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, November 2, 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:
  - September 7, 2022

DECISION ITEMS

Scheduled Items

1. Discussion and Possible Action on **CUP 2022-100142,** a conditional use permit request by Blake Brinkerhoff with CoaticLab to operate an automotive studio at the subject property. **Location:** 340 W. Antelope Drive Suite 105B (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 **CUP 2022-100142,** a conditional use permit request by Nichole Chism with Kidzone to operate an indoor children's amusement center at the subject property. **Location:** 340 W. Antelope Drive Suite 100A (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 **FSP 2022-090046,** a final 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 980 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).**

DISCUSSION ITEMS

1. Staff Discussion
   - LUDMA Training
2. Staff Communications
3. Commissioner's Minute

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

Dated this 27th day of October 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
September 7, 2022
6:30 P.M. – Work Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	David Bloomfield	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Brogan Fullmer	Commissioner
	Megan Ratchford	Commissioner
	Lauren DeSpain	Commissioner
	Chad Mortensen	Commissioner (Alternate)
ABSENT:	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	Assistant City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner I
VISITORS:	Joshua Hughes	

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

DISCUSSION ON THE APPROVAL OF MINUTES FOR THE APRIL 6, 2022, AND AUGUST 17, 2022, PLANNING COMMISSION MEETINGS.

The Commission identified an item in the draft minutes where 'nine o'clock' was written when it should have been 'ten o'clock'.

DISCUSSION ON THE ANTELOPES EDGE CLEARFIELD DEVELOPMENT AGREEMENT FOR THE SUBJECT LOCATION. LOCATION: 500 WEST 1700 SOUTH (TIN: 12-080-0095 & 12-080-0092). PROJECT AREA: 6.595 ACRES. ZONES: C-2 (COMMERCIAL) AND R-3 (RESIDENTIAL) FOR BACK 5.295 ACRES. STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

The Commission and staff discussed the following items relevant to the development:

- A minor grammatical correction
- Chair Uccardi reminded everyone to keep order during the public comment portion of the regular session and to refrain from having a back-and-forth discussion with the public.
- Commissioner Fullmer asked about the jog in the new street, 500 West, as it approached Antelope Drive and why it wasn't a straight shot. Spencer Brimley, Community Development Director, explained it was designed as a speed reduction measure and also to accommodate a required distance from the existing power lines.

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- The amenities that were being proposed as part of the development agreement, which included a basketball court, pickleball court, shuffleboards, picnic arbor with table and grill, and a playground area.
- The traffic stops that would be located at 1900 South. and Jenny Lane near the connection to the extension of 500 West.

DISCUSSION ON GPA 2022-080060, A GENERAL PLAN AMENDMENT REQUEST BY TODD MEYERS WITH CW LAND TO CHANGE THE DESIGNATION FOR THE REAR 4.503 ACRES OF THE SUBJECT PROPERTY FROM COMMERCIAL TO RESIDENTIAL. LOCATION: 175 WEST ANTELOPE DRIVE (TIN:12-242-0009). PROJECT AREA: 6.921 ACRES. STAFF: TYSON STODDARD, PLANNER I (LEGISLATIVE ACTION).

The Commission and staff discussed the General Plan Amendment request as part of the discussion for RZN 2022-080060.

DISCUSSION ON RZN 2022-080060, A ZONING MAP AMENDMENT REQUEST BY TODD MEYERS WITH CW LAND TO REZONE THE REAR 4.503 ACRES OF THE SUBJECT PROPERTY FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL). LOCATION: 175 W. ANTELOPE DRIVE (TIN: 12-242-0009). PROJECT AREA: 6.921 ACRES. STAFF: TYSON STODDARD (LEGISLATIVE ACTION).

The Commission and staff discussed the following items relevant to RZN 2022-080060:

- Staff updated the Commission that since the applicant read the staff report, they stated that they would be open to the R-2 Zone or the R-3 Zone. They would state that for the record during the public hearing and the Commission could make a recommendation to the City Council for either of the two zones.
- That access from South Main Street wouldn't be required for the development, but the possibility could be explored in a future development agreement that would be required for that type of development in an R-2 or R-3 Zone.
- The possibility of a connection to the vacant parcel to the west for potential development in the future.
- Ingress and Egress to the site off Antelope Drive potentially being limited by UDOT to right-in, right-out only.
- The faculty parking for Antelope Elementary being private property and shared parking only a possibility through a written agreement between property owners.
- Commissioner DeSpain indicated that she worked for the applicant recently and asked if she should disclose that information or if she should recuse herself from the vote. Shawn Robinson, Assistant City Attorney, asked if he could speak with her briefly before the regular session to get more information.

Chair Uccardi moved to adjourn the meeting. Seconded by Commissioner Murray.

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CLEARFIELD PLANNING COMMISSION MEETING
September 7, 2022
7:00 P.M. – Regular Session

PRESIDING:	Chris Uccardi	Chair
PRESENT:	David Bloomfield	Vice Chair
	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Brogan Fullmer	Commissioner
	Megan Ratchford	Commissioner
	Lauren DeSpain	Commissioner
	Chad Mortensen	Commissioner (Alternate)
ABSENT:	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	City Attorney
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner I
VISITORS:	Joshua Hughes, Todd Meyers, Ron Benson, Kevin Stoddart, Tara Stoddart, Wyatt Stoddart, Gunner Stoddart	

Commissioner Uccardi called the meeting to order and led The Pledge of Allegiance.

Planning Commission Chair Statement.

APPROVAL OF MINUTES FOR THE APRIL 6, 2022, AND AUGUST 17, 2022, PLANNING COMMISSION MEETINGS.

Commissioner Fullmer moved to approve the minutes subject to the corrections identified in the work session. Seconded by Commissioner DeSpain. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, Ratchford, and DeSpain. Voting NO: None.

PUBLIC HEARING, DISCUSSION AND RECOMMENDATION OF APPROVAL FOR THE ANTELOPES EDGE CLEARFIELD DEVELOPMENT AGREEMENT FOR THE SUBJECT LOCATION. LOCATION: 500 WEST 1700 SOUTH (TIN: 12-080-0095 & 12-080-0092). PROJECT AREA: 6.595 ACRES. ZONES: C-2 (COMMERCIAL) AND R-3 (RESIDENTIAL) FOR BACK 5.295 ACRES. STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

Chair Uccardi declared the public hearing open.

Brad McIlrath, Senior Planner, presented the following facts:

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- General Plan amendment from Commercial to Residential for back 5.295 acres.
  - Granted 7/26/22
- Rezone of back 5.295 acres from C-2 to R-3.
  - Granted 7/26/22, with condition for the following:
- Development Agreement
  - Single-Family Residential Only
  - Timing of front 1.3 acres commercial lot and residential development
  - Design and building materials for residential
- Showed aerial image and zoning map
- Showed development plan concept
- Residential Themes
  - Mountain Modern
  - Cubist
  - Prairie
- Showed design elements and colors of the aforementioned themes.
- Staff recommended edits
  - Development Plan to be revised to address commercial and residential.
  - Timing of commercial and residential.
  - City not required to grant occupancy on final ten (10) residential homes until vertical (framing) construction has commenced on a commercial building. (Proposed redline)
  - Combination of different sections of the Development Agreement (DA).
  - Pedestrian walkway to be provided to connect the amenities together and connection to the homes.
  - Minor changes and reordering.

Commissioner Fullmer asked about the landscaped open space requirement. Mr. McIlrath explained that the project was proving approximately 12 percent of common landscaped open space, but that the total landscaped open space would exceed 25 percent when counting the landscaping for the front and backyards of the homes. Commissioner Fullmer then asked if the updated water efficient landscaping standards would apply to the development. Mr. McIlrath responded that the new landscaping standards would apply.

Commissioner Fullmer asked how the new road, 500 West, and the existing roads would relate to the development. Mr. McIlrath showed the road network surrounding the subject property and the recent changes and traffic signals. Commissioner Fullmer asked if the residential development would connect into the existing Plant and Grow property to the east.

Joshua Hughes, with Twenty-Five Eight Development, answered the earlier question about the residential connecting to the Plant and Grown property to the east, stating that the road would connect to the neighboring property. Commissioner Fullmer asked if there would be fencing between the existing residential homes along the east property line. Mr. Hughes said that they'd be willing to commit to at least a six-foot privacy fence. He also explained that they'd be willing to do an eight-foot side setback from the property lines of the existing residential homes as was proposed in the DA.

Commissioner Bloomfield asked if the existing commercial properties to the east were consulted

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when talking about having connectivity through their site. Mr. Hughes explained that he did talk to the owner of the property, the Holt family, and they agreed to have the access and thought it would be beneficial.

Tara Stoddart, resident near the proposed development, stated her opinion that the development did not match her neighborhood, that it was still like apartments, but instead single-family homes that were really close together. She said they were taller than the homes in her neighborhood. She recalled the City Council saying that the development would need to match her neighborhood and she didn't think the proposal accomplished that objective. She disagreed with the proposal to have a pickleball net in the fire turnaround area and thought it was a hazard. She stated she was not excited about the plan.

Kevin Stoddart, resident near the proposed development, stated he thought an important thing that should be shown on the plans would be the existing power lines that go through the subject property and how they related to the proposed development.

Commissioner Fullmer asked about the Tara Stoddart's comment regarding the City Council saying the development would need to match the existing neighborhood. Mr. McIlrath stated that he recalled a conversation in the City Council meeting about the development being complimentary to the existing neighborhood but did not know if that was the entire Council expressing that opinion, or just a few of the Council members. He stated he did not know to what extent or all the ways the Council suggested the development should match the existing neighborhood. Regarding the height of the homes, he stated that the R-1-8 Zone that the existing neighborhood fell under, had a maximum height of 35 feet and that the proposed development would have the same maximum height regulations.

Commissioner Browning asked if the item on the agenda was an amendment to an existing development agreement. Chair Uccardi clarified that the item on the agenda was the development agreement and there wasn't a previous agreement that was being amended.

Regarding suggestions to include in the development agreement from staff, Chair Uccardi asked if the amenities should have a required timeline for installation. He said it might be useful to make sure they are installed in a timely manner and not delayed.

Commissioner Bloomfield asked if there should be language that the developer 'shall' install the amenities instead of using the word 'should'. Mr. McIlrath clarified that in the staff report it said 'should' because staff is advisory to the Commission, but in the actual development agreement, the language used to indicate items being required included the word 'shall'.

Commissioner Bloomfield said he was concerned about the discussion mentioning the City Council saying the proposed development should be a compliment to the existing neighborhood. He stated that the previous development might not have had two- or three-story buildings, and that styles changed throughout the years. Mr. McIlrath agreed that saying something should be complimentary is a very subjective statement and people can have very different opinions on what that means. He also stated that because the applicant was asking for a development with smaller lot sizes than typical single-family homes, they were proposing high quality design, materials, and amenities for the development.

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Commissioner Fullmer asked if there was flexibility with the placement of the homes and amenities and if greater space could be provided between the proposed homes and the existing residential property lines on the east side of the property. Mr. Hughes replied that the placement of the homes was very particular to accommodate necessary distances from the existing power lines. Commissioner Fullmer asked if it would be possible. Mr. Hughes responded that it wouldn't be possible without changing the number of proposed homes.

Chair Uccardi asked if there was any other discussion specific to the development agreement that should be addressed. Mr. McIlrath stated that if there were specific items the Commission wanted included in the agreement, to be clear what those items were when making a recommendation.

Discussion followed regarding setbacks, and specifically the eight foot (8') setback proposed between the proposed homes and the property lines of existing residential homes.

Commissioner Ratchford moved to forward a recommendation of approval to the City Council for the Antelopes Edge Clearfield Development Agreement for the subject property. The recommendation included the recommendations from the staff report and that a provision be added to the agreement to require the installation of the amenities before occupancy is granted on the final 10 dwellings, and that a fence be required between the proposed development and the existing residential homes to the east. Seconded by Commissioner Fullmer. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, Ratchford, and DeSpain. Voting NO: None.

PUBLIC HEARING, DISCUSSION AND RECOMMENDATION OF APPROVAL FOR GPA 2022-080060 A GENERAL PLAN AMENDMENT REQUEST BY TODD MEYERS WITH CW LAND TO CHANGE THE DESIGNATION FOR THE REAR 4.503 ACRES OF THE SUBJECT PROPERTY FROM COMMERCIAL TO RESIDENTIAL. LOCATION: 175 W. ANTELOPE DRIVE (TIN:12-242-0009). PROJECT AREA: 6.921 ACRES. STAFF: TYSON STODDARD, PLANNER I (LEGISLATIVE ACTION) AND RECOMMENDATION OF APPROVAL FOR RZN 2022-080060, A ZONING MAP AMENDMENT REQUEST BY TODD MEYERS WITH CW LAND TO REZONE THE REAR 4.503 ACRES OF THE SUBJECT PROPERTY FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL). LOCATION: 175 W. ANTELOPE DRIVE (TIN: 12-242-0009). PROJECT AREA: 6.921 ACRES. STAFF: TYSON STODDARD (LEGISLATIVE ACTION).

Chair Uccardi declared the public hearing open for the General Plan amendment and rezone requests.

Tyson Stoddard, Planner I, presented the following facts related to both the General Plan and rezone applications:

- Current Designations
  - General Plan designation of Commercial
  - Zoned C-2 (Commercial)
- Applicant Request
  - Amend General Plan to designate the rear 4.503 acres as Residential

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- Rezone the rear 4.503 acres of the project area to R-3 (Residential) to develop with small-lot single-family dwellings
- Concept showed 32 residential lots (4,400 square feet in size)
- General Plan and Zoning designation for the 2.418 acres along Antelope Drive to remain the same
- Concept shows 3 commercial properties (3/4 acre to 1 acre in size)

- Showed General Plan and zoning map
- Showed concept site plan
- General Plan
  - Changes in the commercial service and retail markets have reduced the demand for commercial land for new commercial businesses.
  - Regional demand for residential land continues to be high as residential supply and inventory was low.
  - Applicant requested General Plan amendment and rezone to allow residential on the south in accordance with current market demands and pressures.
- R-3 Zone
  - To provide an attractive setting for medium and high density multiple-family residential development
  - Density up to 16 units per acre
  - Site Plan Concept showed single-family detached units, not multi-family.
  - Had previously been used with Wilcox Farms (8.28 units per acre), and Antelopes Edge (proposed 7.8 units per acre)
- R-2 Zone
  - To provide medium density residential neighborhoods
  - Density up to 8 units per acre
  - With a single-family concept density of 7.1 units to the acre, the R-2 Zone was the most compatible zone with the type of development proposed.
  - Had previously been used with Park Village Subdivision (approximately 7 units per acre).
- Transportation Considerations
  - Clearfield City should, "determine if outlying potential development could degrade existing streets and consider actions to limit or concentrate future land-use densities if required."
  - Limited access of the neighborhood to Antelope Drive (highest traveled route in Clearfield).
  - Likely would induce restrictions by UDOT for right-in and right-out only movements and installation of median barrier to prohibit left-hand turns.
  - A connection could be provided to South Main Street with coordination with the Antelope Elementary/Davis School District.
  - Development could also include the property to the west (225 West Antelope Drive), or a future connection to that property for additional single-family development.

Commissioner Bloomfield asked about the fire truck turnaround on the site plan and if the City was establishing a precedent for allowing fire truck turnarounds in developments. Mr. Stoddard explained that the site plan concept that was provided with the application was a basic concept plan and that if the project moved forward, the Fire District would review any subdivision and

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site plan applications to verify that fire truck turnarounds met their standards of development.

Commissioner Bloomfield said he was concerned that the City would require the developer to use the School District's faculty parking lot. Commissioner Murray and Commissioner Browning replied that the City wasn't requiring that of the developer. Mr. Stoddard stated that the developer would have to get approval and coordination from the School District if there were to be any changes to the design of the faculty parking lot.

Chair Uccardi asked if the City approved a rezone to R-2, would there be any restriction on its ability to restrict building materials. Mr. Stoddard replied that it wouldn't restrict the City's ability to regulate building materials because the R-2 Zone was considered one of the City's multi-family zones. He also stated that there would be a development agreement and the agreement would allow the City to address building materials.

Todd Meyers, with C.W. Land, stated that City staff did a very thorough job at both writing the report and providing the presentation. He said that after he read the report regarding the analysis of the R-2 and R-3 Zones, he requested a meeting to discuss each zone. He continued that after analyzing the two zones, he determined his project would fit well within the parameters of the R-2 Zone, and if the Commission wanted to recommend R-2 instead of R-3, he would support that recommendation. He also stated that he wanted to respond to the earlier questions about the fire turnaround. He explained that the City had adopted the International Fire Code and that their site plan was designed to meet fire code standards.

Chair Uccardi asked if there was anyone from the public that would like to comment. Seeing none, he closed the public hearings for the General Plan amendment and rezone.

Commissioner DeSpain stated that due do prior work history with the C.W. Land, she decided to recuse herself from the vote.

Commissioner Murray moved to forward a recommendation of approval to the City Council for GPA 2022-080060, a General Plan amendment request by Todd Meyers with C.W. Land to change the designation for the rear 4.503 acres of the subject property from commercial to residential. The recommendation was based on the discussion and findings of the staff report. Seconded by Commissioner Browning. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, and Ratchford. Voting NO: None. ABSTAINED: Commissioner DeSpain.

Commissioner Murray moved to forward a recommendation of approval to the City Council for RZN 2022-080060, a zoning map amendment request by Todd Meyers with C.W. Land to rezone the rear 4.503 acres of the subject property from C-2 (Commercial) to R-2 (Residential). The recommendation was based on the discussion and findings of the staff report, and the applicant stating that they were okay with the rezone to R-2 (Residential) if that was the preference of the Commission. Seconded by Commissioner Browning. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, and Ratchford. Voting NO: None. ABSTAINED: Commissioner DeSpain.

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STAFF COMMUNICATIONS

October 6, 2022- Utah League of Cities and Towns Partners in Planning Day

COMMISSIONERS MINUTE

Chair Uccardi: Asked if we would have a meeting in two weeks. Mr. McIlrath said there would be two development agreements and a Moderate-Income Housing Plan update on the agenda for September 21st.

Commissioner Bloomfield: Nothing.

Commissioner Murray: Stated she wouldn't be at the September 21st meeting.

Commissioner Browning: Nothing.

Commissioner Fullmer: Thanked staff and mentioned the record-breaking heat in September and encouraged reducing heat islands as much as possible.

Commissioner Ratchford: Nothing.

Commissioner DeSpain: Nothing.

Commissioner Mortensen: Thanked everyone for the continued education.

There being no further business to come before the Planning Commission, **Chair Uccardi moved to adjourn. Seconded by Commissioner Murray.**

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Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, November 2nd, 2022

SUBJECT: Discussion and Possible Action on **CUP 2022-100142**, a conditional use permit request by Blake Brinkerhoff with CoaticLab to operate an automotive studio at the subject property. **Location:** 340 W. Antelope Drive Suite 105B (TIN: 12-940-0001). **Parcel Area:** 3.95 Acres **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

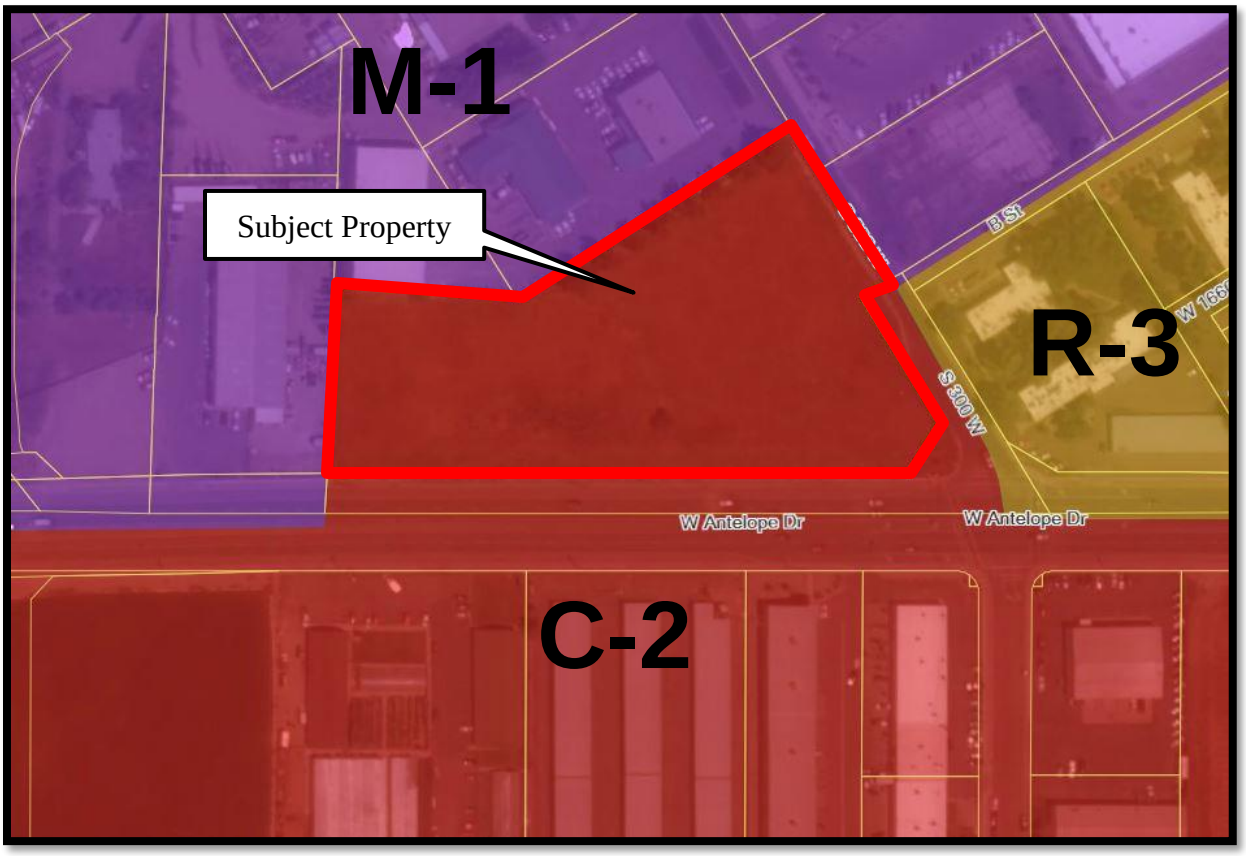
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2022-100142**, a conditional use permit request by Blake Brinkerhoff with CoaticLab to operate an automotive studio at the subject property (TIN: 12-940-0001). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	CoaticLab
Site Location	340 W. Antelope Drive Suite 105B
Parcel ID	12-940-0001
Applicant	Blake Brinkerhoff with CoaticLab
Property Owner	Clearfield Flex, LLC
Proposed Actions	Conditional Use Permit
Current Zoning	C-2 (Commercial)
Parcel Area	3.95 Acres

Surrounding Properties and Uses:		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 and Zoning



BACKGROUND AND ANALYSIS

Blake Brinkerhoff with CoaticLab is requesting conditional use permit approval to operate an automotive studio at the subject property. CoaticLab was previously operating from another location in Clearfield at 939 West 1600 South. Upon review of the business license application for the location change, staff determined that a conditional use permit was required because automobile repair is listed as a conditional use in the C-2 Zone. The services provided by CoaticLab are most similar to the definition for automobile repair found in Title 11, Chapter 3, and cannot be classified under another land use. Conditional uses are allowed upon compliance with the Clearfield City Code and by obtaining conditional use permit approval from the Planning Commission.

The new location is in Suite 105B of the recently completed Clearfield Flex development which received site plan approval form the Planning Commission on July 1, 2020. The floor plan that was submitted by the applicant shows most of the square footage as a warehouse space, with a lobby and office near the front entrance. Being an automotive studio that focuses primarily on detailing, the noise associated with more intensive automobile repair is not anticipated. No outdoor storage is permitted on-site and any work on vehicles must occur inside the building. These items are addressed in the conditions of approval.

Site Access and Parking (Chapters 11-14 & 11-18)

Chapter 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking for properties located in the C-2 Zone. For uses not specifically listed, the Planning Commission shall determine which listed use most closely resembles the proposed use, and

those parking standards shall be applied to the proposed use that is in question. Upon reviewing the listed uses, staff recommends applying the same standard used for industrial establishments, which is 2 spaces for every 1,000 square feet of floor area. This standard is also consistent with the general development of the parcel. The Clearfield Flex site plan was approved with 113 spaces, which was based upon 2 spaces for every 1,000 square feet of floor area for "Industrial and Wholesale Establishments". With a floor area of 5,002 square feet, the required number of parking spaces would be 10 stalls. Staff determines that sufficient parking is provided for the proposed use.

Vehicular access into the development is provided from 300 West and from Antelope Drive. Pedestrian access is provided from the sidewalks on 300 West and Antelope Drive.

Site Landscaping and Open Space
The landscaping was proposed and approved with the Clearfield Flex development site plan and was installed earlier this year.

PUBLIC COMMENT

Public notice was placed on the property on October 21, 2022. No public comments have been received to date.

REVIEW CONSIDERATIONS

Conditional Use Permit Review

Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

	REVIEW CONSIDERATION	Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	*At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;*	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	*[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;*	The proposed use will contribute to the general well-being of the community.
3)	*Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to*	The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

	property or improvements in the vicinity; and	
4)	*Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11, Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.*	The proposed conditions are based upon ordinance standards.

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by the Planning Division, Building Division, Engineering Division, and the North Davis Fire District. Comments were provided from Engineering in a letter dated October 17th, 2022 stating that there were no concerns with the conditional use permit request.

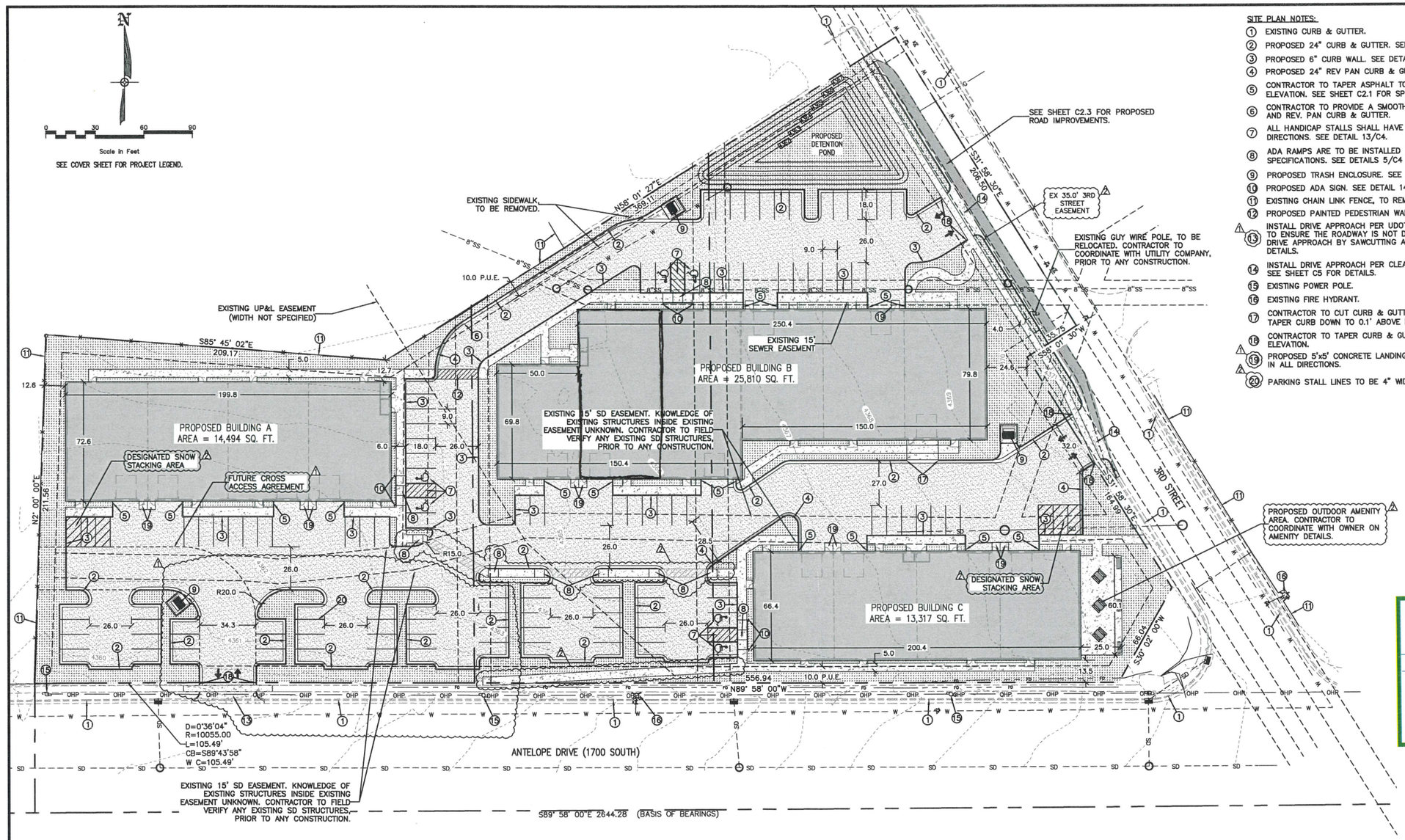
CONDITIONS OF APPROVAL

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.

1) The use shall comply with all North Davis Fire District requirements.
2) The applicant shall obtain a Clearfield City business license for the new location.
3) No outdoor storage is permitted. This includes, but is not limited to such items as materials, automobile parts, maintenance equipment, and supplies.

ATTACHMENTS

1. Site Plan
2. Floor Plan
3. Engineering Review Letter dated October 17, 2022



SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
3. PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
4. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
5. CONTRACTOR TO TAPER ASPHALT TO MATCH CURB WALL/FINISHED FLOOR ELEVATION. SEE SHEET C2.1 FOR SPOT ELEVATIONS AND DETAIL 12/C4.
6. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CURB & GUTTER AND REV. PAN CURB & GUTTER.
7. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 13/C4.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 5/C4 & 6/C4.
9. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. PROPOSED ADA SIGN. SEE DETAIL 14/C4.
11. EXISTING CHAIN LINK FENCE, TO REMAIN.
12. PROPOSED PAINTED PEDESTRIAN WALKING PATH.
13. INSTALL DRIVE APPROACH PER UDOT STANDARD DETAIL GW-3B. CONTRACTOR TO ENSURE THE ROADWAY IS NOT DAMAGED DURING INSTALLATION OF NEW DRIVE APPROACH BY SAWCUTTING AT THE UP OF GUTTER. SEE SHEET C5 FOR DETAILS.
14. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARD DETAIL 3 OF 17. SEE SHEET C5 FOR DETAILS.
15. EXISTING POWER POLE.
16. EXISTING FIRE HYDRANT.
17. CONTRACTOR TO CUT CURB & GUTTER FOR DRIVE-IN ACCESS TO BUILDING. TAPER CURB DOWN TO 0.1' ABOVE FLOWLINE OF GUTTER.
18. CONTRACTOR TO TAPER CURB & GUTTER TO MATCH BACK OF SIDEWALK ELEVATION.
19. PROPOSED 5'x5' CONCRETE LANDING PAD (TYP.). SLOPES TO BE LESS THAN 2% IN ALL DIRECTIONS.
20. PARKING STALL LINES TO BE 4" WIDE AND PAINTED WHITE (TYP.).

Clearfield City
LAND USE APPROVAL
Approved By: Brad McIlrath, Senior Planner
11/11/2020 8:57:03 AM

LOT AREAS:

	SQ. FT. / ACRES
LOT	172,132 SQ. FT. / 3.95 ACRES
BUILDING FOOTPRINT	53,620 SQ. FT. / 1.23 ACRES
BUILDING A	14,494 SQ. FT. / 0.33 ACRES
BUILDING B	25,810 SQ. FT. / 0.59 ACRES
BUILDING C	13,317 SQ. FT. / 0.31 ACRES
ASPHALT	61,180 SQ. FT. / 1.40 ACRES
LANDSCAPING	35,250 SQ. FT. / 0.81 ACRES
CONCRETE	22,082 SQ. FT. / 0.51 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	35,250 SQ. FT. (10% REQUIRED: 20.48% PROVIDED)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.		CITY REQM'T
BUILDING A			
OFFICE	4,000 SQ. FT.	8	(2/1000)
WAREHOUSE	10,494 SQ. FT.	21	(2/1000)
BUILDING B			
OFFICE	6,500 SQ. FT.	13	(2/1000)
WAREHOUSE	19,310 SQ. FT.	39	(2/1000)
BUILDING C			
OFFICE	3,300 SQ. FT.	7	(2/1000)
WAREHOUSE	10,017 SQ. FT.	20	(2/1000)
TOTAL REQUIRED:		108	
TOTAL PROVIDED:		112	
ACCESSIBLE SPACES		6 (5 REQ'D 101 TO 150)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

INFRASTRUCTURE REPLACEMENT NOTE:
ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS (I.e. CURB & GUTTER, SIDEWALK, LANDSCAPING PARK STRIP, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC) SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE, TO BE REPLACED IN KIND. ALL REPLACEMENT WORK TO BE DONE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
1	UDOT COMMENTS/SITE CHANGES	NJR	07/08/20
2	CITY COMMENTS	RKM	08/10/20

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

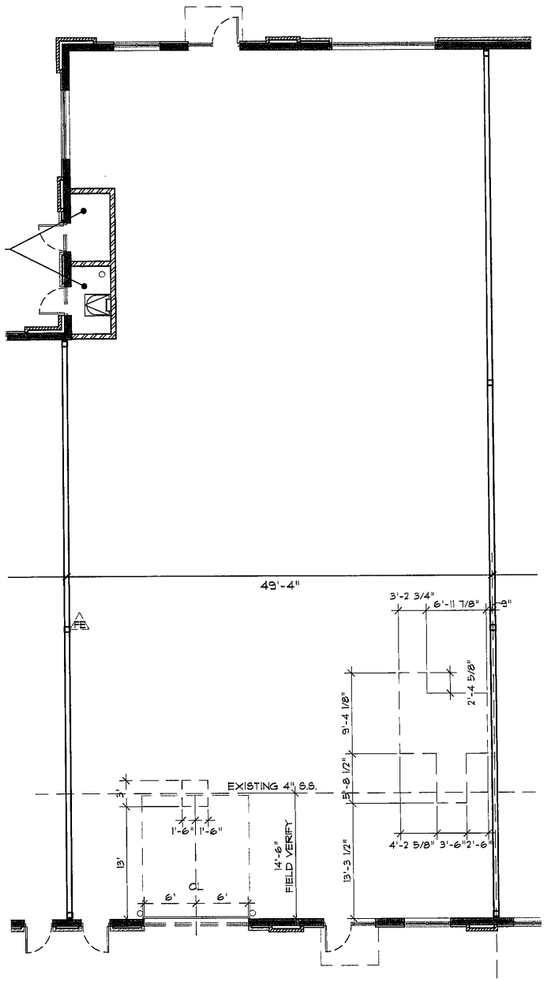
CLEARFIELD FLEX
340 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH
SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

SHEET NO. C1

PROJECT ID	DATE:
C1018-01	05/11/20
FILE NAME: PRJ-CCD	SCALE: 1"=30'



2 / A1.0 LEAVEOUT PLAN

0 2 4 6 8 16 FEET

SCALE: 1/8" = 1'-0"

NORTH

NOTES

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE.
2. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED
3. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING:

   THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
4. THE SIGN SHALL BE IN LETTERS 1 INCH (25.4 MM) HIGH ON A CONTRASTING BACKGROUND.
5. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
6. [II] DENOTES TEMPERED GLASS THIS LITE

DOOR SCHEDULE

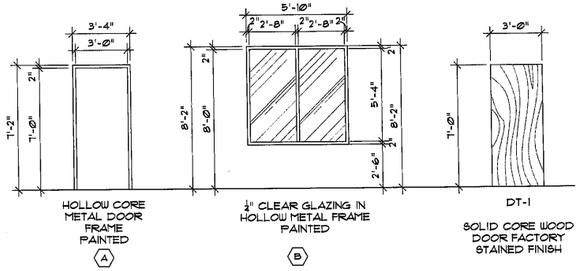
MARK	SIZE	DOOR	FRAME	HARDWARE GROUP	REMARKS
1	3'-0" x 7'-0" x 1-3/4"	DT-1	FT-A	2	
2	3'-0" x 7'-0" x 1-3/4"	DT-1	FT-A	2	
3	3'-0" x 7'-0" x 1-3/4"	DT-1	FT-A	2	
4	3'-0" x 7'-0" x 1-3/4"	DT-1	FT-A	1	

DOOR HARDWARE

GROUP 1: SOLID WOOD DOOR - RESTROOM			
1½	PAIR BUTTS	BB5000 4½ X 4½	626 BOMMER
1	PRIVACY		626 SCHLAGE
1	EACH CLOSER	4040	626 LCN
1	EACH STOP	409	626 ROCKWOOD
1	EACH KICKPLATE	34" X 11"	626 ROCKWOOD
GROUP 2: SOLID WOOD DOOR- OFFICE			
1½	PAIR BUTTS	BB5000 4½ X 4½	626 BOMMER
1	CLASSROOM		626 SCHLAGE
1	EACH CLOSER	4040	626 LCN
1	EACH STOP	409	626 ROCKWOOD
1	EACH KICKPLATE	34" X 11"	626 ROCKWOOD

FINISH SCHEDULE

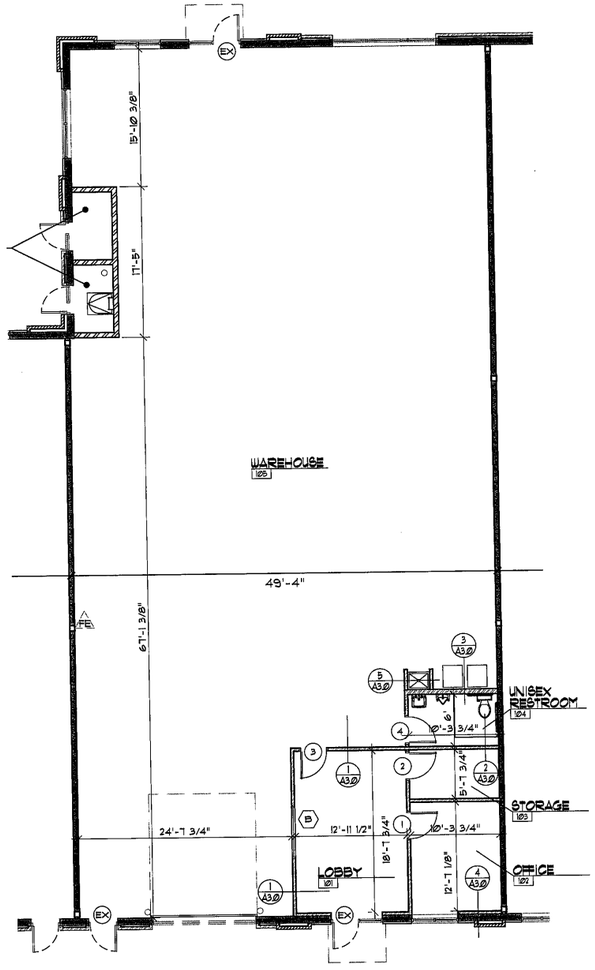
ROOM NUMBER	ROOM TITLE	FLOOR: CONCRETE SEALED	BASE: 4" COVED RUBBER BASE	BASE: NO BASE	WALLS: GYPSUM BD. PAINTED	WALLS: 4' FRP WAINSCOT	CEILING: DRYWALL/PAINTED ACT CEILING	CEILING: GYPSUM BD. PAINTED
101	LOBBY	●	●		●		●	
102	OFFICE	●	●		●		●	
103	STORAGE	●	●		●	●		
104	UNISEX RESTROOM	●	●		●	●		●
105	WAREHOUSE	●					●	



3 / A1.0 DOOR AND WINDOW TYPES

0 1 2 3 4 8 FEET

SCALE: 1/4" = 1'-0"



1 / A1.0 FLOOR PLAN

0 2 4 6 8 16 FEET

SCALE: 1/8" = 1'-0"

NORTH

PROJECT NUMBER

22-02

REVISIONS

SHEET TITLE

FLOOR PLAN

PROJECT/OWNER

COATIC LAB
320 WEST ANTELOPE DRIVE
CLEARFIELD, UTAH

ARCHITECT

STATE OF UTAH
RYAN LENN NAYLOR
No. 6686440-0301
LICENSED ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

DATE

3-14-2022

SHEET NUMBER

A1.0

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

October 17th, 2022

Attn: Brad McIlrath, Senior Planner
Proj: Coatic-Lab
Subj: Development Review – Recommended Approval

Brad,

I have completed my review of the recently submitted improvement Drawings for Coatic Lab. The plans have no conflicts or items of concern from Public Works. In my opinion the drawings and calculations reflect the Standards of the City.

I recommend approval of the Improvement Drawings as submitted.

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
#2

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, November 2nd, 2022

SUBJECT: Discussion and Possible Action on **CUP 2022-100143**, a conditional use permit request by Nichole Chism with Kidzone to operate an indoor children's amusement center at the subject property. **Location:** 340 W. Antelope Drive Suite 100A (TIN: 12-940-0001). **Parcel Area:** 3.95 Acres **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

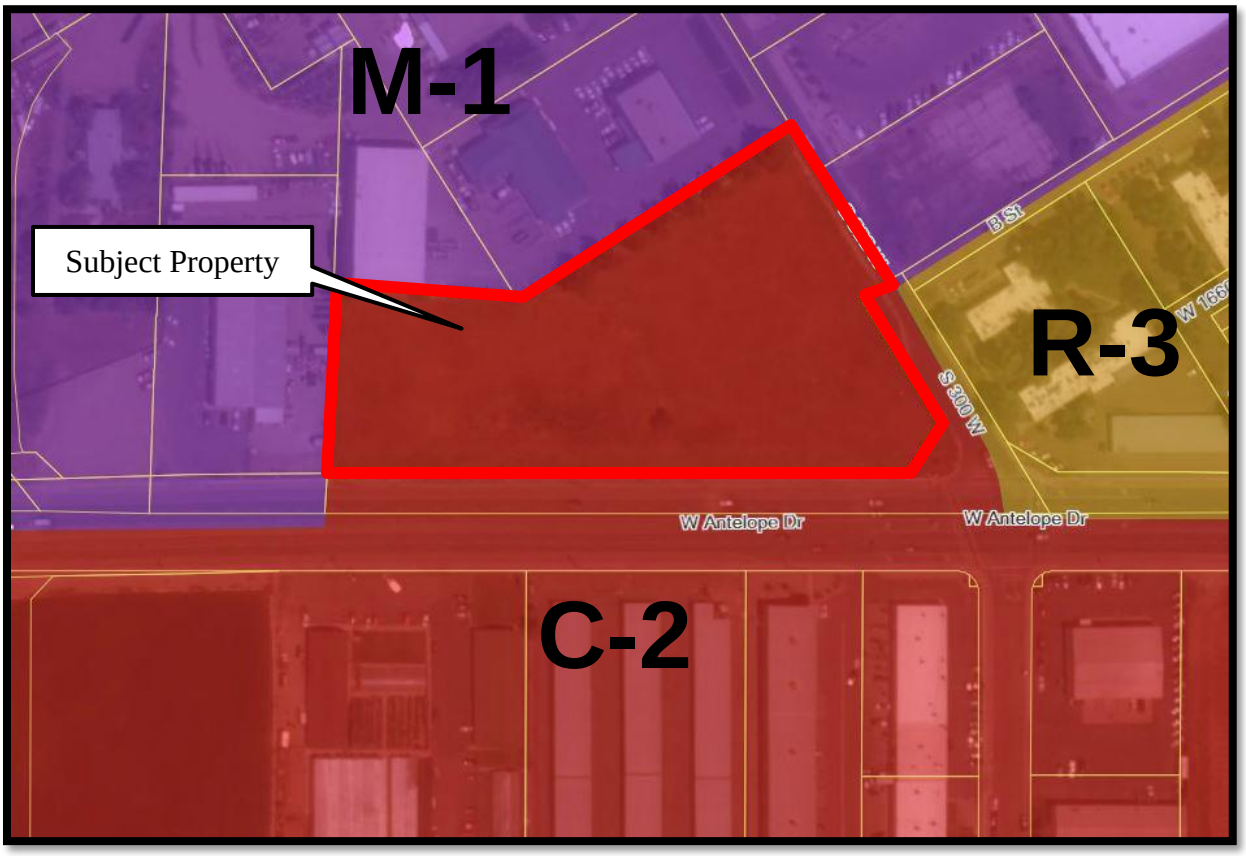
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2022-100142**, a conditional use permit request by Nichole Chism with Kidzone to operate an indoor children's amusement center at the subject property (TIN: 12-940-0001). This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Kidzone
Site Location	340 W. Antelope Drive Suite 100A
Parcel ID	12-940-0001
Applicant	Nichole Chism with Kidzone
Property Owner	Clearfield Flex, LLC
Proposed Actions	Conditional Use Permit
Current Zoning	C-2 (Commercial)
Parcel Area	3.95 Acres

Surrounding Properties and Uses:		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 and Zoning



BACKGROUND AND ANALYSIS

Nichole Chism with Kidzone is seeking conditional use permit approval to operate an indoor children's amusement center at the subject location. The center would occupy the eastern half of Building A of the recently completed Clearfield Flex development, with a tenant finish area of 7,028 square feet. The Clearfield Flex development received site plan approval from the Planning Commission on July 1, 2020. The plans include a reception/sales area, a play area where the applicant will install playground equipment, and a parents lounge and a snack area.

The zoning of the property is C-2 (Commercial), in which amusement and recreational facilities are listed as a conditional use. Conditional uses are allowed upon compliance with the Clearfield City Code and by obtaining conditional use permit approval from the Planning Commission.

Site Access and Parking (Chapters 11-14 & 11-18)

Chapter 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking for properties located in the C-2 Zone. For uses not specifically listed, the Planning Commission shall determine which listed use most closely resembles the proposed use, and those parking standards shall be applied to the proposed use that is in question. Upon reviewing the listed uses, staff recommends applying the same standard used for bowling alleys and skating rinks, which is 2 spaces for every 1,000 square feet of floor area. This standard is also consistent with the general development of the parcel. The Clearfield Flex site plan was approved with 113 spaces, which was based upon 2 spaces for every 1,000 square feet of floor area for "Industrial and Wholesale Establishments".

With a proposed floor area of 7,028 square feet, the required number of parking spaces would be 14 stalls. Staff determines that sufficient parking is provided for the proposed use.

Vehicular access into the development is provided from 300 West and from Antelope Drive. Pedestrian access is provided from the sidewalks on 300 West and Antelope Drive.

Site Landscaping and Open Space
The landscaping was proposed and approved with the Clearfield Flex development site plan and was installed earlier this year.

PUBLIC COMMENT

Public notice was placed on the property on October 21, 2022. No public comments have been received to date.

REVIEW CONSIDERATIONS

Conditional Use Permit Review
Clearfield Land Use Ordinance Section 11-4-4 establishes the following review considerations that the Planning Commission shall review while determining to approve Conditional Use Permits.

	REVIEW CONSIDERATION	Staff Analysis
CONSIDERATIONS: The Land Use Authority may allow a conditional use to be located in any zoning district in which the particular use is allowed as a conditional use by this title. In authorizing any conditional use, the Land Use Authority shall impose such requirements and conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards provided in this chapter or elsewhere in this title necessary for the protection of adjacent properties and the public welfare. The Land Use Authority shall determine the following:		
1)	*At the specified location, [the proposed use] is in harmony with the general intent and purpose of the Clearfield City General Plan and the applicable zoning district regulations;*	The proposed use is in harmony and compliance with the General Plan and zoning ordinance regulations.
2)	*[The proposed use] is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and neighborhood;*	The proposed use will contribute to the general well-being of the community.
3)	*Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and*	With conditions, the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. ASTM 1918 includes safety and performance standards for soft contained play equipment. Staff recommends that playground equipment be ASTM compliant.
4)	*Conditions imposed by the Land Use Authority are based upon ordinance standards outlined in this title [Title 11,*	The proposed conditions are based upon ordinance standards.

	Land Use] or as otherwise determined to be necessary by the City Engineer, Building Official, or any applicable State or Federal Agency according to adopted standards of those fields of expertise.	

CITY DEPARTMENT / AGENCY REVIEW

The plans were shared for review by the Planning Division, Building Division, Engineering Division, and the North Davis Fire District. Comments were provided from Engineering in a letter dated October 17th, 2022, stating that there were no concerns with the conditional use permit request.

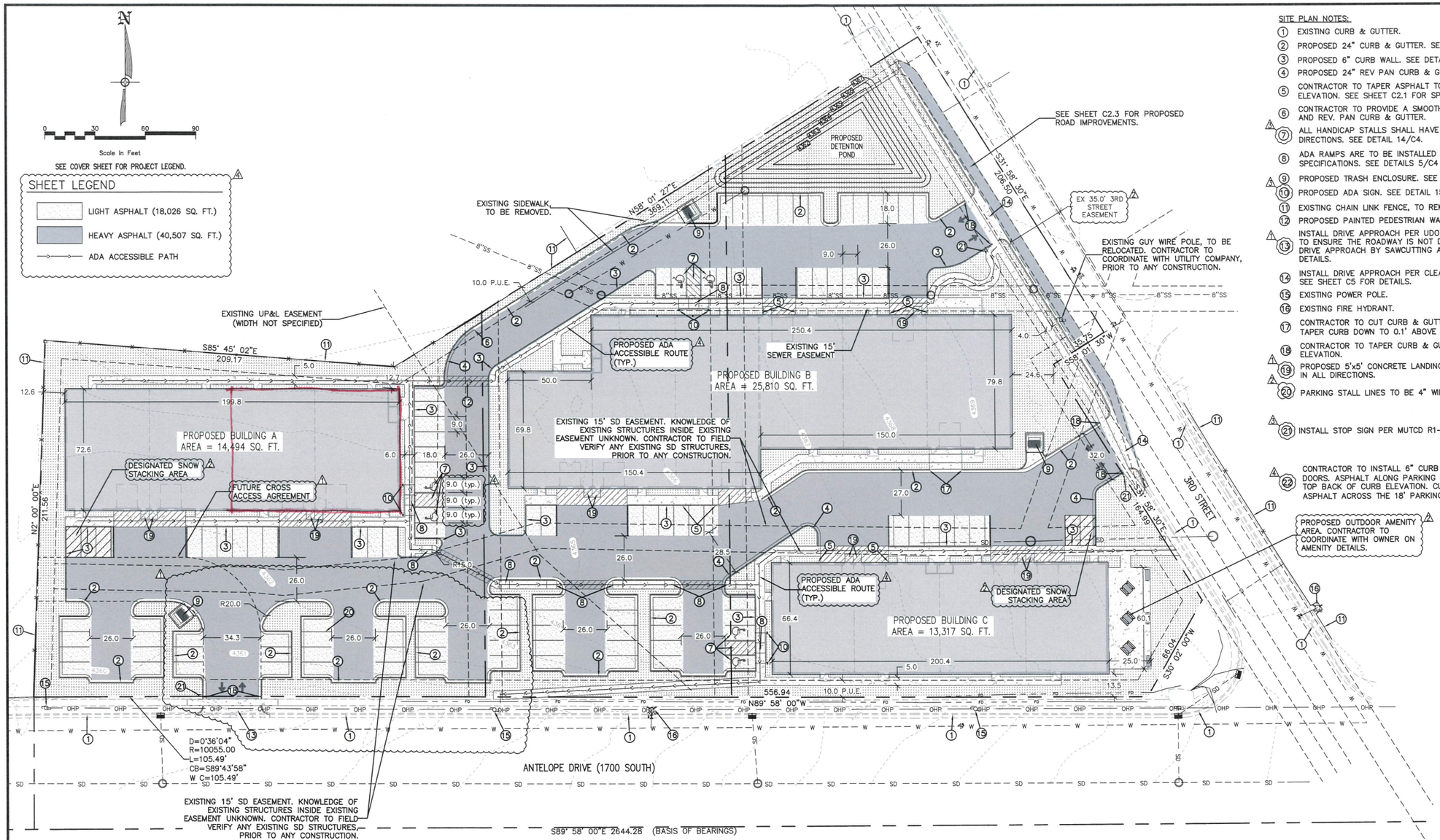
CONDITIONS OF APPROVAL

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.

1) The project shall comply with all building code standards and the applicant shall obtain any necessary building permits prior to the commencement of improvements.
2) The project shall apply for a plan review with the North Davis Fire District and comply with all Fire District requirements.
3) The playground equipment shall comply with ASTM standards for indoor playgrounds.
4) The applicant shall obtain a Clearfield City business license prior to the commencement of business operations.
5) A sign permit shall be obtained for all new site signage and comply with ordinance standards.

ATTACHMENTS

1. Site Plan
2. Tenant Finish Plans
3. Engineering Review Letter dated October 17, 2022.



SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
3. PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
4. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.
5. CONTRACTOR TO TAPER ASPHALT TO MATCH CURB WALL/FINISHED FLOOR ELEVATION. SEE SHEET C2.1 FOR SPOT ELEVATIONS AND DETAIL 12/C4.
6. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CURB & GUTTER AND REV. PAN CURB & GUTTER.
7. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 14/C4.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 5/C4 & 6/C4.
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10. PROPOSED ADA SIGN. SEE DETAIL 15/C4.
11. EXISTING CHAIN LINK FENCE, TO REMAIN.
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13. INSTALL DRIVE APPROACH PER UDOT STANDARD DETAIL GW-3B. CONTRACTOR TO ENSURE THE ROADWAY IS NOT DAMAGED DURING INSTALLATION OF NEW DRIVE APPROACH BY SAWCUTTING AT THE LIP OF GUTTER. SEE SHEET C5 FOR DETAILS.
14. INSTALL DRIVE APPROACH PER CLEARFIELD CITY STANDARD DETAIL 3 OF 17. SEE SHEET C5 FOR DETAILS.
15. EXISTING POWER POLE.
16. EXISTING FIRE HYDRANT.
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20. PARKING STALL LINES TO BE 4" WIDE AND PAINTED WHITE (TYP.).
21. INSTALL STOP SIGN PER MUTCD R1-1.
22. CONTRACTOR TO INSTALL 6" CURB WALL ALONG RAMP UP AREAS TO OVERHEAD DOORS. ASPHALT ALONG PARKING STALL SIDE OF CURB WALL TO BE 6" BELOW TOP BACK OF CURB ELEVATION. CURB WALL TO TAPER DOWN TO MATCH INTO ASPHALT ACROSS THE 18' PARKING STALL.

LOT AREAS:

	SQ. FT. / ACRES
LOT	172,132 SQ. FT. / 3.95 ACRES
BUILDING FOOTPRINT	53,620 SQ. FT. / 1.23 ACRES
BUILDING A	14,494 SQ. FT. / 0.33 ACRES
BUILDING B	25,810 SQ. FT. / 0.59 ACRES
BUILDING C	13,317 SQ. FT. / 0.31 ACRES
ASPHALT	58,533 SQ. FT. / 1.34 ACRES
LANDSCAPING	35,601 SQ. FT. / 0.82 ACRES
CONCRETE	24,379 SQ. FT. / 0.56 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	35,601 SQ. FT.	(10% REQUIRED: 20.68% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
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WAREHOUSE	10,494 SQ. FT.	21	(2/1000)
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WAREHOUSE	19,310 SQ. FT.	39	(2/1000)
BUILDING C			
OFFICE	3,300 SQ. FT.	7	(2/1000)
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TOTAL REQUIRED:		108	
TOTAL PROVIDED:		111	
ACCESSIBLE SPACES		6 (5 REQ'D 101 TO 150)	

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NO.	REVISIONS	BY	DATE
1	UDOT COMMENTS/SITE CHANGES	NJR	07/08/20
2	CITY COMMENTS	RGW	08/10/20
3	RFI LOG UPDATES	NJR	09/10/20
4	BUILDING REVIEW COMMENTS	NJR	12/10/20
5	BUILDING REVIEW COMMENTS	NJR	12/22/20

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CLEARFIELD FLEX
340 WEST ANTELOPE DRIVE, CLEARFIELD, UTAH

SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO. C1

PROJECT ID C1018-01 | DATE: 05/11/20
FILE NAME: PRJ-CCD | SCALE: 1"=30'

KIDZONE

TENANT FINISH

320 WEST ANTELOPE DRIVE
BUILDING A SUITE 100
CLEARFIELD, UT.

ARCHITECT:

NICHOLS · NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH
(801) 487-3330

STATE OF UTAH
RYAN LENN NAYLOR
NO. 6686443-0301
LICENSED ARCHITECT

MECHANICAL: JTB ENGINEERING
922 WEST BAXTER DRIVE SUITE 100
SOUTH JORDAN, UT. 84095
801.849.8590

ELECTRICAL: ROCKY MOUNTAIN ENGINEERS
2117 SOUTH 3600 WEST
SALT LAKE CITY, UT. 84119
801.566.0503

CODE COMPLIANCE NOTES (SHELL)

2018 INTERNATIONAL BUILDING CODE
OCCUPANCY CLASSIFICATION: S-1/ B / M
CONSTRUCTION TYPE IIB FULLY SPRINKLERED
JURISDICTION : CLEARFIELD, UTAH

ALLOWABLE AREA CALCULATIONS PER UNIFORM BUILDING CODE:

BASIC ALLOWABLE AREA M OCCUPANCY (MOST RESTRICTIVE)

ACTUAL AREA. . . . . .

AREA IS ACCEPTABLE AS EITHER S-1, B, OR M OCCUPANCY

CODE COMPLIANCE NOTES TI

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATION FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE
2009 ICC/ANSI

TENANT FINISH AREA:
A OCCUPANCY.....7,028 S.F.

OCCUPANT LOAD:

EXCERCISE ROOM	5,155 S.F. / 50 OCCUPANTS PER S.F. = 103 OCC	
ACCESSORY STORAGE	200 S.F./ 300 OCCUPANTS PER S.F. = 1 OCC.	
PARENTS SEATING	367 S.F. / 15 OCCUPANTS PER S.F. = 25 OCC.	
TOTAL		129 OCCUPANTS

EXIT WIDTH SECTION 1005.3.2
.2(129)=26" REQUIRED.....EXIT WIDTH PROVIDED=68"
EXIT ACCESS TRAVEL DISTANCE AS PER 1017.1 AND 1017.2:.
A OCCUPANCY.....250 FT.

PLUMBING FIXTURE CALCULATION
WATER CLOSETS:
A OCCUPANCY : FEMALE: 129 OCCUPANTS/2 =65 x 1/65 = 1 WATER CLOSET REQ.
MALE: 129 OCCUPANTS/2 = 65/ 125 = 1 WATER CLOSET REQ.

WATER CLOSETS REQUIRED = 1 FEMALE AND 1 MALE= 2 FEMALE PROVIDED AND 2 MALE PROVIDED
LAVATORIES:
A OCCUPANCY 65 x 1/200 = .3 LAVATORY PER SEX REQ.

LAVATORIES PROVIDED = 1 TOTAL PER SEX PROVIDED

DRAWING INDEX

SHEET #	DESCRIPTION
COVER	COVER SHEET
A1.0	OVERALL FLOOR PLAN
A2.0	CEILING PLAN
A3.0	INTERIOR ELEVATIONS
A4.0	WALL SECTION
M001	TITLE SHEET
M201	MECHANICAL PLAN
M701	MECHANICAL DETAILS AND SCHEDULES
P201	WASTE AND VENT PLUMBING PLAN
P202	WATER AND NATURAL GAS PLUMBING PLAN
P701	PLUMBING DETAILS AND SCHEDULES
E001	ELECTRICAL GENERAL NOTES
E101	LIGHTING PLAN
E201	POWER PLAN
E601	ELECTRICAL SCHEDULES

PROJECT NUMBER 22-30

SET DATE 9-23-2022

KIDZONE TENANT FINISH
320 WEST ANTELOPE DRIVE BUILDING A
CLEARFIELD, UTAH

REVISIONS

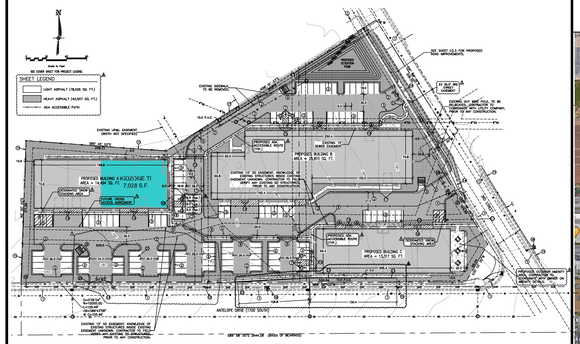
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ACCESSIBILITY NOTES

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
3. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.
6. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
7. FLOORS AT LANDINGS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOOR WAY. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.
10. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
11. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE.
14. THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17"-19" ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 40" OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS.
15. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
16. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING,, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.

KEY PLAN

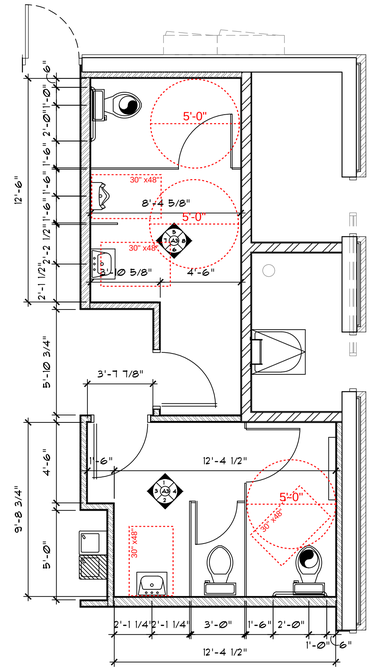


NO SCALE

VICINITY MAP



NO SCALE

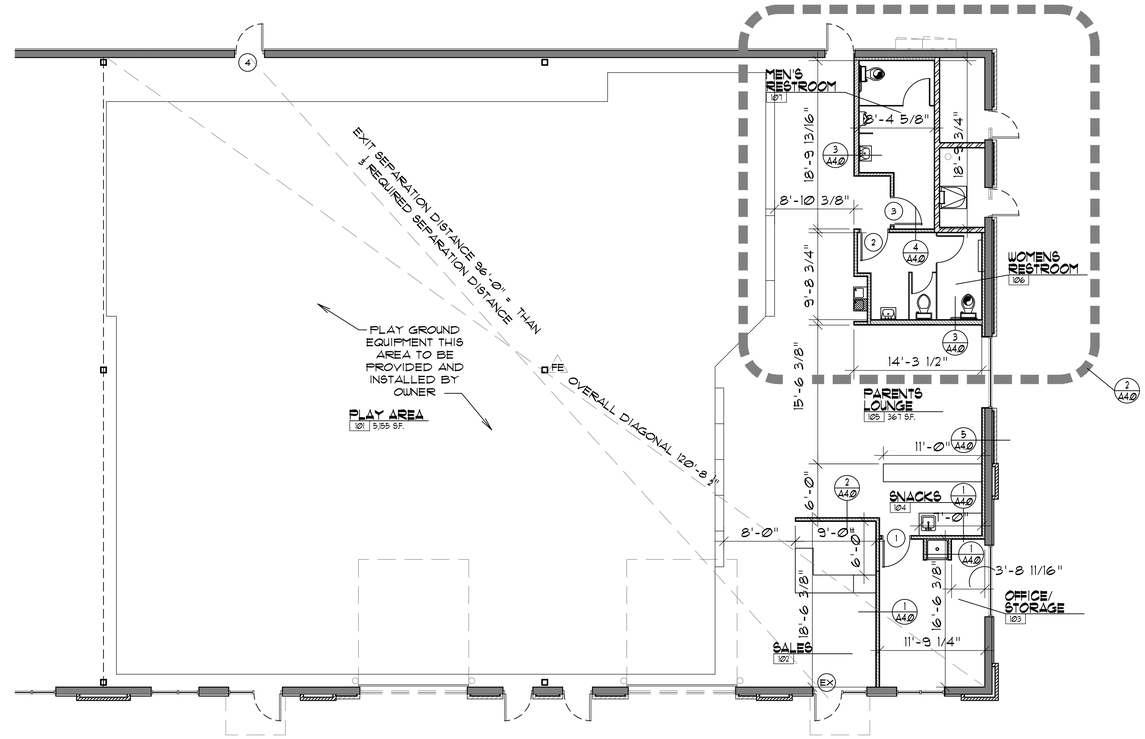


RESTROOM

2 A1Ø ENLARGED FLOOR PLAN

Ø 1 2 3 4 8 FEET

SCALE: 1/4" = 1'-Ø"



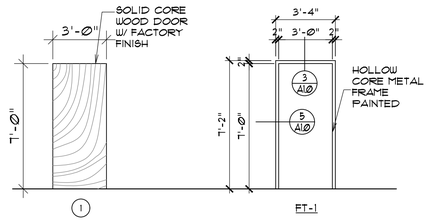
SCHEMATIC

1 A1Ø FLOOR PLAN

Ø 2 4 6 8 16 FEET

SCALE: 1/8" = 1'-Ø"

NORTH



DOOR AND FRAME

3 A1Ø TYPES

Ø 1 2 3 4 8 FEET

SCALE: 1/4" = 1'-Ø"

DOOR SCHEDULE

MARK	SIZE	DOOR	FRAME	HARDWARE GROUP	REMARKS
EX	3'-Ø" x 7'-Ø" x 1-3/4"	EXISTING	EXISTING	EXISTING	
1	3'-Ø" x 7'-8" x 1/2"	DT-1	FT-1	1	
2	3'-Ø" x 7'-8" x 1/2"	DT-1	FT-1	2	
3	3'-Ø" x 8'-Ø" x 1-3/4"	DT-1	FT-1	2	
4	EXISTING	EXISTING	EXISTING	3	

NOTES:

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE. (MAIN ENTRY DOOR 4)
2. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED (MAIN ENTRY DOOR 4)
3. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. (MAIN ENTRY DOOR 4)
4. THE SIGN SHALL BE IN LETTERS 1 INCH (25.4 MM) HIGH ON A CONTRASTING BACKGROUND. (MAIN ENTRY DOOR 4)
5. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. (MAIN ENTRY DOOR 4)
6. [II] DENOTES TEMPERED GLASS THIS LITE (SEE WINDOW/ FRAME ELEVATIONS 3/A1Ø)
7. ALL HARDWARE TO HAVE BRUSHED NICKEL FINISH

GROUP 1

1.5	PAIR BUTTS	BB5000 4.5 X 4.5	626 BOHMER
1	EACH CLASSROOM	ND40S	626 SCHLAGE
1	EACH STOP	409	626 ROCKWOOD
3	EACH SILENCER	1301A	
1	EACH KICKPLATE	24" X 34"	626 ROCKWOOD
1	EACH CLOSER	4040	626 LCN

GROUP 2

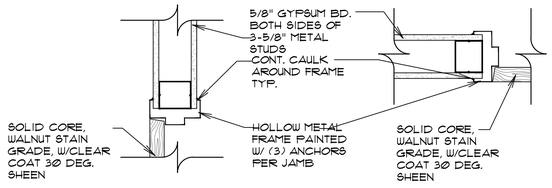
1.5	PAIR BUTTS	BB5000 4.5 X 4.5	626 BOHMER
1	EACH PUSH PULL	RP1030-8-24	626 ROCKWOOD
1	EACH STOP	409	626 SCHLAGE
3	EACH SILENCER	1301A	626 ROCKWOOD
1	EACH KICKPLATE	24" X 34"	626 ROCKWOOD
1	EACH CLOSER	4040	626 LCN

GROUP 3

1.5	EXISTING HARDWARE	BB5000 4.5 X 4.5	626 BOHMER
1	DTEX EAX 500 DOOR ALARM	EAX 500	626 DETEX

GROUP 4

1. EXISTING HARDWARE TO REMAIN



DOOR HEAD

4 A1Ø DETAIL

Ø FEET

SCALE: 1-1/2" = 1'-Ø"

DOOR

5 A1Ø JAMB DETAIL

Ø FEET

SCALE: 1-1/2" = 1'-Ø"

FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR						BASE						WALLS						CEILING					
		SEALED CONCRETE	SOFT FALL PADDED FLOORING SYSTEM PROVIDED AND INSTALLED BY OWNER					4" TOP SET RUBBER BASE	CERAMIC TILE BASE/COVE					GYPSUM BD. PAINTED - SHERWIN WILLIAMS "CHANTILLY LACE"	4" X 8" GREY TILE GROUT 8 BOND	NOMINAL 8" SPLIT FACED CONCRETE BLOCK WALLS				EXPOSED STRUCTURE	5/8" MR. GYPSUM BD. PAINTED ON 3-5/8" x 16"O.C. METAL STUDS @ 8'-0" OC.				
101	PLAY AREA		●					●						●		●				●					
102	SALES	●						●						●		●				●					
103	OFFICE/ STORAGE	●						●						●		●				●					
104	SNACKS		●					●						●						●					
105	PARENT LOUNGE		●					●						●						●					
106	WOMENS RESTROOM	●							●					●	●						●				
107	MENS RESTROOM	●							●					●	●						●				

PROJECT NUMBER

22-35

REVISIONS

SHEET TITLE

FLOOR PLAN

PROJECT/OWNER

KIDZONE
CLEARFIELD
320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ARCHITECT

STATE OF UTAH
RYAN LEHN NAYLOR
No. 6686440-0301
LICENSED ARCHITECT

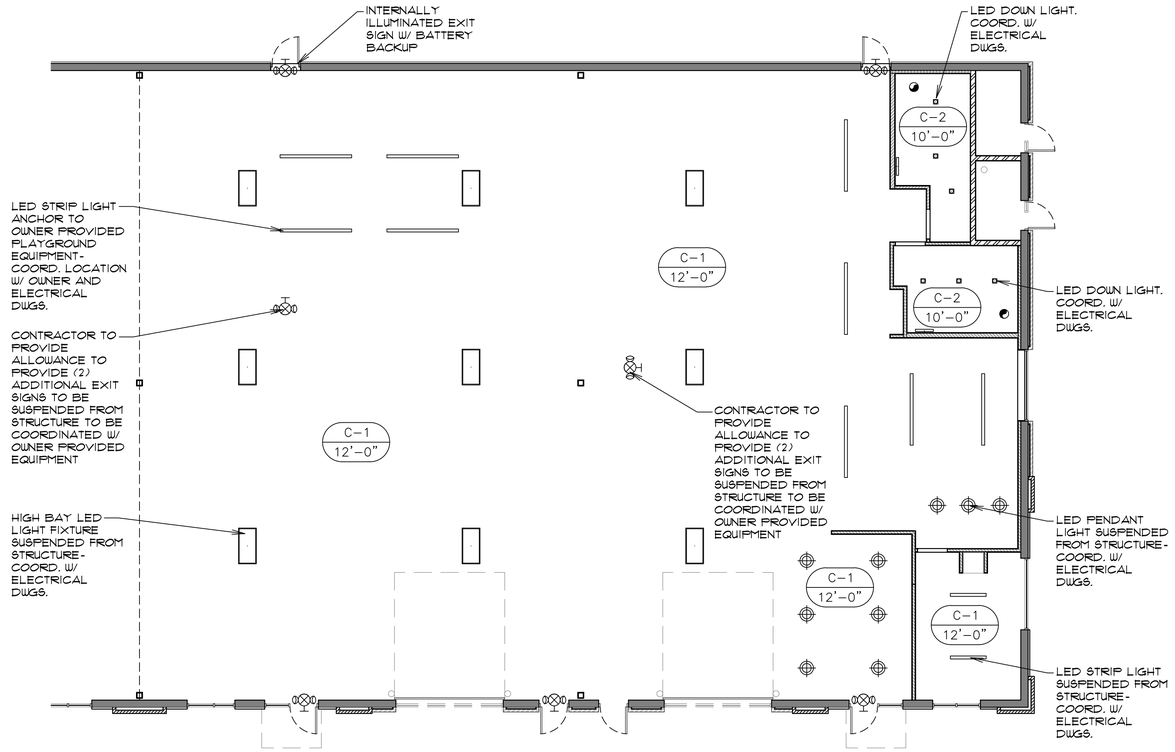
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SOUTH JORDAN, UTAH 84095 (801) 487-3330

DATE

8-25-2022

SHEET NUMBER

A1.0



1 / A2.0 REFLECTED CEILING PLAN

0 2 4 6 8 16 FEET

SCALE: 1/8" = 1'-0"

NORTH

NOTES

1. CONTRACTOR RESPONSIBLE TO RELOCATE FIRE SPRINKLER HEADS AS REQUIRED FOR NEW ROOM LAYOUT TO MEET ALL REQ. OF NFPA. OBTAIN FIRE MARSHAL APPROVAL PRIOR TO MAKING ANY FIRE SPRINKLER MODIFICATIONS.
2. CONTRACTOR RESPONSIBLE TO MODIFY BUILDING FIRE ALARM SYSTEM TO MEET REQ. OF IBC. COORD. HORN STROBE LOCATIONS WITH FIRE MARSHAL

CEILING TYPES

X-X / 0'-0" CEILING TYPE / CEILING HEIGHT

C-1 / VARIES	EXPOSED STRUCTURE
C-2 / VARIES	5/8" GYPSUM BOARD ON METAL FRAMING @ 16" O.C. SUSPENDED FROM STRUCTURE

PROJECT NUMBER

22-35

REVISIONS

SHEET TITLE

REFLECTED CEILING PLAN

PROJECT/OWNER

KIDZONE
CLEARFIELD

320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ARCHITECT

STATE OF UTAH
RYAN LENN NAYLOR
No. 6686440-0301
LICENSED ARCHITECT

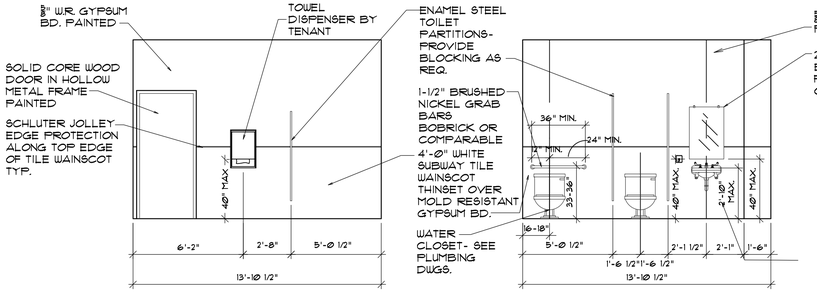
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DATE

8-25-2022

SHEET NUMBER

A2.0



1 A3Ø WOMENS RESTROOM **ELEVATION**

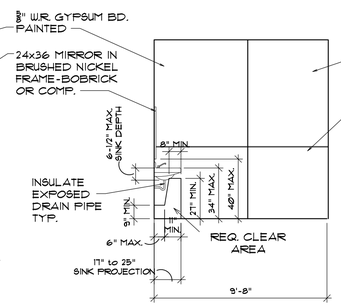
Ø 1 2 3 4 8 FEET

SCALE: 1/4" = 1'-Ø"

2 A3Ø WOMENS RESTROOM **ELEVATION**

Ø 1 2 3 4 8 FEET

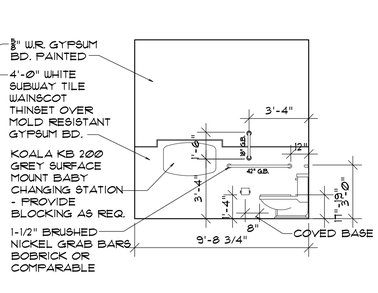
SCALE: 1/4" = 1'-Ø"



3 A3Ø WOMENS RESTROOM **ELEVATION**

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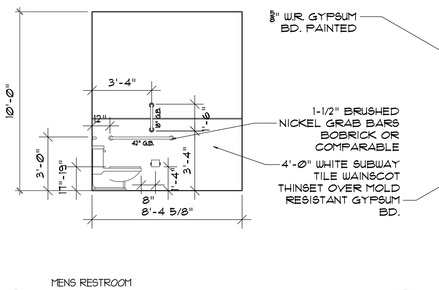
SCALE: 1/4" = 1'-Ø"



4 A3Ø WOMENS RESTROOM **ELEVATION**

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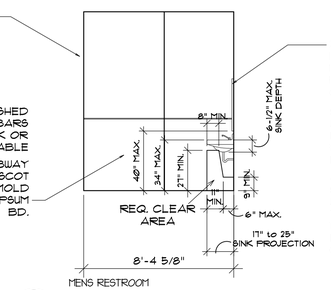
SCALE: 1/4" = 1'-Ø"



5 A2.1 MENS RESTROOM **ELEVATION**

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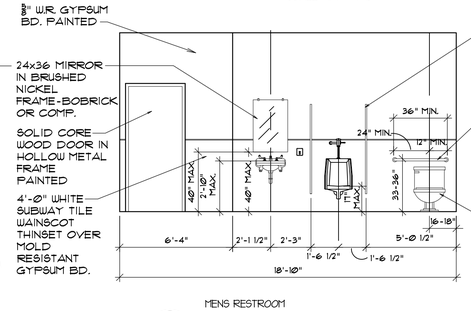
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6 A2.1 MENS RESTROOM **ELEVATION**

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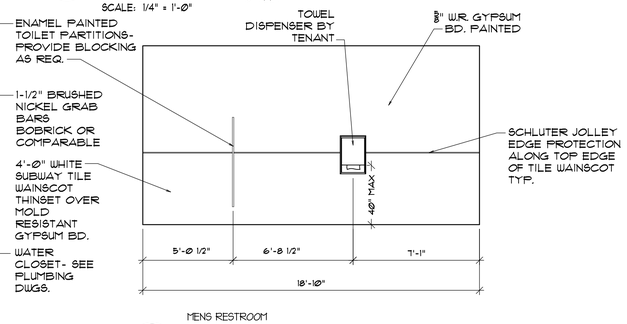
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7 A2.1 MENS RESTROOM **ELEVATION**

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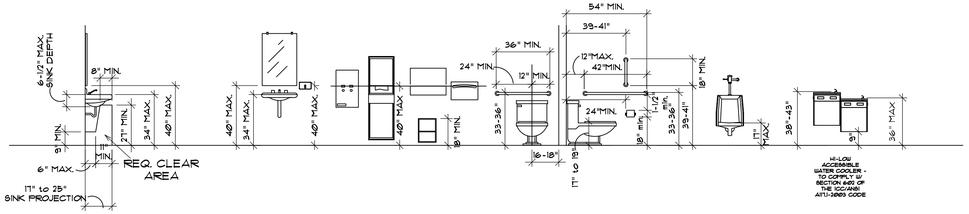
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8 A2.1 MENS RESTROOM **ELEVATION**

Ø 1 2 3 4 8 FEET

SCALE: 1/4" = 1'-Ø"

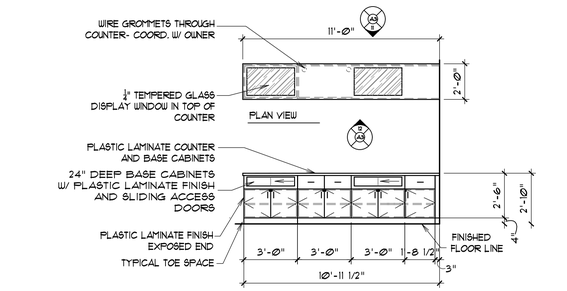


ADA REQUIREMENTS 2009 ANSI A117.1

9 A3Ø **RESTROOM FIXTURE MOUNTING HEIGHTS**

Ø 2 4 FEET

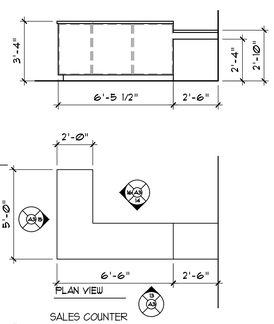
SCALE: 1/4" = 1'-Ø"



12 A3Ø **INTERIOR ELEVATION**

Ø

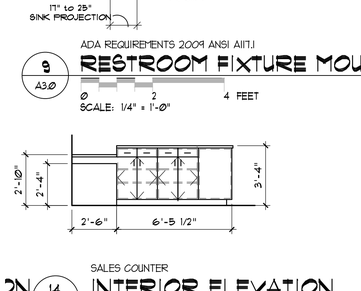
SCALE: 1/4" = 1'-Ø"



13 A3Ø SALES COUNTER **INTERIOR ELEVATION**

Ø

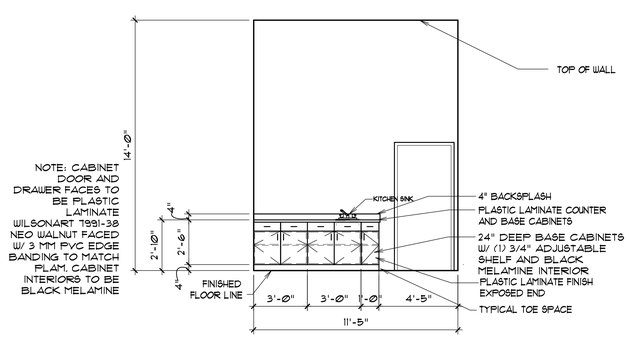
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14 A3Ø SALES COUNTER **INTERIOR ELEVATION**

Ø

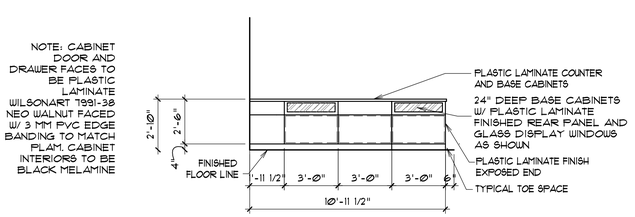
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10 A3Ø SNACK AREA **INTERIOR ELEVATION**

Ø

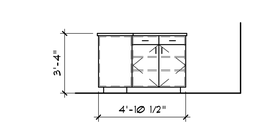
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11 A3Ø SNACK AREA **INTERIOR ELEVATION**

Ø

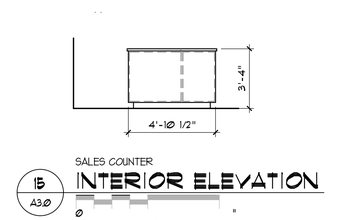
SCALE: 1/4" = 1'-Ø"



16 A3Ø SALES COUNTER **INTERIOR ELEVATIC**

Ø

SCALE: 1/4" = 1'-Ø"



15 A3Ø SALES COUNTER **INTERIOR ELEVATION**

Ø

SCALE: 1/4" = 1'-Ø"

PROJECT NUMBER

22-35

REVISIONS

SHEET TITLE

INTERIOR ELEVATIONS

PROJECT/OWNER

KIDZONE CLEARFIELD
320 WEST ANTELOPE DRIVE
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ARCHITECT

STATE OF UTAH
RYAN LENN NAYLOR
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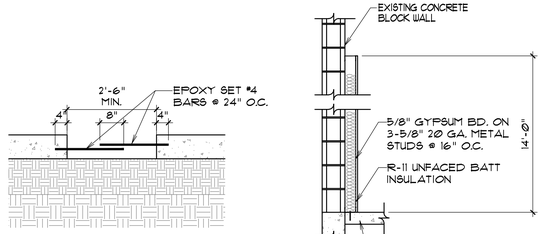
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SHEET NUMBER

A3.0



CONCRETE SLAB SAWCUT

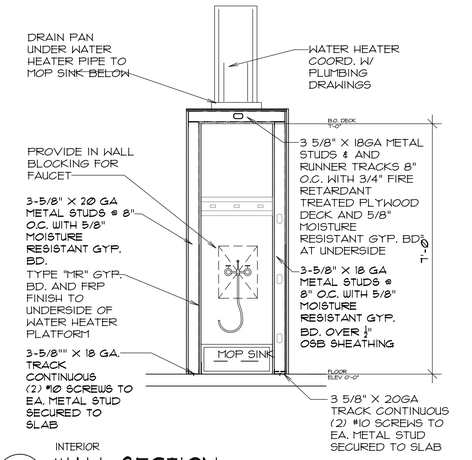
7 / A4.0 REPAIR DETAIL

SCALE: 1/2" = 1'-0"

TYPICAL EXTERIOR

5 / A4.0 WALL DETAIL

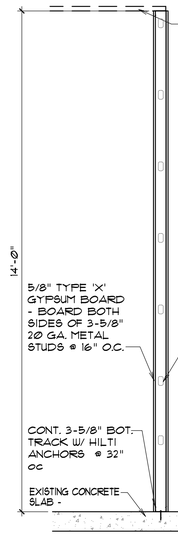
SCALE: 1/2" = 1'-0"



INTERIOR

6 / A4.0 WALL SECTION

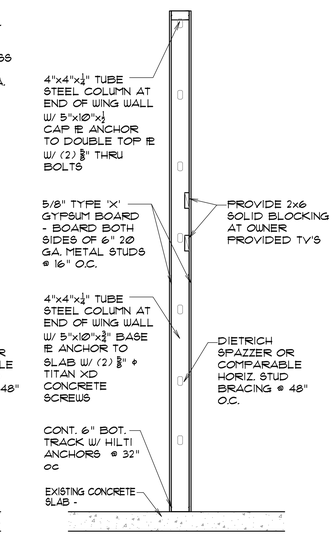
SCALE: 1/2" = 1'-0"



TYPICAL PARTITION

1 / A4.0 WALL SECTION

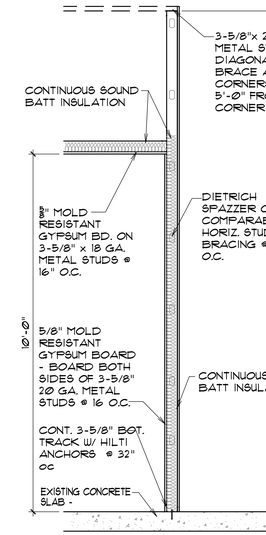
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TYPICAL PARTITION

2 / A4.0 WALL SECTION

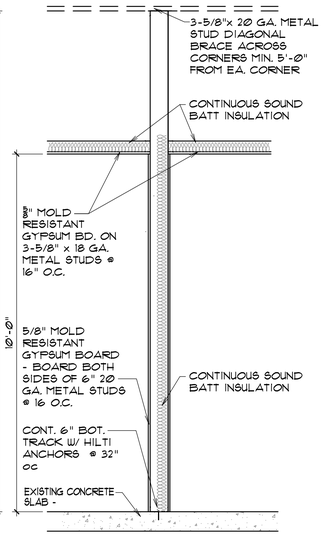
SCALE: 1/2" = 1'-0"



TYPICAL RESTROOM

3 / A4.0 WALL SECTION

SCALE: 1/2" = 1'-0"



TYPICAL RESTROOM

4 / A4.0 WALL SECTION

SCALE: 1/2" = 1'-0"

PROJECT NUMBER

22-35

REVISIONS

SHEET TITLE

WALL SECTIONS

PROJECT/OWNER

KIDZONE CLEARFIELD
320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ARCHITECT

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10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

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SHEET NUMBER

A4.0

ABBREVIATIONS

AC	ACCESS COVER AIR CONDITIONING
AD	ACCESS DOOR AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AH	AIR HANDLING UNIT
AP	ACCESS PANEL
ATC	AUTOMATIC TEMPERATURE CONTROL
AUTO	AUTOMATIC
AV	AIR ADMITTANCE VALVE
AW	AIR WASHER
B	BOILER
BB	BASEBOARD
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTOR
BLD	BUILDING
BOD	BOTTOM OF DUCT
BOU	BOTTOM OF UNIT
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CA	COMBUSTION AIR
CC	COOLING COIL
CD	CONDENSATE DRAIN CONSTRUCTION DOCUMENT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
CONN	CONNECTION
CP	CIRCULATING PUMP
CR	CONDENSATE RETURN
CT	COOLING TOWER
CU	CONDENSING UNIT COPPER
CW	COLD WATER
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DA	DILUTION AIR
DB	DRY BULB
DCW	DOMESTIC COLD WATER
DF	DRINKING FOUNTAIN DUCT FURNACE DESTRATIFICATION FAN DOWN FLOW
DFU	DRAINAGE FIXTURE UNIT
DH	DUCT HEATER
DHW	DOMESTIC HOT WATER
DIA	DIAMETER
DM	DAMPER
DN	DOWN
DWG	DRAWING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR EVAPORATIVE COOLER
EF	EXHAUST FAN
EH	ELECTRIC HEATER EXHAUST HOSE
EL	ELEVATION
EQ	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
EW	EMERGENCY EYE WASH
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
F	FURNACE
FB	FAN POWERED VAV BOX
FC	FAN COIL UNIT
FD	FLOOR DRAIN FIRE DAMPER
FH	FIRE HYDRANT
FL	FILTER
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOS	FLAT ON SIDE
FOT	FLAT ON TOP
FP	FIREPLACE
FS	FLOOR SINK
FSD	FIRE/SMOKE DAMPER
FU	FIXTURE UNIT
GA	GAUGE
GC	GENERAL CONTRACTOR
GI	GREASE INTERCEPTOR
GPM	GALLONS PER MINUTE
GRD	GRADE
GT	GREASE TRAP
GW	GREASE WASTE
HB	HOSE BIBB
HDR	HEADER
HE	HEAT EXCHANGER
HP	HEAT PUMP
HTR	HEATER
HU	HUMIDIFIER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
IE	INVERT ELEVATION
IH	INTAKE HOOD
INSUL	INSULATION
L	LOUVER
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LPG	LIQUEFIED PETROLEUM GAS
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MD	MANUAL DAMPER
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MU	MAKE-UP AIR UNIT
NATGAS	NATURAL GAS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OCEW	ON CENTER EACH WAY
ORD	OVERFLOW ROOF DRAIN
P	PUMP
PH	PENT HOUSE
PRV	PRESSURE REDUCING VALVE
P&TV	PRESSURE & TEMPERATURE RELIEF VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
QD	QUICK DISCONNECT
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
RF	RELIEF AIR
RH	RELIEF HOOD RADIANT HEATER
RI	ROUGH-IN
RP	RADIANT PANEL RECIRCULATION PUMP
RT	ROOFTOP UNIT
RV	RELIEF VENT RELIEF VALVE
REQD	REQUIRED
SA	SUPPLY AIR
SC	SELF CONTAINED UNIT
SD	STORM DRAIN
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SS	STAINLESS STEEL SANITARY SEWER
ST	SOUND TRAP
STD	STANDARD
TAG	TRANSFER AIR GRILLE
TOD	TOP OF DUCT
TW	THROUGH WALL UNIT
TYP	TYPICAL
UH	UNIT HEATER
UR	URINAL
VAV	VARIABLE AIR VOLUME
VB	VACUUM BREAKER VAV BOX
VTR	VENT THROUGH ROOF
W/	WITH
WA	WATER HAMMER ARRESTOR
WB	WET BULB
WC	WATER CLOSET
WH	WATER HEATER

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LEGEND

AxB	BARE SHEET METAL RECTANGULAR DUCT, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOWN.
AxB	1" LINED SHEET METAL RECTANGULAR DUCT, OR 1" FIBERGLASS DUCT, SEE DRAWINGS FOR TYPE, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOW.
AxB	1 1/2" WRAPPED SHEET METAL RECTANGULAR DUCT, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOW.
A"Ø	BARE SHEET METAL ROUND MEDIUM OR LOW PRESSURE DUCT, A"Ø IS DIAMETER.
A"Ø	1 1/2" WRAPPED ROUND MEDIUM OR LOW PRESSURE DUCT, A"Ø IS DIAMETER.
	INSULATED ROUND FLEXIBLE DUCT, 5 FEET MAXIMUM.
	DIRECTION OF AIRFLOW
	SUPPLY DUCT RISER
	SUPPLY DUCT DROP
	RETURN, EXHAUST, OR OUTSIDE AIR DUCT RISER
	RETURN, EXHAUST, OR OUTSIDE AIR DUCT DROP
	ROUND DUCT DROP
	ROUND DUCT RISER
	MANUAL VOLUME DAMPERS (SQUARE OR ROUND)
	MOTORIZED DAMPER OR FIRE/SMOKE DAMPER
	DUCT ACCESS DOOR
	INTAKE LOUVER WITH BIRDSCREEN
	EXHAUST LOUVER WITH BIRDSCREEN
	FIRE DAMPER
	RECTANGULAR ELBOW WITH TURNING VANES
	SLOT DIFFUSER
	SQUARE DIFFUSER
	DUCT MOUNTED GRILLE (RECTANGULAR)
	BARE SHEET METAL ROUND MEDIUM OR LOW
	ROUND DIFFUSER
	24x24 RETURN AIR GRILLE
	24x12 RETURN AIR GRILLE
T	THERMOSTAT OR SENSOR
S	SWITCH
H	HUMIDITY SENSOR
	CLEAN OUT
A	COMPRESSED AIR
CD	CONDENSATE DRAIN
CR	CONDENSATE RETURN
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
	HOT WATER RECIRCULATION LINE
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
G	NATURAL GAS
OD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
S	STEAM
SCW	SOFT COLD WATER
SHW	SOFT HOT WATER
V	VENT LINE
VTR	VENT THROUGH ROOF
120°	120° F. HOT WATER
140°	140° F. HOT WATER
	OXYGEN
	VACUUM
160°	160° F. HOT WATER
	BUTTERFLY VALVE
	BALL VALVE
	GATE VALVE
	CHECK VALVE
	PLUG VALVE
	PRV
	2-WAY AUTO VALVE
	3-WAY AUTO VALVE
	THERMOMETER
	GAUGE
	UNION
	STRAINER
	BALANCING VALVE
	RELIEF VALVE
	BACKFLOW PREVENTER
	PIPE ANCHOR
	DIRECTION OF FLOW
	EXPANSION JOINT
	FLEXIBLE CONNECTION
	PIPING TEE DROP TO BELOW
	PIPING ELBOW DROP
	PIPING ELBOW RISER
SS	UNDERGROUND SANITARY SEWER
SS	ABOVE GROUND SANITARY SEWER
	UNDERGROUND COLD WATER
	UNDERGROUND HOT WATER (120° F.)
	ABOVE GROUND COLD WATER
	ABOVE GROUND HOT WATER
	HOSE BIBB
SS	FLOOR DRAIN
SS	FLOOR SINK
	FIRE HYDRANT
	GLOBE VALVE
	CONNECTION OFF SIDE
	CONNECTION OFF BOTTOM
	CONNECTION OFF TOP
	WATER HAMMER ARRESTER
	CAPPED END

DRAWING INDEX

SHEET NUMBER/DRAWING TITLE

MECHANICAL PLANS

M001 TITLE SHEET (LEGEND and ABBREVIATIONS)

M201 MECHANICAL PLAN

M701 MECHANICAL DETAILS & SCHEDULES

PLUMBING PLANS

P201 WASTE & VENT PLUMBING PLAN

P202 WATER & NATGAS PLUMBING PLAN

P701 PLUMBING DETAILS & SCHEDULES

BUILDING UTILITY INFORMATION

UTILITY SIZING SCHEDULE

TAG	QTY	DOMESTIC WATER COLD FU'S	COLD TOTAL	HOT FU'S	HOT TOTAL	COMBINED FU'S	COMBINED TOTAL	WASTE DFU'S	WASTE TOTAL
WC 1	3	5	15	-	-	5	15	4	12
UR 1	1	5	5	-	-	5	5	2	2
LAV 1	2	1.5	3	1.5	3	2	4	1	2
FD 1	3	-	-	-	-	-	-	2	6
FS 1	1	-	-	-	-	-	-	2	2
JS 1	1	2.25	2.25	2.25	2.25	3	3	5	5

TOTAL DOMESTIC WATER FIXTURE UNITS	27
GPM PER TABLE E102	22.0
WATER SIZING PER FIGURE E103C	1-1/4"

TOTAL DRAINAGE FIXTURE UNITS	29
WASTE SIZING PER TABLE 710.1(1)	4"

EXISTING UNIT 1

NATGAS SIZING SCHEDULE

TAG	QTY	EQUIPMENT INPUT BTU/HR EACH	EQUIPMENT INPUT BTU/HR TOTAL	EQUIPMENT INPUT CUBIC FEET/HR EACH	EQUIPMENT INPUT CUBIC FEET/HR TOTAL
RT 3	1	80,000	80,000	90	90

TOTAL INPUT - BTU/HR	80,000
BTU/HR*CUBIC FOOT	890

TOTAL EQUIPMENT INPUT - CUBIC FEET/HR	90
PRESSURE AT THE METER	2 PSI
DISTANCE FROM METER TO FURTHEST EQUIPMENT	150'-0"
NATURAL GAS LINE SIZE AT METER	1/2"

EXISTING UNIT 2

NATGAS SIZING SCHEDULE

TAG	QTY	EQUIPMENT INPUT BTU/HR EACH	EQUIPMENT INPUT BTU/HR TOTAL	EQUIPMENT INPUT CUBIC FEET/HR EACH	EQUIPMENT INPUT CUBIC FEET/HR TOTAL
RT 1,2	2	200,000	400,000	225	450

TOTAL INPUT - BTU/HR	400,000
BTU/HR*CUBIC FOOT	890

TOTAL EQUIPMENT INPUT - CUBIC FEET/HR	450
PRESSURE AT THE METER	2 PSI
DISTANCE FROM METER TO FURTHEST EQUIPMENT	200-0"
NATURAL GAS LINE SIZE AT METER	3/4"

GENERAL NOTES

A) THESE DRAWINGS WERE PREPARED USING THE 2018 IBC, 2018 IMC, 2018 IPC, 2018 IFGC, AND THE 2018 IECC.

B) ALL INSTALLATIONS SHALL BE PER THE 2018 IBC, 2018 IMC, 2018 IPC, 2018 IFGC, AND THE 2018 IECC.

C) THESE DRAWINGS ARE TO SHOW THE GENERAL CONCEPT OF THE SYSTEMS. FIELD VERIFY ALL LOCATIONS AND COORDINATE EXACT ROUTING WITH ALL TRADES.

D) REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES, LIGHTS, CEILING DIFFUSERS, AND FIRE SPRINKLERS.

E) ALL DUCT SIZES LISTED IN THESE DRAWINGS ARE INSIDE CLEAR DIMENSIONS UNLESS NOTED OTHERWISE.

F) SLOPE ALL HORIZONTAL SANITARY WASTE AND VENT PIPING A MINIMUM OF A 1/4" PER FOOT FOR 2 1/2" AND SMALLER, 1/8" PER FOOT FOR 3" TO 6", AND 1/16" FOR 8" AND LARGER.

G) SLOPE ALL HORIZONTAL ROOF DRAINAGE PIPING A MINIMUM OF A 1/8" PER FOOT UNLESS NOTED OTHERWISE.

H) ALL MATERIALS INSTALLED IN AN AREA ABOVE THE CEILING DESIGNATED AS A RETURN AIR PLENUM MUST BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

J) ALL UNDERGROUND DUCT SHALL SLOPE TO ALLOW DRAINAGE TO A POINT PROVIDED WITH ACCESS.

K) PROVIDE CLEANOUTS EVERY 100 FEET ON HORIZONTAL WASTE LINES, EVERY CHANGE OF DIRECTION GREATER THAN 45°, AT THE BASE OF WASTE STACKS, AND NEAR THE POINT THE SEWER ENTERS THE BUILDING.

L) SEISMIC RESTRAINTS ARE REQUIRED PER 2018 IBC. ENGINEERING AND RESTRAINT SELECTION ARE THE RESPONSIBILITY OF THE MECHANICAL AND PLUMBING CONTRACTORS.

M) FIRESTOPPING DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.

N) FIRESTOPPING DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.

O) AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE WITHIN 90 DAYS OF CERTIFICATION OF OCCUPANCY.

P) O&M MANUALS FOR THE PROJECT SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE WITHIN 90 DAYS OF CERTIFICATION OF OCCUPANCY AND INCLUDE THE FOLLOWING ITEMS: EQUIPMENT SUBMITTALS, MANUFACTURES O&M'S, NAME AND ADDRESS OF AT LEAST ONE SERVICE AGENCY, HVAC AND SERVICE HOT WATER CONTROLS MAINTENANCE AND CALIBRATION INFORMATION, AND A NARRATIVE OF HOW EACH PIECE OF EQUIPMENT IS TO OPERATE INCLUDING SETPOINTS.

Q) PROVIDE AIR AND WATER BALANCING REPORTS TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

R) PIPE EXPANSION JOINTS IN THE VERTICAL RISERS AND HORIZONTAL RUNS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. FOLLOW THE INSTALLATION RECOMMENDATIONS FOR EACH PIPE MANUFACTURE. EXPANSION JOINTS SHOWN IN THE DRAWINGS ARE MINIMUM REQUIREMENTS AND WILL VARY BASED ON ACTUAL PIPE ROUTING. IF DESIGN ASSISTANCE IS NEEDED PLEASE CONTACT JTB.

MATERIAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS (UNLESS NOTED OTHERWISE ON PLANS)

LOW PRESSURE RECTANGULAR DUCT

SUPPLY DUCT - SINGLE WALL SHEET METAL WITH 1" LINER.
RETURN DUCT - SINGLE WALL SHEET METAL WITH 1" LINER.
EXHAUST DUCT - SINGLE WALL SHEET METAL.
OUTSIDE AIR DUCT - SINGLE WALL SHEET METAL WITH 1" LINER.

LOW PRESSURE ROUND DUCT

SUPPLY DUCT - SINGLE WALL SHEET METAL WITH 1 1/2" INSULATION WRAP.
RETURN DUCT - SINGLE WALL SHEET METAL WITH 1 1/2" INSULATION WRAP.
EXHAUST DUCT - SINGLE WALL SHEET METAL.
COMBUSTION AIR DUCT - SINGLE WALL SHEET METAL.
OUTSIDE AIR DUCT - SINGLE WALL SHEET METAL WITH 1 1/2" INSULATION WRAP.

BELOW GRADE DUCT (ROUND OR RECTANGULAR)

SUPPLY DUCT - SINGLE WALL SHEET METAL WITH PVS COATING.
RETURN DUCT - SINGLE WALL SHEET METAL WITH PVS COATING.

FLUE PIPING

SINGLE WALL - ALUMINUM SINGLE WALL (SEE DRAWINGS FOR LOCATIONS).
DOUBLE WALL - ALUMINUM B-VENT PIPE.

PLUMBING SPECIFICATIONS (UNLESS NOTED OTHERWISE ON PLANS)

ABOVE GRADE PIPING

SANITARY WASTE - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS.
SANITARY VENT - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS.
DOMESTIC COLD WATER - 2" AND SMALLER - BLUE PEX TUBING WITH POLYALLOY CRIMPED FITTINGS.
DOMESTIC COLD WATER - 2" AND LARGER - AQUATHERM OR CPVC PIPE WITH GLUED FITTINGS
DOMESTIC HOT WATER - RED PEX TUBING WITH POLY ALLOY CRIMPED FITTINGS.
1" FIBERGLASS INSULATION.
CONDENSATE DRAINS - (INSIDE) SCH40 PVC WITH SOLVENT CEMENT JOINTS.
CONDENSATE DRAINS - (OUTSIDE) TYPE 'M' CU TUBING WITH SOLDER JOINTS.
NATURAL GAS - 2" AND UNDER SCH 40 BLACK PIPE WITH THREADED JOINTS.
NATURAL GAS - 2 1/2" AND OVDER SCH 40 BLACK PIPE WITH WELDED JOINTS.
ROOF DRAINS - SCH40 PVC DWV PIPING WITH SOLVENT GLUED DWV FITTINGS.
USE CAST IRON PIPING FOR ROOF DRAINS RUNNING IN A RETURN AIR PLENUM.

BELOW GRADE PIPING

SANITARY WASTE - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS.
ROOF DRAINS - SCH40 PVC DWV PIPING WITH SOLVENT GLUED DWV FITTINGS.
DOMESTIC WATER - TYPE 'K' COPPER TUBING WITH LEAD-FREE SOLDER JOINTS.

DOMESTIC PIPING INSULATION

1" FIBERGLASS INSULATION FOR PIPING 1 1/4" AND SMALLER.
1 1/2" FIBERGLASS INSULATION FOR PIPING 1 1/2" AND LARGER.

REGISTERED PROFESSIONAL ENGINEER
JEFF T. BROWN
#264382
STATE OF UTAH

PERMIT SET

REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
A	9/21/2022	RELEASED FOR PERMIT

JTB HVAC & Plumbing Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
WWW.JTBEngineering.net
PH: (801) 849-8590

PROJECT NAME:

KIDZONE CLEARFIELD

ADDRESS
320 W ANTELOPE DR.
CLEARFIELD, UT

DRAWING TITLE:

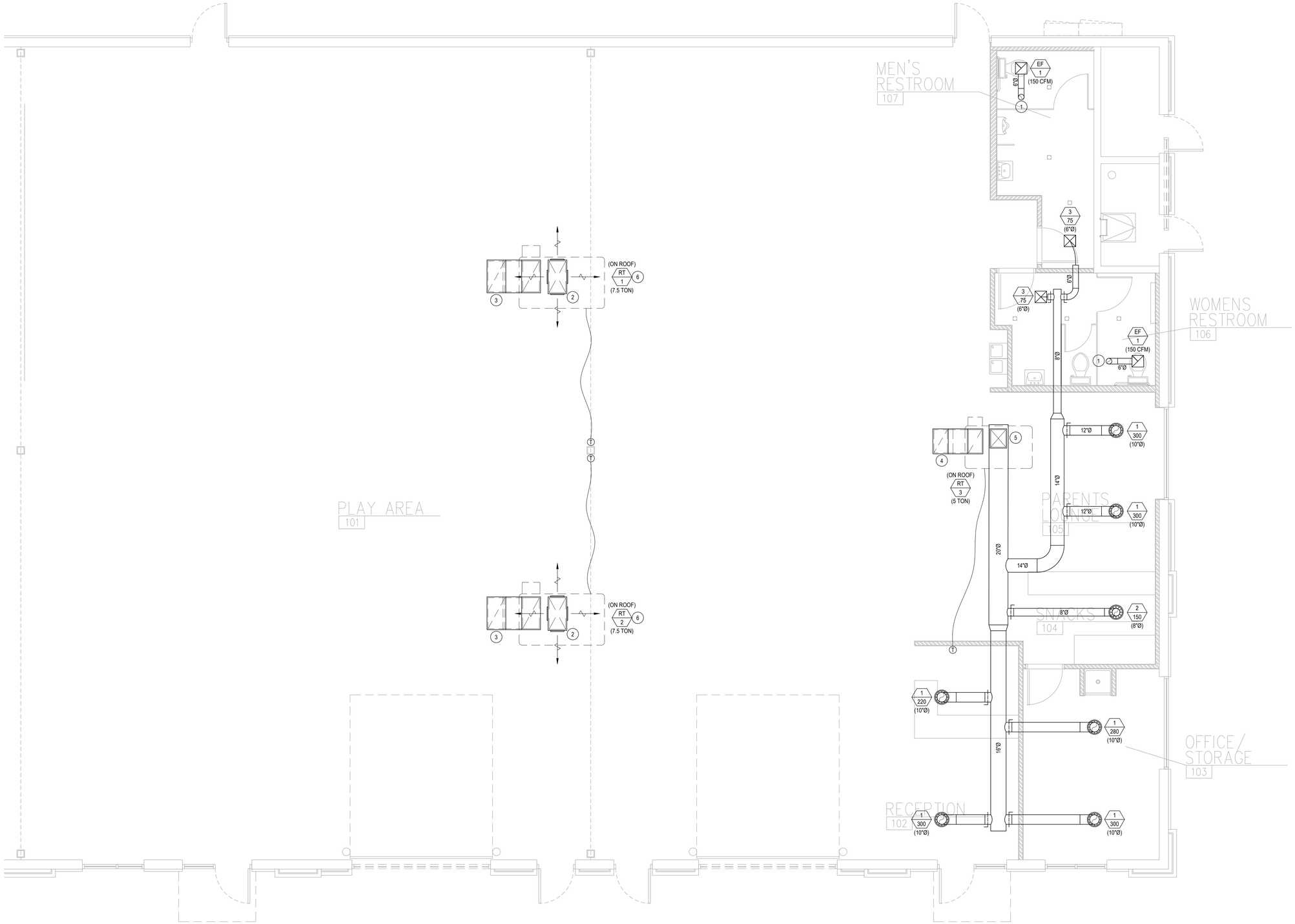
TITLE SHEET

JOB NO.:	22.294
DATE:	9/21/2022
DRAWN BY:	TSC
SCALE:	NONE

SHEET NUMBER

M001

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NORTH

MECHANICAL PLAN

SCALE: 1/4"=1'-0"

KEYED NOTES

1. 6"Ø EXHAUST DUCT UP THRU ROOF. PROVIDE BACKDRAFT DAMPER AND RAIN CAP.
2. LINED SUPPLY DUCT DROP FROM RTU. PROVIDE 33x18x12 SUPPLY AIR PLENUM WITH FOUR (4) 14x10 DRUM LOUVERS (750 CFM EACH). SUPPLY AIR GRILLE 20' AFF.
3. LINED RETURN DUCT UP TO RTU. PROVIDE 33x18 RETURN AIR BOOT. TOP OF RETURN AIR 22' AFF.
4. PROVIDE LINED 24x14 RETURN AIR BOOT. TOP OF RETURN AIR 22' AFF.
5. TAP LINED SUPPLY AIR FROM RTU TO ROUND DUCT.
6. COORDINATE ROOFTOP UNIT DUCT DROP LOCATIONS ABOVE PLAY AREA WITH OWNER PROVIDED PLAYGROUND EQUIPMENT LAYOUT.

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#264382
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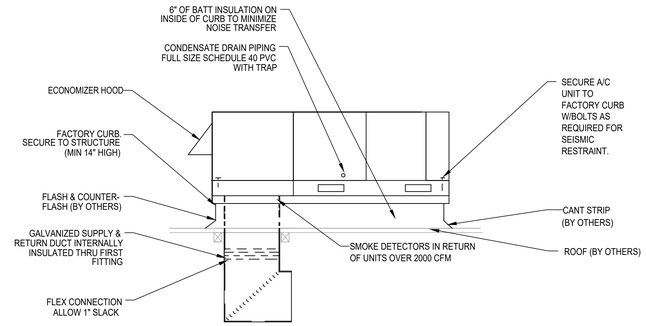
KIDZONE CLEARFIELD

ADDRESS
320 W ANTELOPE DR.
CLEARFIELD, UT

DRAWING TITLE:
MECHANICAL PLAN

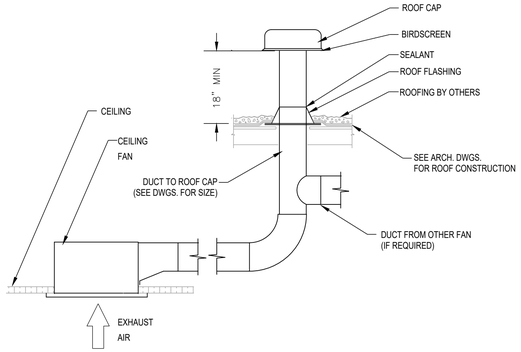
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DRAWN BY:	TSC
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SHEET NUMBER
M201



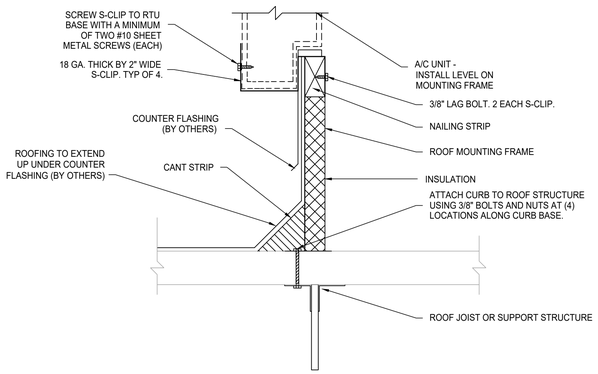
A PACKAGED ROOFTOP UNIT DETAIL

NTS



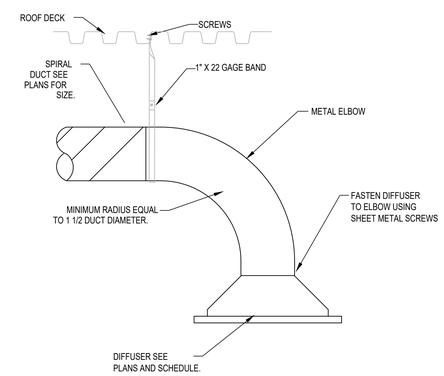
B RESTROOM EXHAUST FAN DETAIL

NTS



C RTU ROOF CURB DETAIL

NTS



D DUCT MOUNTED DIFFUSER DETAIL

NTS

ROOFTOP UNIT SCHEDULE

TAG	ROOFTOP LOCATION AREA SERVED	COOLING						HEATING		FAN			ELECTRICAL				RT OPER. WEIGHT LBS.	ROOFTOP MANUFACTURER MODEL NUMBER
		TONAGE/ EFF	BTUH		DESIGN COND. deg °F DB/WB			BTUH		CFM at 4,300'	EXT. SP inches	HP	O.A. CFM	POWER V/PH/HZ	MCA	FUSE	DISCON-NECT/ STARTER	
			SENSIBLE	TOTAL	EAT	CLAT°	OAT	INPUT	OUTPUT at 4,300'									
RT 1	ROOF MOUNTED SEE DRAWINGS	7.5 11.2 EER	67,400	91,200	80 60	55 -	97 62	200,000	137,600	3,000	0.5	-	750	208/3/60	39	60	BY EC N/A	900	TRANE YSC090
RT 2	ROOF MOUNTED SEE DRAWINGS	7.5 11.2 EER	67,400	91,200	80 60	55 -	97 62	200,000	137,600	3,000	0.5	-	750	208/3/60	39	60	BY EC N/A	900	TRANE YSC090
RT 3	ROOF MOUNTED SEE DRAWINGS	5 14 EER	49,400	60,100	80 60	55 -	97 62	80,000	55,728	2,000	0.5	-	300	208/3/60	29	40	BY EC N/A	550	TRANE YSC060

(1) PROVIDE WITH FACTORY 14" HIGH ROOF CURB, MODULATING ECONOMIZER, BAROMETRIC RELIEF, 2" PLEATED FILTERS, AND 7-DAY PROGRAMMABLE AUTOCHANGE OVER THERMOSTAT.

EXHAUST FAN SCHEDULE

TAG	EXHAUST FAN LOCATION AREA SERVED	FAN				ELECTRICAL				FAN OPER. WEIGHT LBS.	OPTIONS AND ACCESSORIES	EXHAUST FAN MANUFACTURER MODEL NUMBER
		CFM HI/ LOW	ESP INCHES W.C.	FAN WHEEL RPM	SONES/ DB	POWER V/PH/HZ	HP	MOTOR RPM	DISCON-NECT/ STARTER			
EF 1	CEILING MOUNT COMMON RESTROOMS	150	0.75	-	4.9 -	120/1/60	127W	740	BY EC N/A	25	ON WITH LIGHTS -	BROAN L200

REGISTER, GRILLE, AND DIFFUSER SCHEDULE

TAG	RGD MOUNTING LOCATION RGD USE	RGD BORDER SIZE INCHES	RGD NECK SIZE INCHES	RGD FACE STYLE	CEILING TYPE	RGD AIR PATTERN	RGD CONNECTION SIZE INCHES	RGD FINISH COLOR	OPTIONS AND ACCESSORIES	RGD MANUFACTURER MODEL NUMBER
1 -	DUCT MOUNTED SUPPLY AIR	18"Ø	10"Ø	LOUVER	OPEN -	ROUND	10"Ø	WHITE	- -	ANEMOSTAT C-27
2 -	DUCT MOUNTED SUPPLY AIR	18"Ø	8"Ø	LOUVER	OPEN -	ROUND	8"Ø	WHITE	- -	ANEMOSTAT C-27
3 -	CEILING MOUNTED SUPPLY AIR	14x14	6"Ø	LOUVER	GYP BOARD	4 WAY	6"Ø	WHITE	DROP FACE BORDER -	KRUEGER SH

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REGISTERED PROFESSIONAL ENGINEER
JEFF T. BROWN #264382
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SCALE:	NTS

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NORTH

WASTE & VENT PLUMBING PLAN

SCALE: 1/4"=1'-0"

KEYED NOTES

1. 3" VENT PIPE FOR COMBINATION WASTE & VENT SYSTEM UP THRU ROOF.
2. 2" VTR.

REGISTERED PROFESSIONAL ENGINEER
JEFF T. BROWN
#264382
STATE OF UTAH

PERMIT SET

REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
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A	9/21/2022	RELEASED FOR PERMIT

JTB HVAC & Plumbing Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
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PROJECT NAME:

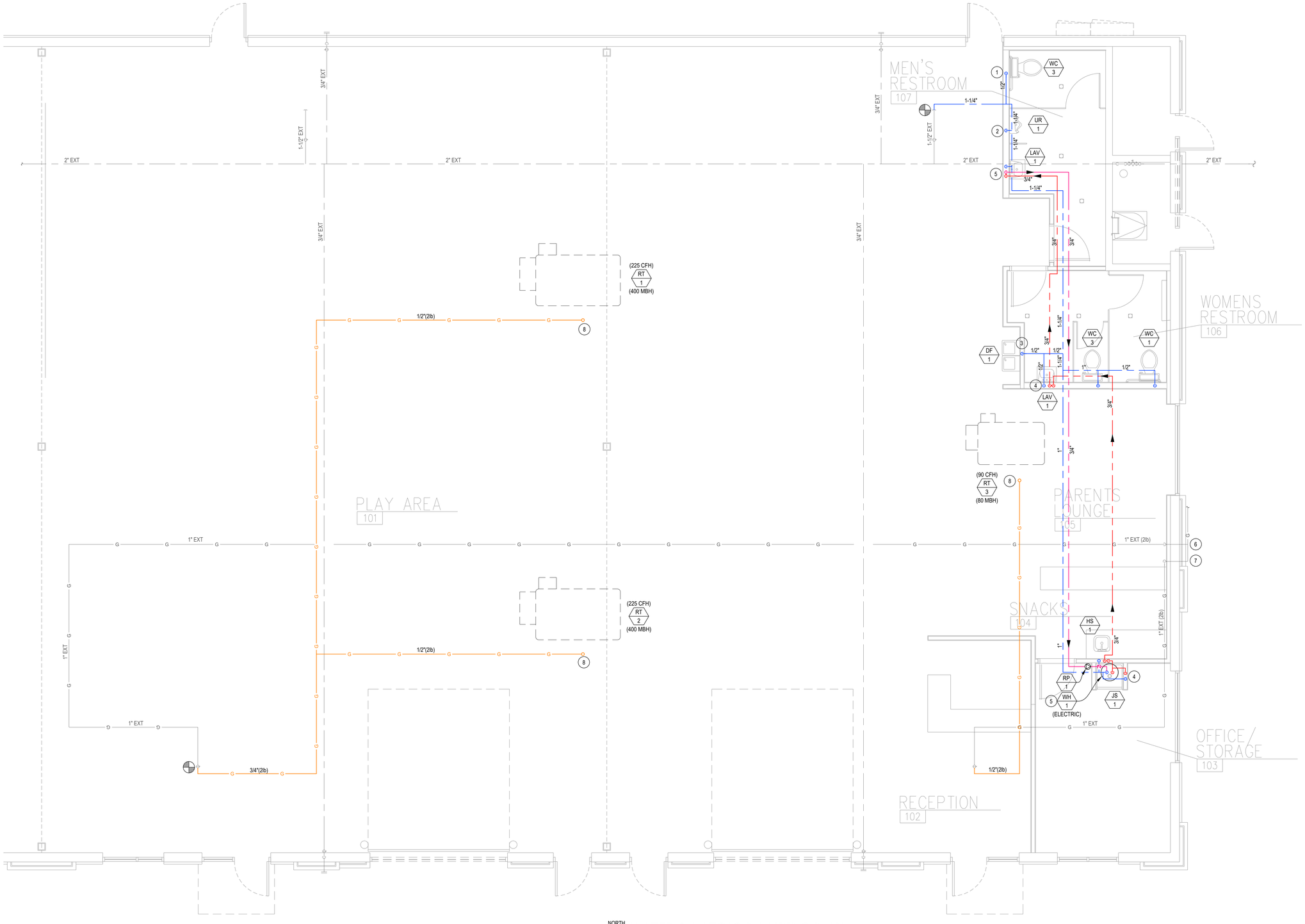
KIDZONE CLEARFIELD

ADDRESS
320 W ANTELOPE DR.
CLEARFIELD, UT

DRAWING TITLE:
WASTE & VENT PLUMBING PLAN

JOB NO.:	22.294
DATE:	9/21/2022
DRAWN BY:	TSC
SCALE:	1/4"=1'-0"

SHEET NUMBER
P201



NORTH

WATER & NATGAS PLUMBING PLAN

SCALE: 1/4"=1'-0"

KEYED NOTES

1. 1/2" DCW DROP TO TOILET.
2. 3/4" DCW DROP TO URINAL.
3. 1/2" DCW DROP TO DRINKING FOUNTAIN.
4. 1/2" DCW & DHW DROP TO JANITOR SINK.
5. 1" DCW & DHW TO/FROM WATER HEATER.
6. EXISTING UNIT #1 GAS METER. SEE SHEET P701 FOR METER SCHEDULE.
7. EXISTING UNIT #2 GAS METER. SEE SHEET P701 FOR METER SCHEDULE.
8. 1/2"(2lb) NATGAS UP TO ROOFTOP UNIT. PROVIDE 2lb TO 4oz PRV, FULL-PORT SHUT-OFF VALVE, AND FLEX PIPE WITH UNION TO UNIT.

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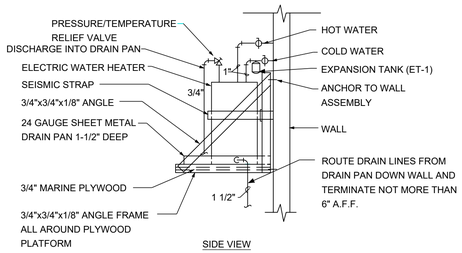
WATER & NATGAS PLUMBING PLAN

JOB NO.:	22.294
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SCALE:	1/4"=1'-0"

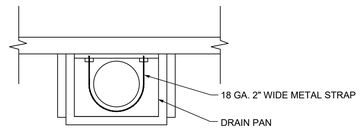
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P202

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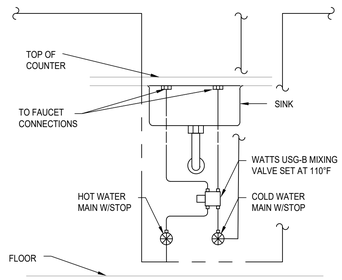
SIDE VIEW



TOP VIEW

A ELECTRIC WATER HEATER DETAIL

NTS



B LAV MIXING VALVE DETAIL

NTS NTS

PLUMBING SCHEDULE

TAG	FIXTURE TYPE / MOUNTING LOCATION	FIXTURE ROUGH-IN SIZES inches					FINISH COLOR	ACCESSORIES AND COMMENTS		FIXTURE MANUFACTURER / MODEL NUMBER
		DOMESTIC WATER		WASTE & VENT						
		COLD	HOT	TRAP	VENT	WASTE				
WC 1	WATER CLOSET-ADA FLOOR MOUNT-TANK	1/2"	-	-	2"	4"	WHITE	SIOUX CHIEF OXBOX WITH MINIRESTER (696-G1011XF) BEMIS WHITE SEAT (1955C)	PROFLO CHROME ESCUTCHEON LEFT CHROME TRIP LEVER	KOHLER K-3979
WC 2	WATER CLOSET-ADA FLOOR MOUNT-TANK	1/2"	-	-	2"	4"	WHITE	SIOUX CHIEF OXBOX WITH MINIRESTER (696-G1011XF) BEMIS WHITE SEAT (1955C)	PROFLO CHROME ESCUTCHEON RIGHT CHROME TRIP LEVER	KOHLER K-3979
WC 3	WATER CLOSET FLOOR MOUNT-TANK	1/2"	-	-	2"	4"	WHITE	SIOUX CHIEF OXBOX WITH MINIRESTER (696-G1011XF) BEMIS WHITE SEAT (1955C)	PROFLO CHROME ESCUTCHEON RIGHT CHROME TRIP LEVER	KOHLER K-3979
UR 1	URINAL-ADA WALL MOUNT-VALVE	3/4"	-	-	2"	2"	WHITE	SLOAN REGAL XL FLUSH VALVE (186-1YB) -	- -	KOHLER K-5016-ET
LAV 1	LAVATORY-ADA WALL MOUNT	1/2"	1/2"	1-1/4"	2"	2"	WHITE	INSULATED P-TRAP COVER PROFLO 1 1/4" SS GRID STRAINER AND P-TRAP	SIOUX CHIEF OXBOX (696-G2011XF), WATTS LFUSG-B MIXING VALVE MOEN FAUCET (8800 CHROME)	KOHLER K-2005
HS 1	HAND SINK COUNTER MOUNT	1/2"	1/2"	1 1/4	2"	2"	SS	INSULATED P-TRAP COVER -	SIOUX CHIEF OXBOX (696-G2011XF), WATTS LFUSG-B MIXING VALVE FAUCET INCLUDED IN KIT (ADA COMPLIANT)	ELKAY HD320874LFR
FD 1	FLOOR DRAIN -	-	-	2"	2"	2"	PVC	- -	ROUND NICKEL BRONZE STRAINER SIOUX CHIEF TRAP PROTECTION (835-2)	SIOUX CHIEF FINISHLINE 832-25PNRE
FS 1	FLOOR SINK -	-	-	2"	2"	2"	PVC	PVC HALF TOP GRATE STAINLESS STEEL DOME STRAINER	12"x12" -	SIOUX CHIEF 861-2PZ2W
JS 1	JANITOR SINK FLOOR MOUNT	1/2"	1/2"	3"	2"	3"	WHITE	FIAT FAUCET (830-AA) FIAT HOSE AND BRACKET (832-AA)	FIAT MOP BRACKET (889-CC) -	FIAT MSB-2424
DF 1	ELECTRIC WATER COOLER-ADA HI/LO DOUBLE UNIT W/ BOTTLE FILLER	1/2"	-	1-1/4"	2"	2"	-	370 WATTS, 115-1-60 8.0 GPH	BRASS CRAFT KWIK TURN STOP PROFLO 1 1/4" SS P-TRAP	ELKAY LZSTL8WSLK
WH 1	WATER HEATER ELECTRIC	3/4"	3/4"	-	-	-	-	208 VOLT/4,500 WATTS 19 GALLON TANK, THERM-X-TROL EXPANSION TANK (ST-5)	T&P RELIEF VALVE HEAT TRAPS	BRADFORD WHITE RE120U6
RP 1	HOT WATER RECIR. PUMP ABOVE CEILING	-	3/4"	-	-	-	-	ELECTRICAL – 115V / 1Ø / 60 (1/25 HP, 0.7 AMPS) - HARDWIRED 2 GPM @ 10 FEET OF HEAD, AUTO SHUT OFF AND TIMER	FLANGED CONNECTION SUPPLY COMPANION FLANGES	ARMSTRONG ASTRO 230SS
WCO -	WALL CLEANOUT - MEDIUM DUTY NUMBER IS SIZE	-	-	-	-	VARIES	-	PROVIDE COVER AND SCREW -	- -	SIOUX CHIEF 4472T

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JEFF T. BROWN
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PLUMBING DETAILS & SCHEDULES

JOB NO.:	22.294
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SCALE:	NTS

SHEET NUMBER

P701

ELECTRICAL GENERAL NOTES

GENERAL NOTES:

1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
4. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.
5. WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.
6. ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.
7. EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE AND TO IDENTIFY THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS PER NEC 110.22.
8. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.
9. ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
10. THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
11. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.
12. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
13. THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.
14. MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
15. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.
16. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
17. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).
18. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU,THHN) + 1#12 (CU,THHN) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU,THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
19. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #8AWG OR LARGER SHALL BE STRANDED.
20. METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOME RUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.
21. EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
22. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
23. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.
24. COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.
25. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN THE CEILING SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.
26. WHERE THE PREMISES WIRING SYSTEM HAS BRANCH CIRCUITS SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE, EACH UNGROUNDED CONDUCTOR OF A BRANCH CIRCUIT SHALL BE IDENTIFED BY PHASE OR LINE AND BY SYSTEM VOLTAGE CLASS AT ALL TERMINATION, CONNECTION, AND SPLICE POINTS. IDENTIFICATION MEANS SHALL BE POSTED AT EACH BRANCH CIRCUIT PANELBOARD.

ALL CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

PHASE	208/120	277/480
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	WHITE
GROUND	GREEN	GREEN

LIGHTING NOTES:

27. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
28. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.
29. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
30. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.

POWER NOTES:

31. ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
32. WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.
33. THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.
34. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
35. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.
36. PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.

DATA/TELECOM NOTES:

37. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.

ROOF NOTES:

38. ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.

FIRE ALARM NOTES:

39. PROVIDE AND INSTALL AN ADDRESSABLE FIRE ALARM SYSTEM TO MEET THE REQUIREMENTS OF CURRENT NFPA 72, IBC, IFC, AND OTHER PERTINENT LOCAL/STATE CODES. THE SYSTEM SHALL MONITOR FLOW/TAMPER SWITCHES ON THE FIRE SPRINKLER RISER, DUCT MOUNTED SMOKE DETECTORS IN ALL AIR HANDLING EQUIPMENT OVER 2000CFM, PULL STATIONS AT EGRESS DOORS, HEAT/SMOKE DETECTORS AS SHOWN ON THE CONSTRUCTION DOCUMENTS, AND PROVIDE ELEVATOR RECALL/SHUNT TRIP WHERE APPLICABLE. THE FIRE ALARM CONTROL PANEL SHALL PROVIDE AUDIO/VISUAL ANNUNCIATION THAT THE BUILDING FIRE ALARM SYSTEM HAS ACTIVATED IN ALL COMMON SPACES AND AS OTHERWISE REQUIRED/SHOWN ON THE DRAWINGS. THE EC SHALL GENERATE FIRE ALARM SHOP DRAWINGS AND SUBMIT THEM TO THE FIRE MARSHAL AND THE ENGINEER FOR APPROVAL. SUBMISSION REQUIREMENTS SHALL CONFORM TO NFPA 72 AND THE FIRE MARSHAL. NO FIRE ALARM WORK SHALL COMMENCE IN THE BUILDING PRIOR TO RECEIPT OF APPROVED FIRE ALARM SHOP DRAWINGS FROM THE FIRE MARSHAL.
40. PLENUM RATED FIRE ALARM WIRE MAY BE RUN EXPOSED ABOVE ACCESSIBLE CEILING SPACES AND WHERE CONCEALED IN WALLS. ALL FIRE ALARM WIRING MUST BE IN 3/4" EMT CONDUIT WHERE IT IS NOT POSSIBLE TO CONCEAL IN WALLS OR CEILING SPACES.
41. SIGNAL LINE CIRCUIT IS TO BE CLASS A, NAC CIRCUIT IS TO BE CLASS B. T-TAPPING OF SLC CIRCUIT IS NOT PERMITTED.
42. FIRE ALARM SYSTEM TO CONFORM TO CURRENT NFPA 72, IBC, AND IFC.
43. INCOMING AND OUTGOING SLC WIRES ARE TO MAINTAIN A 5' SEPARATION WHERE RUNS ARE LONGER THAN 10'.
44. IN ALL AREAS WHERE MORE THAN ONE FIRE ALARM STROBE IS IN SIGHT OF EACH OTHER, THEY ARE TO BE SYNCHRONIZED TO FLASH AT THE SAME RATE AND TIME. PROVIDE A SYNCHRONIZATION MODULE.
45. IN SMALLER AREAS WHERE 15CD HORN/STROBES ARE USED, THE dB LEVEL OF THE HORN SHALL BE TURNED DOWN TO 15dB ABOVE AMBIENT NOISE LEVEL. SEE NFPA 72 TABLE A.7.4.2 FOR AVERAGE AMBIENT SOUND LEVELS.
46. FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED/SEALED BY A PROFESSIONAL FIRE PROTECTION ENGINEER REGISTERED IN THE STATE OF UTAH.
47. BRANCH CIRCUIT BREAKERS PROVIDING POWER TO FIRE ALARM SYSTEMS SHALL BE IDENTIFIED IN POWER PANELS WITH RED LABELS STATING "FIRE ALARM CIRCUIT" AS REQUIRED BY NEC 760.41(B).
48. ALL EXISTING FIRE ALARM DEVICES ARE TO BE LEFT IN PLACE AND FUNCTIONAL UNTIL THE NEW SYSTEM IS WORKING PROPERLY. IN THE CASE WHERE AN EXISTING FIRE ALARM DEVICE IS IN DIRECT CONFLICT WITH A NEW DEVICE, THE EXISTING DEVICE IS TO BE LEFT IN PLACE AND FUNCTIONAL UNTIL FINAL TEST WHEN IT CAN BE REMOVED AND THE NEW DEVICE CAN BE PLACED IN ITS LOCATION. ONCE THE NEW SYSTEM IS OPERATING PROPERLY, ALL EXISTING FIRE ALARM DEVICES ARE TO BE REMOVED AND HOLES PATCHED.

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
EM	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
EP	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCCUPANCY SENSOR - CEILING MOUNT	CEILING	1
PC	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
PP	LIGHTING RELAY/POWER PACK	SURFACE	1
TC	TIME CLOCK - 7 DAY	5' - 0"	
$OS	WALL OCCUPANCY SENSOR SWITCH	4' - 0"	
$	SINGLE POLE SWITCH	4' - 0"	
$2	DOUBLE POLE SWITCH	4' - 0"	
$3	THREE WAY SWITCH	4' - 0"	
$4	FOUR WAY SWITCH	4' - 0"	
$D	DIMMER SWITCH	4' - 0"	
$LV	LOW VOLTAGE SWITCH	4' - 0"	
$TH	THERMAL OVERLOAD SWITCH	4' - 0" UNO	
$P	PILOT LIGHT SWITCH	4' - 0"	
	DUPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	DUPLEX OUTLET - SPLIT WIRED	1' - 6" UNO	
	DUPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	DUPLEX OUTLET WITH USB PORTS	1' - 6" UNO	
OS	DUPLEX OUTLET - OCCUPANCY SENSOR CONTROLLED	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	DUPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	FOURPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	FOURPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	FOURPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	APPLIANCE OUTLET - 208/240V SINGLE PHASE	18" OR 48"	
	APPLIANCE OUTLET - 208/480V 3-PHASE	18" OR 48"	
	DATA OUTLET	1' - 6" UNO	
	TELEPHONE OUTLET	1' - 6" UNO	
	DUAL TELEPHONE/DATA OUTLET	1' - 6" UNO	
	DATA OUTLET - FLOOR	FLOOR	
	DUAL TELEPHONE/DATA OUTLET - FLOOR	FLOOR	
	CEILING DATA OUTLET/ WIRELESS ACCESS POINT	CEILING	
	CABLE TELEVISION OUTLET	1' - 6" UNO	
	JUNCTION BOX	SURFACE	
	WALL JUNCTION BOX	1' - 6" UNO	
	FLOOR JUNCTION BOX	FLOOR	
	DISCONNECT SWITCH - NON-FUSED	5' - 0" UNO	4
F	DISCONNECT SWITCH - FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - SHUNT TRIP	5' - 0" UNO	4
	COMBINATION MAGNETIC STARTER/DISCONNECT	5' - 0" UNO	
	MOTOR STARTER	5' - 0" UNO	
	CONTACTOR	5' - 0" UNO	
	MOTOR	SURFACE	
	METER - PLAN VIEW	WALL	
	PUSH BUTTON SWITCH	4' - 0"	
	EMERGENCY POWER SHUTOFF SWITCH	4' - 0"	
	PANELBOARD - SURFACE MOUNTED	6' - 6" TO TOP	
	PANELBOARD - RECESSED	6' - 6" TO TOP	
	TRANSFORMER - PLAN VIEW	PAD/FLOOR	
	TELEPHONE TERMINAL BOARD	WALL	

	FIRE ALARM HORN	7' - 6"	
	FIRE ALARM STROBE	7' - 6"	
	FIRE ALARM HORN STROBE	7' - 6"	
	WATERFLOW GONG	7' - 6"	
F	FIRE ALARM DUAL ACTION MANUAL PULL STATION	4' - 0"	
AR	FIRE ALARM ADDRESSABLE CONTROL RELAY		
MM	FIRE ALARM MONITOR MODULE		
	FIRE ALARM CONTROL PANEL	6' - 6" TO TOP	
	FIRE ALARM ANNUNCIATOR PANEL	4' - 0"	
	PHOTOELECTRIC SMOKE DETECTOR	SURFACE	
	RATE OF RISE/HEAT DETECTOR	SURFACE	
CO	CARBON MONOXIDE DETECTOR	SURFACE	
	DUCT SMOKE DETECTOR	DUCT	6
	FIRE SMOKE DAMPER		
T	FIRE RISER TAMPER SWITCH		
F	FIRE RISER FLOW SWITCH		
	ELECTROMAGNETIC DOOR HOLDER	2' - 0"	
CR	SECURITY CARD READER	4' - 0"	
KP	SECURITY KEYPAD	4' - 0"	
ES	ELECTRIC STRIKE		
	SECURITY CCTV CAMERA		
S	SPEAKER - CEILING		
S	SPEAKER - WALL		
M	MICROPHONE CONNECTION		
$VC	VOLUME CONTROL SWITCH	4' - 0"	

	CIRCUIT BREAKER	M	METER - ONE-LINE
	MLO PANEL - ONE-LINE		TRANSFORMER - ONE-LINE
	MCB PANEL - ONE-LINE		PAD MOUNT XFMR - ONE-LINE
	AUTOMATIC TRANSFER SWITCH		GROUND SLEEVE - ONE-LINE
	CT ENCLOSURE - ONE-LINE	XXXA XXXA XXXA 1PHR	FUSED DISCONNECT - ONE-LINE
	CURRENT TRANSFORMER		FUSED SWITCH
			GROUND
	OH RISER	XXX	CABLE/WIRE SIZE TAG
X	KEYED NOTE TAG	X / EXXX	DETAIL/VIEW NUMBER
XX / X	MECH/ELEC. EQUIPMENT TAG		DETAIL/VIEW REFERENCE TAG
X	OTHER EQUIPMENT TAG		SHEET NUMBER
	WIRING / CONDUIT		UNDERGROUND/FLOOR WIRING
	CONDUIT TURNED UP		CONDUIT TURNED DOWN
	CIRCUIT HOME RUN TO PANEL: # OF ARROWHEADS INDICATE # OF CIRCUITS (SEPARATE NEUTRAL PER CIRCUIT). BOTH EX. INCLUDE AN EQUIP. GROUND.		

NOTES

1. SEE LIGHT FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND OTHER SPECIFICS.
2. CONNECT EMERGENCY AND/OR EXIT LIGHTS TO THE UNSWITCHED SIDE OF THE AREA LIGHTING BRANCH CIRCUIT.
3. ARROW DENOTES EXIT DIRECTION.
4. USE HEAVY DUTY FOR 480 VOLT.
5. MOUNT SWITCH AT DOOR JAM PER MANUFACTURER'S INSTRUCTIONS.
6. PROVIDE UL LISTED DEVICE TO BE USED WITH THE FIRE ALARM PANEL/SYSTEM OR PROVIDE A MONITOR MODULE TO CONNECT INTO FIRE ALARM SYSTEM.
7. PROVIDE RACEWAY WITH OUTLETS 12" ON CENTER UNO.

ABBREVIATIONS

AFCI - ARC FAULT CKT INTERRUPTER
AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE
AIC - AMPS INTERRUPTING CAPACITY
AL - ALUMINUM
ATS - AUTOMATIC TRANSFER SWITCH
BC - BARE COPPER
BFC - BELOW FINISHED CEILING
BFG - BELOW FINISHED GRADE
CKT - CIRCUIT
CND. OR C. - CONDUIT
CLG - INSTALLED IN CEILING
C.R. - CORD REEL
CT - CURRENT TRANSDUCER
CU - COPPER
(E) - EXISTING TO REMAIN
EC - ELECTRICAL CONTRACTOR
EM - EMERGENCY
(F) - FUTURE
FACP - FIRE ALARM CONTROL PANEL
FLA - FULL LOAD AMPS
FVNR - FULL VOLTAGE NON REVERSING
GC - GENERAL CONTRACTOR
GFCI - GROUND FAULT CKT INTERRUPTER
GND - GROUND
HP - HORSEPOWER
IG - ISOLATED GROUND
KW - KILOWATTS
LCP - LIGHTING CONTROL PANEL
LTG - LIGHTING
LV - LOW VOLTAGE
MC - MECHANICAL CONTRACTOR
MCA - MINIMUM CIRCUIT AMPS
MCB - MAIN CIRCUIT BREAKER
MCC - MOTOR CONTROL CENTER
MDP - MAIN DISTRIBUTION PANEL
MLO - MAIN LUGS ONLY
MOCP - MAX. OVERCURRENT PROTECTION
(N) - NEW
NIC - NOT IN CONTRACT
NEC - NATIONAL ELECTRICAL CODE
NFPA - NATIONAL FIRE PROT. ASSN.
NL - NIGHT LIGHT
NR - NOT REQUIRED
NTS - NOT TO SCALE
PC - PLUMBING CONTRACTOR
PH - PHASE
PNL - PANEL
POC - POINT OF CONNECTION
POS - POINT OF SALE
(R) - RELOCATED
REC - RECEPTACLES
RMC - RIGID METAL CONDUIT
SCA - SHORT CIRCUIT AMPERES
SES - SERVICE ENTRANCE SWITCHGEAR
SPD - SURGE PROTECTIVE DEVICE
TL - TWIST LOCK
TTB - TELEPHONE TERMINAL BOARD
TR - TAMPER RESISTANT
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VA - VOLT/AMPS
VIF - VERIFY IN FIELD
VR - VANDAL RESISTANT
WP - WEATHERPROOF/NEMA 3R
WU - FURNISHED WITH UNIT
XFMR - TRANSFORMER

ELECTRICAL SHEET INDEX

E000	ELECTRICAL GENERAL SHEET
E101	LIGHTING PLAN
E201	POWER PLAN
E601	ELECTRICAL SCHEDULES

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
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22–35

REVISIONS

SHEET TITLE

ELECTRICAL GENERAL SHEET

PROJECT/OWNER

KIDZONE CLEARFIELD
320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ENGINEER

PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
STATE OF UTAH

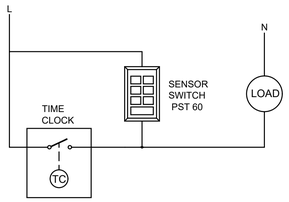
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10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

DATE

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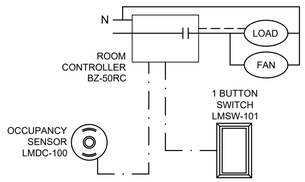
SHEET NUMBER

E000



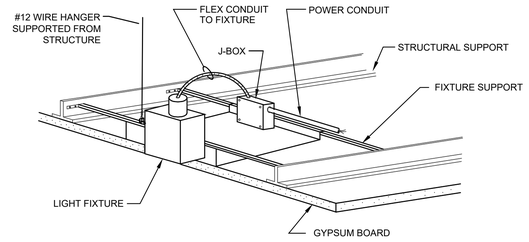
2 E101 TIME CLOCK OVERRIDE

SCALE: NONE



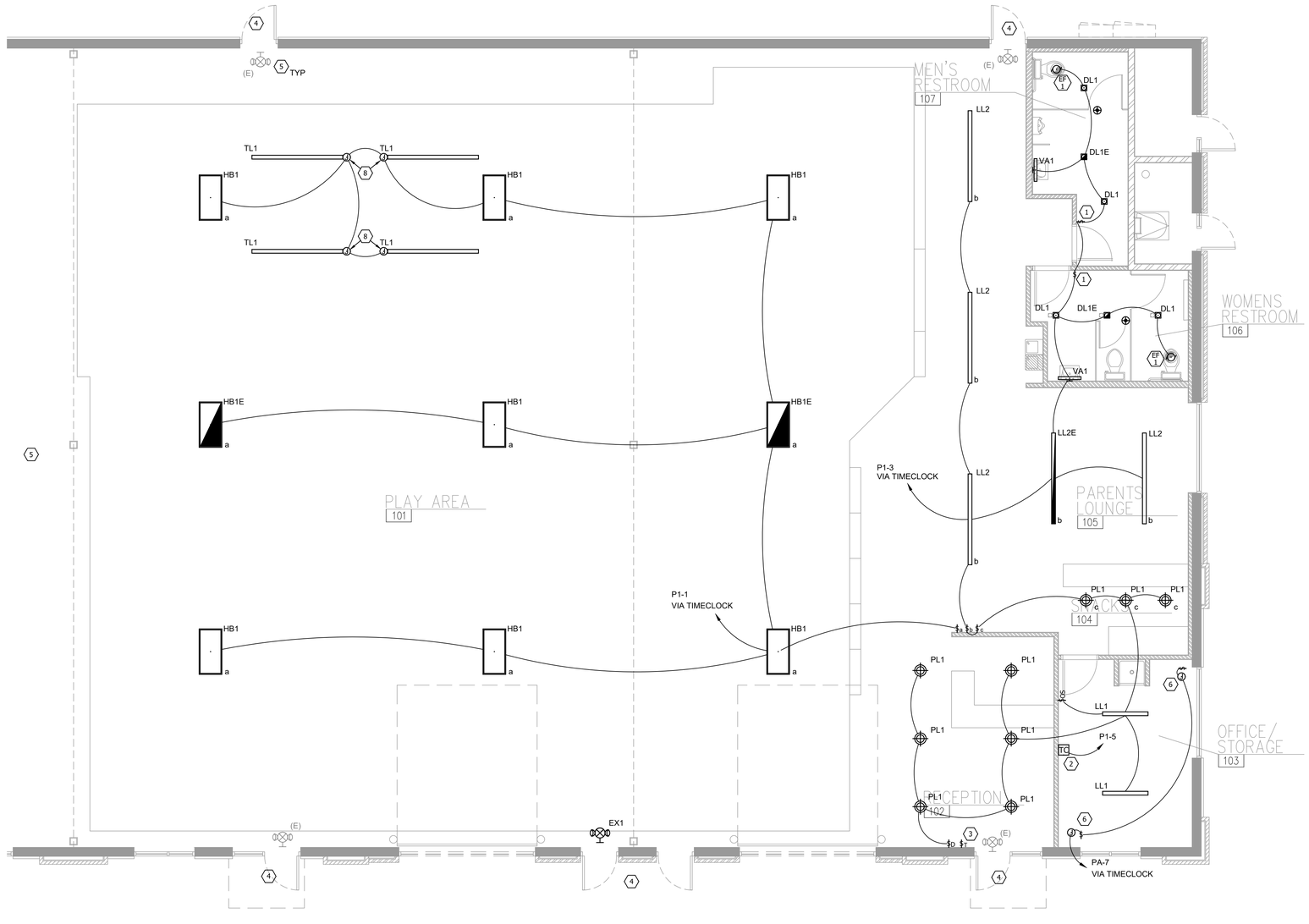
3 E101 RESTROOM CEILING OCCUPANCY

SCALE: NONE



4 E101 RECESSED DOWNLIGHT DETAIL

NO SCALE



1 E101 LIGHTING PLAN

SCALE: 1/8" = 1'-0"

KEYED NOTES

1. PROVIDE A CEILING MOUNT DUAL TECH OCC SENSOR WITH POWER PACK FOR RESTROOM LIGHT AND FAN CONTROL. SEE DETAIL 3/E101 FOR MORE INFORMATION.
2. PROVIDE AN INTERMATIC ET2845C (OR EQUAL) TIME CLOCK. COORDINATE SCHEDULING WITH OWNER UPON JOB COMPLETION.
3. PROVIDE A SENSOR SWITCH PST-60 OR EQUAL TIMED SWITCH FOR TIME CLOCK OVERRIDE. SEE WIRING DIAGRAM 2/E101 FOR FURTHER INFORMATION.
4. EXISTING EXTERIOR LIGHTS TO REMAIN. VERIFY CIRCUITRY IS FUNCTIONING PROPERLY. REPAIR / REPLACE AS NEEDED. VERIFY THAT EXISTING EGRESS LIGHTING IS ALSO FUNCTIONING.
5. EXISTING ELECTRICAL WITHIN THIS AREA TO REMAIN. REPAIR / REPLACE ANY DAMAGED CIRCUITRY DUE TO CONSTRUCTION.
6. PROVIDE A JUNCTION BOX AND DISCONNECT SWITCH MOUNTED ON THE INTERIOR SIDE OF EXTERIOR WALL FOR STOREFRONT SIGNAGE. COORDINATE FURTHER REQUIREMENTS WITH THE SIGN VENDOR.
7. EXISTING EXIT SIGN TO REMAIN. VERIFY THE FIXTURE IS OPERATING CORRECTLY UNDER NORMAL AND EMERGENCY OPERATION. REPAIR/ REPLACE AS NEEDED.
8. MOUNT LED TAPE LIGHT FIXTURE TO BOTTOM OF OWNER PROVIDED PLAYGROUND EQUIPMENT FOR PARTY ROOM ILLUMINATION. CIRCUIT FIXTURES TO PLAY AREA HIGH BY LIGHTING AND CONTROLS. MOUNT LED DRIVER WHERE CONCEALED FROM VIEW. COORDINATE FURTHER REQUIREMENTS WITH THE OWNER.

GENERAL NOTES

A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.
B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.
E. EC TO CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018.

TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

MANUAL TIMER SWITCH WILL ACT AS OVERRIDES TO TIME SCHEDULING.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS, UTILITY, AND BREAK ROOMS.

WALL MOUNTED DIMMABLE OCC. SENSORS WILL BE PROVIDED IN PRIVATE OFFICES AND CONFERENCE ROOMS. OCCUPANCY SENSORS SHALL BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN ON TO NOT MORE THAN 50-PERCENT. (C405.2.1.1)

CORRIDOR, AND STAIRWELL LIGHTING ARE EXEMPT FROM LIGHTING CONTROLS PER IECC 2018 C405.2

DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2018 405.2.3 (1) (LESS THAN 150 W)

TIMED CONTROLS WILL BE PROVIDED FOR PLAY AREA LIGHTING. SCHEDULING WITH BE FOR BUSINESS HOURS OF OPERATION. AUTOMATIC CONTROLS WILL NOT BE PROVIDED IN THE PLAY AREA FOR OCCUPANT SAFETY.

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22–35

REVISIONS

SHEET TITLE

LIGHTING PLAN

PROJECT/OWNER

KIDZONE CLEARFIELD
320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ENGINEER

LICENSED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
STATE OF UTAH

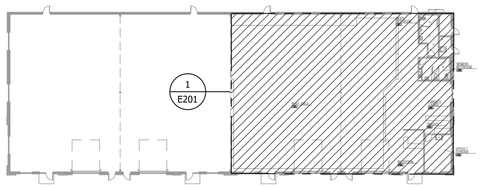
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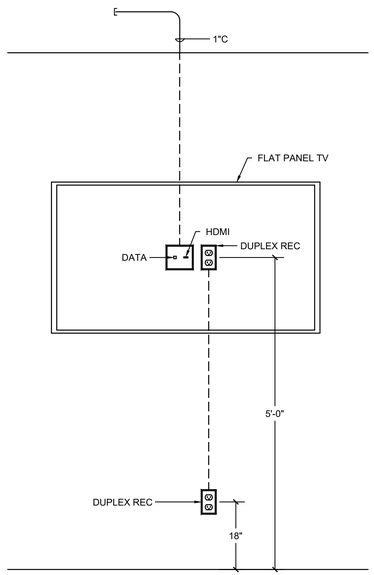
SHEET NUMBER

E101



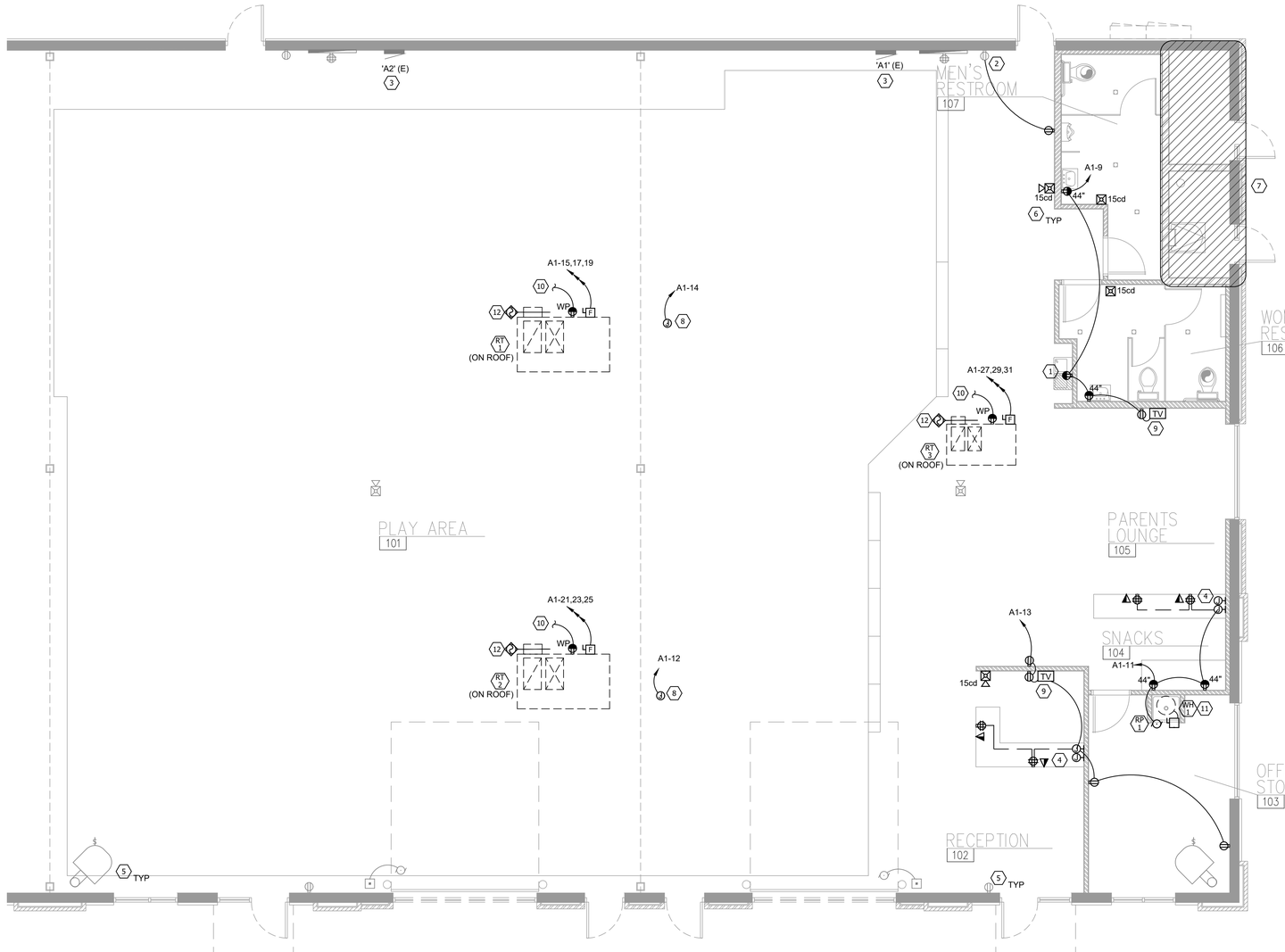
2 E201 **OVERALL PLAN**

SCALE: 1/32" = 1'-0"



3 E201 **TV ROUGH-IN DETAIL**

NO SCALE



1 E201 **POWER PLAN**

SCALE: 3/16" = 1'-0"

KEYED NOTES

1. COORDINATE DRINKING FOUNTAIN RECEPTACLE LAYOUT WITH THE PLUMBING CONTRACTOR AND INSTALLATION GUIDELINES PRIOR TO ROUGH-IN. THE GFCI RECEPACLE SHALL BE MOUNTED WHERE THE GFCI RESET BUTTON IS READILY ACCESSIBLE.
2. CIRCUIT NEW ELECTRICAL DEVICES WITH THE EXISTING AREA RECEPTACLE BRANCH CIRCUIT. VERIFY THAT THE CIRCUITRY IS FUNCTIONING PROPERLY.
3. VERIFY EXISTING PANEL CONDITIONS. REPAIR / REPLACE AS NEEDED. PROVIDE A NEW PANEL SCHEDULE PRINTED ON CARDSTOCK UPON PROJECT COMPLETION. THE PANEL SCHEDULE SHALL LIST THE PANEL NAME, VOLTAGE, BUSS AMPERE RATING, AIC RATING, AND A DESTINCT DESCRIPTION OF EACH BRANCH CIRCUIT LOAD.
4. STUB (1) 3/4"C AND (1) 1"C FROM AN ACCESSIBLE CEILING SPACE TO JUST BENEATH THE COUNTERTOP FOR COUNTER POWER AND DATA CONNECTIONS. COORDINATE POWER AND DATA OUTLET LOCATIONS AND ROUTING OF ELECTRICAL CONDUIT WITH THE MILLWORK CONTRACTOR. ALL ELECTRICAL SHALL BE INSTALLED WHERE CONCEALED FROM VIEW AND NOT SUBJECT TO PHYSICAL DAMAGE.
5. ALL EXISTING ELECTRICAL SHALL REMAIN. VERIFY CIRCUITRY AND DEVICES ARE FUNCTIONING PROPERLY. PROVIDE NEW DEVICES AS NEEDED.
6. INSTALL FIRE ALARM NOTIFICATION DEVICES BETWEEN 84" AND 96" AFF. COORDINATE CONNECTION TO EXISTING BUILDING FIRE ALARM SYSTEM WITH THE LANDLORD PRIOR TO CONSTRUCTION.
7. THIS AREA IS OUTSIDE THE PROJECT SCOPE OF WORK. ALL ELECTRICAL WITHIN THIS AREA TO REMAIN.
8. PROVIDE A DEDICATED CIRCUIT TO A CEILING MOUNTED JUNCTION BOX FOR CONNECTIONS TO OWNER PROVIDED PLAYGROUND EQUIPMENT. COORDINATE WITH THE OWNER FOR FURTHER REQUIREMENTS.
9. PROVIDE A DUPLEX RECEPTACLE AND DATA OUTLET MOUNTED AT 60"AFF FOR TV CONNECTIONS. COORDINATE OUTLET LAYOUT WITH OWNER TO AVOID TV MOUNTING HARDWARE. SEE DETAIL 3/E201 FOR MORE INFORMATION.
10. CIRCUIT ROOFTOP RECEPTACLES TO BRANCH CIRCUIT A1-20.
11. COORDINATE MOUNTING HEIGHT AND CONNECTION REQUIREMENTS OF WATER HEATER WITH PLUMBING CONTRACTOR.
12. PROVIDE A DUCT SMOKE DETECTOR IN THE RETURN AIR DUCT OF EACH ROOFTOP UNIT WITH AN AIR SUPPLY OF 2000 CFM OR GREATER.

GENERAL NOTES

A. VERIFY EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH THE MANUFACTURER'S RECEOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.
B. ALL RECEPTACLE IN ASSEMBLY AREA SHALL BE TAMPER PROOF IN ACCORDANCE WITH NEC 406.12.
C. COORDINATE EXACT RECEPTACLE AND DATA OUTLET LAYOUT WITH THE OWNER PRIOR TO ROUGH IN.

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22–35

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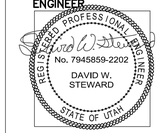
SHEET TITLE

POWER PLAN

PROJECT/OWNER

KIDZONE CLEARFIELD
320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ENGINEER



NICHOLS•NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487–3330

DATE

9–16–2022

SHEET NUMBER

E201

PANEL SCHEDULE — A1 (EXISTING)

VOLT/PHASE/WIRE: 120/208V/3PH/4W — AIC RATING: — AIC — MAIN BREAKER:
MOUNT/ENCLOSURE: SURFACE/NEMA 1 — LOCATION: — MAIN LUGS: 225A

CKT NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CKT NO
1	REC - GENERAL (E)	360	20	1	624			1	20	264	UNIT HEATER (E)	2
3	REC - TTB (E)	500	20	1		1590		1	20	1090	LTG - PLAY AREA	4
5	GARAGE DOOR OPENER (E)	800	20	1			1370	1	20	570	LTG - GENERAL	6
7	LTG - INTERIOR (E)	394	20	1	444			1	20	50	LTG TIMECLOCK	8
9	REC - RESTROOM / DRNK FTN	720	20	1		1220		1	20	500	SIGNAGE	10
11	REC - SNACKS	720	20	1			1920	1	20	1200	PLAYGROUND EQUIPMENT	12
13	REC - RECEPTION / OFFICE	1080	20	1	2280			1	20	1200	PLAYGROUND EQUIPMENT	14
15	PLAY AREA RTU-1	4683	60	3		6933		2	30	2250	ELECTRIC WATER HEATER	16
17	----------	4683	-	-			6933	-	-	2250	----------	18
19	----------	4683	-	-	5043			1	20	360	ROOFTOP RECEPTACLE	20
21	PLAY AREA RTU-2	4683	60	3		4683		1	20	0	SPARE	22
23	----------	4683	-	-			4683	1	20	0	SPARE	24
25	----------	4683	-	-	4683			1	20	0	SPARE	26
27	ADMIN RTU-3	3482	40	3		3482		1	20	0	SPARE	28
29	----------	3482	-	-			3482	1	20	0	SPARE	30
31	----------	3482	-	-	3482			1	20	0	SPARE	32
33	SPARE	0	20	1		0		1	20	0	SPARE	34
35	SPARE	0	20	1			0	1	20	0	SPARE	36
37	SPARE	0	20	1	0			1	20	0	SPARE	38
39	SPARE	0	20	1		0		1	20	0	SPARE	40
41	SPARE	0	20	1			0	1	20	0	SPARE	42
TOTALS					16,556	17,908	18,388					

TOTAL LOAD: 52,852

LOADS	CONTINUOUS	NON-CONTINUOUS	DEMAND FACTOR/CALCULATION				DEMAND LOAD
EXISTING	0	0	125% x	0			0
LIGHTING	2,054	0	125% x	2054	+ 100% x	0	2,568
RECEPTACLE	0	3,740	100% x	3740	+ 50% x	0	3,740
MOTOR	0	800	125% x	0	+ 100% x	800	800
FIXED HEAT	0	264	100% x	264			43044
A/C	0	43,044	100% x	43044			
KITCHEN EQUIP.	0	0	100 % x	0			0
MISC	550	2,400	125% X	550	+ 100% x	2400	3,088
					TOTAL DEMAND LOAD:		53,239 VA
							148 A

PANEL NOTES:
OVERCURRENT PROTECTIVE DEVICES SHALL HAVE SAME AIC RATING AS PANEL THEY ARE LOCATED IN.

EQUIPMENT SCHEDULE

MARK	DESCRIPTION	ELECTRICAL V	PH	KW	HP	MCA	FLA	MOCP	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	STARTER NEMA SIZE	OVERCURRENT PROTECTION DISCONNECT SIZE/POLE	FUSE SIZE	REMARKS
RT-1	7.5 TON ROOFTOP UNIT	208	3			39		60	1"	3	4	10	-	60/3	60	1A
RT-2	7.5 TON ROOFTOP UNIT	208	3			39		60	1"	3	4	10	-	60/3	60	1A
RT-3	5 TON ROOFTOP UNIT	208	3			29		40	3/4"	3	8	10	-	60/3	40	1A
EF-1	RESTROOM EXHAUST FAN	120	1	127W			1	20	3/4"	2	12	12	-	-	-	15A
WH-1	ELECTRIC WATER HEATER	208	1	4.5			22	30	3/4"	2	10	10	-	30/2	-	2A
RP-1	RECIRC PUMP	120	1		1/25		1	20	3/4"	2	12	12	-	-	-	13A

NOTE: COORDINATE FINAL EQUIPMENT CONNECTIONS WITH EQUIPMENT PROVIDER PRIOR TO ROUGH-IN. VERIFY ALL MOUNTING HEIGHTS.

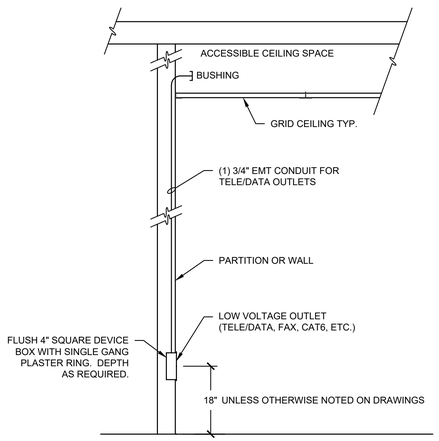
REMARKS:
1. FUSED DISCONNECT SWITCH
2. NON-FUSED DISCONNECT SWITCH
3. BREAKER IN ENCLOSURE
4. THERMAL OVERLOAD SWITCH
5. TOGGLE SWITCH
6. MAGNETIC STARTER
7. MAGNETIC STARTER/NON-FUSED DISCONNECT SWITCH
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION
9. MAGNETIC STARTER/BREAKER COMBINATION
10. REDUCED VOLTAGE STARTER
11. VARIABLE FREQUENCY DRIVE
12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.
13. DIRECT CONNECTION
14. DUCT DETECTOR IN RETURN DUCT
15. SWITCH WITH LIGHTS

A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26
B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26
C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26
D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION
E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION

LIGHT FIXTURE SCHEDULE

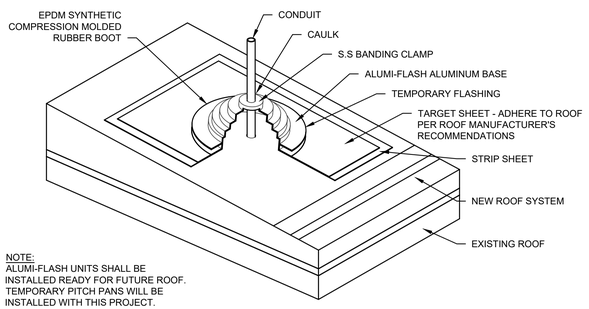
TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	LAMPING	CONTROL	MOUNTING	LOAD(VA)	DESCRIPTION
DL1	LITHONIA	LDN6	MVOLT	LED 1000 LUMENS 4000 K	0-10V	RECESSED	13	6" LED DOWNLIGHT
	HALO	HC6						
	LIGHTOLIER	P6RD						
	LITON	CH6						
DL1E	SAME AS FIXTURE 'DL1' WITH EMERGENCY BATTERY PACK.							
HB1	METALUX	HBLED LD5 18SE W A UNV L840	MVOLT	LED 18000 LUMENS 4000 K	0-10V	SUSPENDED	122	LED HIGH BAY
HB1E	SAME AS FIXTURE 'HB1' WITH EMERGENCY BATTERY PACK.							
LL1	MARK ARCHITECTURAL	SLOT 4	MVOLT	LED 750 LUM/FT 4000 K	0-10V	SUSPENDED	23	4' LED ARCHITECTURAL LINEAR. DIRECT LIGHT ONLY.
	NULITE	RP44						
	PINNACLE	EDGE 4						
	STARTEK LIGHTING	BEAMD4 500 WD 40K 80						
LL2	MARK ARCHITECTURAL	SLOT 8	MVOLT	LED 750 LUM/FT 4000 K	0-10V	SUSPENDED	46	8' LED ARCHITECTURAL LINEAR. DIRECT LIGHT ONLY.
	NULITE	RP96						
	PINNACLE	EDGE 8						
	STARTEK LIGHTING	BEAMD8 500 WD 40K 80						
LL2E	SAME AS FIXTURE 'LL2' WITH EMERGENCY BATTER PACK.							
VA1	LITHONIA	FMVCSL	MVOLT	LED 1500 LUMENS 4000 K	-	WALL	18	2' VANITY LIGHT.
	MAXIM LIGHTING	52000 BK						
	OXYGEN	3-537-22(3-536 FOR 4')						
	WAC	WS-77624						
	SUNPARK	FL5524D-G-MCT-62						
PL1	TMS	CUBA I 15 19WLED CRD 40K 120V DIML	120	LED 2000 LUMENS 4000 K	0-10V	SUSPENDED	19	15" WAREHOUSE SHADE
TL1	QTRAN	SW 2.4/3.0	120	LED 300 LUM/FT 4000 K	0-10V	SUSPENDED	3/FT	LED TAPE LIGHT MOUNTED TO BOTTOM OF PLAYPLACE STRUCTURE. PROVIDE WITH A WIDE DISTRIBUTION EXTRUSION
EX1	LITHONIA	LHQM LED G	MVOLT	-	-	WALL	10	THERMOPLASTIC EXIT SIGN WITH 2 LED LAMP HEADS AND GREEN LETTERING. 1 FC AVG OVER 24' DISTANCE AT 7.5' MOUNTING HEIGHT
	EVENLITE	TCXCOM-G-U-W						
	CHLORIDE	VLTCG3R						
	COMPASS PRODUCTS	CCG						

NOTES:
1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK CAPABLE OF PROVIDING 90 MIN. OF EGRESS ILLUMINATION.
2. ALL LIGHTING VALUE ENGINEERING PROVIDED FOR THIS PROJECT SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL AFTER THE PROJECT HAS BEEN BID AND AWARDED. ANY CREDITS FOR VE SHALL INCLUDE TIME TO COMPENSATE OUR OFFICE FOR ENGINEERING REVIEW AND VERIFICATION OF BRANCH CIRCUIT LOADING AND/OR ENERGY CODE COMPLIANCE. NO VE SUBMITTALS WILL BE APPROVED WITHOUT THIS PROCESS IN PLACE. VE SUBMITTALS SHALL INCLUDE PHOTOMETRIC ANALYSIS TO ENSURE NEW LIGHT FIXTURES PROVIDE COMPARABLE LIGHT LEVELS TO THOSE ORIGINALLY DESIGNED.
3. PRIOR APPROVALS SHALL BE SUBMITTED TO OUR OFFICE NO LESS THAN 5 BUSINESS DAYS OF THE PROJECT BID DATE. ANYTHING SUBMITTED AFTER THIS TIME FRAME WILL NOT BE REVIEWED AND WILL BE CONSIDERED NON-APPROVED FOR BIDDING PURPOSES. ALL LIABILITY ASSOCIATED WITH NON-APPROVED FIXTURES THAT DO NOT MEET THE PROJECT REQUIREMENTS WILL REST SOLELY WITH THE CONTRACTOR.
4. MANUFACTURER SHALL PROVIDE SEISMIC SUPPORT WITH FIXTURES OVER 20 LBS.



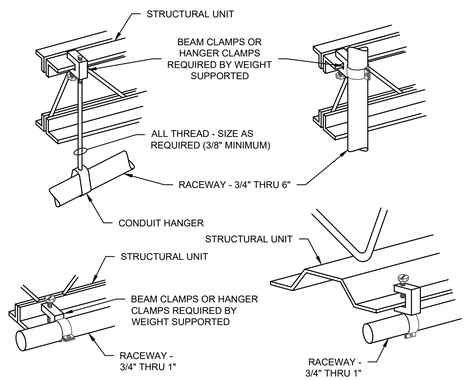
NOTES:
1. WIRING TO BE RUN ABOVE ACCESSIBLE CEILINGS IN A WORKMANLIKE MANNER. SUPPORT CABLES FROM STRUCTURE EVERY SIX FEET MIN. USING 'J' HOOKS, BRIDAL RINGS, OR OTHER APPROVED METHODS.
2. WHERE SPACE ABOVE THE CEILING IS BEING USED AS A RETURN AIR PLENUM, ALL CABLING NOT INSTALLED WITHIN CONDUIT SHALL BE PLENUM RATED.

1 / E601 — LOW VOLTAGE OUTLET DETAIL
NO SCALE



NOTE:
ALUMI-FLASH UNITS SHALL BE INSTALLED READY FOR FUTURE ROOF. TEMPORARY PITCH PANS WILL BE INSTALLED WITH THIS PROJECT.

2 / E601 — ROOF CONDUIT PENETRATION DETAIL
NO SCALE



NOTE:
WIRE SHALL NOT BE USED AS A COMPONENT OF ANY RACEWAY HANGER SYSTEM. DO NOT SUPPORT ANY RACEWAY LARGER THAN 1" FROM BOTTOM CHORD OF STEEL TRUSSES.

3 / E601 — TYPICAL RACEWAY SUPPORT METHODS
NO SCALE

22–35

REVISIONS

SHEET TITLE
ELECTRICAL SCHEDULES

PROJECT/OWNER
KIDZONE CLEARFIELD
320 WEST ANTELOPE DRIVE
BUILDING A
CLEARFIELD, UTAH

ENGINEER
LICENSED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
STATE OF UTAH

NICHOLS•NAYLOR ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

DATE
9–16–2022

SHEET NUMBER
E601

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #22xxx

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

October 17th, 2022

Attn: Brad McIlrath, Senior Planner
Proj: Kid Zone
Subj: Development Review – Recommended Approval

Brad,

I have completed my review of the recently submitted improvement Drawings for Kid Zone. The plans have no conflicts or items of concern from Public Works. In my opinion the drawings and calculations reflect the Standards of the City.

I recommend approval of the Improvement Drawings as submitted.

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
#3

TO: Clearfield City Planning Commission

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

MEETING DATE: Wednesday, November 2, 2022

SUBJECT: Discussion and Possible Action on **FSP 2022-090046**, a final 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 980 S. University Park Blvd. (TIN: 09-302-0009). **Parcel Area:** 3.46 Acres **Zone:** R-3 (Residential) and C-2 (Commercial). **(Administrative Action).**

RECOMMENDATIONS

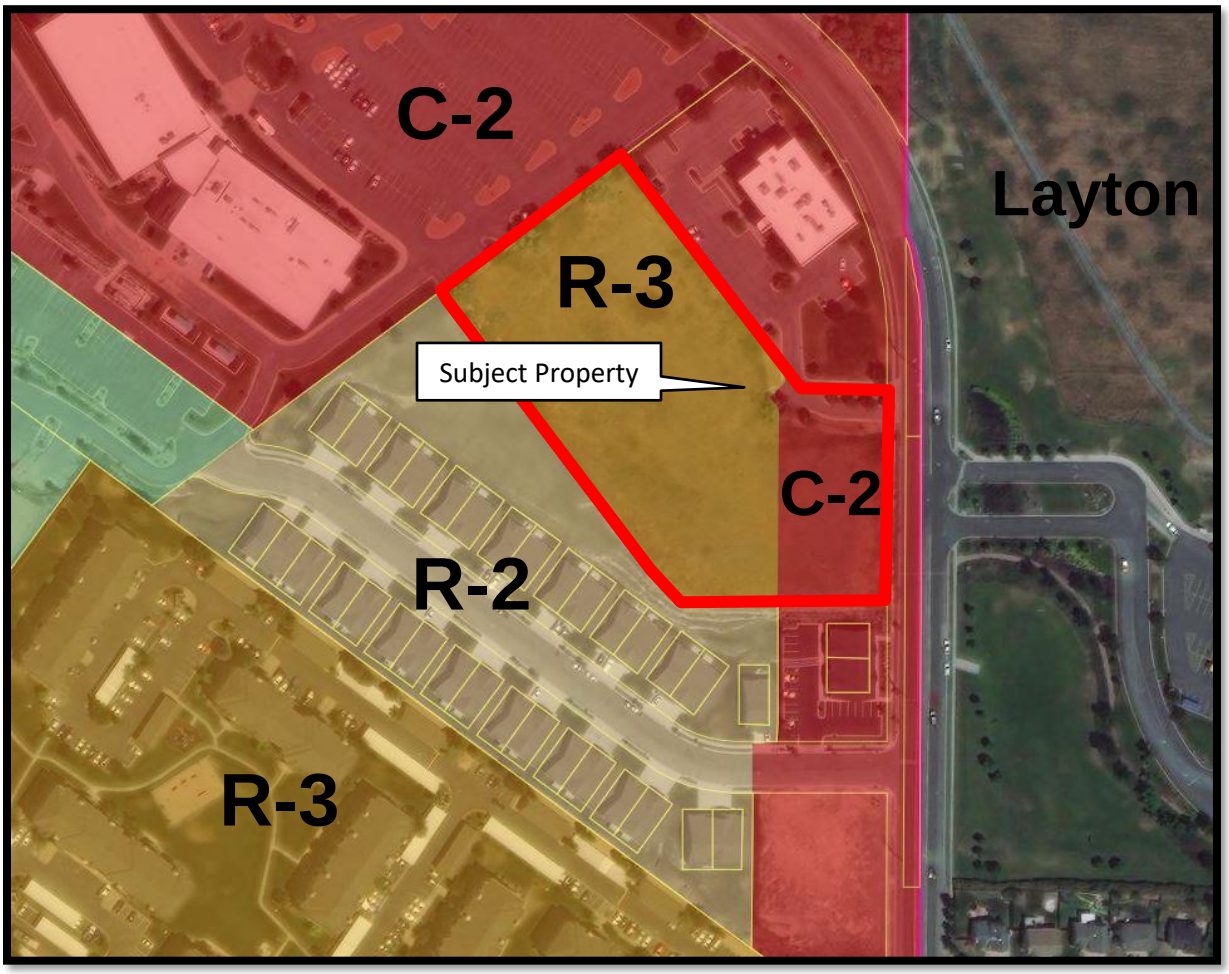
Staff recommends that the Planning Commission move to **approve as conditioned**, **FSP 2022-090046**, a final subdivision plat request by Brock Johnston with Alta Homes for a 43-lot subdivision for townhomes and a commercial development at the property located at 938 S. University Park Blvd. (TIN: 09-302-0009). This recommendation is based on the subdivision discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Towns at University Park
Site Location	Approximately 980 S. University Park Blvd.
Tax ID Number	09-302-0009
Applicant	Brock Johnston
Owners	Alta Homes, Inc
Proposed Actions	Final Subdivision Plat 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. The 0.72 acres along the frontage of University Park Boulevard maintains the C-2 (Commercial) zoning.

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 will not include any multi-family apartment buildings. The agreement further specifies that the townhomes will not exceed a height of two-stories above grade,

that each townhome building shall have a maximum connection of six (6) townhome units, 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 the development agreement and having received preliminary subdivision plat approval, the developer is now requesting final subdivision plat approval. The applicant is proposing to develop 40 townhomes and a commercial building on the subject property, which is located in 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 shared access to the Academy Mortgage office building. Because the townhomes and commercial buildings will be sharing an access, a shared access easement will need to be recorded on the plat. According to the proposed 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.

FINAL SUBDIVISION PLAT REVIEW

Because the subject property is part of the existing 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 limited common area and 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 proposed plat has a total of 43 lots, which comprise of one (1) lot for each townhome and 3 (three) parcels for the common areas that are identified as Parcel A, Parcel B, and Parcel C. The common area for Parcel A appears to include the portion of the property that is zoned C-2 (Commercial). Staff recommends that the commercial portion of the development be separated on its own parcel or lot, and that it be shown as a private ownership area rather than common area.

PRIVATE COVENANTS AND RESTRICTIONS

Pursuant to City Code § 11-13-24, and as required to maintain the open space, all landscaping and common areas of the development and, the subdivision must include a submittal of the homeowner association covenants, conditions, and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of all the common areas of this development. The CC&R's are private contracts between the property owners' association and the individual homeowners. While the City is not a party to this document, the City reviews it in terms of compliance with State and City code requirements related to the interests of the City. The review of the proposed CC&Rs by the City Attorney, and Planning Staff, will ensure the required elements and items are included in the documents and will be recorded with the County Recorder in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation.

A summarized review of the submitted CC&R's for the project is provided 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 townhome 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 townhome development.*	INCLUDED. Articles III "Membership and Voting Rights in the Association", V "Budget and Assessments" and VII "Maintenance" outline the association and owner responsibilities for maintenance. Article V "Budget and Assessments" establishes the procedures for collection of assessments for each townhome owner. Article VII "Maintenance" outlines the procedures for maintenance of the development, and Exhibit C defines and clarifies Association and Owner maintenance responsibilities.
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. Article IV "Board of Directors", outlines the makeup and election of the Board of Directors and their powers. Article VI "Committees", outlines the designation of committees as deemed appropriate by the Board of Directors to carry out duties and responsibilities.
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. The bylaws provided as Exhibit B include the method and means by which meetings are conducted for the association.
4)	*The manner of collection from unit owners for their share of common expenses and the method of assessment.*	INCLUDED. Article V "Budget and Assessments" outlines the procedure and manner for collection of assessments for the common expenses of the HOA.
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*	NOT INCLUDED. The declaration will need to be revised to include this provision in the event of damage or destruction of all or part of the project.

	the event of damage or destruction of all or part of the project.	
6)	*The method and procedure by which the declaration may be amended.*	INCLUDED. Article VIII "Amendments" provides standards for amendments to the declaration.

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 proposed plat and accompanying plans and provided comments in redlined plans and a review letter dated September 15th, 2022 (See attachments). Comments from Engineering will need to be addressed prior to final land use approval. The development will need to comply with all engineering and fire district requirements, and all applicable local agency development standards.

Public Comment

A public notice sign was placed on the property on October 24th, 2022. No public comment has been received to date.

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, subject to the following conditions:

1) The plat shall be revised to include addresses for the townhomes.
2) The subdivision plat and improvement drawings shall be revised to address Clearfield City Planning and Engineering requirements prior to final approval.
3) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&R's shall be revised to provide the needed information required by City Code as outlined in this report.
4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
5) A shared access easement between the subject property, the existing office building to the north, and the future commercial property will need to be recorded on the plat.
6) An escrow or cash bond agreement as required by section 12-9-2 of the Subdivision Ordinance for public improvements shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.

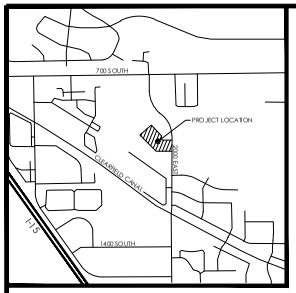
ATTACHMENTS

1. Cover Sheet & Notes
2. Subdivision Plat Phase 1 & 2
3. Site Plan

4. Demolition Plan
5. Grading Plan
6. Drainage Plan
7. Sewer Plan
8. Water Plan
9. Erosion Control Plan
10. Plan & Street Profiles
11. Landscape Plan
12. Engineering Plan Review Letter dated September 15th, 2022.

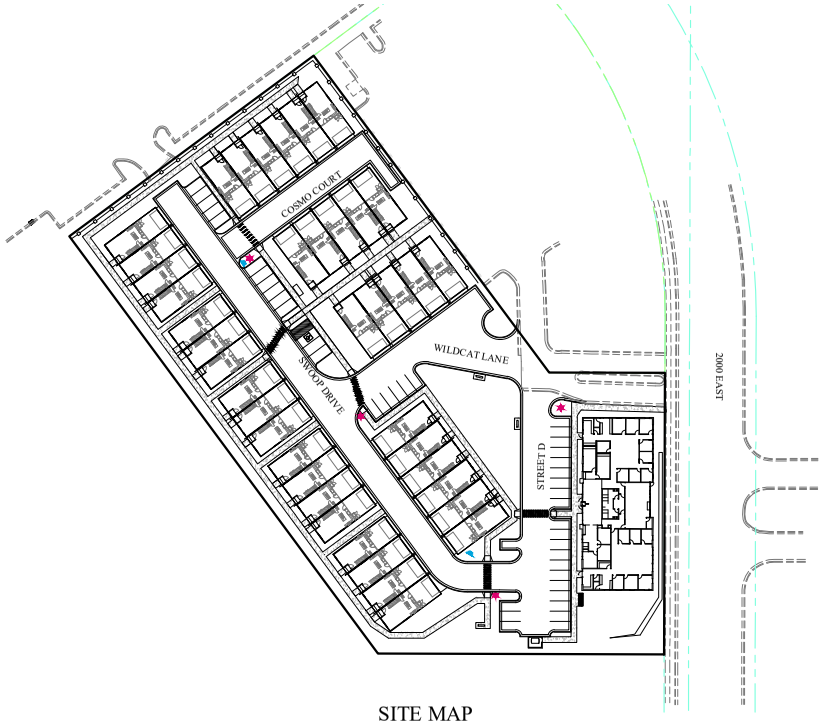
TOWNS AT UNIVERSITY PARK

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	WATER PLAN
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
D1	DETAILS
D2	DETAILS



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 ENGINEERS 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 GULL LANE CIRCLE
SYRACUSE, UTAH 84047
CONTACT: BROCK JOHNSTON

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

GRAPHIC SCALE
(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. 8029602-2202
THOMAS M. ROONEY
09/06/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
COVER SHEET

REVISION BLOCK		
#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale:	1"=50'	Drawn:	SGA
Date:	09/06/22	Job #:	19-0152
Sheet:	C1		

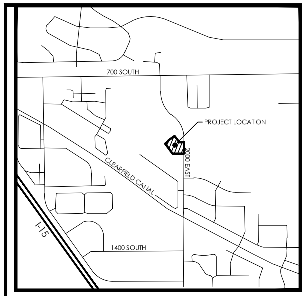
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Z:\2019\19-0152\Civil\Cad Files\Plans\Site\C1 - COVER SHEET.dwg

TOWNS AT UNIVERSITY PARK

PHASE 1

LOCATED IN THE NE 1/4 OF SECTION 7, T4N, R1W,
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH
06/21/2022



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
- SHARED ACCESS EASEMENT
- STORM DRAIN DETENTION AREA

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. PRIVATE STREETS ARE DESIGNATED AS UTILITY, DRAINAGE, INGRESS/EGRESS, AND PUBLIC FIRE ACCESS EASEMENT. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE UNIVERSITY PARK HOA.

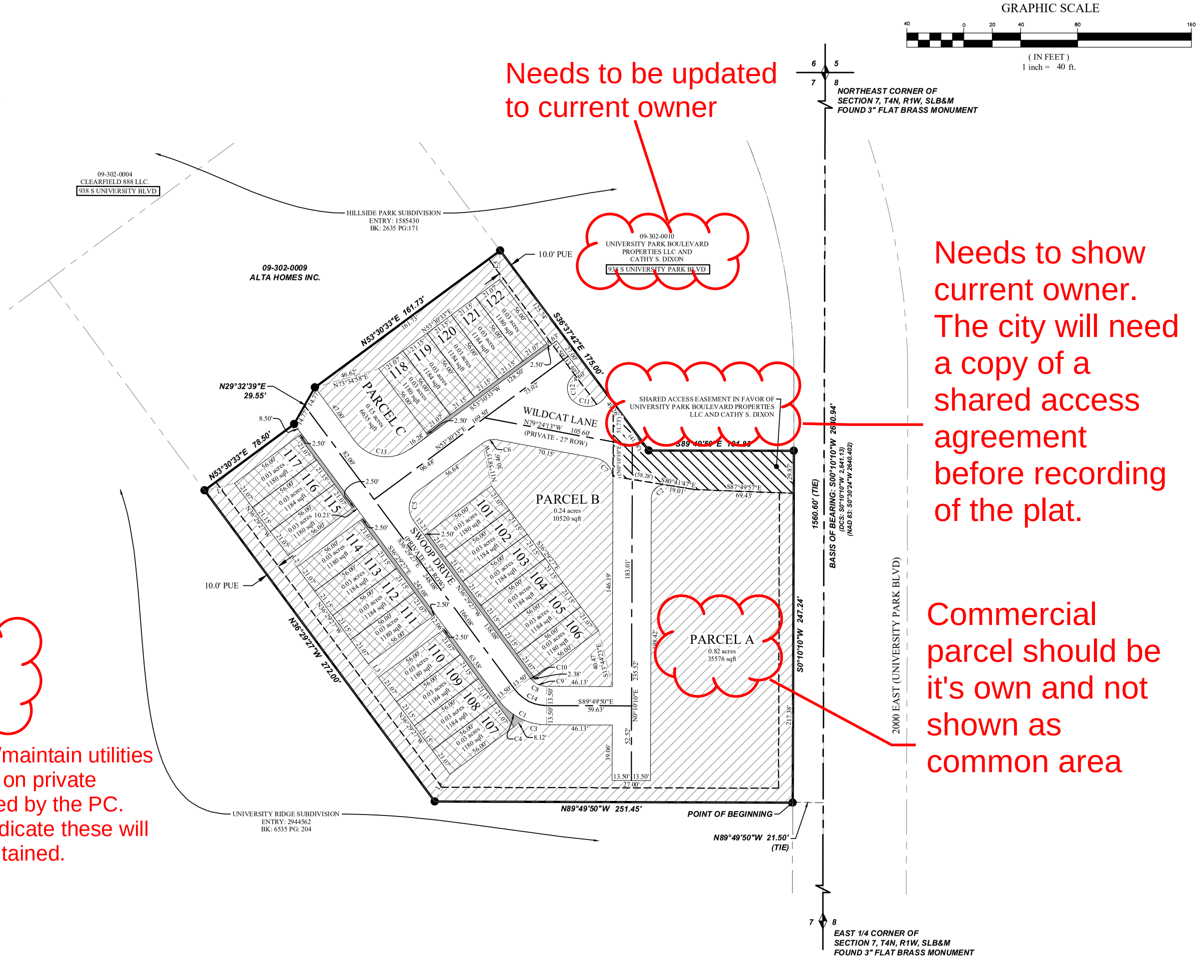
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.

6. STORM DRAIN AND DETENTION AREAS TO BE MAINTAINED UP TO THE OUTFALL STRUCTURE BY UNIVERSITY PARK HOA

7. SEWER AND WATER MAINS ARE TO BE OWNED AND MAINTAINED BY CLEARFIELD CITY

Clearfield City does not own/maintain utilities in private developments and on private streets unless otherwise noted by the PC. Please revise language to indicate these will be privately owned and maintained.



Needs to be updated to current owner

Needs to show current owner. The city will need a copy of a shared access agreement before recording of the plat.

Commercial parcel should be it's own and not shown as common area

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.

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

TOWNS AT UNIVERSITY PARK
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 UNIVERSITY PARK 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

TOWNS AT UNIVERSITY PARK

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

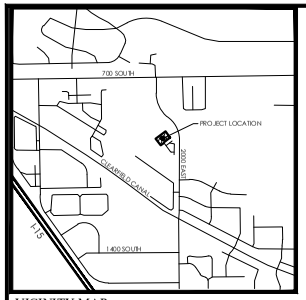
DAVIS COUNTY RECORDER

Z:_2019\19-0152 Clearfield Townhomes\design 19-0152\dwg\sheets\C2.0 - ph1 final plat.dwg

TOWNS AT UNIVERSITY PARK

PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 7, T4N, R1W,
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH
06/21/2022



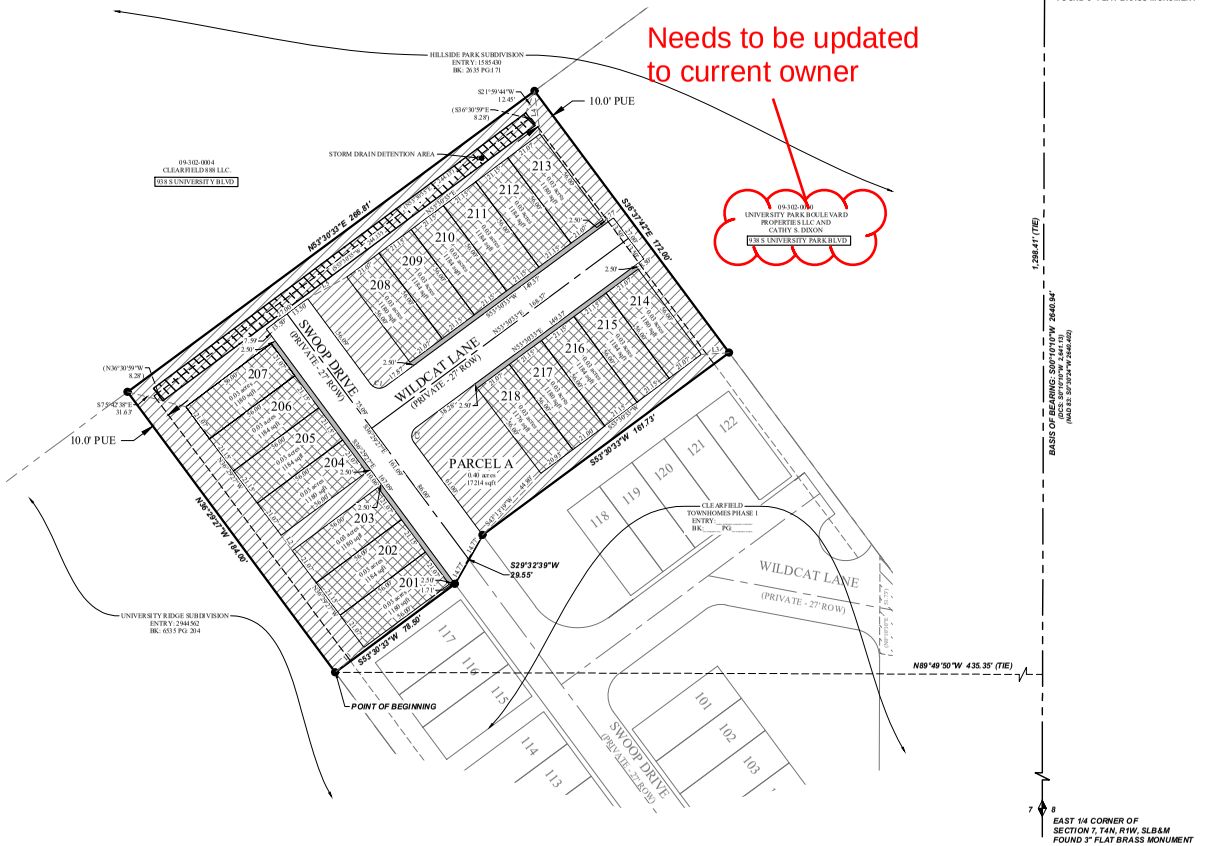
VICINITY MAP
N.T.S

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
- SHARED ACCESS EASEMENT
- STORM DRAIN DETENTION AREA

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. PRIVATE STREETS ARE DESIGNATED AS UTILITY, DRAINAGE, INGRESS/EGRESS, AND PUBLIC FIRE ACCESS EASEMENT. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE UNIVERSITY PARK HOA.
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7. SEWER AND WATER MAINS ARE TO BE OWNED AND MAINTAINED BY CLEARFIELD CITY



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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.

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 1,298.41 feet and N89°49'50"W 435.35 feet from the Northeast Corner of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence along said plat N36°29'27"W 184.00 feet to the Easterly line 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; thence along said Lot line N53°30'33"E 266.81 feet to Northwesterly corner 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 172.00 feet; thence S53°30'33"W 161.73 feet; thence S29°32'39"W 29.55 feet; thence S53°30'33"W 78.50 feet to the point of beginning

Contains: 1.08 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

TOWNS AT UNIVERSITY PARK
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 UNIVERSITY PARK 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

TOWNS AT UNIVERSITY PARK

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

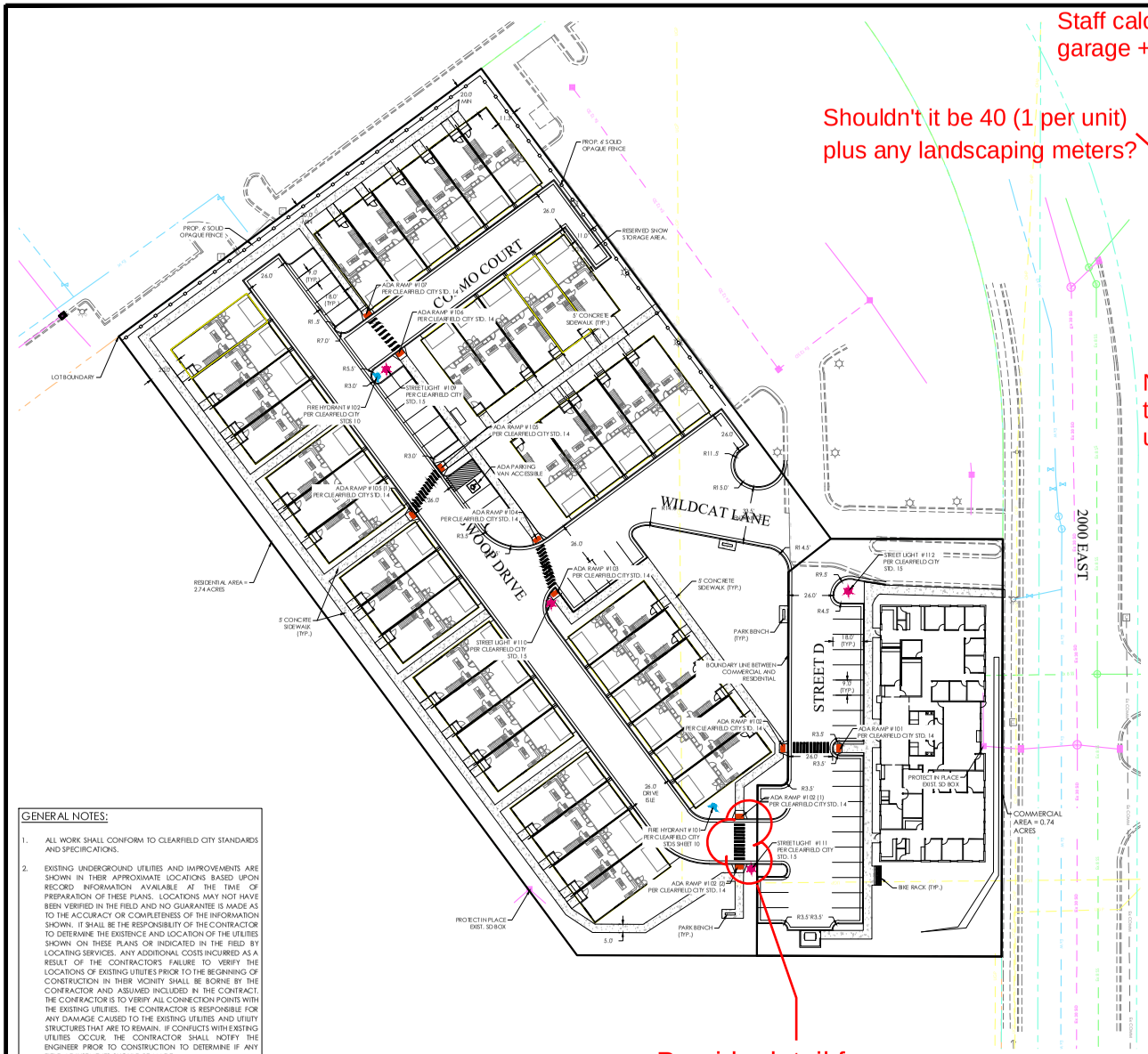
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DATE_____ TIME _____ BOOK _____ PAGE _____

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DAVIS COUNTY RECORDER

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Staff calculates 100 stalls (2 stalls per garage + 20 visitor stalls)

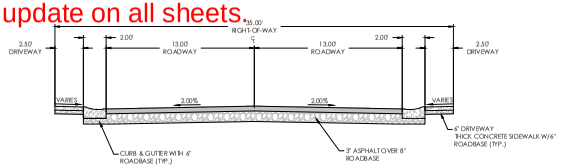
Shouldn't it be 40 (1 per unit) plus any landscaping meters?

SITE TABULATIONS	
PARKING TOTAL =	42 STALLS (1 ADA)
BUILDING AREA =	56,766.22 SQ. FT.
ASPHALT AREA =	40,295.2 SQ. FT.
8" WATER LINE =	35,318.51 FT.
6" WATER LINE =	343.63 FT.
# OF WATER METERS =	37
# OF 90'S =	1
# OF 45'S =	3
# OF 11.25'S =	2
# OF TEE'S =	3
8" SEWER LINE =	946.3 FT.
4" SEWER LINE =	625.5 FT.
# OF 4" SSMH =	4
# OF 5' SSMH =	4
# SEWER LATERALS =	41
12" SD LINE =	963.23 FT.
15" SD LINE =	439.47 FT.
# OF SDMH =	4
# OF TBC INLETS =	11
# OF BUBBLE UP BOXES =	2
# OF YARD BOXES =	10

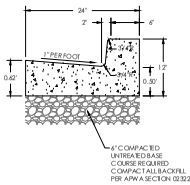
LEGEND

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

Note: Check site tabulation table for accuracy and update on all sheets.



35' RESIDENTIAL ROAD
N.T.S.



24" CURB AND GUTTER
N.T.S.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY 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.

BENCHMARK

EAST CORNER OF SECTION 7 T4N, R1W SLB&M
ELEV: 4858.85
DATUM:NAD83

Provide detail for walkway crossings.

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 30 ft.

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 PROFESSIONAL ENGINEER
No. 8029850-2202
THOMAS M. ROMNEY
09/06/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
SITE PLAN

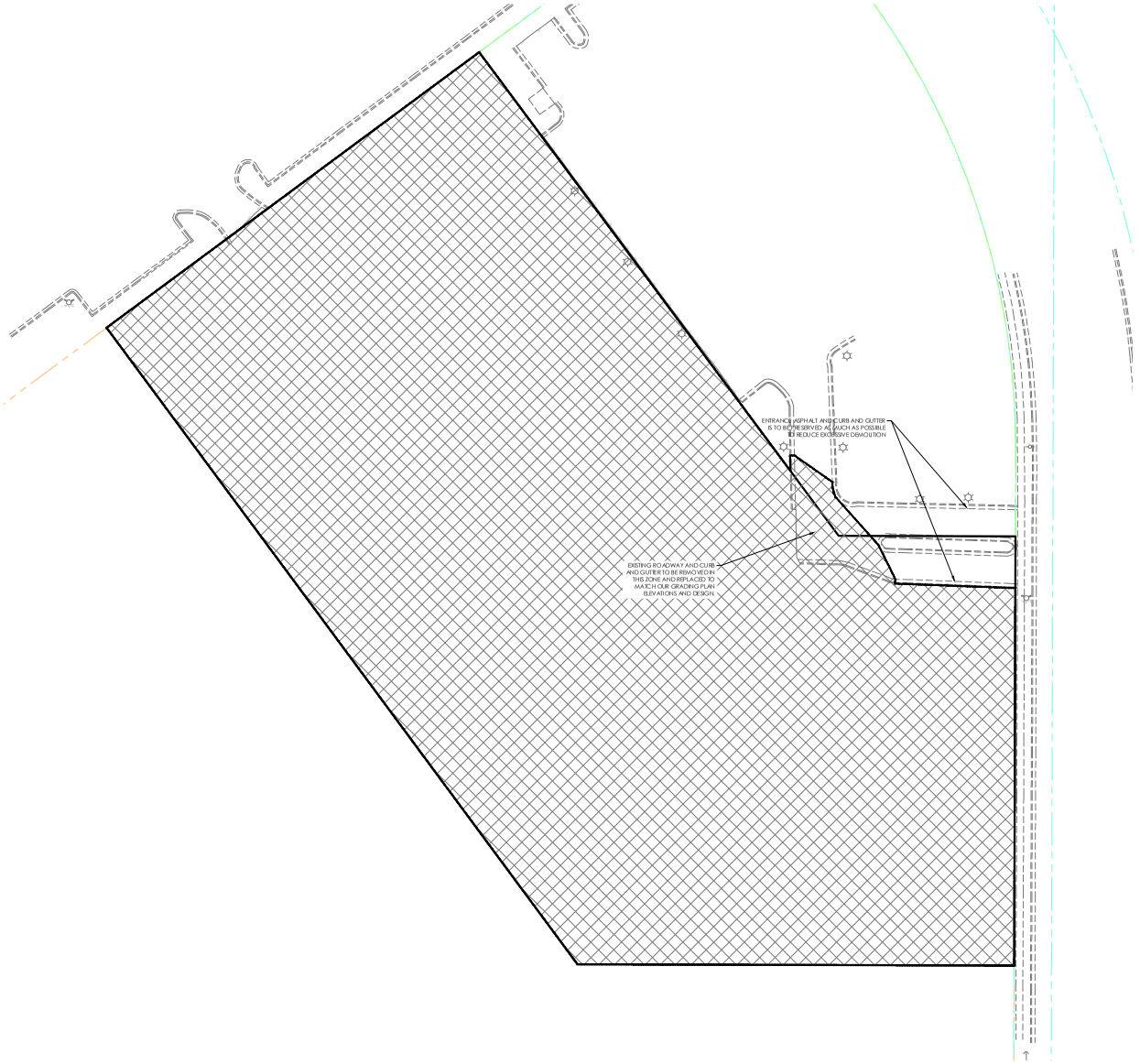
REVISION BLOCK

	DATE	DESCRIPTION
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1	----	----
2	----	----
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5	----	----
6	----	----

SITE PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/06/22	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
- 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

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
5. 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, ECT.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 30 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 PROFESSIONAL ENGINEER No. 8328602-2202 THOMAS M. ROMNEY STATE OF UTAH 09/06/22

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
DEMOLITION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	#####
5	----	----
6	----	----

DEMOLITION PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/06/22	Job #:	19-0152
Sheet:	C3.1		

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

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

GRADING PLAN

Scale: 1"=20' | Drawn: SGA
Date: 10/06/22 | Job #: 19-0152
Sheet: C4.0

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
GRADING PLAN

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

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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. 8228602/2202
THOMAS M. BOWNEY
09/06/22
STATE OF UTAH

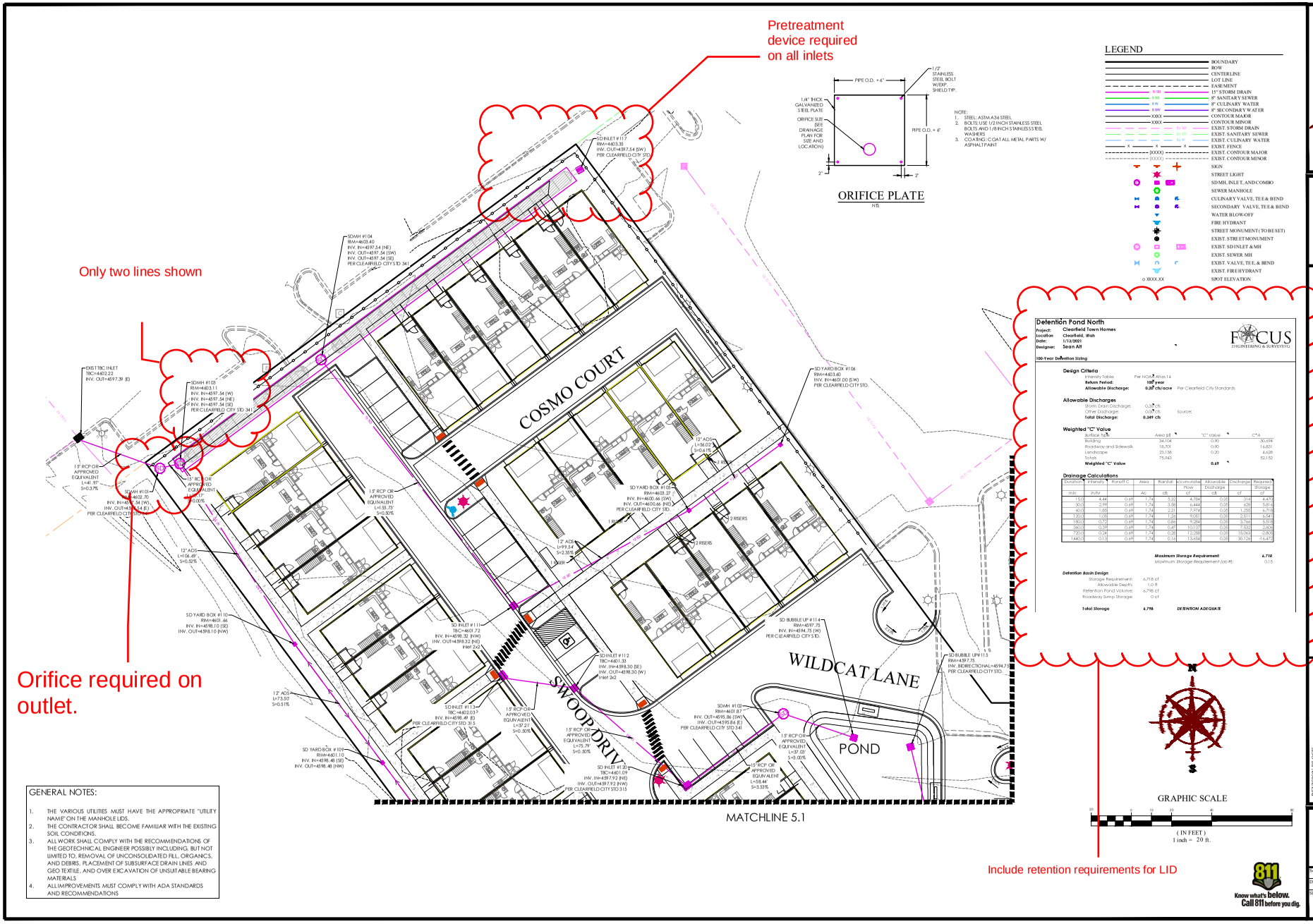
TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
GRADING PLAN

REVISION BLOCK							
#	DATE	DESCRIPTION					
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1	----	----	----	----	----	----	----
2	----	----	----	----	----	----	----
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GRADING PLAN

Scale:	1"=20'	Drawn:	SGA
Date:	09/06/22	Job #:	19-0152
Sheet:	C4.1		

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LICENSED PROFESSIONAL ENGINEER No. 8029602-2202 THOMAS M. BONNEY 01/06/22 STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
DRAINAGE PLAN

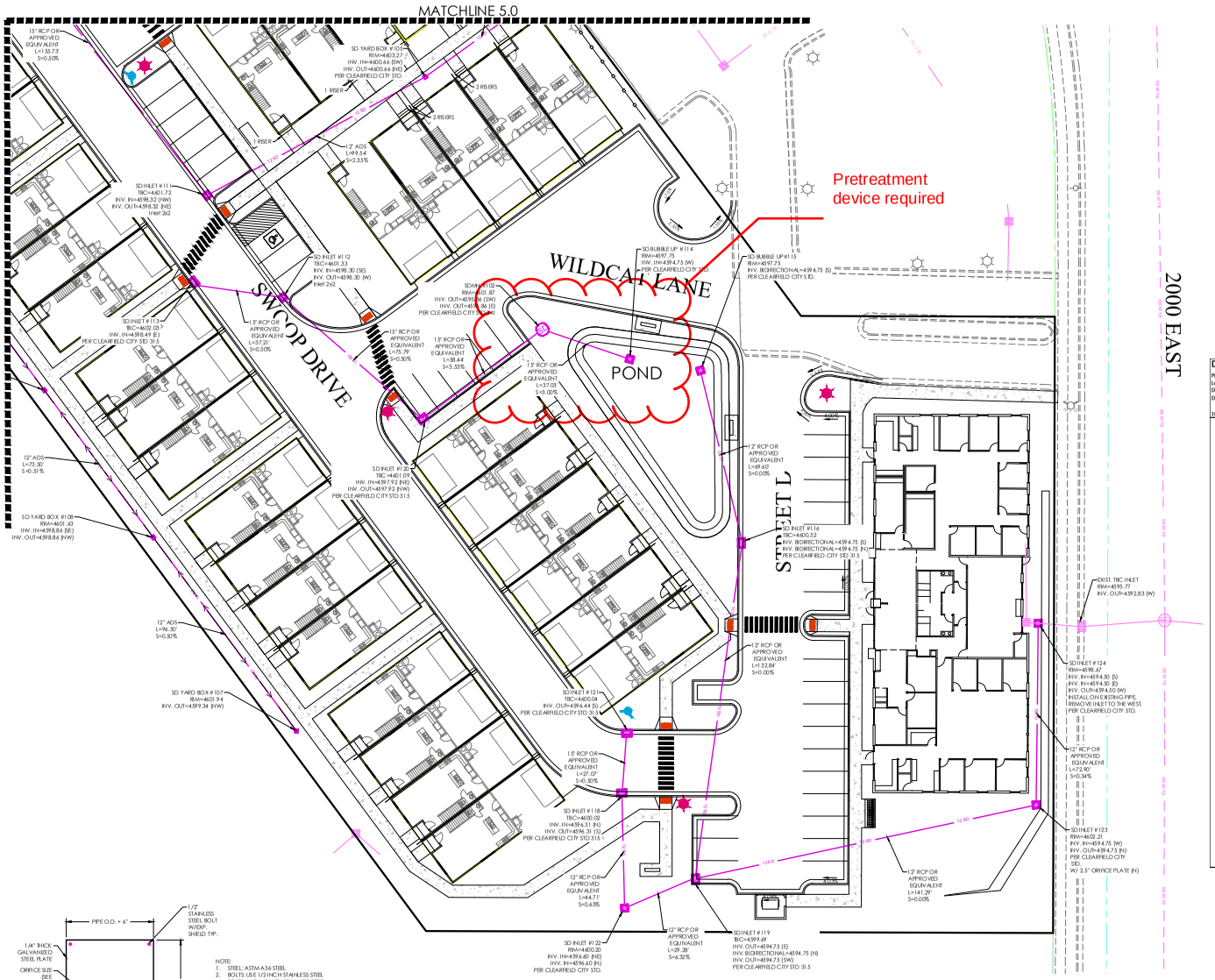
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DRAINAGE PLAN

Scale: 1"=20' Drawn: SGA
Date: 09/06/22 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
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

Detention Pond South

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

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.27 cfs/acre Per Clearfield City Standards

Allowable Discharges

Storm Drain Discharge: 0.32 cfs
Other Discharge: 0.07 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	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	2.98	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	1.08	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	0.26	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

NOTE:
1. STEEL: ASTM A36 STEEL
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS AND 1/8 INCH STAINLESS STEEL WASHERS
3. COATING: COAT ALL METAL PARTS W/ ASPHALT PAINT

ORIFICE PLATE
NTS

GENERAL NOTES:
1. THE VARIOUS UTILITIES MUST HAVE THE APPROPRIATE "UTILITY NAME" ON THE MANHOLE LIDS.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

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LICENSED PROFESSIONAL ENGINEER No. 8029502-2202 THOMAS M. BOWEY 09/06/22 STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
DRAINAGE PLAN

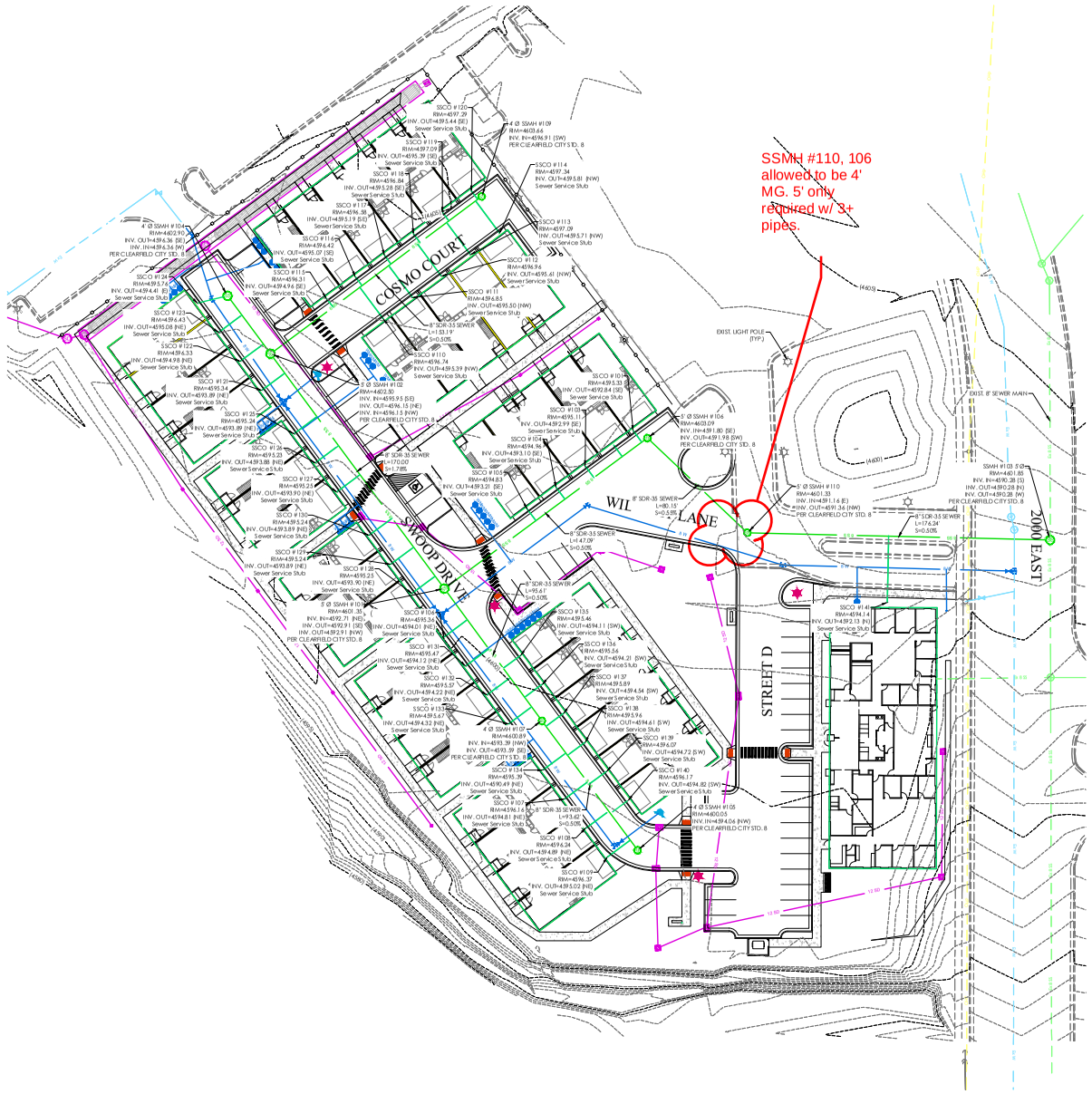
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DRAINAGE PLAN

Scale: 1"=20' Drawn: SGA
Date: 09/06/22 Job #: 19-0152
Sheet: C5.1

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SITE TABULATIONS

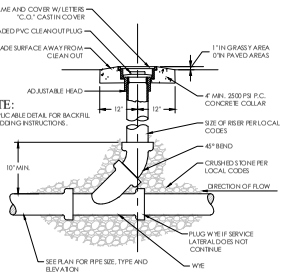
PARKING TOTAL =	42 STALLS (1 ADA)
BUILDING AREA =	54,766.22 SQ. FT.
ASPHALT AREA =	40,295.5 2 5 Q. FT.
8" WATER LINE =	35,31 8.51 FT.
6"WATER LINE =	343.634 FT.
# OF WATER METERS =	37
# OF 90'S =	1
# OF 45'S =	3
# OF 11.25'S =	2
# OF TEE'S =	3
8" SEWER LINE =	946.3 FT.
4" SEWER LINE =	625.5 FT.
# OF 4' SSMH =	4
# OF 5' SSMH =	4
# SEWER LATERALS =	41
12" SD LINE =	963.23 FT.
15" SD LINE =	439.47 FT.
# OF SDMH =	4
# OF TBC INTETS =	11
# OF BUBBLE UP BOXES =	2
# OF YARD BOXES =	10

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

GENERAL NOTES:

1. THE VARIOUS UTILITIES MUST HAVE THE APPROPRIATE "UTILITY NAME" ON THE MANHOLE LIDS.
2. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.



NOTE:
SEE APPLIC ABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

CLEAN-OUT
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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LICENSED PROFESSIONAL ENGINEER No. 8029600-2202 THOMAS M. ROMNEY 09/06/22 STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
SEWER PLAN

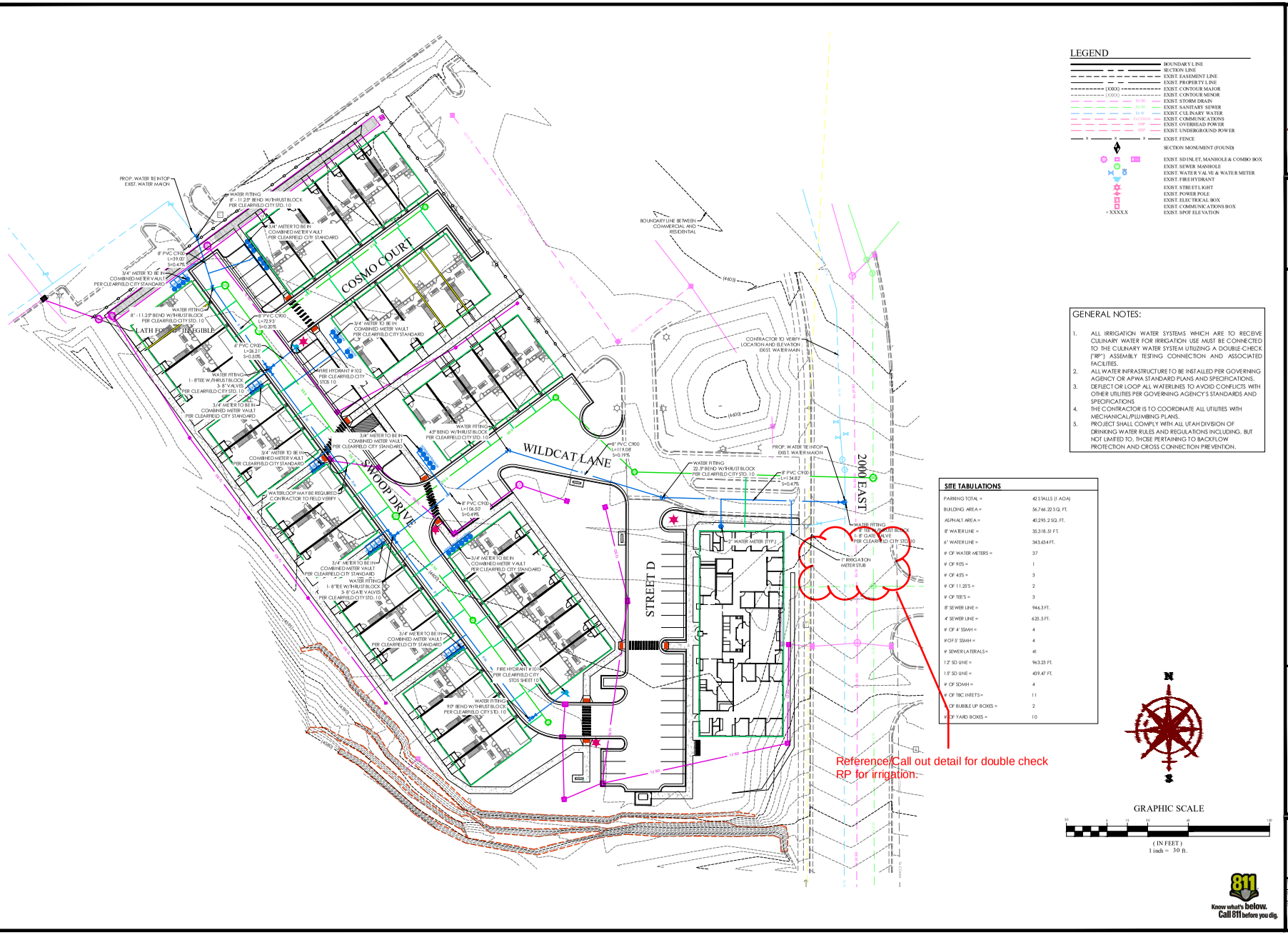
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SEWER PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/06/22	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
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- 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

GENERAL NOTES:

1. 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.
2. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
3. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
4. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
5. 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.

SITE TABULATIONS

PARKING TOTAL =	40 STALLS (1 ADA)
BUILDING AREA =	56,766.22 SQ. FT.
ASPHALT AREA =	40,295.2 SQ. FT.
8" WATER LINE =	35,318.51 FT.
6" WATER LINE =	343.63 FT.
# OF WATER METERS =	37
# OF 90S =	1
# OF 45S =	3
# OF 11.25S =	2
# OF TEES =	3
8" SEWER LINE =	946.3 FT.
4" SEWER LINE =	625.5 FT.
# OF 4' SSMH =	4
# OF 5' SSMH =	4
# SEWER LATERALS =	41
12" SD LINE =	963.23 FT.
15" SD LINE =	439.47 FT.
# OF SDMH =	4
# OF TBC INLETS =	11
# OF BUBBLE UP BOXES =	2
# OF YARD BOXES =	10

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8029650-2202
THOMAS M. ROMNEY
09/06/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
WATER PLAN

REVISION BLOCK		
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WATER PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/06/22	Job #:	19-0152
Sheet:	C7.0		

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STORM DRAIN DETENTION AREA

EROSION CONTROL LEGEND

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

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING 4175.80' 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'S 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 3.5.1 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 DETAILS 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 PROJECT 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

(IN FEET)
1 inch = 20 ft.

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No. 8029650-2202
THOMAS M. ROONEY
09/06/22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
EROSION CONTROLPLAN

REVISION BLOCK

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EROSION CONTROLPLAN

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Date:	09/06/22	Job #:	19-0152
Sheet:	C8.0		

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TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
PLAN AND PROFILE STREET A

REVISION BLOCK		
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PLAN AND PROFILE STREET A

Scale: 1"=20' | Drawn: SGA
Date: 10/06/22 | Job #: 19-0152
Sheet: PP1.0

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GRAPHIC SCALE
ON SHEET: 1 inch = 20 ft.

LEGEND
BOUNDARY
BOW
CENTER LINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" SECONDARY WATER
8" CULINARY 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
SEWER 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. CULINARY VALVE, TEE & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION

WILDCAT LANE

WILDCAT LANE PROFILE

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

PLAN AND PROFILE STREET B

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PLAN AND PROFILE STREET B

Scale: 1"=30' | Job #: 19-01.52 | Drawn: SGA

Date: 09/06/22 | Sheet: PP2.0

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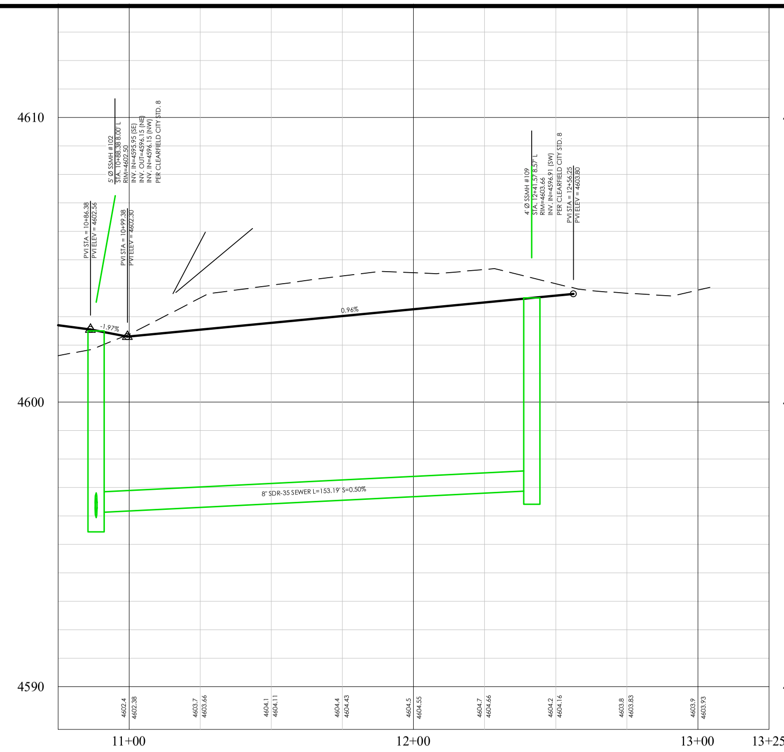
LEGEND

GRAPHIC SCALE

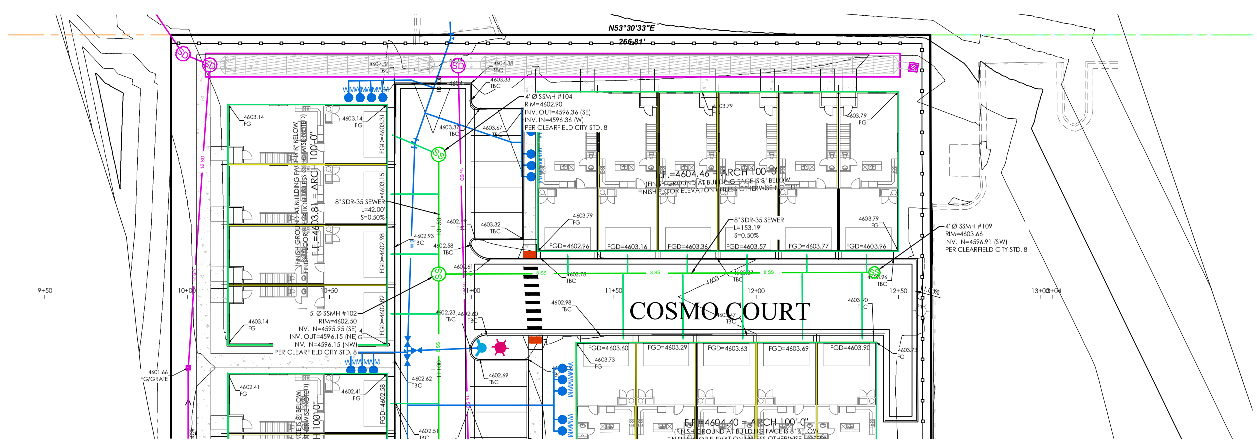
SWOOP DRIVE

SWOOP DRIVE PROFILE

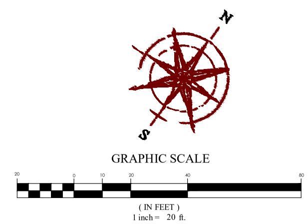
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COSMO COURT PROFILE



COSMO COURT



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

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LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY STATE OF UTAH 9/06/22

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

PLAN AND PROFILE STREET C

REVISION BLOCK

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PLAN AND PROFILE STREET C

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Can you check measurements?
Staff calculate 24.4%. 25%
required based off 2.74 acres.

Areas that are Active
Recreational Turf Sod
need to be labeled on
plan

Commercial Landscape
will be reviewed for
compliance upon
commercial site plan
application/review.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AP	Acer truncatum x platanoides `Warrenred`	Pacific Sunset Maple	2" Cal.	8
CC	Cercis canadensis	Eastern Redbud	2" Cal.	4
MR	Malus x `Royal Raindrops`	Royal Raindrops Crabapple	2" Cal.	16
MS	Malus x `Spring Snow`	Spring Snow Crabapple	2" Cal.	10
PH	Pinus leucodermis `Heidreichii`	Bosnian Pine	6` Ht.	17
PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	2" Cal.	8
PV	Prunus virginiana `Canada Red`	Canada Red Chokecherry	2" Cal.	7
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	2" 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	3 gal.	24
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	3 gal.	23
BGV	Buxus x `Green Velvet`	Green Velvet Boxwood	3 gal.	14
CSK	Cornus sericea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	3 gal.	8
MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	3 gal.	24
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	3 gal.	4
PMM	Pinus mugo `Mops`	Mugo Pine	3 gal.	19
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	3 gal.	40
PLC	Prunus laurocerasus `Chestnut Hill`	Chestnut Hill English Laurel	3 gal.	24
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal.	6
RMW	Rosa Meidiland `White`	White Meidiland Rose	3 gal.	6
RIW	Rosa x `Iceburg`	Iceburg White Rose	3 gal.	9
RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	3 gal.	11
RRK	Rosa x `Red Knock Out`	Red Knock Out Rose	3 gal.	18
SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	3 gal.	48
SBL	Syringa x `SMSJBPP` `Bloomerang`	Bloomerang Dark Purple Lilac	3 gal.	8
TMC	Taxus x media `Chadwickii`	Chadwick`s Anglo-Japanese Yew	3 gal.	8
TME	Taxus x media `Everlow`	Everlow Yew	3 gal.	6

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	29

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	9
RFE	Rudbeckia fulgida `Early Bird Gold`	Early Bird Gold Coneflower	1 gal.	11
SNE	Salvia nemorosa `East Friesland`	East Friesland Meadow Sage	1 gal.	21

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PP2	Poa pratensis	Kentucky Bluegrass	sod	16,033 sf
RIVER COBBLE					
(4) EXISTING TREES					

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. INSTALL BARK MULCH IN ALL PLANTING BEDS LABELED BARK MULCH. 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.
5. 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.

LANDSCAPE TABLE (TOWNHOMES)

ITEM	AMOUNT
TOTAL LANDSCAPE AREA	29,102 SQ.FT.
TREE REQUIREMENT	(1 PER 400 S.F. OF LANDSCAPE)= 73
TOTAL TREES SPECIFIED	73
EXISTING TREES ON SITE	0
SHRUB REQUIREMENT	(1 PER 200 S.F. OF LANDSCAPE)= 146
TOTAL SHRUBS SPECIFIED	288

LANDSCAPE AREA

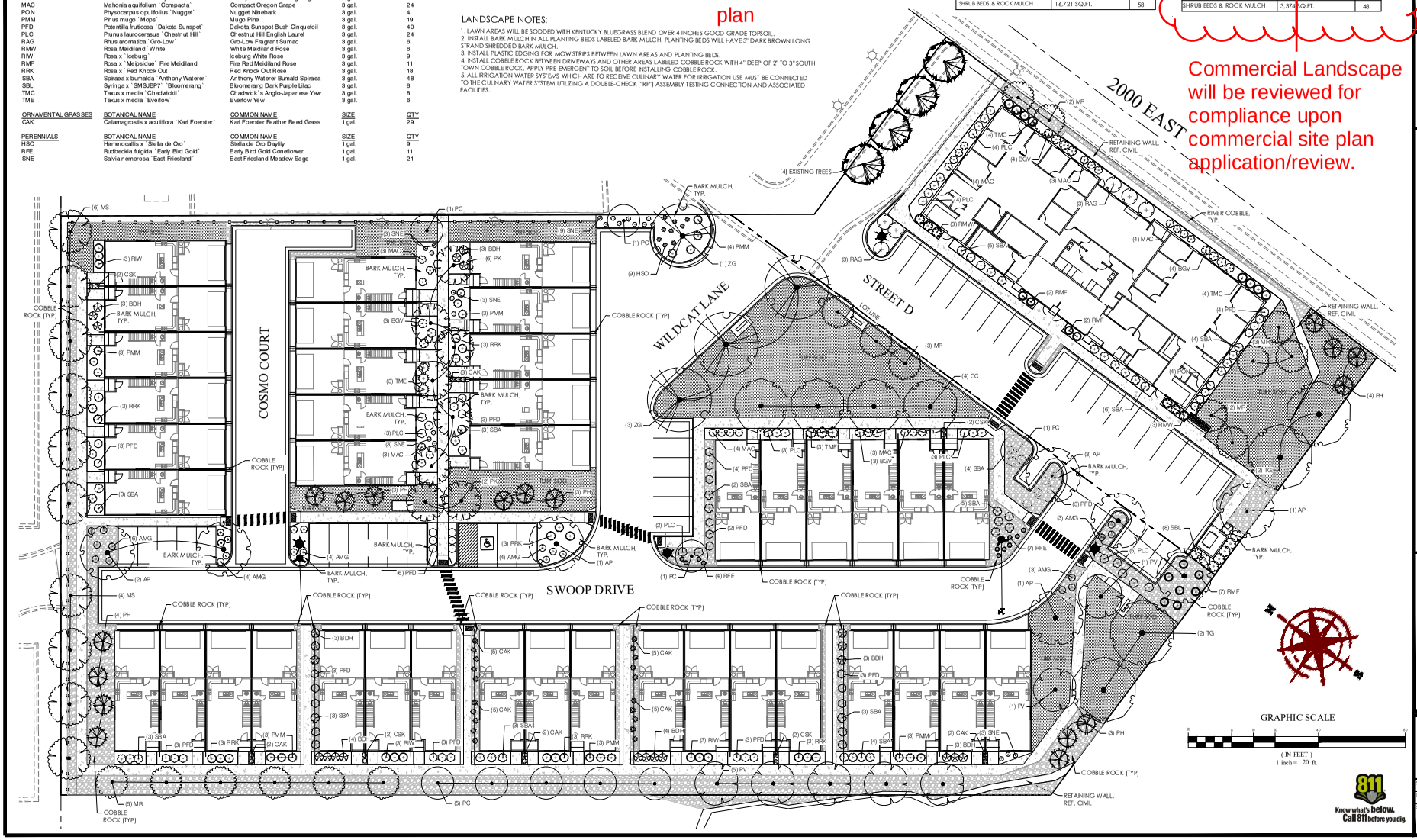
ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	29,102 SQ.FT.	100
NON-RECREATIONAL TURF SOD	4,035 SQ.FT.	14
ACTIVE RECREATIONAL TURF SOD	8,346 SQ.FT.	28
SHRUB BEDS & ROCK MULCH	16,721 SQ.FT.	58

LANDSCAPE TABLE (COMMERCIAL)

ITEM	AMOUNT
TOTAL LANDSCAPE AREA	7,026 SQ.FT.
TREE REQUIREMENT	(1 PER 400 S.F. OF LANDSCAPE)= 18 TREES
TOTAL TREES SPECIFIED	(18) 14 PROPOSED + 4 EXISTING TREES
EXISTING TREES ON SITE	4
SHRUB REQUIREMENT	(1 PER 200 S.F. OF LANDSCAPE)= 36 SHRUBS
TOTAL SHRUBS SPECIFIED	82

LANDSCAPE AREA

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	7,026 SQ.FT.	100
NON-RECREATIONAL TURF SOD	NONE	0
ACTIVE RECREATIONAL TURF SOD	3,652 SQ.FT.	52
SHRUB BEDS & ROCK MULCH	3,374 SQ.FT.	48



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LICENSED LANDSCAPE ARCHITECT
No. 103984
ALAN K. WEAVER
09/06/2022
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
LANDSCAPE PLAN

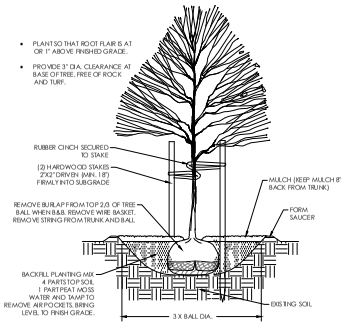
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LANDSCAPE PLAN

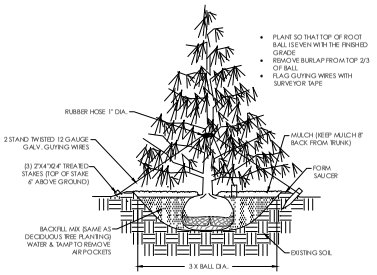
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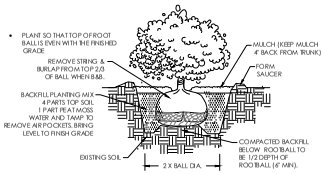
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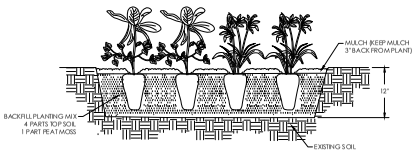
A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

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MID-VALLEY: (801) 487-0877
www.focusutah.com

LICENSED LANDSCAPE ARCHITECT
No. 103984
ALAN K. WEAVER
09/06/2022
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
LANDSCAPE DETAILS

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LANDSCAPE DETAILS

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WaterSense labeled irrigation controller required.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804-PRS 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	26
	Rain Bird 1804-PRS 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	18
	Rain Bird 1804-PRS 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	17
	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	7
	Rain Bird 1804-PRS ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	2
	Rain Bird R-VAN 14 1804-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	7
	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	24
	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 5004-PC-R-MPR Turf Rotor, 4" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	9
	Rain Bird 5004-PC-R-MPR Turf Rotor, 4" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	6
	Rain Bird XB-6 Multi-outlet drip emitter Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	49

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB(ZONE VALVES) 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5
	Rain Bird PEB(ZONE VALVES) 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	3
	Rain Bird 44-LRC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Stop & Waste Valve 1" MUELLER, MARK II ORISEAL 5W VALVE MODEL H-10286	1
MV	Rain Bird PESB (MASTER VALVE) 1" Plastic Industrial Valves Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes	1
C	Rain Bird ESPLXME2-LXMM w/ (1) ESPLXMSM12 24 Station, Traditionally-Wired, Commercial Controller.(1) ESPLXME2 12-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
S	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,597 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	164.5 l.f.
	Irrigation Lateral line: PVC Schedule 40 1 1/4"	66.8 l.f.
	Irrigation Main Line: PVC Schedule 40 1 1/2"	2,137 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	180 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

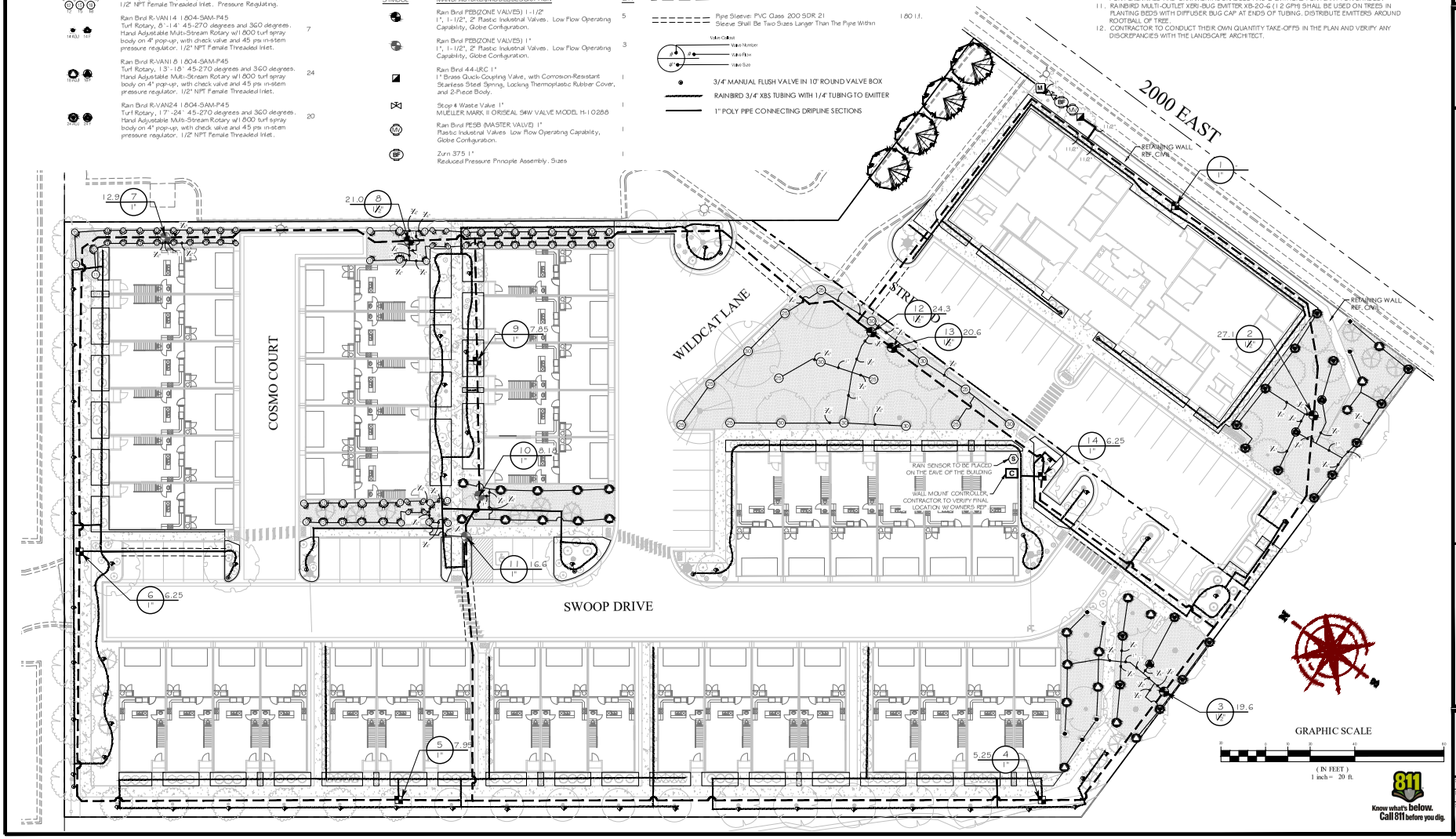
3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 60 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (1.2 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
12. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K. WEAVER
09/06/2022
STATE OF UTAH

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
IRRIGATION PLAN

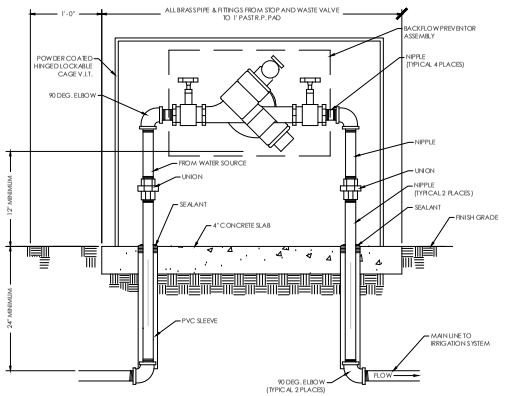
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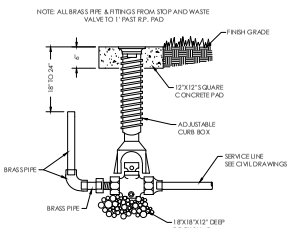
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Sheet: L2.0

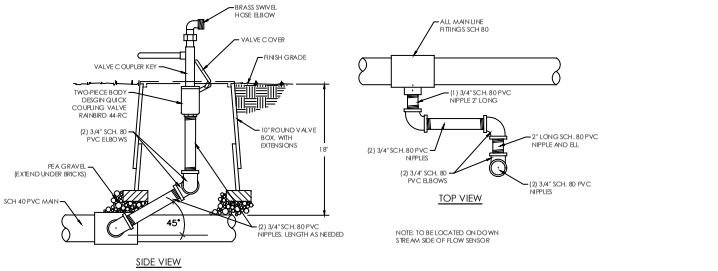
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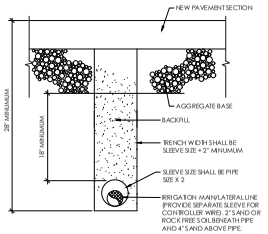
A REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE



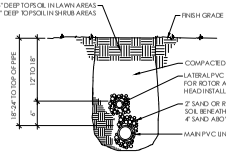
B STOP & WASTE VALVE DETAIL
NOT TO SCALE



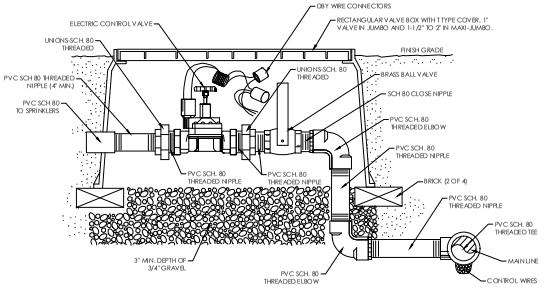
C QUICK COUPLING VALVE
NOT TO SCALE



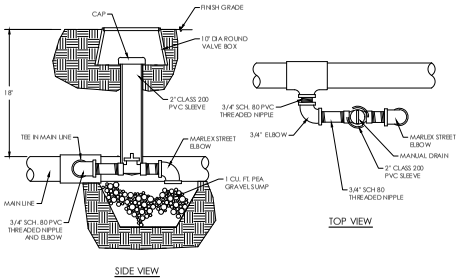
D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



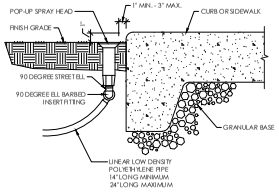
E TRENCH SECTION
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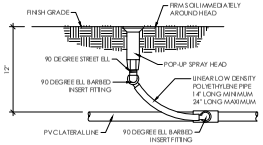
F ELECTRONIC CONTROL VALVE
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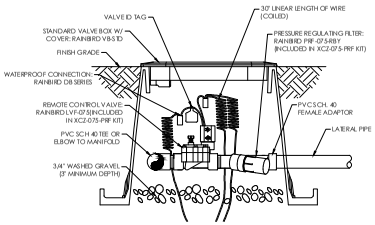
G MANUAL DRAIN VALVE
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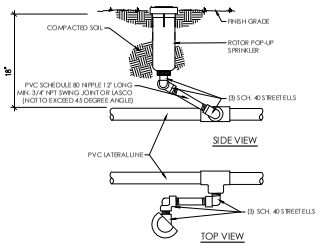
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



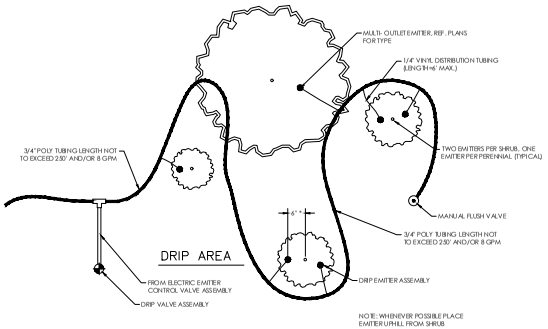
I SPRAY HEAD ASSEMBLY
NOT TO SCALE



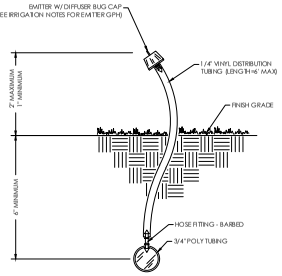
J CONTROL ZONE KIT
NOT TO SCALE



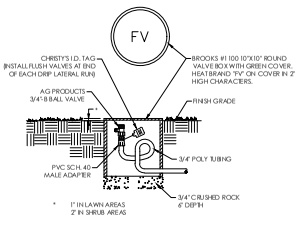
K ROTOR POP-UP HEAD
NOT TO SCALE



L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE

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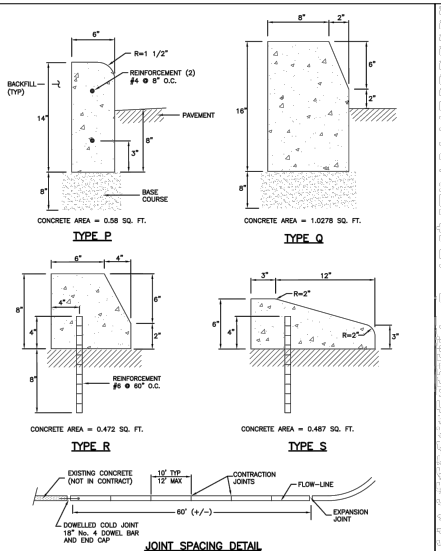
TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
LANDSCAPE DETAILS

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LANDSCAPE DETAILS

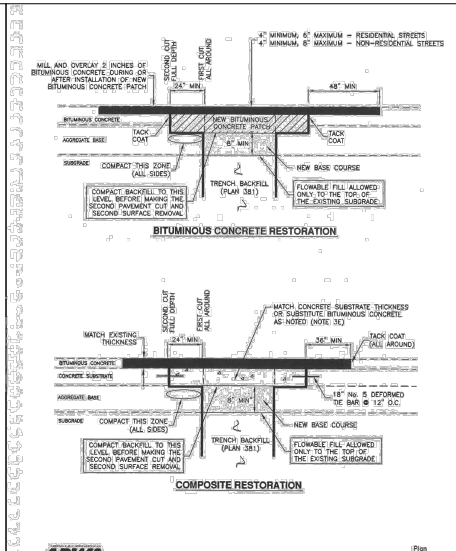
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Sheet: L2.1

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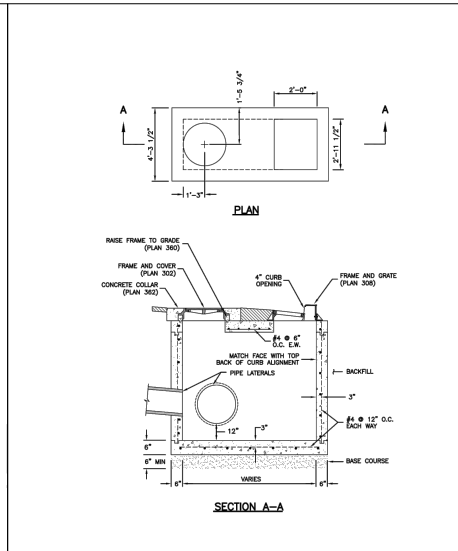
Curbs

November 2009 | 35 | Plan 209



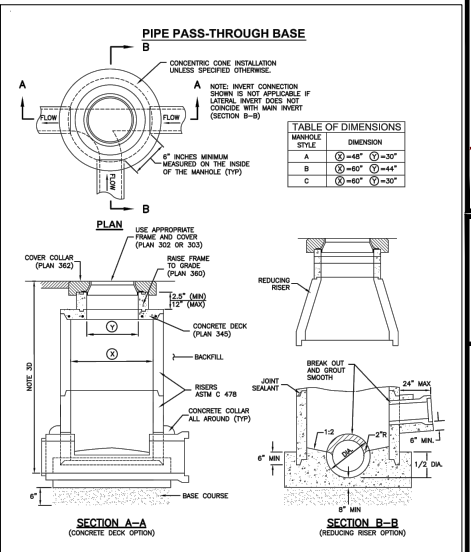
Bituminous pavement T-patch

ADWA Utah Chapter | Plan 255 | November 2015



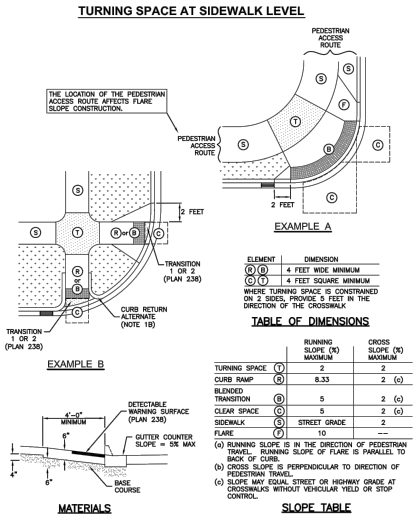
Combination catch basin and cleanout box

March 2011 | 159 | Plan 316



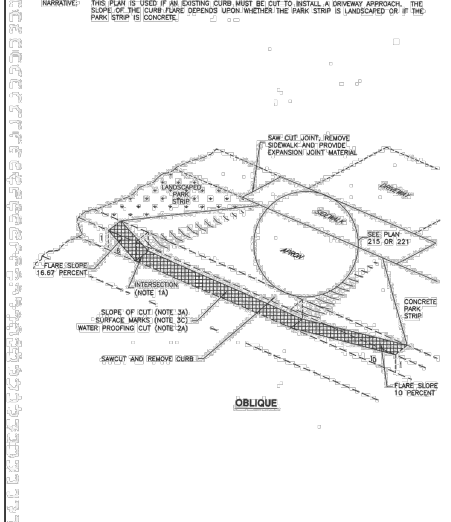
Precast manhole

November 2010 | 189 | Plan 341 Sheet 2 of 2



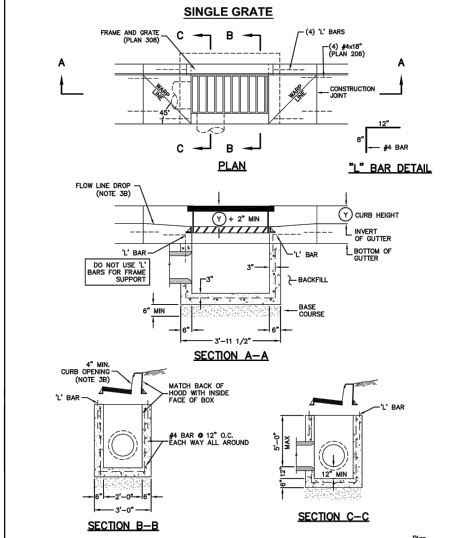
Corner curb cut assembly

September 2011 | 63 | Plan 235 Sheet 1 of 4



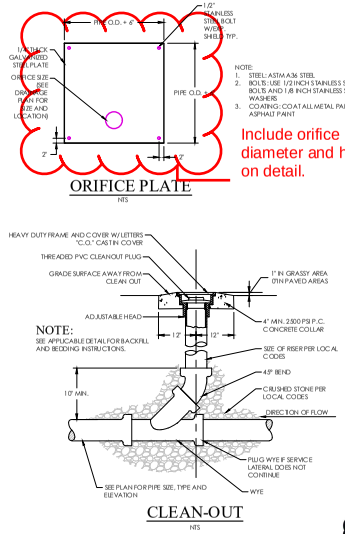
Saw-cut driveway approach

ADWA Utah Chapter | Plan 222 | February 2017



Catch basin

September 2010 | 155 | Plan 315 Sheet 1 of 2



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

THOMAS M. ROWNEY No. 8029600-2202 STATE OF UTAH 09/06/22

TOWNS AT UNIVERSITY PARK
CLEARFIELD, UTAH
DETAILS

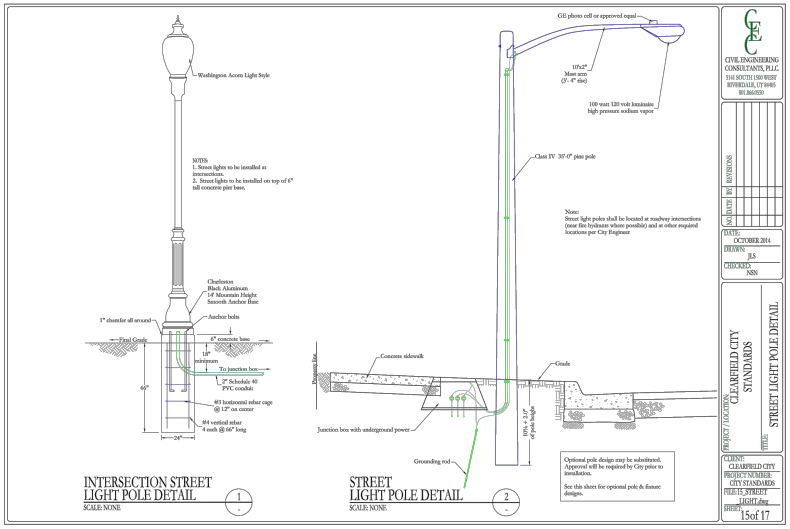
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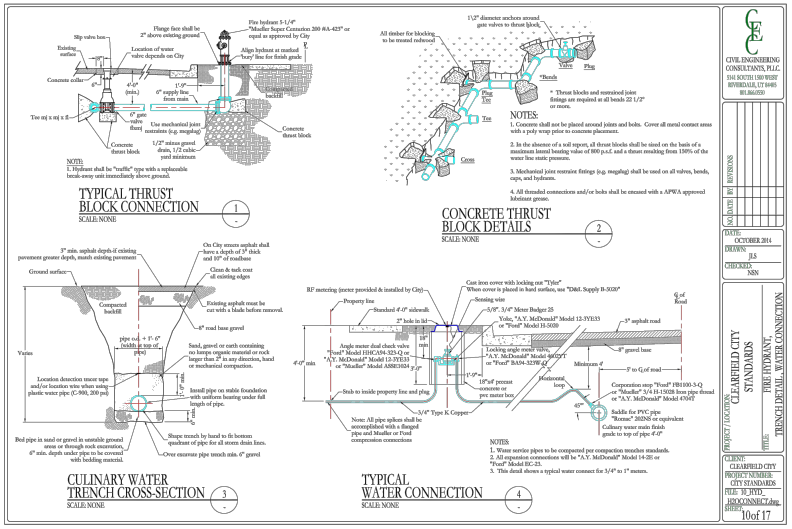
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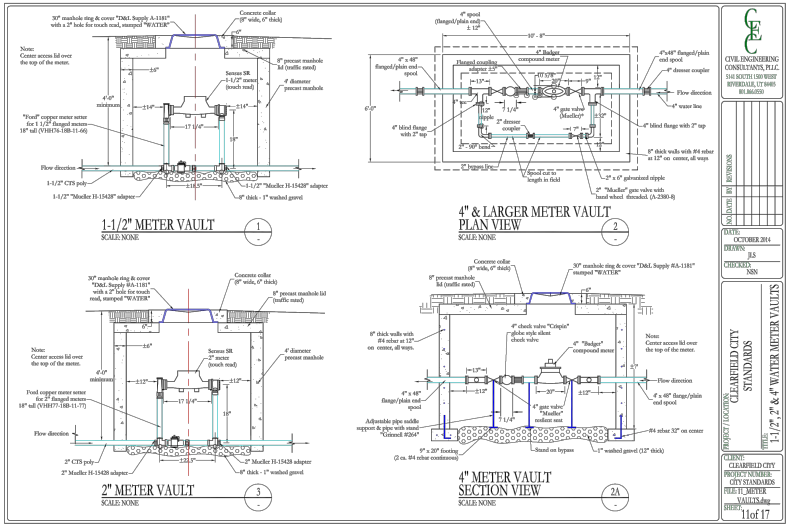
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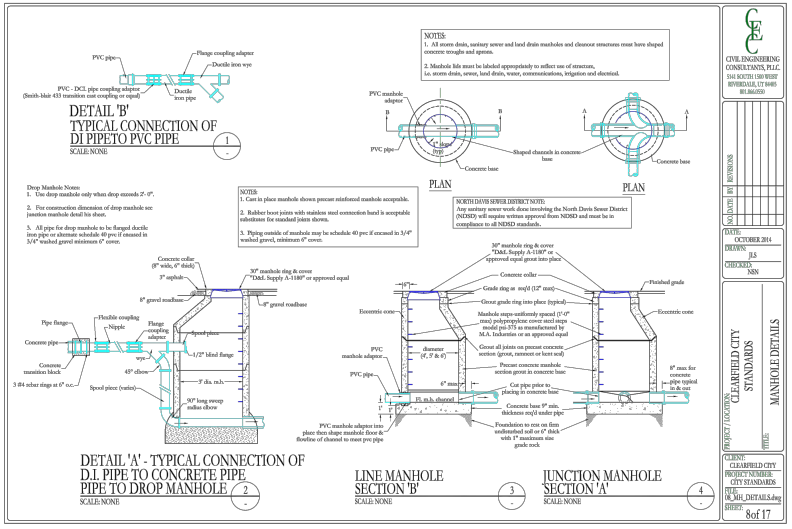
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Date: 09/06/22 | Job #: 19-0152
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LICENSED PROFESSIONAL ENGINEER
No. 8029650-2202
THOMAS M. BOWNEY
06 / 06 / 22
STATE OF UTAH

TOWNS AT UNIVERSITY PARK

CLEARFIELD, UTAH

DETAILS

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REVISION BLOCK

DETAILS

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Date: 09/06/22 Job #: 19-0152
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Know what's below. Call 811 before you dig.

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

September 15th, 2022

Attn: Brad McIlrath, Senior Planner
Proj: Towns at University Park
Subj: Plan Review 2

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. Note 7: Clearfield City does not own/maintain utilities in private developments and/or on private streets unless otherwise indicated by the Planning Commission. Please revise the language to reflect that these will be privately owned and maintained.

Plans

1. Reference the attached notes for recommendations on notes to include on plans. Revise language to apply to this project.
2. Include 'Construction Notes' utility, grading, and drainage pages of the plans. Revise language to apply to this project.
3. Please edit building outline on plans to a different color. Current green color conflicts with proposed sewer lines.
4. Remove TBC data, FGD data, and FG data from plan and profiles. Include only on grading plan.
5. A pretreatment device / hydrodynamic separator is required on any inlet right before a detention basin / underground storage device.
6. Sheet C5.0 SDMH#103 indicates 3 inverts of lines coming into the manhole, only 2 lines are shown on the plans.

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7. An orifice plate is required on all outlets from detention ponds / underground storage. Please revise plans to include an orifice plate on underground detention pond.
8. LID Retention requirements need to be included on all detention pond calculations.
9. SSM H #110 and #106 are allowed to be 4' MH rather than 5' MH.
10. Reference / Call out detail for double check RP for irrigation. (C7.0)
11. Only include applicable specs for what is being used on the project (streetlights, different meter sizes, etc…)
12. Please include details and specs for retaining wall on SE corner of site.
13. How will snow stacking work on Cosmo Court?
14. In keeping the theme of proposed street names being school mascots, we suggest Wildcat Lane should be changed to Waldo Lane.
15. Please update engineers cost estimate with any changes made to the plans.

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

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

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. 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 GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. 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

CONTRACTOR.

23. 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.
24. 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.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. 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 HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

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

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 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.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
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 HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. 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 DE-WATERED CONDITIONS.
12. 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.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

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

Notice to Contractor:

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

THE CONTRACTOR AGREES THAT THEY 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

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

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

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

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

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.
THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

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Maintenance:

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

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

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

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

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Zone Data

ZONE R-1-6

LOT SIZE: 6000 S.F. MIN.
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 6' EACH SIDE SIDE YARD (CORNER LOT) SETBACK: 20' REAR YARD SETBACK: 20'

North Davis Fire District Notes:

1. THE MINIMUM FIRE FLOW REQUIREMENT IS 1500 GALLONS PER MINUTE FOR 60 CONSECUTIVE MINUTES FOR RESIDENTIAL ONE AND TWO FAMILY DWELLINGS. FIRE FLOW REQUIREMENTS MAY BE INCREASED FOR RESIDENTIAL ONE & TWO FAMILY DWELLINGS WITH A BUILDING FOOTPRINT EQUA TO OR GREATER THAN 3,600 SQ. FT. OR OTHER BUILDINGS.
2. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS SHALL BE PLACED WITH THE 4.5" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
3. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
4. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER, DRIVABLE, AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FT AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6". DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.
5. IF GRADES EXCEED 8%, APPROVAL FROM THE CITY ENGINEER AND THE FIRE DISTRICT IS REQUIRED.

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Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF CLEARFIELD CITY.
2) EXISTING SANITARY SEWER PIPING AND STORM WATER PIPING IN THIS NEW PHASE MUST BE VIDEO INSPECTED AND BAD SPOTS NOTED FOR REPAIR. THE VIDEO NEEDS TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT.
3) ALL DETERIORATED DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED; I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPE REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.
4) EXISTING STORM WATER CATCH BASINS TO HAVE HOODED BOX LIDS INSTALLED.
5) NO NATIVE CLAY BACKFILL WILL BE APPROVED FOR RE-USE IN THE EXCAVATED TRENCHES.
6) ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
7) PROVIDE 18" CLEARANCE FOR WATER LATERALS CROSSING OVER SANITARY SEWER.
8) MAINTAIN 4' MINIMUM COVER OVER WATER LINE.