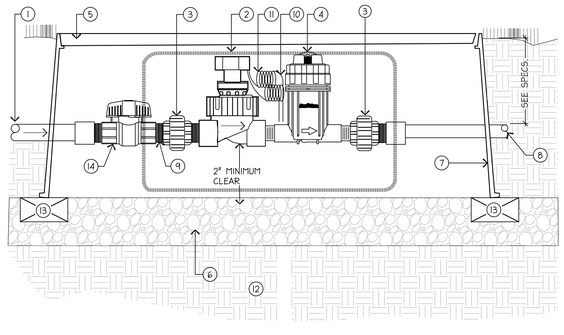
8 ISOLATION VALVE/STOP & WASTE
NTS

NOTES:
1. AT LEAST TWO (2) PIPE DIAMETERS ARE REQUIRED BOTH UP AND DOWN STREAM BETWEEN FLOWHD AND ANY FITTINGS.
2. AT LEAST FIVE (5) PIPE DIAMETERS BETWEEN A PUMP AND THE FLOWHD.
3. INSTALL A COMBINATION AIR/VACUUM OR CONTINUOUS ACTING AIR VENT RIGHT BEFORE THE FLOWHD (SEE INSTALLATION INSTRUCTIONS).



1. 14"x19" VALVE BOX
2. GRADE LEVEL
3. 2" FLOWHD FLOW SENSOR
4. AIR/VACUUM VENT
5. 2" PVC PIPE
6. BRICK SUPPORT
7. 1/2" CRUSHED GRAVEL
8. CONCRETE PAVER

9 FLOW SENOR
NTS



1. IRRIGATION MAIN SUPPLY LINE, SIZE AS PER PLANS
2. DRIP CONTROL VALVE PER PLANS
3. SCH. 80 UNION
4. PRB QUICK-CHECK PRESSURE REDUCING BASKET FILTER
5. INSTALL BOX AT FINISH GRADE (TOP OF MULCH OR TURF)
6. 6" MIN. DEPTH - 1/2" WASHED AGGREGATE
7. CARSON BROOKS VALVE BOX WITH BOLT DOWN LID. SIZE AS NECESSARY TO CONTAIN VALVE, FILTER, AND PRESSURE REGULATOR IN SAME BOX.
8. IRRIGATION LATERAL LINE, SIZE AS PER PLANS
9. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
10. WATER TIGHT CONNECTORS (SEE SPECS.)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. 90% COMPACTED SUB-GRADE
13. BRICK FOUNDATION OR PRESSURE TREATED WOOD FRAME
14. PVC BALL VALVE (PER KIT)

NOTES:
1. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
2. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
3. LOCATE ALL VALVE BOXES IN LANDSCAPE AREAS UNLESS OTHERWISE INDICATED.

10 DRIP CONTROL VALVE ASSEMBLY
NTS

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Salt Lake City, UT 84101
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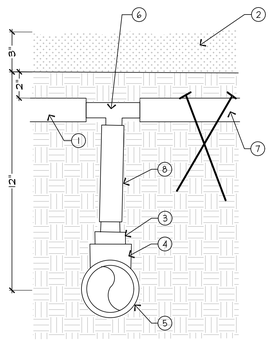
date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District
Fire Station #42
88 East Center Street
Clearfield, Utah 84015

G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
678 East Vine Street Suite 10
Murray, Utah 84107
p. 801.575.6066 f. 801.575.6166
www.gbrowndesign.com

Irrigation Details

LI501



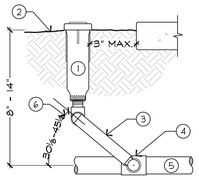
1. DRIP TUBING
2. MULCH, AS SPECIFIED
3. TREADED MALE DRIP TUBING ADAPTER
4. SCH. 40 PVC TEE
5. SCH. 40 PVC PIPE, SIZE AS NOTED ON THE PLANS
6. COMPATIBLE DRIP TUBING FITTING
7. 2 WIRE STAKES 2' O.C. MAX ANGLED AND CROSSED ALL TUBING
8. BLANK TUBING

NOTES:

DRIP TUBING SHALL NOT BE PLACED ON THE SURFACE. IT SHALL BE PLACED 2" BELOW GRADE AS DETAILED. NO EXCEPTIONS.

1 DRIP TUBING CONNECTION

NTS



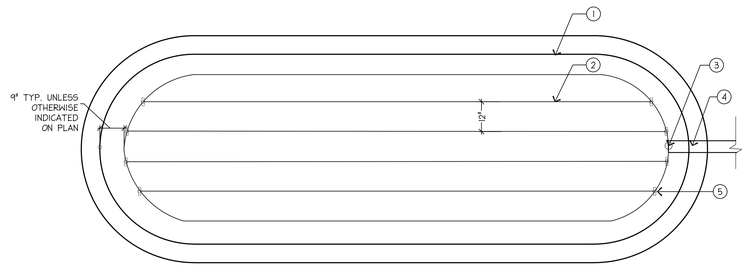
1. POP-UP ROTOR SPRINKLER - SEE LEGEND
2. FINISH GRADE
3. SWING JOINT ASSEMBLY WITH 10" LAY LENGTH AND SWING X MIPT AT THE LAT. LINE FITTING
4. PVC SCH. 40 SXSXT TEE (OR SXT ELL)
5. PVC LATERAL LINE, SIZE AS NOTED ON PLAN
6. SWING JOINT ARM INSTALLED A ANGLE BETWEEN 30 AND 45 DGR. OF LATERAL PIPE. USE MALE THREAD MODEL

NOTE:

1. ALL HEADS TO BE PLACES 2"-3" CLEAR OF ALL HARDSCAPE SURFACES.

2 POP-UP ROTOR SPRINKLER

NTS



1. EDGE OF PLANTING BED/CURB
2. INLINE EMITTER DRIP TUBING
3. DRIP TUBING CONNECTION (SEE DETAIL G)
4. PVC LATERAL IRRIGATION LINE SIZE AS PER PLAN
5. COMPATIBLE DRIP TUBING FITTING

NOTE:
END CONFIGURATIONS SHALL ONLY BE USED IN BEDS REQUIRING LESS THAN 300' OF IN-LINE EMITTER TUBING.

3 END FEED DRIP TUBING

NTS

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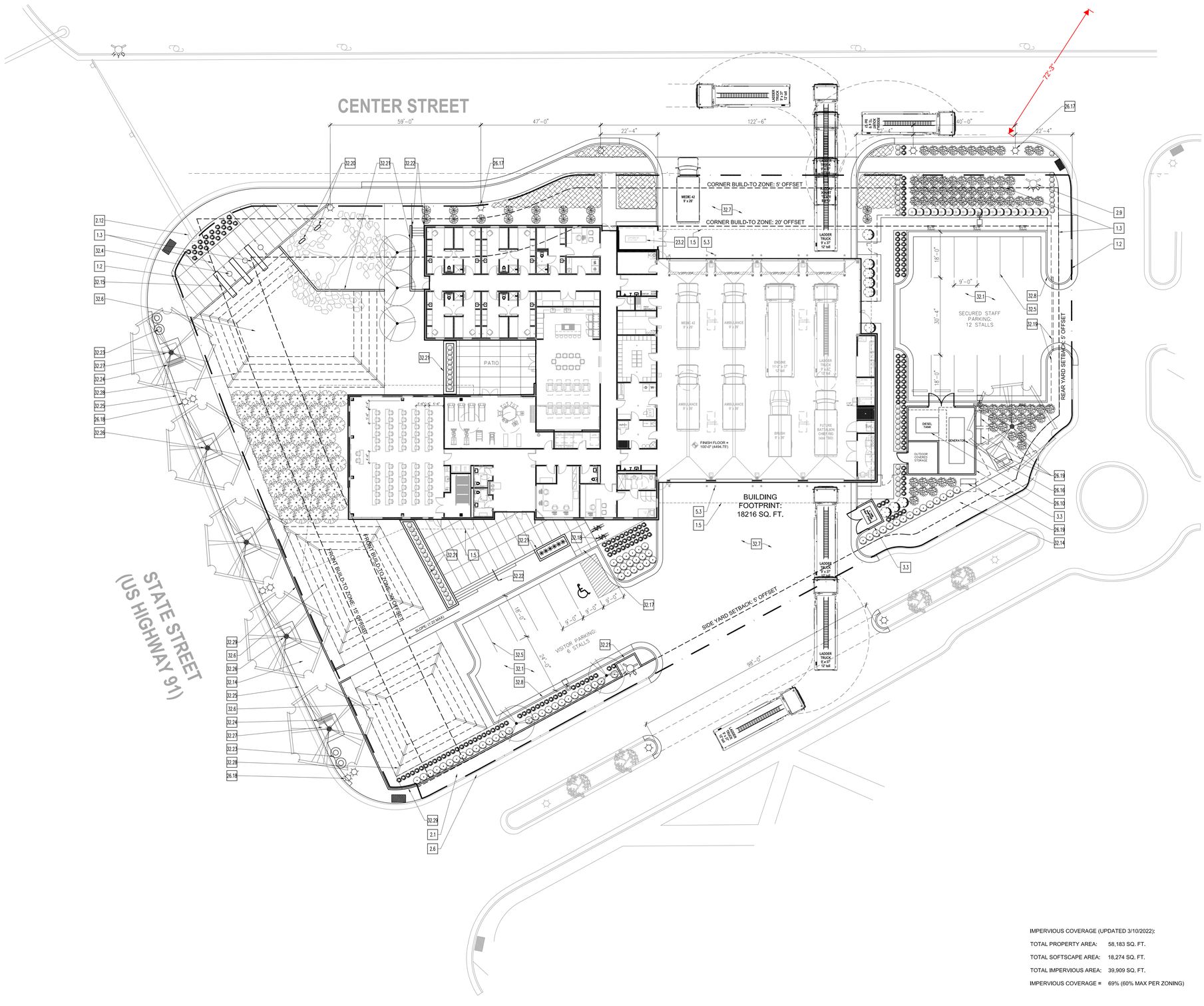
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North Davis Fire District
Fire Station #42

88 East Center Street
Clearfield, Utah 84015

Irrigation Details

LI502



IMPERVIOUS COVERAGE (UPDATED 3/10/2022):

TOTAL PROPERTY AREA: 58,183 SQ. FT.

TOTAL SOFTSCAPE AREA: 18,274 SQ. FT.

TOTAL IMPERVIOUS AREA: 39,909 SQ. FT.

IMPERVIOUS COVERAGE = 69% (60% MAX PER ZONING)

N

Architectural Site Plan **A5**

1/16" = 1'-0"

KEYNOTES

1.1	CONSTRUCTION LINE LIMIT
1.2	PROPERTY LINE
1.3	SETBACK LINE
1.5	EDGE OF ROOF ABOVE
2.1	EXISTING SIDEWALK TO REMAIN
2.6	EXISTING CURB AND GUTTER TO REMAIN
2.9	EXISTING FIRE HYDRANT TO REMAIN
2.12	EXISTING TRAFFIC SIGNAL TO REMAIN
3.3	CMU MASONRY SCREEN WALL AND FOOTINGS - SEE DETAILS
5.3	6" SQUARE CONCRETE FILLED STEEL BOLLARD, PRIMED AND PAINTED - SEE CIVIL
23.2	MECHANICAL EQUIPMENT - SEE MECHANICAL
26.10	GENERATOR
26.16	DIESEL STORAGE TANK
26.17	SINGLE LAMP LIGHT POLE (RELOCATED)
26.18	DOUBLE LAMP LIGHT POLE (RELOCATED)
26.19	ELECTRICAL EQUIPMENT - SEE ELECTRICAL
32.1	NEW ASPHALT PAVING, TYP. - SEE CIVIL
32.4	NEW FLAG POLE W/ CONCRETE FOOTING AND UPLIGHTING - SEE ARCHITECTURAL DETAILS AND ELECTRICAL
32.5	NEW PARKING STRIPING, TYP.
32.6	CATCH BASIN - SEE CIVIL
32.7	NEW CONCRETE PAVING - SEE CIVIL
32.8	NEW CURB & GUTTER - SEE CIVIL
32.14	NEW CONCRETE SIDEWALK - SEE CIVIL
32.15	CAST IN PLACE CONCRETE BENCH - SEE LANDSCAPE
32.17	ADA COMPLIANT ACCESS RAMP - SEE CIVIL
32.18	NEW BIKE RACKS - PROVIDE CONCRETE PAD AS REQUIRED - SEE CIVIL
32.19	FUTURE SECURITY FENCING AND POWERED ENTRY GATE
32.20	RELOCATED RED ROCK MONUMENTS (TOTAL OF 2)
32.21	CAST IN PLACE CONCRETE RETAINING WALL
32.22	STAINLESS STEEL HANDRAIL
32.23	TRASH/RECYCLE RECEPTACLES
32.24	6' "MOUNTAIN MAPLE" STREET BENCH PER FBC
32.25	PAVERS - PER CLEARFIELD FBC - DETAILS FORTHCOMING
32.26	LARGE STREET TREE - SPECIES TBD PER FBC
32.27	6' SQUARE "CHINOOK" TREE GRATE PER FBC
32.29	6" WIDE SITE RETAINING WALL; HEIGHT VARIES, MAX HEIGHT 12" - SEE DETAILS

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project no.: 210408

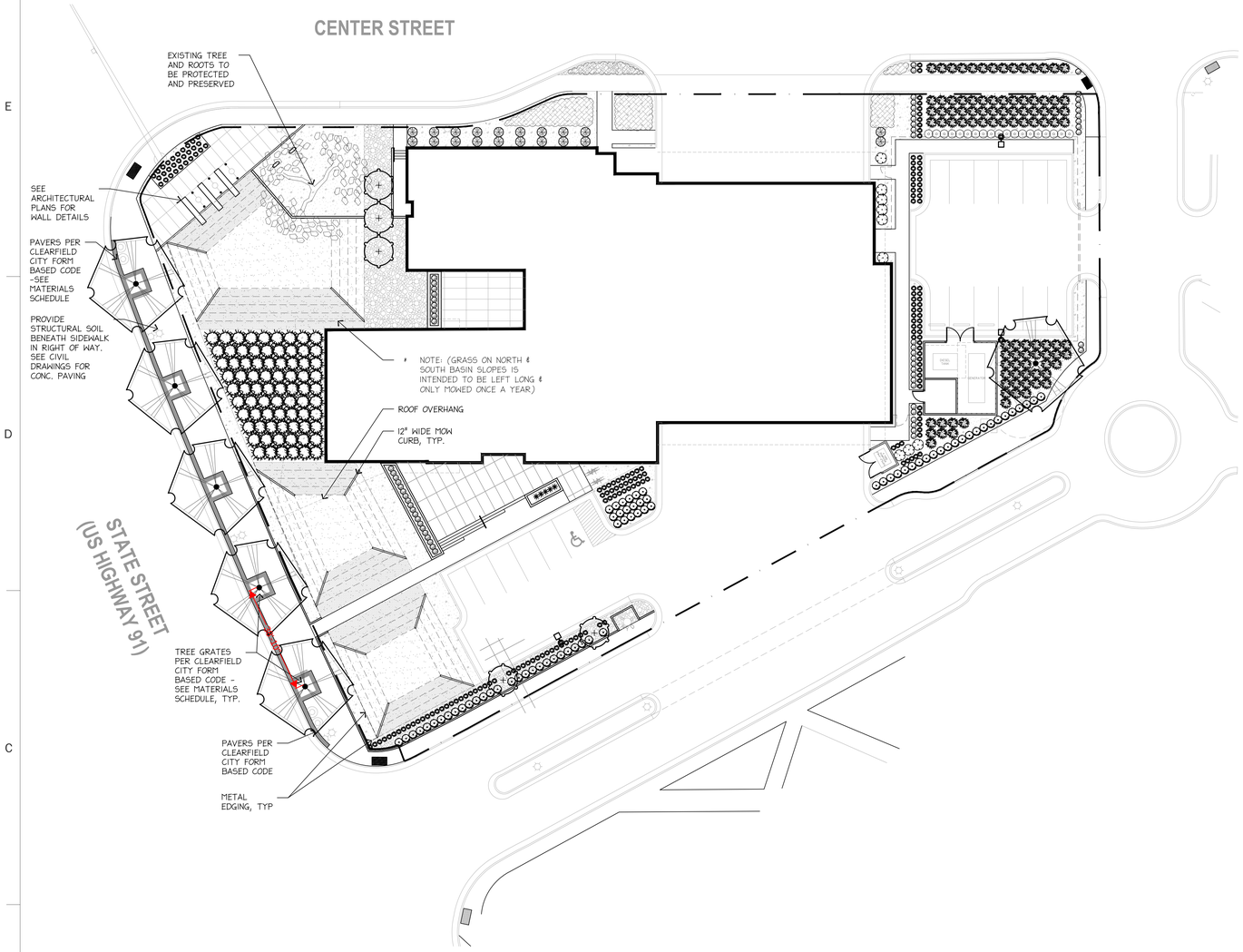
50% Construction Documents

North Davis Fire District Fire Station 42

88 East Center Street
Clearfield, Utah 84105

Architectural Site Plan

AS101



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CAL	QTY
	CAR FRA	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	5
	ZEL BTD	ZELKOVA SERRATA 'BURGUNDY VASE' BURGUNDY VASE ZELKOVA	2" CAL	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ARO LSC	ARONIA MELANOCARPA 'UCONNAM165' TM LOW SCAPE MOUND BLACK CHOKEBERRY	5 GAL	64
	COR FAR	CORNUS STOLONIFERA 'FARROW' TM ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	20
	JUN BL6	JUNIPERUS HORIZONTALIS 'BLUE RUG' BLUE RUG JUNIPER	5 GAL	76

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	HES BR2	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	5 GAL	5

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	MUH UNB	MUHLENBERGIA REVERCHONII 'PUNDOIS' TM UNDAUNTED RUBY MUHLY	1 GAL	176

PERENNIAL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ACH SSG	ACHILLEA X 'SASSY SUMMER SANGRIA' SASSY SUMMER SANGRIA YARROW	1 GAL	19
	ART PON	ARTEMISIA X 'PONIS CASTLE' PONIS CASTLE ARTEMISIA	1 GAL	70
	HIB LEC	HIBISCUS X 'MIDNIGHT MARVEL' TM MIDNIGHT MARVEL HIBISCUS	1 GAL	9
	MIR MUL	MIRABILIS MULTIFLORA COLORADO FOUR O'CLOCK	1 GAL	97

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CER BLU	CERATOSTIGMA PLUMBAGINOIDES 'BLUE PLUMBAGO' BLUE PLUMBAGO	4" POT	10" o.c.	632 SF

STONE MULCH	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	STONE	DARK GREY STONE MULCH 2" PERMA BARK BASALT - 3" DEPTH AVAILABLE VIA. STAKER PARSONS- CONTACT SHANNON MICKLES :385-234-0804	STONE MULCH		2,187 SF
	STONE1	WASATCH GREY STONE MULCH 1" WASATCH GRAY - 3" DEPTH AVAILABLE VIA. STAKER PARSONS- CONTACT SHANNON MICKLES :385-234-0804	STONE MULCH		9,778 SF

TURF	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	PEA PRE	PEARL'S PREMIUM GRASS SEED HYDROMULCH AND APPLY STRAW MULCH ON SLOPES	SEED		6,511 SF

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OR PLACE PLANTS STILL IN CONTAINERS AS PER PLAN FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. GROUND COVER AREAS SHALL RECEIVE 1-1/2" INCHES OF FINE TEXTURED SOIL AID/SOIL PEP. ALL OTHER PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF BARK MULCH AS PER SPECIFICATION.
12. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
13. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.

PRODUCT & MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	AVAILABLE VIA.	FINISH	COLOR	COMMENTS	DTLS.
	CITY STANDARD TREE GRATE	6'X6" CHINOOK	URBAN ACCESSORIES	PLAYSPACE DESIGNS PH: 801-274-0212	RAW	NATURAL	ADJUSTABLE PAVER FRAME	---
	BORGON STEEL EDGE	BORDER GUARD 3/16"x4"	BORDER CONCEPTS	TOM DECKER PH: 704-541-5509	UNFINISHED	WEATHERED		--
	CITY STANDARD PAVERS	HARVEST HOLLAND	OLD CASTLE/BELGARD	VARIOUS COMMON SOURCES	MATCH CITY STANDARD	BLEND	REFER TO INSTALLATION ACROSS STREET	

LANDSCAPE CALCS

TOTAL SITE AREA	58,183 SF
PLANTED SITE AREA	18,274 SF
PERCENT OF PERVIOUS SURFACE	31.4%

0 10 20 40
SCALE: 1"= 20'

NORTH

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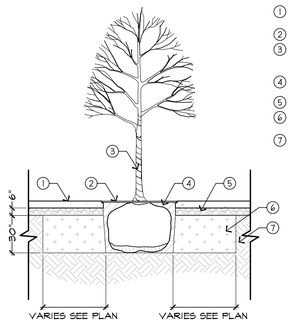
revisions

date: May 06, 2022
project no.: 210408
Permit Set

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Clearfield, Utah 84105

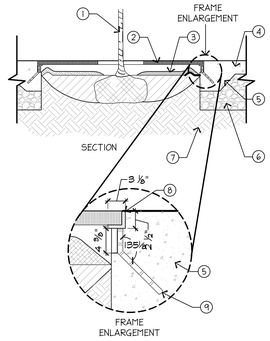
Planting Plan

LP101



1. CONCRETE PAVING (SEE DETAILS)
2. TREE GRATE (SEE DETAILS)
3. TREE PLANTING (SEE DECIDUOUS TREE PLANTING DETAIL)
4. PLANTING SOIL MIX (SEE SPECS)
5. COMPACTED UTBC (96%)
6. UTELITE STRUCTURAL SOIL (SEE SPECS)
7. COMPACTED OR UNDISTURBED SUBGRADE

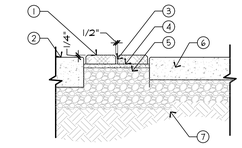
1 STRUCTURAL SOIL AT TREE GRATE
NTS



1. DECIDUOUS TREE PLANTING (SEE PLANTING DETAIL)
2. TREE GRATE (SEE SPECS.)
3. WATERING BASIN
4. CONCRETE SIDEWALK (SEE DETAIL)
5. 12" WIDE X 6" THICK CONCRETE SLAB FOR MOUNTING TREE GRATE FRAME
6. COMPACTED UTBC (95%)
7. COMPACTED SUBGRADE
8. 1/4" THICK CONTINUOUS STEEL FRAME
9. #3 REBAR. WELD TO CONTINOUS STEEL FRAME AT EACH CORNER

NOTES:
1. GRATE SHALL BE FLUSH W/ADJACENT SURFACING AND SHALL NOT ROCK IN FRAME.

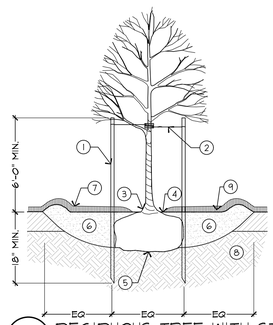
2 TREE GRATE
NTS



1. PAVERS- PER CITY SPECS.
2. CONC. CURB.
3. JOINT SAND-PER MANUFACTURER'S SPECS
4. 1" BEDDING SAND
5. 6" DEEP- STRUCTURAL SOIL-96% COMPACTED
6. CONC. SIDEWALK- SEE CIVIL PLANS & SPECS.
7. COMPACTED OR UNDISTURBED SUBGRADE

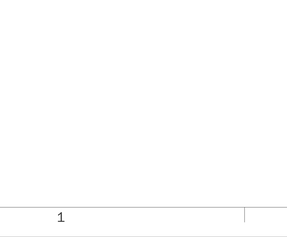
3 PAVER - UNIT BLOCKS
NTS

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



1. 2" DIA. (ROUND) FIR POSTS; 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE
2. 13 GAUGE GALVANIZED MALLEABLE WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK; SECURE BY TWISTING TAUTLY
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL
6. EXCAVATE HOLE TO DIAMETER 8X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. TYPE & MULCH, DEPTH AS SPECIFIED
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN

4 DECIDUOUS TREE WITH STAKING
NTS



1. PLANTING SOIL MIX (SEE SPECS)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX (SEE SPECS)
6. UNDISTURBED SUBGRADE

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

5 SHRUB
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTES)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. UNDISTURBED SUBGRADE

NOTES:
1. SEE PLANTING LEGEND FOR SPACING.

6 GROUNDCOVER / PERENNIAL
NTS



1. ORANGE CONSTRUCTION FENCE STAKED 5'-0" O.C. MAX. W/METAL T-POSTS.
2. TREE PROTECTION FENCE OUTSIDE OF DRIPLINE OF TREE. SEE SPECS.
3. TREE TRUNK
4. METAL T-POST 5' O.C.
5. DRIPLINE OF TREE CANOPY

NOTES:
1. DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE.
2. FOR EXISTING TREES DURING CONSTRUCTION.
3. HAND EXCAVATE WITHIN THIS ZONE. REMOVE ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.

7 TREE PROTECTION
NTS

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN GROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL

1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. LAYER OF MULCH. SEE PLANTING PLAN FOR MULCH DEPTH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
4. ORIGINAL GRADE.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
6. BOTTOM OF ROOT BALL RESTS ON RE-COMPACTED SOIL.
7. SOIL DEPTH VARIES.
8. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL. SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL. SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240 DEGREES. BERM SHALL BEGIN AT THE ROOT BALL PERIPHERY.
9. ROOT BALL MODIFIED AS REQUIRED.
10. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

8 TREE ON SLOPE
NTS

1. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. BERM TO FORM DEPRESSED WATERING BASIN
5. UNDISTURBED SUBGRADE

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

9 SHRUB ON SLOPE
NTS

1. CONCRETE MOW CURB
2. PLANTER BED
3. #4 REBAR CONTINUOUS
4. COMPACTED UTBC (95%)
5. TURF

NOTES:
1. TURF SHALL BE A MINIMUM OF 1" BELOW TOP OF CURB.

10 MOW CURB - 12"
NTS

1. TURF PER PLANTING PLAN
2. CUSTOM 3/16"x6" RAW STEEL EDGING
3. 15" STEEL SPIKE WELDED TO STEEL EDGING SPACED AT LEAST EVERY 6' O.C. OR MORE FREQUENTLY AS NEEDED TO ENSURE SMOOTH CURVES AND/OR STRAIGHT LINES
4. MATERIAL PER PLANTING PLAN
5. PLANTING SOIL MIX (SEE SPECS)
6. UNDISTURBED SUBGRADE

NOTE:
1. EDGING TO BE 1/2" ABOVE FINISH GRADE
2. ALL JOINTS TO BE CUT AND WELD TO CREATE CLEAN, CRISP CORNERS.

11 EDGING - CUSTOM METAL
NTS

blalock and PARTNERS
architectural design studio
159 W. Pierpont Ave.
Salt Lake City, UT 84101
801.532.4940

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stamp

revisions

date: May 06, 2022
project no.: 210408
Permit Set

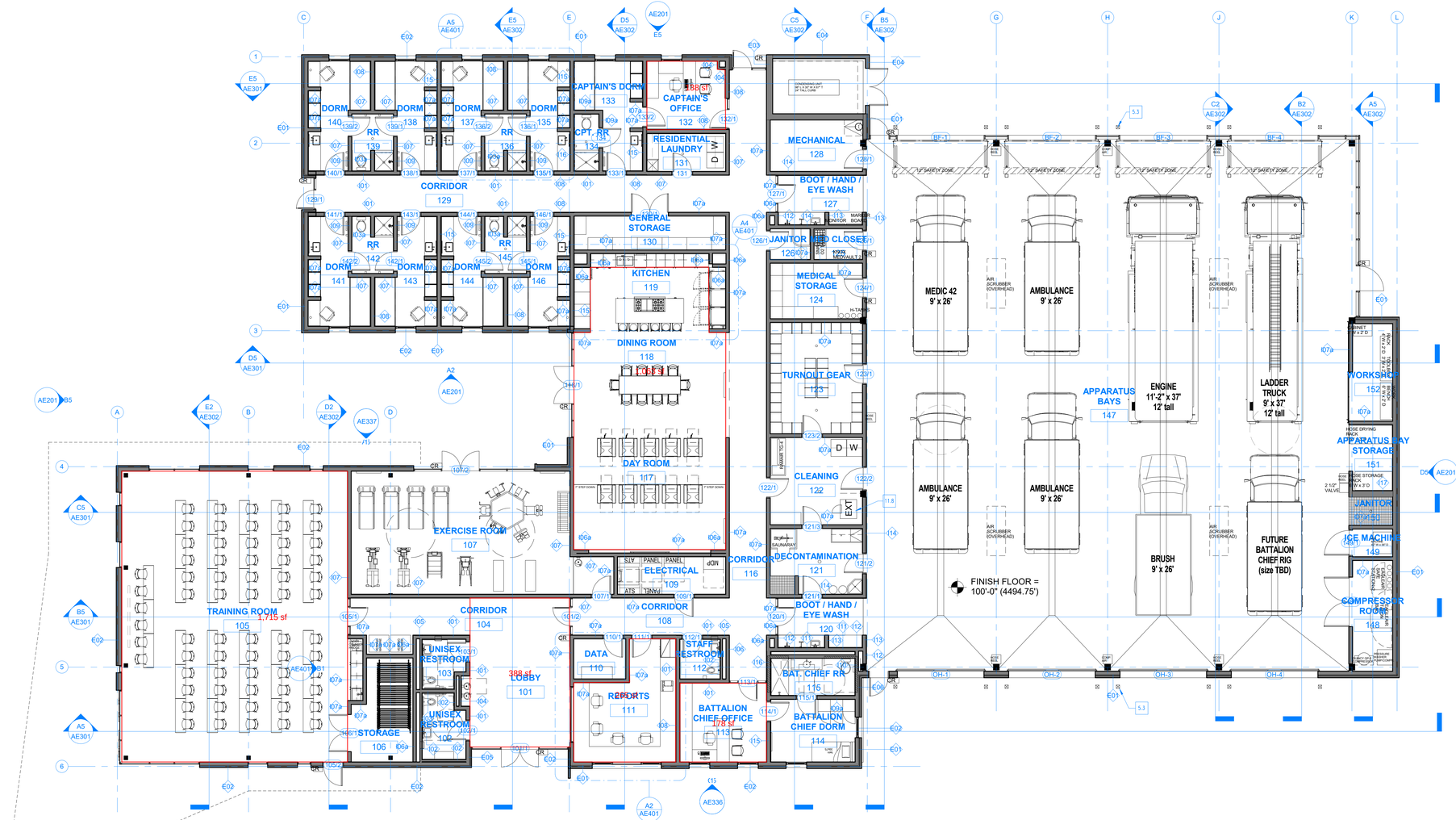
North Davis Fire District Fire Station 42
88 East Center Street
Clearfield, Utah 84105

Landscape Details

LP501

KEYNOTES

5.3	6" SQUARE CONCRETE FILLED STEEL BOLLARD, PRIMED AND PAINTED - SEE CIVIL
11.8	EXTRACTOR - OFOI



First Floor Plan **A4**
1/8" = 1'-0"

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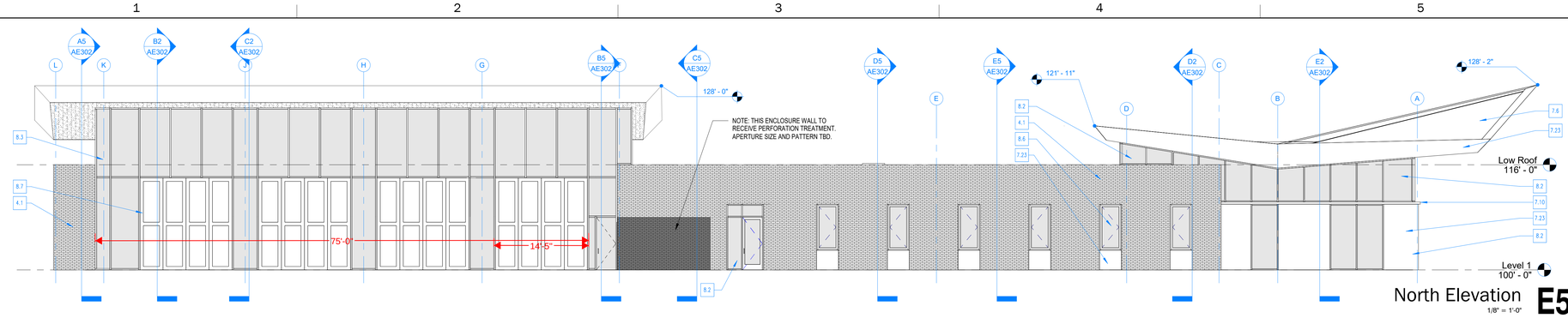
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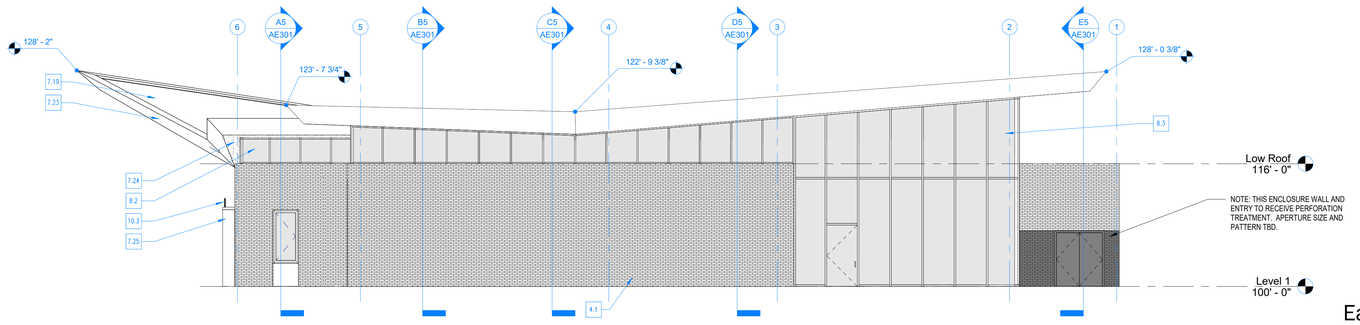
date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District Fire Station 42
88 East Center Street
Clearfield, Utah 84105

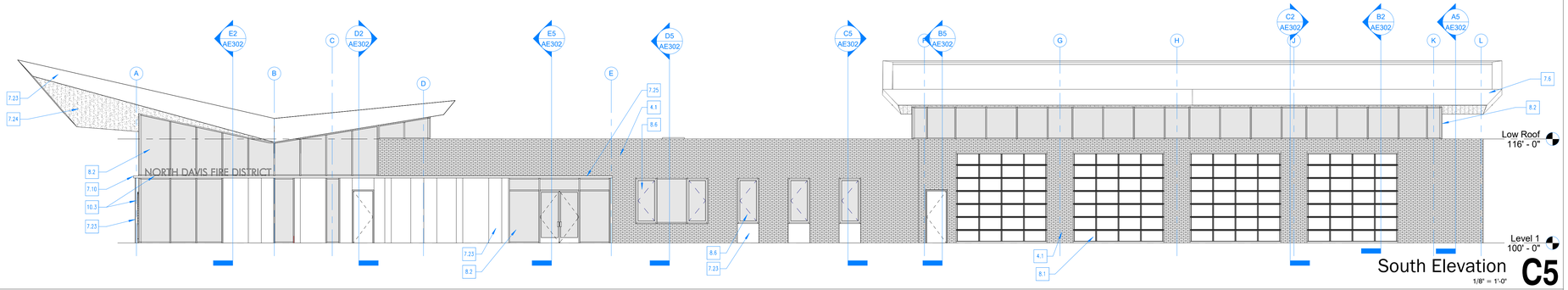
First Floor Plan
AE101



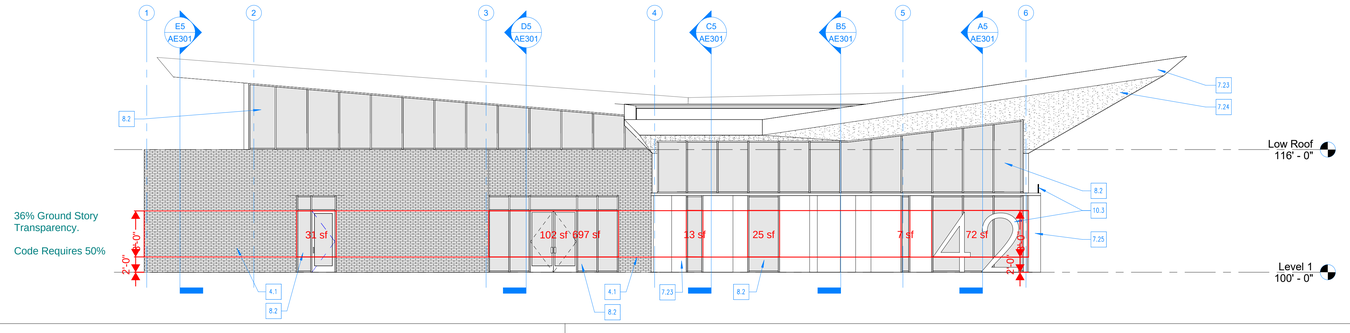
North Elevation **E5**
1/8" = 1'-0"



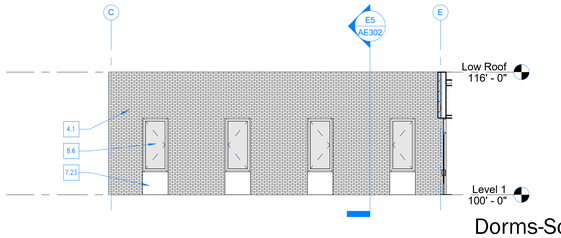
East Elevation **D5**
1/8" = 1'-0"



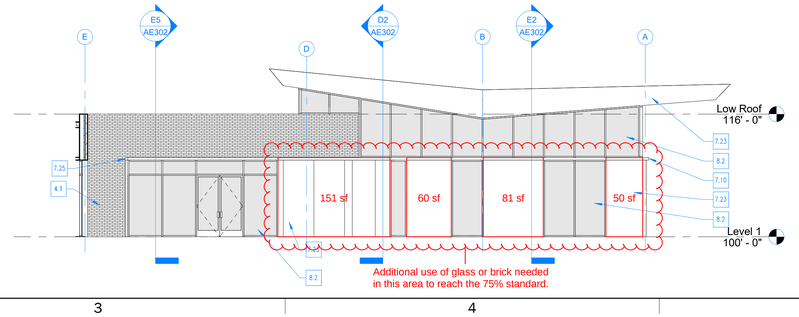
South Elevation **C5**
1/8" = 1'-0"



West Elevation **B5**
1/8" = 1'-0"



Dorms-South **A2**
1/8" = 1'-0"



Admin-North **A5**
1/8" = 1'-0"

KEYNOTES

4.1	BRICK VENEER
7.6	SINGLE PLY TPO ROOF MEMBRANE OVER 5" MIN. CONTINUOUS POLY-ISO INSULATION - SEE SPEC
7.10	PRE FINISHED BREAK METAL TRIM, COLOR TO MATCH ACM
7.19	SINGLE PLY TPO ROOF MEMBRANE OVER TAPERED RIGID INSULATION
7.23	ACM PANEL - SEE SPECIFICATION
7.24	EIFS SYSTEM OVER 1" RIGID INSULATION
7.25	ALUMINUM CLAD SHROUD TO MATCH ACM FINISH
8.1	OVERHEAD SECTIONAL DOOR W/ GLASS INFILL PANELS - SEE SPEC. & B5/AE602
8.2	ALUM. STOREFRONT WINDOW SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES
8.3	ALUM. CURTAIN WALL SYSTEM W/ PVDF FINISH - SEE WINDOW TYPES
8.6	ALUM. CASEMENT WINDOW W/ PVDF FINISH
8.7	BIFOLD GLAZED GARAGE DOOR
10.3	EXTERIOR BUILDING SIGNAGE - SEE SHEET AG501

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stamp

revisions

date: March 25, 2022
project no.: 210408
50% Construction Documents

North Davis Fire District Fire Station 42
88 East Center Street
Clearfield, Utah 84105

Building Elevations
AE201

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

May 19th, 2022

Attn: Tyson Stoddard, Planner
Proj: NDFD Station 42
Subj: Development Review #1

Tyson,

I have reviewed the submitted plans shared on Bluebeam for NDFD Station 42. The plans have a few comments that will need to be addressed prior to our recommendation of approval.

Civil Plans

1. All patching in the road will require a T-Patch per Clearfield Standards. Add this to the notes. C-200
2. Clearfield City Standards for drive approaches allows 34' maximum distance. The two approaches for the site far exceed this standard. Please provide justification through traffic model or some other means for the wider approaches.
3. Sidewalks at both approaches will need to be 8" thick concrete with 8" road base. Please include this on the scope of work. C-200
4. LOD lines are interfering with TBC data in several locations. Please revise so TBC data can be read clearly. C-300
5. Include TBC data for altered median on south side of the site (where existing median will be removed for access to drive approach). C-300
6. No details for the civil wall are included. Please include elevation for wall as it is directly

Public Works Department
497 South Main Clearfield City, UT 84015
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next to the catchment area. C-300

7. Include TBC data for existing storm drain on State Street. C-300
8. Note 4 on C-301 needs to include a detail.
9. Note 5 on C-301 needs to include a detail.
10. A detail needs to be included for the orifice. C-301
11. Provided detention needs to be included in the calculations. C-301
12. A hydrodynamic separator or other pretreatment device needs to be installed on storm drain line before SDCO#201 and SDCO#208. C-301
13. Details for flared end section needs to be included. C-301
14. A minimum slope is required on lines between ponds to avoid water pooling in pipes. C-301
15. There is a call out for scope of work 6 but does not have any storm drain near it on the plans (near retaining wall). C-301
16. The length and material of water line needs to be called out on the plans. C-400
17. If streetlights are part of the site, they need to be called out and included in the details. C-400
18. Include vertical clearance on utility crossings. Include in notes that 18” minimum clearance is required between water and sewer. C-400
19. LOD lines need to be revised to match work being done (patches on the sewer, north side). C-400

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497 South Main Clearfield City, UT 84015
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20. The sanitary sewer lateral needs to have 10’ of horizontal separation with the water line. C-400
21. Add a water valve off the tee for the water line heading east into the water meter. C-400
22. The point of connection for irrigation is not identified on the plans. C-400
    a. Please include details for a backflow preventer for this connection and indicate the location,
    b. Include the details for the irrigation meter.
23. Will the north side be used as an entrance to the construction site? If not, call out the entrance to be blocked off. If yes, include call out for a stabilized entrance.

If you have questions, please contact me anytime.

Thanks,

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

STAFF REPORT

TO:	Clearfield City Planning Commission
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Wednesday, June 1st, 2022
SUBJECT:	Discussion on the Development Agreement for the North Davis Fire District Station 42 Redevelopment.

DESCRIPTION / BACKGROUND

As identified in the staff report for the site plan review of the new Station 42, the North Davis Fire District (NDFD) is seeking approval of a development agreement for two (2) modifications from the FBC along with other aspects of the redevelopment that are important to outline between Clearfield City and NDFD, also referred to as the "parties." The following items are in the order they appear in the development agreement.

1. **Project Improvements**

    a. **State Street Access Planted Median**

    The parties agree that the central portion of the planted median located in the shared access from State Street will be removed and redesigned to accommodate vehicular access for fire apparatus and public parking. The lights that are located within the central portion of the planted median will be relocated and placed at the ends of the two (2) remaining portions of the planted median.

    b. **Clearfield Municipal and Justice Center Campus Architectural Columns and Landscaping**

    The parties agree that the existing six (6) architectural columns and associated landscaping located along the access roundabout on the property will be demolished and replaced with landscaping.

    c. **Monument Sign**

    The parties agree that the "Clearfield Municipal and Justice Center" monument sign located on the property will be demolished and salvaged to Clearfield City. The construction of a new municipal campus sign on the Clearfield City Hall property will be designed and constructed at the expense of Clearfield City.

    d. **Detention Basin Landscaping**

    The parties agree that the NDFD will assume all maintenance responsibilities for the detention basin landscaping on the property. Previously, Clearfield City has maintained the site landscaping.

e. **Electrical, Communications, and Emergency Response Controls**

The parties agree that jointly used electrical, communications, and emergency response lines and controls will be preserved and maintained. All electrical lines and others not used by either party will be abandoned.

2. Downtown Form-Based Code FBC Modifications

a. Due to the use of the site as a fire station with larger vehicles, NDFD is seeking have a 70% maximum impervious coverage calculation as opposed to the 60% maximum impervious coverage allowed by code.

b. The FBC requires street trees along Center Street and to be placed twenty to forty feet (20'-40') apart on center within the park strip. To maintain site visibility for vehicle and pedestrian traffic and emergency response vehicles departing onto Center Street, NDFD is seeking approval to not install the street trees for this street frontage.

A visual summary of these different elements will be provided in a presentation by Planning Staff during the meeting.

PUBLIC NOTICE AND PUBLIC HEARING REQUIREMENTS

Utah State Code states that if a development agreement is used to modify or alter code standards for a specific development, the same process that is used for ordinance amendments (Legislative Action) must be followed. Similar to a zoning text amendment, a development agreement is changing the standards for a specific development and therefore should be subject to the same level of public participation and public process as an ordinance amendment. Therefore, because this development agreement includes modifications from FBC standards, a public hearing must be held with the Planning Commission and with the City Council as part of the review and approval process of the agreement.

The public hearing with the Planning Commission will be held on June 15th, 2022, and with the City Council on June 28th, 2022. A public hearing notice has been placed on the property and on the Utah State Public Notice website. To date, staff has not received comments or concerns regarding the public hearing.

LIST OF ATTACHMENTS

- Station 42 Development Agreement Draft

NORTH DAVIS FIRE DISTRICT

STATION 42 DEVELOPMENT AGREEMENT

This *Development Agreement* ("**Agreement**") is made with respect to the Property, as identified below, by Clearfield City, a political subdivision of the State of Utah ("**City**"), and the North Davis Fire District ("**OWNER**") hereafter referred to as the "Parties".

RECITALS

A. The North Davis Fire District owns certain real property ("**Property**") located at 88 E. Center Street (TIN: 12-756-0002), Clearfield, Davis County, Utah, within the municipal limits of the City, as more particularly described in **Exhibit A** attached hereto.

B. The Property is generally located to the southeast of the intersection of Main Street and Center Street.

C. Owner desires to redevelop the Property with a new fire station ("**Project**").

D. In connection with the City's approval of the site plan and other required approvals for the Project (collectively, the "**Approvals**"), the parties have agreed to certain terms and conditions regarding the use and development of the Property.

RESTRICTION

For valuable consideration, acknowledged and received, the parties agree as follows:

1. Incorporation of Recitals. The Recitals stated above are incorporated herein by this reference as a part of this Agreement.

2. Project Improvements. The parties agree that the Project will incorporate the following improvements and / or that the improvements within the Project will comply with the following terms and conditions:

a. State Street Access Planted Median. The Parties agree that the central most portion of the planted median located in the shared public access along State Street will be removed to accommodate vehicular access for fire apparatus and public parking. The redesign of the median will conform to the design outlined in **Exhibit B.** The lights within the central portion of the planted median will be relocated and placed at the ends of the two (2) remaining portions of the planted median.

b. Clearfield Municipal and Justice Center Campus Architectural Columns and Landscaping. The Parties agree that the existing six (6) architectural columns and

associated landscaping located along the access roundabout on the Property will be demolished and to be replaced with new landscaping installed as shown in Exhibit B.

c. Monument Sign. The Parties agree that the "Clearfield Municipal and Justice Center" monument sign located on the Property will be demolished and salvaged to Clearfield City. The construction of a new municipal campus sign on the Clearfield City Hall property will be designed and constructed at the expense of Clearfield City.

d. Detention Basin Landscaping. The Parties agree that the North Davis Fire District will assume all maintenance responsibilities for the detention basin landscaping located on the Property effective immediately.

e. Electrical, Communications, and Emergency Response Controls. The Parties agree that jointly used electrical, communications, and emergency response lines and controls will be preserved and maintained. All electrical lines and others not used by either party will be abandoned. The preservation and abandonment of this common infrastructure is shown on **Exhibit C.**

3. Downtown Form-Based Code (FBC) Modifications. The Parties agree that the following modifications to the FBC are necessary for the proper and orderly development and future use of the property as a Fire Station. The following two (2) modifications are agreed upon to address public safety and sight visibility along Center Street and to ensure the necessary hard surface for the fire station.

a. Maximum Impervious Coverage. As outlined in the FBC, civic buildings are permitted to have a maximum impervious site coverage of no greater than sixty percent (60%). Due to the nature and use of the site, the Project has been designed to have a maximum impervious coverage of seventy percent (70%). The parties agree to this modification as necessary for the development and future use of the property with large fire apparatus vehicles and equipment.

b. Commercial Street (Center Street) Street Trees. As outlined in the FBC, Center Street is designated as a Commercial Street and as such, street trees are required to be placed within the street buffer (park strip) between twenty feet (20') and forty feet (40') apart. With the fire apparatus bays facing onto Center Street, the parties agree that clear sight visibility for pedestrian and automobile safety is paramount and that street trees are not required to be planted within the street buffer along the Property frontage of Center Street.

4. Public Improvements. All public improvements, except those listed under item 3 of this agreement, are required to be constructed in accordance with standards set forth in the Vested Code and at the expense of the North Davis Fire District. This includes but is

not limited to the streetscape improvements along State Street and Center Street. Following completion and dedication of any public improvements to the City, the City will own and maintain the same.

5. Scope of Obligation. Except as provided for in this Agreement or in the City Code, the Owner will have no obligation to construct any public infrastructure which is oversized or has capacity in excess of what is necessary to serve the needs of the Project. The development shall include the relocation/replacement of infrastructure that needs to be relocated to facilitate this development. To the extent the Owner is required to install such oversized or excess capacity infrastructure, then the Owner shall be reimbursed for the same to the fullest extended required or permitted under the City Code or the Utah Code (including, without limitation, the Utah Impact Fees Act, Utah Code § 11-36a-101, et seq.).

6. Run with the Land. This Agreement and the terms and conditions therein will run with the land and be binding on and the Owner, and their respective successors, assigns, beneficiaries, and grantees. The Agreement will survive any subdivision of the Property and will apply in full force to each lot created on the Property.

7. Enforcement. This Agreement will be governed by the laws of the State of Utah. The Parties agree to the jurisdiction and venue of the state courts in the county where the Property is located to resolve any dispute arising from, or pertaining to, this Agreement. The City may enforce this Agreement against the Owner, and any successor, assign, beneficiary, or grantee having, or claiming, any interest in the Property.

8. Validity and Severability. If any section, clause or portion of this Agreement is declared invalid by a court of competent jurisdiction for any reason, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

9. Amendments. This Agreement may be amended only in writing signed by the parties hereto.

10. No Joint Venture. This Agreement does not create, and shall not be construed to create, a joint venture by the parties and no separate government entity is established by this Agreement.

DATED the _____ day of _____ 2022.

OWNER

North Davis Fire District

By: _____

Name: _____

Title: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

The foregoing Development Agreement was acknowledged before me this ____ day of _____, 2022, by _____ as the _____ of the North Davis Fire District.

[Seal]

_____
NOTARY PUBLIC

CITY

CLEARFIELD CITY, a Utah municipality

By: _____

Name: _____

Title: _____

Attest:

_____
City Recorder

STATE OF UTAH)
ss:
COUNTY OF _____)

The foregoing Development Agreement was acknowledged before me this ____ day of _____, 2022, by _____ as _____ of Clearfield City and as _____ as City Recorder.

[Seal]

_____
NOTARY PUBLIC

EXHIBIT A

(Legal Description of Property)

ALL OF LOT 2, CLEARFIELD CITY MUNICIPAL CAMPUS SUBDIVISION. CONT. 1.42000 ACRES

EXHIBIT B

(Site and Landscape Plan)

EXHIBIT C

(FBC Modifications)