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, February 15, 2023,** 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 21, 2022
  - October 5, 2022

DECISION ITEMS

Scheduled Items

1. Discussion and Possible Action on **SP 2023-0102**, a site plan review request by Allie Plat with Lotus Company for Phase 2 of the Lotus Anthem Development to construct sixty-four (64) townhomes at 240 East 350 South (TIN: 15-072-0001). **Parcel Area:** 4.069 acres. **Zone:** U-R (Urban Mixed Residential). **Staff:** Brad McIlrath, Senior Planner **(Administrative Action**).

2. Discussion and Possible Action on **CUP 2023-0104**, a conditional use permit request by Christopher Young to operate a church at the subject location. **Location:** 936 West 1700 South Suite B (TIN: 12-508-0022). **Parcel Area:** 1.72 acres **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner I **(Administrative Action).**

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications
3. Commissioner's Minute

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

Dated this 7th day of February 2023.
/s/Brad McIlrath, Senior Planner

CLEARFIELD PLANNING COMMISSION MEETING
September 21, 2022
6:30 P.M. – Work Session

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

VISITORS:

Chair Uccardi called the meeting to order at 6:30 p.m. He excused Commissioners Murray, Fullmer, and Mortensen and stated that Commissioner Gaines would be voting.

DISCUSSION ON GPA 2022-090061 TO CONSIDER AMENDMENTS TO THE MODERATE-INCOME HOUSING PLAN FOR CLEARFIELD CITY, CONSISTENT WITH UTAH CODE § 10-9A-103 AND UTAH CODE § 10-9A-408 WHICH REQUIRES EACH CITY OF THE FIRST, SECOND, THIRD, OR FOURTH CLASS OR FIFTH CLASS CITY WITH A POPULATION OF 5,000 OR MORE (AND IN A FIRST, SECOND, OR THIRD CLASS COUNTY), TO CONDUCT A REVIEW OF AND UPDATE THEIR MODERATE-INCOME HOUSING PLAN AS REQUIRED. STAFF: SPENCER BRIMLEY, COMMUNITY DEVELOPMENT DIRECTOR (LEGISLATIVE ACTION).

The Commission and staff discussed the following items relevant to the proposed amendments to the Moderate-Income Housing Plan:

- The State Legislature provided some additional guidance and requirements for Moderate-Income Housing plans, and the proposed amendments were to satisfy the updated requirements of HB462.
- The update would include implementation strategies.
- The City wanted to comply with the requirements to have the potential to obtain TTIF (Transit Transportation Investment Funds) and ARPA (American Rescue Plan Act) funds in the future.

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- The City anticipated annual discussion topics at the State Legislature related to housing and housing affordability in the foreseeable future.
- Mr. Browning asked about any efforts to limit large corporations from buying single family homes and renting them out. Spencer Brimley, Community Development Director said that was something happening throughout the country, but he was unaware of any current efforts to start regulating the practice.
- Clearfield would have to adopt at least 5 strategies for implementation.
- Discussed requirements for ADA (American Disabilities Act) units in developments.

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

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CLEARFIELD PLANNING COMMISSION MEETING
September 21, 2022
7:00 P.M. – Regular Session

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

VISITORS:

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

DISCUSSION AND RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL OF GPA 2022-090061, TO CONSIDER AMENDMENTS TO THE MODERATE-INCOME HOUSING PLAN FOR CLEARFIELD CITY, CONSISTENT WITH UTAH CODE 10-9A-103 AND UTAH CODE 10-9A-408 WHICH REQUIRES EACH CITY OF THE FIRST, SECOND, THIRD, OR FOURTH CLASS OR FIFTH CLASS CITY WITH A POPULATION OF 5,000 OR MORE (AND IN A FIRST, SECOND, OR THIRD CLASS COUNTY), TO CONDUCT A REVIEW OF AND UPDATE THEIR MODERATE-INCOME HOUSING PLAN AS REQUIRED. STAFF: SPENCER BRIMLEY, COMMUNITY DEVELOPMENT DIRECTOR (LEGISLATIVE ACTION).

Chair Uccardi declared the public hearing open and turned the time over to staff for the presentation.

Spencer Brimley, Community Development Director, presented the following:

- Utah Code established the requirement for jurisdictions in the State to plan for the future through General Plan development and adoption. Since 2019, the General Plan requirement had been expanded to include planning for moderate income housing.
  - If a jurisdiction meets certain criteria, it's required to:
  - Include a moderate-income housing element in its General Plan.
  - Report on its compliance with the requirement and inventory of moderate-income housing.

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- HB 462, as part of the 2022 General Legislative Session, amended the requirement - adding in clarification while also expanding the strategies jurisdictions might choose from in order to create more flexibility and creativity in bringing moderate income housing to Utah.
- HB462 was approved during the 2022 General Legislative Session, modified many of the provisions related to affordable housing that were in SB 34 legislation.
  - Clarified MIH requirement and timing to amend a General Plan.
  - Required the inclusion of an implementation plan.
  - Amended the list of strategies for implementation ("goals" had been changed to "strategies") to "bring a city MIHP to life".
  - Outlined the annual reporting requirements.
  - Added priority incentives/restrictions for compliance with the MIH requirement such as the TTIF (Transit Transportation Investment Fund) and ARPA (American Rescue Plan Act).
- Presented annual reporting requirements.
- Presented options for compliance.
- The inclusion of the Moderate-Income Housing element within a county or municipal General Plan is based on population.
- If the population of the municipality was at least 5,000 people, the General Plan must include the element.
- Approved plan to be adopted by December 1, 2022.
- Presented details on the annual reporting requirements:
  - After the October 1 deadline, HCD will verify if a jurisdiction is in compliance with the State requirement.
  - Notice will be provided to the jurisdiction, UDOT, and the Governor's Office of Planning and Budget.
  - Those jurisdictions not in compliance will receive notice and have the opportunity to correct the issues as noted within 90 days.
- Compared previous and proposed strategies.
- Proposed strategies:
  - (A) Rezone for densities necessary to facilitate the production of moderate-income housing;
  - (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing; (new strategy)
  - (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones; (new strategy).
  - (F) zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
  - (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
  - (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities; (new strategy)

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- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1 of the Utah State Code; (REQUIRED for municipalities with a fixed guideway transit station).

- Proposed implementation measures:
  - Action Item #6: Clearfield City will rezone areas to allow for a range of housing types that can support integration of MIH into neighborhoods.
  - [Supports Implementation of Strategies A, F, G, V]
  - Action Item #7: Clearfield City will coordinate the rehabilitation or expansion of Active Transportation infrastructure to facilitate construction of moderate-income housing.
  - [Supports Implementation of Strategy B]
  - Action Item #8: Clearfield City will evaluate current internal ADU regulations, track ADUs, and assess allowing detached ADUs in appropriate residential neighborhoods in comparison to allowing duplexes, etc.
  - [Supports Implementation of Strategy E]
  - Action Item #9: Clearfield City will continue to plan for, fund, and complete CIPs (Capital Improvement Projects) in the aging neighborhoods of the community. This includes the upgrading of infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance.
  - [Supports Implementation of Strategy B]
  - Action Item #10: Clearfield City will conduct a Parking Analysis to identify areas and zones where parking may be reduced or eliminated.
  - [Supports Implementation of Strategy H]
  - Action Item 11: Clearfield City will update the Station Area Plan for Clearfield Station.
  - [Supports Implementation of Strategy V]
- Shared conclusions
  - Clearfield is primarily built-out and future development and redevelopment in the community will be guided by residents, elected and appointed officials, and other stakeholders in the creation of community-based plans.
  - Due to the lack of greenfield development, future housing development will be centered around infill and the transitions of existing land use.
  - The City has embarked on several long-range planning projects to examine the redevelopment of the community. These projects will be realized in the coming years, but it is essential the work and analysis begin today.

Mr. Brimley asked if he could answer any questions.

Commissioner Browning discussed the possibility of detached ADUs saying that with a lot of the lots, similar to his own, it wasn't even feasible. But there are some lots with larger back yards where they could do it.

Commissioner DeSpain asked about how the reporting of registered IADUs worked, and gave the example of Cottonwood Heights only having registered one IADU since adopting their ordinance. Mr. Brimley responded that we likely have several in existence, and it would be ideal to educate the community to have the existing IADUs get registered. He said that Code Enforcement played a role when it become aware of a potential rental that needed to be registered, but it was difficult

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to account for what was already existing.

Chair Uccardi asked if there were any public comments. Seeing none, he declared the public hearing closed.

Commissioner Ratchford moved to recommend approval to the City Council for GPA 2022-090061, a request by Clearfield City to amend the City Moderate Income Housing Plan (MIHP) regarding language changes to strategies as well as the inclusion of new strategies to help the City comply with the requirements in recent legislation, House Bill 462 (HB 462). Seconded by Commissioner Browning. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Browning, Ratchford, DeSpain, and Gaines. Voting NO: None.

DISCUSSION ON AN AMENDMENT TO THE LOTUS ANTHEM DEVELOPMENT AGREEMENT.

Mr. McIlrath presented the following information regarding a development agreement amendment request that The Lotus Company was planning to submit:

- The original development agreement was executed in October 2019.
- Three Phases
  - Phase 1: 210 Apartments and 33 Townhomes
  - Phase 2: 16 Townhomes
  - Phase 3: 54 Townhomes
- Applicant was proposing the following changes:
  - A reorder of phases 2 & 3
  - Phase 2: 19 Townhomes
  - Phase 3: 47 Townhomes
  - To allow 12 Townhomes to be connected as measured along each façade (code allows a maximum of 6 continuous townhomes)
- Showed a map illustrating the phasing and a rendering of the proposed townhomes.

Chair Uccardi asked if they owned an adjacent parcel that fronted State Street. Mr. McIlrath replied that they were interested in the parcel, but they didn't own it. Chair Uccardi asked if they were interested in the properties that were at the corner of State Street and 350 South. Mr. McIlrath stated that the developer was still interested in those properties but hadn't purchased any yet. He said they were engaged in conversations with the owners but hadn't come to any agreements on a purchase price.

DISCUSSION ON AN AMENDMENT TO THE CLEARFIELD JUNCTION DEVELOPMENT AGREEMENT.

Mr. McIlrath presented the following information regarding a development agreement amendment request that Clearfield Junction was planning to submit:

- 214-Unit Mixed-Use Development

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- Phase 1: 1st two buildings along SR 126
- Phase 2: Last two buildings located west of Clearfield Library
- Approximately 16,000 square feet of commercial space in 1st two buildings.

- Addendum Items
  - Gym & Leasing Office
  - Clubhouse
  - Pool & Hot Tub
  - Interior Courtyard Reconfiguration & Parking
  - BBQ & Fire Pit Area
- Showed the site plan.
- Showed proposed changes to the gym, clubhouse, pool, and the barbecue area.
- Showed a rendering of the area with the adjusted parking area.

Vice Chair Bloomfield asked if the changes to the pool and amenities would be for the public or just for the residents. Mr. McIlrath explained that the amenities were just for the residents.

STAFF COMMUNICATIONS

Mr. McIlrath informed the commissioners about the Utah League of Cities and Towns conference and invited anyone who'd like to attend the second day of the conference. He said that it would help fulfil the annual training requirements for Planning Commission members. Commissioner Ratchford stated that she'd like to attend. Mr. McIlrath made a note and said that they would register Commissioner Ratchford and anyone else who'd like to attend.

Mr. Brimley asked the commissioners if it was helpful for staff to be in attendance at the conferences. Commissioner DeSpain said she liked having people she knew at the APA Conference. Commissioners Browning and Chair Uccardi also thought it was a positive thing and always nice to have people you know attending as well.

COMMISSIONERS MINUTE

Chair Uccardi: Said that Rancho Markets was very impressive. He said there was an article on KSL about the CEO and the history of the business. He said the restaurant inside was so busy that they had to close it temporarily and get more employees to keep up with the demand.

Vice Chair Bloomfield: Nothing

Commissioner Browning: Nothing

Commissioner Ratchford: Nothing

Commissioner DeSpain: Thanked staff.

Commissioner Gaines: Nothing

There being no further business to come before the Planning Commission, **Chair Uccardi moved**

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to adjourn. Seconded by Commissioner Browning.

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CLEARFIELD PLANNING COMMISSION MEETING
October 5, 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
	Lauren DeSpain	Commissioner
	Chad Mortensen	Commissioner (Alternate)
ABSENT:	Megan Ratchford	Commissioner
	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	Assistant City Attorney
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner I

VISITORS:

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

Mr. McIlrath said that he got an email from Commissioner Ratchford that she wouldn't make it to the meeting because her stepfather had passed away and she was travelling back to Pennsylvania.

DISCUSSION ON THE APPROVAL OF MINUTES FOR THE MAY 18, 2022 PLANNING COMMISSION MEETING.

Some grammatical errors were identified. Staff noted the items that needed to be corrected.

DISCUSSION ON DA 2022-080132, THE 3RD ADDENDUM OF THE DEVELOPMENT AGREEMENT FOR THE CLEARFIELD JUNCTION DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: 69 AND 101 NORTH MAIN STREET (TIN: 12-930-0001 AND 12-930-0002). PROJECT AREA: 2.67 ACRES. ZONE: T-C (TOWN MIXED COMMERCE). STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

The Commission and staff discussed the following items relevant to the Clearfield Junction Development Agreement addendum request:

- Commissioner Fullmer asked about the Club House being optional. Mr. McIlrath said that it was optional depending on if the commercial space was able to be leased out. He stated that all indications were pointing towards the space likely being used for a clubhouse.

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DISCUSSION ON DA 2022-080137, THE FIRST ADDENDUM OF THE DEVELOPMENT AGREEMENT WITH LOTUS ACQUISITIONS, LLC FOR PHASE 2 AND 3 OF THE LOTUS ANTHEM DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: 240 EAST 350 SOUTH (TIN: 15-072-0001). PROJECT AREA: 4.069 ACRES. ZONE: U-R (URBAN MIXED RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

The Commission and staff discussed the following items relevant to the Lotus Anthem Development Agreement addendum request:

- The Commission didn't have any additional questions as the request was a discussion item in the previous Planning Commission meeting in September.

DISCUSSION ON CUP 2022-090139, A CONDITIONAL USE PERMIT REQUEST BY ROCKY MOUNTAIN POWER TO EXPAND THE ELECTRICAL SUBSTATION AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 1300 SOUTH 1000 WEST (TIN: 12-065-0170). PARCEL AREA: 24.19 ACRES. ZONE: A-1 (AGRICULTURAL). STAFF: TYSON STODDARD, PLANNER I (ADMINISTRATIVE ACTION).

The Commission and staff discussed the following items relevant to the Rocky Mountain Power conditional use permit request:

- Commissioner Fullmer asked if it would be possible to enforce any landscaping requirements as part of the conditional use request. Mr. Stoddard responded that staff discussed that idea when preparing the report. He said that because the area they were expanding was a small portion on the east, they weren't impacting the area along 1000 West that had the existing landscaping. Mr. McIlrath explained that conditions had to be in proportion to the proposed expansion. He said that since it was a small expansion on the back side, requiring them to do improvements on an area not impacted by the expansion could be difficult.
- There was some discussion on the progress of the new Heritage East Subdivision near the substation location.

After the discussion of the items on the agenda, Commissioner Browning brought up an article that he had read about the different types of bike lanes, and that planners seemed to prefer the buffered bike lanes. He said that the number of accidents reduced significantly when there were buffered bike lanes as opposed to striped lanes or 'sharrows'(shared bike lanes). Mr. McIlrath agreed and said that 'sharrows' are more appropriate in a neighborhood setting where there isn't a lot of vehicle traffic.

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

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CLEARFIELD PLANNING COMMISSION MEETING
October 5, 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
	Lauren DeSpain	Commissioner
	Chad Mortensen	Commissioner (Alternate)
ABSENT:	Megan Ratchford	Commissioner
	Zach Gaines	Commissioner (Alternate)
STAFF PRESENT:	Shawn Robinson	City Attorney
	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner I
VISITORS:	Kirk Nigro, Joe Torman, Michael Olsen, Allison Bastian	

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

Planning Commission Chair Statement.

APPROVAL OF MINUTES FOR THE MAY 18, 2022 PLANNING COMMISSION MEETING.

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

Chair Uccardi stated for the record, that Commissioners Ratchford and Gaines were not present for the meeting, and that Commissioner Mortensen would be voting on the decision items.

DISCUSSION AND RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR DA 2022-080132, THE 3RD ADDENDUM OF THE DEVELOPMENT AGREEMENT FOR THE CLEARFIELD JUNCTION DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: 69 AND 101 NORTH MAIN STREET (TIN: 12-930-0001 AND 12-930-0002). PROJECT AREA: 2.67 ACRES. ZONE: T-C (TOWN MIXED COMMERCE). STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

Chair Uccardi declared the public hearing open.

Brad McIlrath, Senior Planner, presented the following:

- 214-Unit Mixed-Use Development

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- Phase 1: 1st two buildings along SR 126
- Phase 2: Last two buildings located west of Clearfield Library
- Approximately 16,000 square feet of commercial space in 1st two buildings.

- Addendum Items
  - Gym & Leasing Office
  - Clubhouse
  - Pool & Hot Tub
  - Interior Courtyard Reconfiguration & Parking
  - BBQ & Fire Pit Area
- Showed the site plan.
- Showed proposed changes to the gym, clubhouse, pool, and the barbecue area.
- Showed a rendering of the area with the adjusted parking area.
- Mr. McIlrath gave a recommendation of approval, and explained the condition listed regarding the repair and reinstallation of landscaping. He said that as the development progressed, he'd seen instances of deficiencies with the landscape as it had been installed and it needed to come into conformance with the site plan approval.

Commissioner Browning asked about the clubhouse being optional and requested more details on what that meant. Mr. McIlrath said that he understood that the first preference of the applicant was to lease out the commercial space, but if they were having difficulties leasing out the space, then they would have the option to use the space for a clubhouse.

Commissioner Fullmer asked for some clarification on the perimeter fencing around the pool. He said that the drawings weren't consistent and wanted to make sure he understood what the final proposal was. Mr. McIlrath clarified and showed the plan that was submitted with the building permit application.

Commissioner Mortensen asked if the fire pit was going to be gas fed. Mr. McIlrath responded yes, that was how he understood it. Commissioner Mortensen said he wanted to clarify to see if it was a wood fireplace and required storage for the wood.

Chair Uccardi asked if there were any comments from the public. Seeing none, he declared the public hearing closed.

Commissioner Browning moved to recommend approval to the City Council for DA 2022-080132, the 3rd addendum of the development agreement for the Clearfield Junction development at the subject location, subject to the findings of the staff report and the following conditions.

1. **The site landscaping shall be repaired and reinstalled where necessary in accordance with the approved landscape plans of the site plan approval for the Clearfield Junction development. The landscaping shall also comply with the revisions approved as part of the second addendum for Clearfield Junction.**

Seconded by Commissioner DeSpain. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, DeSpain, and Mortensen. Voting NO: None.

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DISCUSSION AND RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR DA 2022-080137, THE FIRST ADDENDUM OF THE DEVELOPMENT AGREEMENT WITH LOTUS ACQUISITIONS, LLC FOR PHASE 2 AND 3 OF THE LOTUS ANTHEM DEVELOPMENT AT THE SUBJECT LOCATION. LOCATION: 240 EAST 350 SOUTH (TIN: 15-072-0001). PROJECT AREA: 4.069 ACRES. ZONE: U-R (URBAN MIXED RESIDENTIAL). STAFF: BRAD MCILRATH, SENIOR PLANNER (LEGISLATIVE ACTION).

Chair Uccardi declared the public hearing open and turned the time over to staff for the presentation.

Brad McIlrath, Senior Planner, presented the following:

- The original development agreement was executed in October 2019.
- Three Phases
  - Phase 1: 210 Apartments and 33 Townhomes
  - Phase 2: 16 Townhomes
  - Phase 3: 54 Townhomes
- Applicant was proposing the following changes:
  - A reorder of phases 2 and 3
  - Phase 2: 19 Townhomes
  - Phase 3: 47 Townhomes
  - To allow 12 Townhomes to be connected as measured along each façade (Code allowed a maximum of 6 continuous townhomes)
- Showed a map illustrating the phasing and a rendering of the proposed townhomes.
- Concluded the presentation and asked for any questions.

Commissioner Browning said that in the proposed agreement, the language would allow the developer to close on the purchase of the subject properties without a deadline date. He asked if that was the intent. Mr. McIlrath said he believed the intent of the developer was to purchase both properties by the date in the agreement, October 31, 2022. He said the developer could also provide more information, or the Commission could propose the language to change before it was forwarded to the City Council. Commissioner Browning suggested that it should be clear what the final purchase date was.

Commissioner Fullmer asked if there were any discussions with the applicant about the different sizes of the townhome options and where the different sizes would be located. Mr. McIlrath replied that it hadn't been discussed with the developer, and that they had only discussed what was being proposed in the amendment. Mr. McIlrath gave an overview of the layout of the entire development and showed the different sizes of townhomes on the site plan.

Commissioner Murray asked if the Commission should recommend changing the language in the agreement to make the deadline of the property purchase clear. Mr. McIlrath said he thought it would be good to get the input from the applicant on that question.

Allie Bastian, with Lotus Company, suggested that their preference would be to close by January 10, 2023.

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Discussion followed amongst the Commission. Commissioner Browning suggested that the Commission simply make a recommendation to the City Council that the purchase date be figured out and finalized, and that there was a specific date tied to the purchase of the property.

Chair Uccardi asked for any other questions for the applicant. Seeing none, he asked for any comment from the public. Seeing none, he declared the public hearing closed.

Commissioner Browning moved to recommend approval to the City Council for DA 2022-080137, the first addendum of the development agreement with Lotus Acquisitions, LLC for phase 2 and 3 of the Lotus Anthem development at the subject location with the following comment.

1. **Recommend that a firm date is set for the property purchase to be finalized, and that the date be negotiated between the City Council, staff, and the developer prior to the execution of the development agreement amendment.**

Seconded by Commissioner DeSpain. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, DeSpain, and Mortensen. Voting NO: None.

DISCUSSION AND APPROVAL OF CUP 2022-090139, A CONDITIONAL USE PERMIT REQUEST BY ROCKY MOUNTAIN POWER TO EXPAND THE ELECTRICAL SUBSTATION AT THE SUBJECT PROPERTY. LOCATION: APPROXIMATELY 1300 SOUTH 1000 WEST (TIN: 12-065-0170). PARCEL AREA: 24.19 ACRES. ZONE: A-1 (AGRICULTURAL). STAFF: TYSON STODDARD, PLANNER I (ADMINISTRATIVE ACTION).

Tyson Stoddard, Planner I, presented the following:

- A-1 (Agricultural) Zone
- Public Uses listed as Conditional Use
- Expansion to increase substations capacity to convert bulk power and distribute it locally
- Proposing new transformer to the east
- Removal of a portion of existing fence
- Install new fence to enclose the new transformer
- Showed an aerial image and zoning map of the subject property.
- Showed the site plan for the expansion.
- Presented a conditional use analysis table.

Commissioner Browning asked if the fencing of the site would be maintained during construction. Mr. Stoddard responded that the application didn't provide that level of detail in the plans, but he assumed that was the case. He said that a representative from Rocky Mountain Power was present and could answer that question with more specifics.

Kirk Nigro, Rocky Mountain Power representative, said that the substations were very secure facilities. He said they are monitored by Homeland Security. He said for him to visit a station, he had to contact the station manager and wear the appropriate PPE. He responded that the fencing would be maintained so that no public could access the site throughout the construction process.

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Commissioner Fullmer stated he lived nearby and encouraged Rocky Mountain Power to improve the landscaping along 1000 West. Mr. Nigro said he'd make a note and bring that up with facilities.

Commissioner Browning moved to approve CUP 2022-090139, a conditional use permit request by Rocky Mountain Power to expand the electrical substation at the subject property, subject to the discussion and findings of the staff report and the following conditions.

1. **The project shall comply with all building code standards and the applicant shall obtain any necessary building permits prior to the commencement of construction.**
2. **The new section of perimeter fence shall include any appropriate warning signs as advised or required by the Occupational Safety and Health Administration (OSHA) and the American National Standards Institute (ANSI).**
3. **The applicant shall provide certification or documentation indicating that the conditional use complies with standards set by the Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA).**
4. **A Stormwater Activity Permit shall be obtained, and a Clearfield Small Subdivision SWPPP submitted to the city prior to the commencement of construction.**

Seconded by Commissioner Murray. The motion carried on the following vote. Voting AYE: Commissioners Uccardi, Bloomfield, Murray, Browning, Fullmer, DeSpain, and Mortensen. Voting NO: None.

STAFF COMMUNICATIONS

Mr. McIlrath said that there would be a land use training on the agenda for the next meeting. State Statute required at least one hour of training each year for Planning Commissioners regarding the Land Use, Development, and Management Act.

COMMISSIONERS MINUTE

Chair Uccardi: Thanked everyone for being present and all the work they do.

Vice Chair Bloomfield: Nothing.

Commissioner Murray: Nothing.

Commissioner Browning: Thanked staff.

Commissioner Fullmer: Thanked staff.

Commissioner DeSpain: Nothing.

Commissioner Mortensen: Thanked staff.

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

MEETING DATE: Wednesday, February 15, 2023

SUBJECT: Discussion and Possible Action on **SP 2023-0102**, a site plan review request by Allie Platt with Lotus Company for Phase 2 of the Lotus Anthem Development to construct sixty-four (64) townhomes at the subject property. **Location:** 240 East 350 South (TIN: 15-072-0001). **Parcel Area:** 4.069 acres. **Zone:** U-R (Urban Mixed Residential). **(Administrative Action)**

RECOMMENDATION

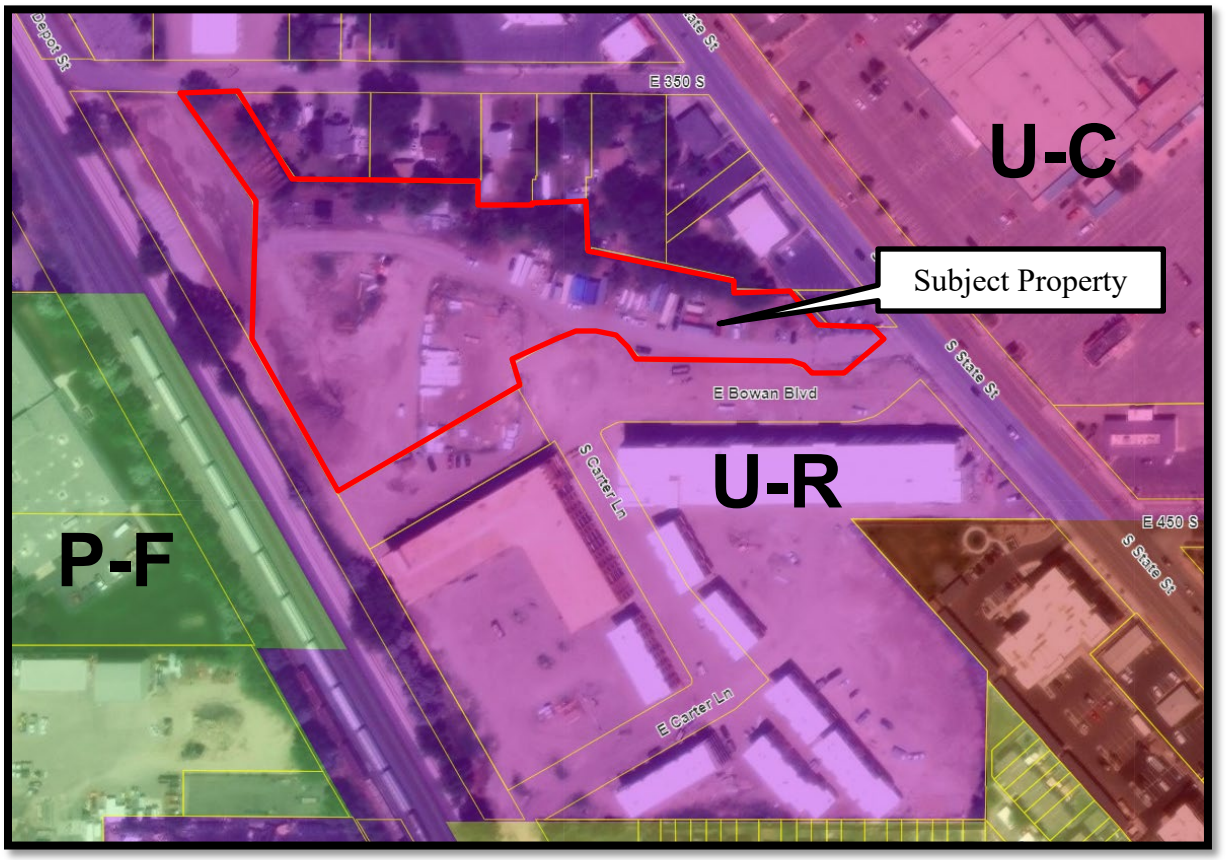
Staff recommends that the Planning Commission move to **approve as conditioned, SP 2023-0102**, a site plan review request by Allie Platt with Lotus Company for Phase 2 of the Lotus Anthem Development to construct sixty-four (64) townhomes at 240 East 350 South (15-072-0001). This recommendation is based on the discussion and findings of the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Lotus Anthem Phase 2 Townhomes
Site Location	240 East 350 South
Tax ID Number	15-072-0001
Applicant	Allie Platt, Lotus Company
Owner	Clearfield City
Proposed Actions	Site Plan Review Approval
Current Zoning	U-R (Urban Mixed Residential)
Site Area	4.069 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Single-Family and Commercial	U-R (Urban Mixed Residential)	Mixed-Use
East	Commercial	U-C (Urban Core Commerce)	Mixed-Use
South	Lotus Anthem Phase 1	U-R (Urban Mixed Residential)	Mixed-Use
West	Railway Corridor/PARC	P-F (Public Facilities)	Business Park

Aerial Image & Zoning



BACKGROUND

As part of the second and final phase of the Lotus Anthem Development, Lotus Company proposes to construct eight (8) townhome buildings that will provide sixty-four (64) units. The eight (8) townhome buildings will vary by the number of units per building with four (4) units (1 building), six (6) units (3 buildings), seven (7) units (2 buildings), eight (8) units (1 building), and one eighteen (18) unit L-shaped building that will abut the park. The townhomes will be located along Bowen Boulevard and Carter Lane with six (6) front-loaded townhomes along the north end of Carter Lane and fourteen (14) townhomes facing each other with a common green space. There are fifty-one (51) 2-bedroom townhomes and thirteen (13) 3-bedroom townhomes. Each townhome will have a two (2) car rear loaded garage, except for the northern six (6) townhomes and the one (1) townhome at the corner of Carter Lane and the park that will have a two (2) car front loaded garage.

As a project in the in the Downtown Form-Based Code area ("FBC"), specific building type standards are reviewed along with the landscaping and streetscape design for compliance with the FBC. The project area is in the U-R (Urban Mixed Residential) which allows for multi-family and townhome building types. The location of the townhomes is specifically limited to secondary streets such as Carter Lane. As part of the development agreement, the townhomes located along Bowen Boulevard have been permitted. As an overview, the applicant has worked with staff and is proposing buildings that seek to address the intent of the FBC with high quality design and materials that will positively contribute visually to the State Street corridor and the community.

Development Agreement
It is important to note that a development agreement and an addendum to that agreement have been executed between Clearfield City and Lotus Company for the overall Lotus Anthem project. This development agreement outlines many issues related to the timing of the entire project as well as the construction of public infrastructure, streets, and a park. As allowed by the FBC a development agreement can provide for modifications to development standards of the FBC as approved by the City Council. The following standards have been modified per the executed development agreement and the addendum that are applicable to Phase 2 of this project. The first modification listed below applies to the entire length of Carter Lane within Phase 1 and 2 of the project. The last two modifications listed are specifically applicable to Phase 2.

1. Carter Lane will be constructed with a thirty-four-foot (34') pavement width as opposed to the code standard of thirty-six-feet (36') with bike sharrows painted on the street.
2. The maximum number of townhomes per building may be twelve (12) instead of the code standard of six (6) townhomes. This is measured per building façade.
3. The front-loaded townhomes are permitted along the north side of Carter Lane and are permitted to have a minimum depth of twenty feet (20') and width of thirty feet (30').

Understanding Compliance vs. Non-compliance with FBC
In the following sections, development standards are reviewed in a table format and as part of the staff analysis, standards are identified as "complies with FBC" or "non-compliance with FBC." Only aspects of the development that are in full compliance with the FBC will be listed as such. Aspects that fail to comply with the development standards or are partially compliant will be listed as non-compliant with the FBC and will need to be corrected prior to issuance of final land use approval. In short, if a project is meeting a code standard of the FBC then it is "in compliance" or "complies with the FBC." If a standard is not being met either in full or is only partially compliant (this is the most common occurrence), then the code item listed as "non-compliance with the FBC." If there is an item that is not addressed or has been neglected from the submitted plans this item is also marked as "non-compliant" until such time it is corrected to the appropriate standard, or as appropriate, receives approval for a requested modification. Items that are listed as "non-compliant" will be addressed through a list of "conditions of approval".

Planning Commission Action
As outlined in the administration chapter of the FBC, the Planning Commission may: 1) approve, 2) approve with conditions, or 3) deny the application until it meets the required FBC Standards. Due to the complexity of the FBC, if there is a substantial number of revisions needed, or items listed as "non-compliant" for a development to meet compliance, staff may recommend that the Planning Commission deny the application until all required FBC Standards are addressed to be reviewed by the Planning Commission at the next available meeting.

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

The development includes the construction and dedication of the remainder of Bowen Boulevard and Carter Lane. Bowen Boulevard has been constructed as part of phase 1 of the development with some modifications outlined in the development agreement. The remaining street improvements that will be provided as part of phase 2 will include the sidewalk and streetscape trees. Carter Lane is a neighborhood street that connects to Depot Street on the north and south. Carter Lane also includes the slight modification to the right-of-way width listed above. The majority of Carter Lane was completed as part of phase 1 with this final section connecting to Depot Street to the northwest being completed as part of phase 2. The development standards for the two streets will be reviewed in the following tables.

Carter Lane is identified in Chapter 4 of the FBC as a residential street and is the continuation and connection with Depot Street. The development agreement has allowed this street to be developed with a 55 foot right of way instead of a 57 foot right of way as required by code. The following standards will be reviewed as they relate the proposed street and the modification provided in the development agreement.

Neighborhood Street – 5.9

Standard:	Staff Analysis:
Vehicular Realm • *Right-of-Way Width:* 57-61 feet. • *Travel Lanes:* 2 lanes. • *Lane Width:* Minimum of 10 feet for TC, UC, UR, and CV zones. • *Parking Lanes:* Parallel and 10 feet wide striped and shared with bicycles. • *Pavement Width:* 36 – 41 feet. • *Median:* Not required. • *Bicycle Facilities:* Shared with parallel parking.	Complies with the FBC Modification Staff Note: As part of the FBC modification, Carter Lane provides thirty-four-feet (34') of pavement width with bike sharrows stripped on the street for clarity.
Pedestrian Realm • *Minimum 5-foot-wide sidewalk.* • *Minimum 5-foot-wide landscaped street buffer.*	Complies with FBC Staff Note: Carter Lane provides a five-foot (5') sidewalk and a six-foot (6') buffer. The larger street buffer was a desire of the developer and as such leads to the slightly smaller pavement width. As a granted modification, and to promote a comfortable pedestrian environment, the proposed pedestrian realm complies with the intent of the FBC.
Street lighting along a non-arterial street shall have a minimum fixture spacing of 40 feet apart on center and a maximum of 80 feet on center.	**Non-compliance with FBC** Staff Note: There are two streetlight locations that have been noted on the plans. One needs a streetlight added and the other, the streetlight needs to be shifted to the west. With these changes the plans will comply with the minimum and maximum spacing standards of the FBC.
Street Trees: • *Street Tree Types.* For Street Buffers 6 feet and less, small and/or medium trees may be used. • *Street Tree Spacing.* Medium and small trees shall be spaced a minimum of 20 and a maximum of 40 feet on center. • The minimum clear branch height is 7 feet. • Street trees shall be selected from Tables 5.6 (2) or (3) for medium or small street trees.	**Non-compliance with FBC** Staff Note: The Landscape plans provides Elm trees which are a medium street tree. The Elm species complies with the FBC. The street trees are spaced more than the maximum forty-foot (40') distance allowed by code. The landscape plans will need to be revised to provide more street trees that comply with the

• Street tree diversity shall be provided as required by Table 5.6 (4) of the FBC.	minimum and maximum spacing standards. If necessary, the tree selection to a small street tree may be better suited for the project. Frontier Elms and Summer Sprite Linden street trees are used along the southern portion of Carter Lane in Phase 1.

B. BUILDING TYPE STANDARDS (FBC Chapter 6)

TOWNHOUSE BUILDING TYPES:

1. Building Site

Standard:	Staff Analysis:
Minimum Unit Width: 20 feet. *Maximum Building Width (or # of Units):* 120 feet or 6 units.	Complies with FBC Modification Staff Note: Phase 2 includes multiple townhome buildings that exceed six (6) units as outlined in the background section of this report. As part of the addendum to the development agreement, the proposed layout and connection of the townhomes are permitted.
Maximum Impervious Coverage: 70%. *Additional Semi-Pervious Coverage:* 20%.	Complies with FBC Staff Note: According to the Civil Cover Sheet (C1), the final project area after the Carter Lane roadway dedication is 3.30 acres. Of that acreage, 68.1% will include the building areas and the hard surface areas such as driveways and sidewalks. Therefore, the project complies with the maximum allowed impervious coverage.

2. Site Access & Parking

Standard:	Staff Analysis:
Parking & Loading Location: Rear yard/rear façade; front façade as noted in Section 6.9.2 of FBC.	Complies with FBC Staff Note: All the townhomes have rear-loaded garages except for the six (6) units located on the north end of Carter Lane and the one (1) unit located at the corner of Carter Lane and the park. Those front-loaded townhomes are permitted provided there is a pedestrian entrance separate from the garage door and the garage door is recessed a minimum of three feet (3') from the entrance door or other vertical façade articulation. Additionally, the development agreement permits front-loaded townhomes within the development. On the northern six (6) townhomes, the garages are recessed four and a half feet (4'6") from the front porch pillar. The garage for the townhome next to the park is

	recessed by three feet (3') by an architectural pillar.
Vehicular Access: Alley; if no ally exists, 1 driveway per building per street frontage (garage must be recessed behind entrance).	Complies with FBC

3. Building Location

Standard:	Staff Analysis:
Multiple Principal Buildings: Permitted	Complies with FBC
Front Build to Zone: 5-15 feet (15-foot min. if not facing a street) (previous standard was 10 feet if not facing a street).	Complies with FBC Staff Note: The townhome building on the north side of Carter Lane complies with the maximum fifteen-foot (15') standard. The townhomes facing a common green space comply with the previous standard. As an overall project that began with the previous standard of ten feet (10'), it was acknowledged through the DA addendum that it would be acceptable to apply that standard in this situation. The total distance between the townhomes is over twenty-three feet (23'). This provides a front build-to-zone of nearly twelve feet (12') for the closest townhomes.
Corner Build to Zone: 0-10 feet.	**Non-compliance with FBC.** Staff Note: The curved townhome building at the northeast corner of Carter Lane and Bowen Boulevard has a corner build-to-zone of eleven feet (11'). The front-loaded townhome building on the north end of Carter Lane has a corner build-to-zone of just over thirteen feet (13.3'). Each townhome building will need to be adjusted to have a corner build-to-zone no greater than ten feet (10').
Occupation of Corner: Not Required.	Complies with FBC
Property Front Line Coverage: 80%.	Complies with FBC
Minimum Side Yard Setback: 5 feet.	Complies with FBC
Minimum Rear Yard Setback: 5 feet.	Complies with FBC

4. Building Massing

Standard:	Staff Analysis:
Minimum Overall Height: 2 Stories (1 story allowed for ADA units).	Complies with FBC
Maximum Overall Height: 3 Stories.	Complies with FBC
Ground Story: Minimum Height – 12 feet. *Maximum Height* – 18 feet.	Complies with FBC Staff Note: Staff has recognized that this was a typing error in the code which is being corrected by the consultant.
Upper Stories: Minimum Height – 9 feet.	**Non-compliance with FBC.**

Maximum Height – 14 feet.	Staff Note: The townhome buildings appear to comply with these standards but staff is unable to confirm compliance. The plans will need to be revised to provide the story heights. As outlined in Section 6.3.4, "Floor height is measured in feet between the floor of a story to the ceiling of a story (e.g. clear height). The plans will need to show that the clear height for each floor is no less than nine feet (9').
Permitted Roof Types: Parapet, Pitched, Flat.	Complies with FBC Staff Note: According to the plans, the townhomes utilize a mix of parapet and flat roofs.

5. Street Façade Articulation/Details

Standard:	Staff Analysis:
Blank Wall Limitations: Limitation of windowless area permitted on a façade with street frontage: (a) No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless; and (b) No horizontal segment of a story's façade greater than 15 feet in width may be windowless.	(a) Complies with FBC (b) Complies with FBC
Vertical Façade Divisions: Required between units.	Complies with FBC
Horizontal Façade Divisions: Per entrance type requirements.	Not applicable
Front Façade Entrance: Stoop or Porch.	Complies with FBC Staff Note: The townhomes are provided with a stoop entry.

6. Building Fenestration

Standard:	Staff Analysis:
Minimum Ground Story Transparency: 25%.	Complies with FBC Staff Note: All the ground floors have a transparency greater than 25%.
Minimum Upper floor Transparency: 20%.	Complies with FBC Staff Note: All the upper floors have a transparency greater than 20%.
Principal Entrance: Front or Corner Façade.	Complies with FBC
Required Number of Street Entrances: 1 per unit.	Complies with FBC

7. Building Uses

Standard:	Staff Analysis:
Ground Story: Residential, retail, office, service.	Complies with FBC

Upper Stories: Residential.	Complies with FBC
Parking within Building: Permitted fully in basement and in rear of ground floor.	Complies with FBC Staff Note: This standard does not state that parking in the front with a front-loaded garage is permitted. However, by allowing front-loaded townhomes in certain situations, the parking in the front of the ground story would need to be allowed. This is an edit that needs to be made in the FBC to avoid confusion.
Required Occupied Space: 30 feet deep on all full floors.	Complies with FBC and Modification Staff Note: All the townhomes except for the six (6) northern units comply with this standard. Those townhomes are permitted to have a minimum twenty-foot (20') depth with the approved addendum.

Building Design Standards

Standard:	Staff Analysis:
Primary Façade Materials: Primary materials shall be used for a minimum of 75% of each façade of the buildings in the UC, UR, and CV districts. (a) Permitted Primary Materials: (i) Stone (ii) Brick (iii) Wood Siding (iv) Fiber Cement Board (lapped, shingled, panels) (v) Glass (b) Primary building materials may not include vinyl siding or aluminum slat siding.	**Non-compliance with FBC** Staff Note: The plans include a material board, but do not indicate where the materials are used on the elevations. The plans will need to be revised to comply with this standard and callout the locations of the building materials.
Secondary Façade Materials: Secondary materials are to be used to highlight details and/or provide accents and architectural variety. Secondary materials shall be used for a maximum of 25% of each façade for buildings in the UC, UR, and CV districts. (a) Permitted Secondary Materials: (i) All primary materials may be used as secondary materials. (ii) Fiber reinforced materials for trim and cornice elements, including: i. Glass Fiber Reinforced Concrete (GFRC) ii. Polymer-modified Glass fiber Reinforced Gypsum (PGRG) iii. Fiberglass Reinforced Plastic (FRP) iv. Glass fiber Reinforced Gypsum (GRG)	**Non-compliance with FBC** Staff Note: Same as note above. The development does indicate that stucco may be used as a secondary façade material and used on eaves/cornices of the townhomes.

(iii) Metal (beams, cast, sheet, extruded) for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding. (iv) Exterior Insulation and Finishing Systems (EIFS) i. Permitted for trim only and/or on upper facades only in the UC, UR, and CV districts. (v) Pre-cast Concrete (vi) Cast Stone	
Color: Main building colors shall utilize traditional palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the façade surface area.	Complies with FBC
Windows: All upper story windows shall be detailed with trim or moulding at least four inches in width. Additionally, all upper story windows shall incorporate at least one of the following accent details: (a) Mullions and/or Transoms; (b) Shutters or canopies proportional to window size; (c) Recessed inset of at least two inches from the façade; (d) Lintel and/sill detail.	**Non-compliance with FBC** Staff Note: The townhomes incorporate a variety of different window types and treatments. The plans will need to be revised to comply with the window standards of the code. Phase 1 of the Lotus Anthem development complies with these standards.
Awnings, Shutters, and Appropriate Grade of Materials. See Section 6.13.5	Not applicable
Building Variety: Building design is required to vary between vertical façade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. (1) The proportion of recesses and projections. (2) The location of the entrance and window placement, unless mixed uses are utilized. (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.	Complies with FBC Staff Note: The buildings utilize a contemporary architectural design with vertical façade divisions and a good use/mix of building materials and color.
Outdoor Space for Residential Development: Each residential unit must be provided with a minimum of 75 square feet of outdoor space. Use of roof tops to meet outdoor space is allowed in all districts. Outdoor spaces include: balconies, patios, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered functional outdoor space.	Complies with FBC Staff Note: With the balconies and the yards and common open space, the townhomes comply with this standard.

C. SITE & LANDSCAPE STANDARDS (FBC Chapter 7)

The landscape chapter of the FBC outlines standards for site specific landscaping, parking lot landscaping and site buffering. As a multi-faceted phase for this development the landscaping has been submitted as

a whole and not separated with each building. The site landscaping includes walkways, shrubbery, and trees.

1. General Plant Requirements

Standard:	Staff Analysis:
Plant Requirements: (a) 20 trees are required per 1 acre of project. Street trees do not count toward this requirement. (b) 50 shrubs are required per 1 acre of project. 2 ornamental grasses or perennials count as 1 shrub up to 60% of required shrubs. (c) The maximum amount of landscape area than may be turf grass is 60% (Previous standard). Park strips and other areas less than eight feet (8') wide shall not be landscaped with turf grass (Current standard).	**Non-compliance with FBC on the turf grass standard.** Staff Note: With a final project area of 3.30 acres after the roadway dedication, a total of sixty-six (66) trees and one hundred and sixty-five (165) shrubs are required. Excluding the street trees, the project provides seventy-three (73) trees and six-hundred and twenty-seven (627) shrubs. The previous code standard for turf grass was a maximum amount of 60%. The total amount of turf grass used s 56% of the landscape area as indicated on the landscape plan. Staff has noted on the plans the areas that include turf grass than are less than eight feet (8') wide. Those areas will need to be revised to include shrubbery and materials that are not turf grass.
Plant material shall be placed around the perimeter of the building footprint in a 5-foot minimum planting strip with the exception of entrances, utilities, and where required setbacks are less than 5 feet. For setbacks less than 5 feet, plant materials shall be placed around the perimeter of the building footprint in a planting strip the dimension of the setback, unless no setback exists.	**Non-compliance with FBC** Staff Note: Staff has noted on the plans where the planting strip around the perimeter of the townhome buildings does not meet this standard and needs to be revised.
Plant Selection: Planting selections must be water wise. Plants may be selected from the State of Utah waterwise plan list at https://waterwiseplants.utah.gov, the Conservation Garden Park database at https://conservationgardenpark.org/plants, or the waterwise plant list at https://www.weberbasin.com.	**Non-compliance with FBC** Staff Note: Most but not all of the trees and shrubs used are found on a water wise plant list. Staff has noted on the plans which plants need to be replaced.
Size of Plants: See Table 7.2 (1) for minimum sizing standards.	**Non-compliance with FBC** Staff Note: If the multi-stem Amur Maple is a multi-trunk tree then it must have a minimum height of ten feet (10'). The minimum height required for the Weeping White Spruce is eight feet (8'). All other plants comply with the sizing standards.

2. Parking Lot Buffer

This buffer is required in areas where a parking lot is adjacent to a front, rear, or side property or adjacent to a right-of-way.

Standard:	Staff Analysis:
Buffer Depth and Location: The buffer is required to have a depth of 7 feet, but can be reduced to 5 feet for the side and rear areas if structural soil or an urban root system is used.	**Non-Compliance with FBC** Staff Note: There is only one parking area next to the dog park where the parking lot buffer would apply. There is no landscape buffer provided here and needs to be provided to comply with code. Staff recommends that the parking lot buffer be provided between the dog park and the property line to provide the necessary buffer for the adjacent properties. There is an area to the east of this parking area that appears to be a fire truck turnaround. Staff has provided a note on the Civil Site Plan to callout what this area will be. If it is to be parking, then the parking lot buffer will need to be provided.
Buffer Landscape Requirements: The landscape screen of the buffer is required to have minimum width of 5 feet. A continuous double row of shrubs is required within the screen with a minimum width of 24 inches with shrubs spaced no more than 36 inches apart on center. The shrubs must maintain a height of 24 inches within 1 year of planting. A minimum of 15 shrubs are required for every 100 feet and at least 1 medium or large shade tree is required every 40 feet within the buffer area.	

3. Landscaping Screening

Standard:	Staff Analysis:
Open Storage & Refuse Areas Screening Req's: • No open storage or refuse area is permitted in the front or corner side yards, within 10 feet of a property line, and between the building and street. • An opaque screening wall is required on 3 sides of the dumpster and bin areas. The wall shall be the higher of the following: 1) 6 feet, 2) Height of the use being screened, 3) Height as determined by the City to accomplish the objective of screening. • Openings that can be visible from a public way or adjacent properties must be furnished with opaque gates. • If the refuse area is located within a larger paved area, landscape islands must be located on 3 sides of the area with at least 1 medium or large shade tree in 1 of the landscape areas.	Complies with FBC Staff Note: The dumpster locations comply with the landscape screening required by code. The floor plans for the townhomes also show locations for individual cans. The plans need to be revised to clarify if individual cans will be used or dumpsters. Although this is not an item of non-compliance, but clarity should be provided. Additionally, to confirm code compliance, the detail for the refuse area enclosure needs to be added to the plans.
Utility Appurtenances Screening Requirements: • Shall be fenced with an opaque wood or brick-faced masonry on all sides facing a right-of-way.	Complies with FBC Staff Note: The developer has indicated that all utility appurtenances will be located on the roofs like the townhomes in Phase 1.

• A landscape screen with a shrub bed that has shrubs spaced no more than 36 inches apart on center shall be provided.	

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

D. CIVIC OPEN SPACE STANDARDS (FBC Chapter 8)

As outlined in Chapter 8 of the FBC, each development in the downtown area is required to contribute to the creation and enhancement of Civic Open Space. For all developments 5 acres in size or greater, ten percent (10%) of the total size of the development shall be provided as a civic open space. As a development that meets this threshold, a civic open space must be provided. As part of the development agreement previously executed, it was agreed upon that the developer will provide a ½ acre park at the west end of Bowen Boulevard. The ½ acre parcel has been dedicated to the city and the park improvements will be completed as part of Phase 1.

E. PARKING STANDARDS (FBC Chapter 9)

Motor Vehicle Parking
As stated at the background section of this report, Phase 2 includes fifty-one (51) 2-bedroom townhomes and thirteen (13) 3-bedroom townhomes. The development agreement for the Lotus Anthem project granted a parking ratio of 1.25 spaces per unit.

Parking Standard	Square Footage or Number of Bedroom Units	Requirement
1.15 spaces / 1-bedroom unit	0 Units	0 Spaces
1.725 spaces / 2-bedroom unit	51 Units	88 Spaces
2.3 spaces / 3-bedroom unit	13 Units	30 Spaces
	Total Required:	**118 Spaces**

It is important to note that the townhomes will have two-car garages and therefore meets the minimum parking standard outlined below. The six (6) front-loaded townhomes and most of the townhomes on the east side of Carter Lane include driveways large enough to accommodate an additional two (2) cars and there are seven (7) visitor parking spaces provided next to the dog park. Staff is concerned with the small driveways for the townhomes on the west side of Carter Lane and the lack of visitor parking provided there. Staff recommends that if the dumpster closures are not needed then they be replaced with visitor parking. If needed, visitor parking may be provided at the west end of the central common open space. The project complies with the minimum code standards, so this staff recommendation cannot be a condition of approval but will hopefully be taken into consideration by the applicant.

Bicycle Parking
To encourage alternate modes of transportation and a pedestrian oriented development, the FBC requires a minimum of one (1) bike rack space for every five (5) dwelling units for unites that have 2+ bedrooms. With sixty-four (64) townhomes, a total of thirteen (13) bike rack spaces are required. The plans do not provide bike rack spaces and will need to be revised to do so. All outdoor bicycle racks shall be designed to meet the standards outlined on page 110 of the FBC.

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

CITY DEPARTMENT / AGENCY REVIEW

On January 19, 2023, copies of the plans were provided to the North Davis Sewer District, North Davis Fire District, Building Official, Engineering and Public Works staff. Engineering has provided a review letter which has been forwarded to the applicant. No other comments have been provided to date.

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

CONCLUSION AND STAFF RECOMMENDATION

Based upon a review of all applicable code standards and as outlined in the Downtown Clearfield Form-Based Code, the applicant has made sufficient changes to warrant a recommendation of approval by Staff.

Therefore, Staff recommends that the Planning Commission move to **approve as conditioned, SP 2023-0102,** a site plan review request by Allie Platt with Lotus Company for Phase 2 of the Lotus Anthem Development to construct sixty-four (64) townhomes at 240 East 350 South (15-072-0001). This approval is subject to the conditions outlined below.

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

CONDITIONS OF APPROVAL

1) The streetlight spacing along Carter Lane shall be revised to comply with the minimum and maximum distances required by code.
2) The street trees along Carter Lane shall be revised to comply with the minimum spacing and tree types required by code.
3) Townhomes that include a corner build-to-zone shall be revised to comply with the 0–10 foot build-to-zone required by code.
4) The townhome elevations shall be revised to provide the minimum clear floor height of nine feet (9') as required by code.
5) The townhome building materials shall be called out and comply with the primary and secondary façade materials required by code. Stucco may be utilized as allowed per the development agreement.
6) The upper story windows for the townhomes shall be revised to comply with the minimum code standards. As required by code, the upper story windows shall be detailed with a trim or moulding at least four inches (4") wide and one of the accent details outlined in code.

7) The landscape plans shall be revised to comply with the following:
    a. Turf grass shall be removed from all areas that are less than eight feet (8') wide.
    b. The building locations shall be revised so all townhome buildings have the required minimum five-foot (5') planting strip for areas that do not include an entrance or utilities. As required by code the planting strip cannot be less than the minimum setback of five feet (5') for the side and rear yards.
    c. The plan selections shall be revised so all plants are water wise.
    d. The plant selections shall be revised to comply with the minimum sizing standards as called out on the plans for the multi-trunk tree and the evergreen tree.
    e. The parking lot buffer shall be provided between the parking spaces at the northeast end of the project area and the adjacent properties as outlined in the staff report.
8) The plans shall be revised to provide a minimum of thirteen (13) bike rack spaces for the townhomes in compliance with the design standards outlined in code.
9) The plans will need to indicate the location and size of snow stacking areas for the parking lots as well as the alleys. The size and location of the snow stacking areas shall comply with the minimum standards as outlined in Clearfield City Code Section 11-13-5 G.
10) A subdivision plat shall be submitted to subdivide this north property necessary to provide the right-of-way dedication for the remaining stretch of Carter Lane that will connect to Depot Street.
11) The plans should be revised to address Engineering requirements outlined in the provided review letters.
12) The applicant shall obtain North Davis Fire District approval prior to the issuance of a building permit.
13) The applicant shall obtain a building permit prior to construction.

ATTACHMENTS

1. Project Cover Sheet
2. Architectural Site Plan
3. Building Renderings
4. Exterior Elevations
5. Floor Plans
6. Color & Material Board
7. Civil Cover Sheet & Notes
8. Existing Site Plan & Demolition Plan
9. Proposed Site Plan
10. Proposed Striping Plan
11. Grading & Drainage Plan
12. Utility Plan
13. Carter Lane Plan & Profiles
14. Civil Details
15. City Details
16. Storm Water Pollution Prevention Plan (SWPPP)
17. Landscape & Irrigation Plans



LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

15 DEC, 2022

Think
Architecture



SITE PLAN
SCALE: 1" = 20'-0"

PROJECT UNDERSTANDING / ASSUMPTIONS

1) ZONE = URBAN MIXED RESIDENTIAL (UR)
2) HEIGHT LIMIT = 35'
3) SETBACKS
   FRONT = 5-15' (15' IF NOT FACING A STREET)
   CORNER = 0-10'
   SIDE = 5'
   REAR = 5'
4) PARKING REQUIREMENTS BY ORDINANCE 11-14-3
   2.125 STALLS PER UNIT
   AT LEAST 1 STALL COVERED

SUMMARY

3 LEVELS OF WOOD FRAME CONSTRUCTION

UNIT TYPE	SF gross	SF net	TOTAL	%	REQ. PKG
2-BEDROOM-01	1409	1230	38	14.3%	80.75
2-BEDROOM-02	1540	1405	6	33.3%	12.75
2-BEDROOM-03	1556	1420	7	14.3%	14.875
3-BEDROOM-01	1579	1433	11	10.7%	23.375
3-BEDROOM-02	2387	2180	1	20.2%	2.125
3-BEDROOM-03	1580	1434	1	7.1%	2.125
TOTALS			64	100%	136

PARKING PROVIDED	# STALLS
SURFACE PARKING	7
DRIVEWAY PARKING	26
GARAGE PARKING	128
TOTAL	161

LAND USE SUMMARY	ACRES (SQ. FT.)	SITE COVER %
SITE AREA	~4.09a (81,021)	100%
UNITS PER ACRE		53.4

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

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ANTHEM PHASE 2
by LOTUS DEVELOPMENT
-
CLEARFIELD, UTAH

FOR REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 22115
DATE: 15 DEC. 2022

REVISIONS:

SHEET TITLE:
PC-AFFORDABLE
SITE-PLAN

SHEET NUMBER:
SD101
-



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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

7-PLEX-02

D001

15 DEC, 2022



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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

7-PLEX-02

D002

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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

18-PLEX-01

D003

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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

18-PLEX-01

D004

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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

4-PLEX-01

D005

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CLEARFIELD, UTAH

6-PLEX-01

D006

15 DEC, 2022



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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

7-PLEX-01

D007

15 DEC, 2022



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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

6-PLEX-01 & 8-PLEX-01

D008

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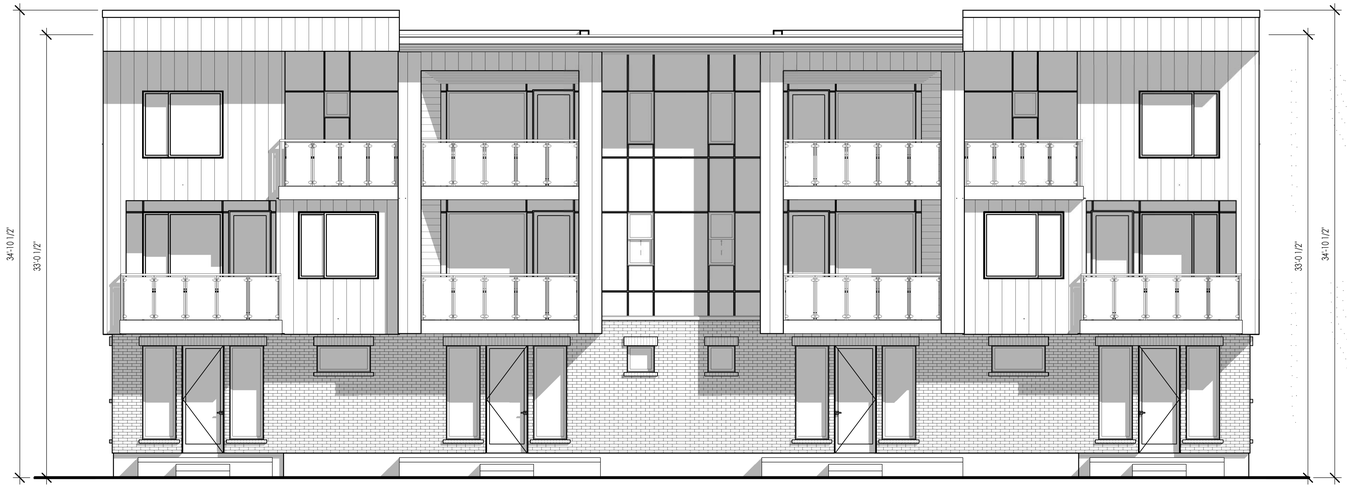
LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

8-PLEX-02

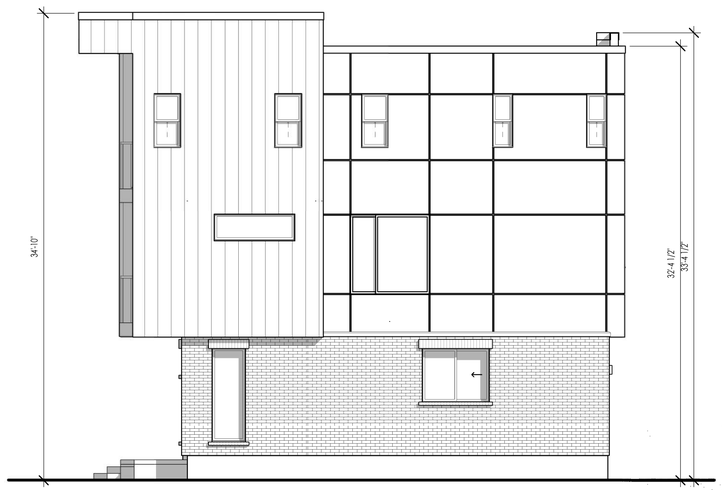
D009

15 DEC, 2022

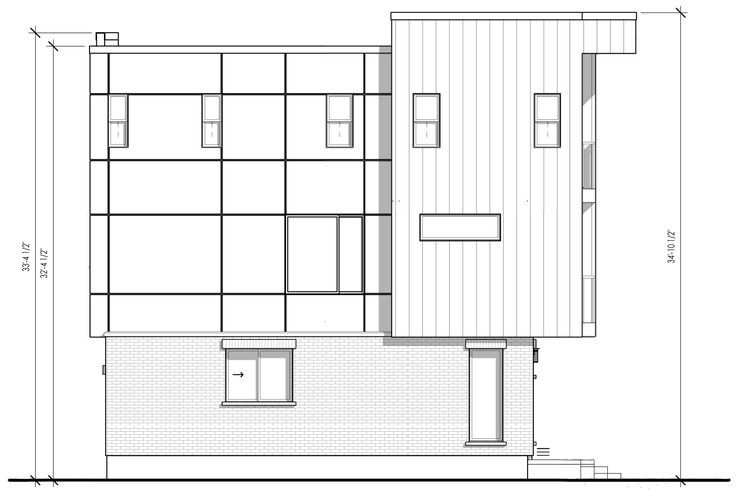


1ST FLOOR TRANSPARENCY = 34.9%
2ND FLOOR TRANSPARENCY = 41.8%
3RD FLOOR TRANSPARENCY = 27.3%

FRONT ELEVATION 1 D201
3/16" = 1'-0"



RIGHT ELEVATION 2 D201
3/16" = 1'-0"



LEFT ELEVATION 3 D201
3/16" = 1'-0"

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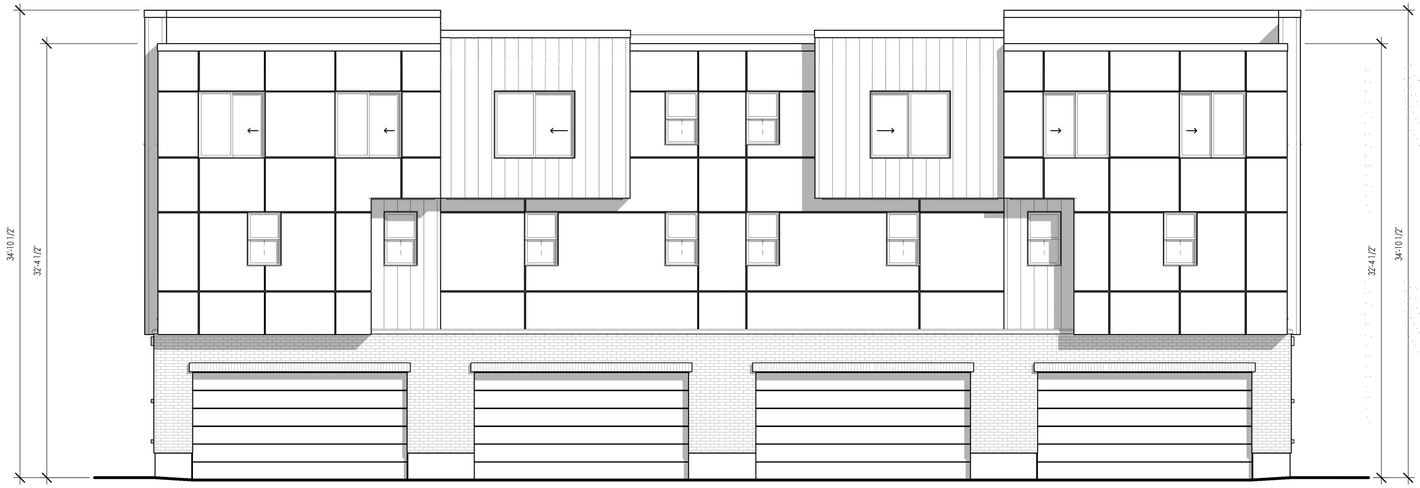
LOTUS ANTHEM PHASE 2 REAR LOAD 4 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D201

15 DEC 2022



REAR ELEVATION

3/16" = 1'-0"

1

D202

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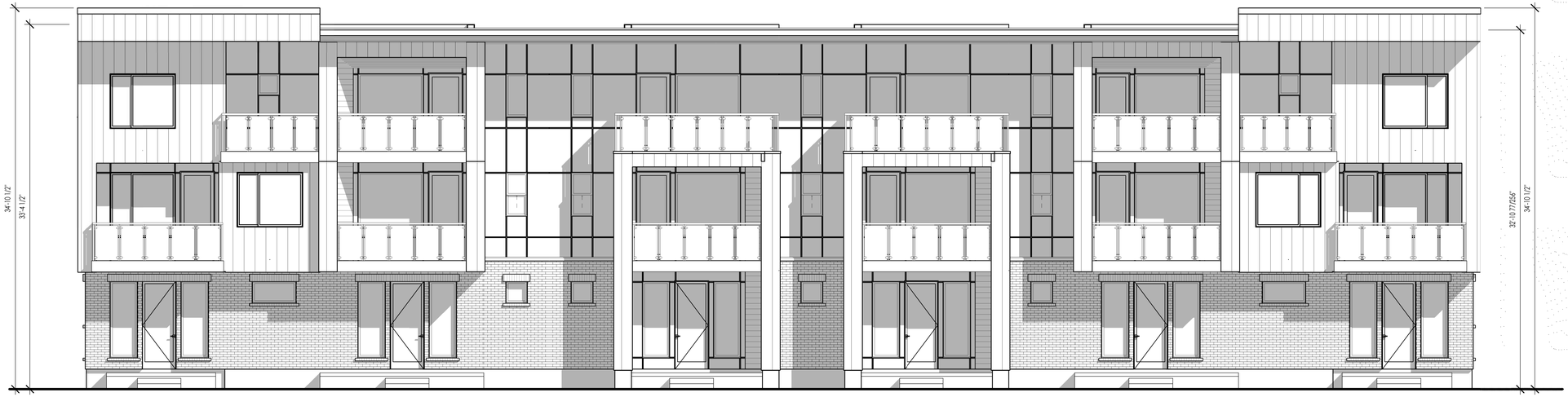
LOTUS ANTHEM PHASE 2 REAR LOAD 4 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

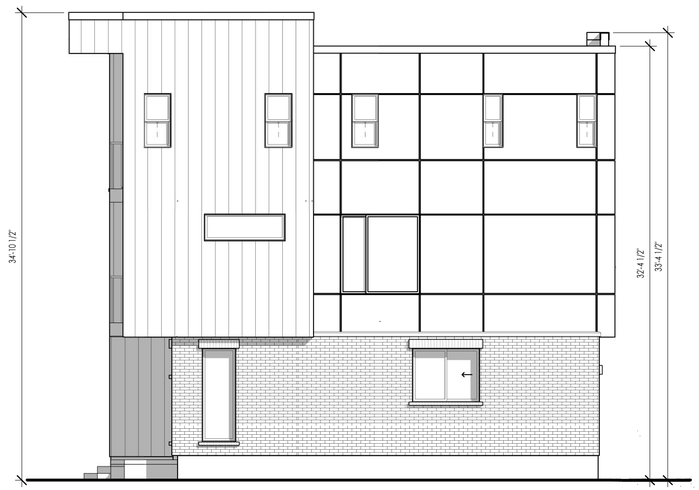
D202

15 DEC 2022

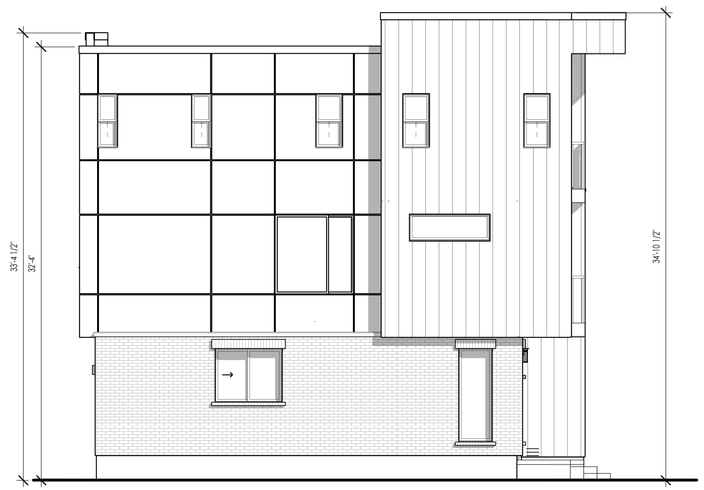


1ST FLOOR TRANSPARENCY = 34.6%
2ND FLOOR TRANSPARENCY = 40.2%
3RD FLOOR TRANSPARENCY = 30%

SOUTH ELEVATION SD — 1 / D203
3/16" = 1'-0"



EAST ELEVATION SD — 2 / D203
3/16" = 1'-0"



WEST ELEVATION SD — 3 / D203
3/16" = 1'-0"

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LOTUS ANTHEM PHASE 2 REAR LOAD 6 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D203

15 DEC 2022



NORTH ELEVATION SD

3/16" = 1'-0"

1

D204

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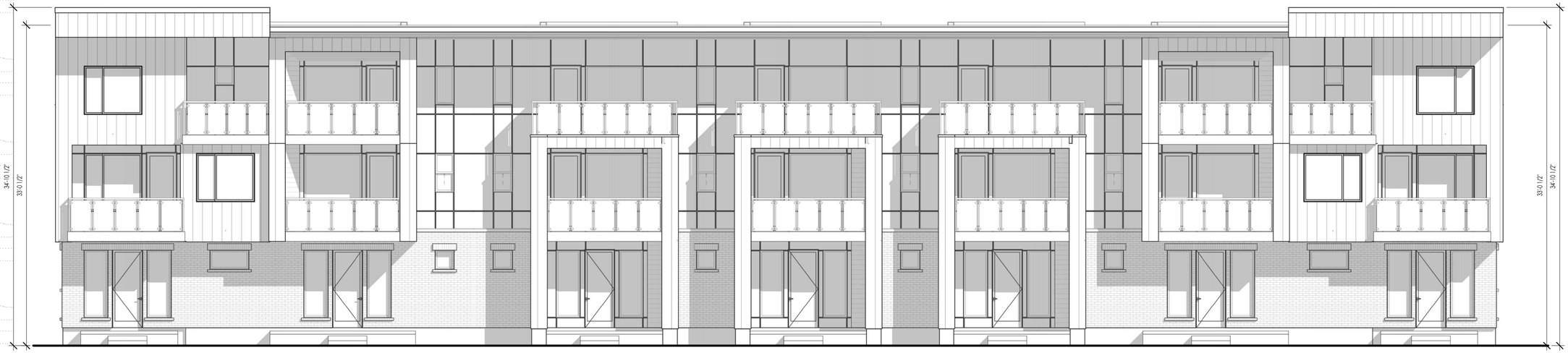
LOTUS ANTHEM PHASE 2 REAR LOAD 6 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

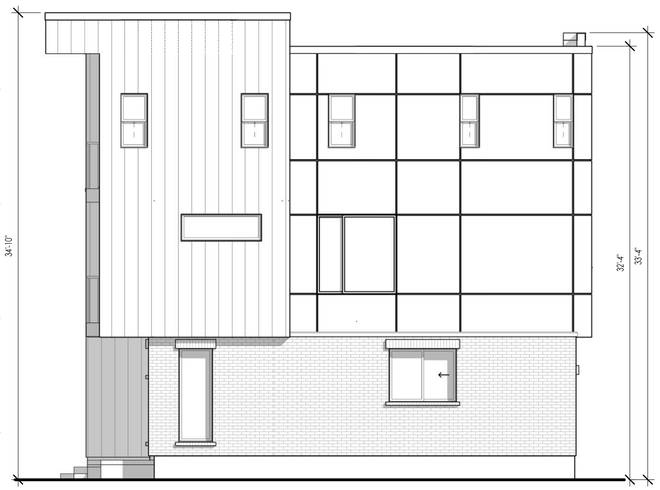
D204

15 DEC 2022

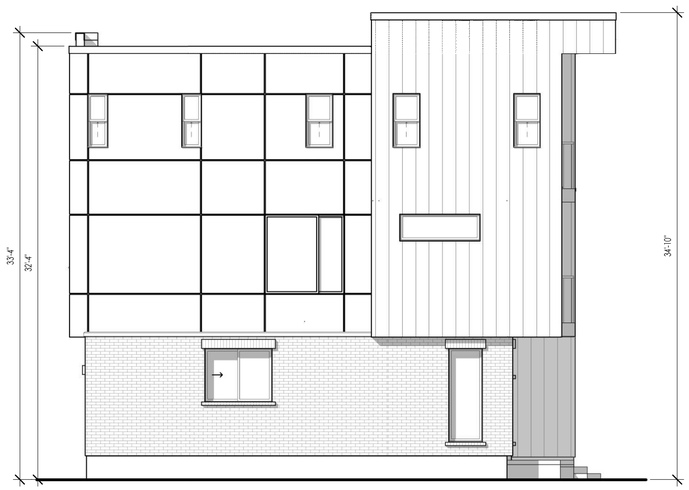


1ST FLOOR TRANSPARENCY = 34.6%
2ND FLOOR TRANSPARENCY = 59.8%
3RD FLOOR TRANSPARENCY = 30.9%

FRONT ELEVATION
3/16" = 1'-0"
1
D205



RIGHT ELEVATION
3/16" = 1'-0"
2
D205



LEFT ELEVATION
3/16" = 1'-0"
3
D205

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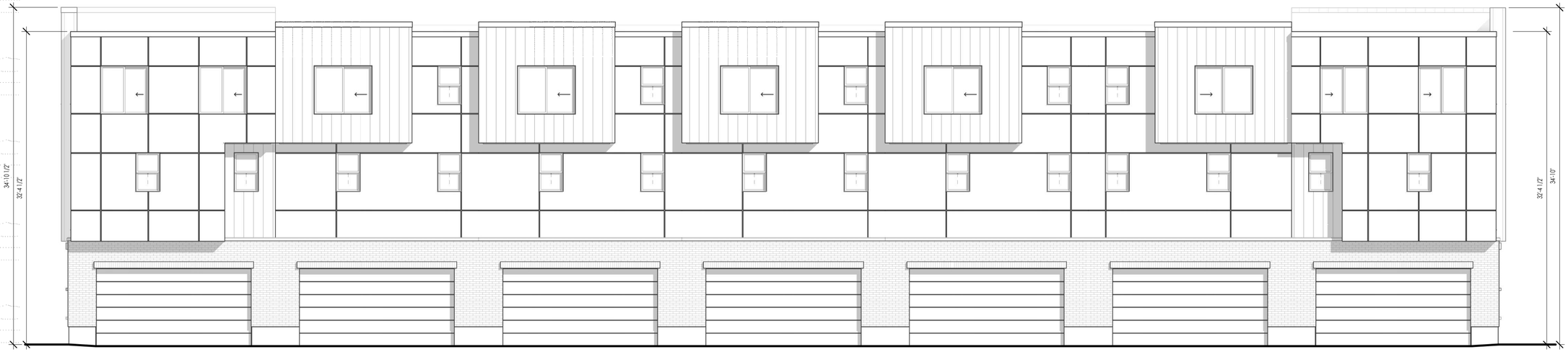
LOTUS ANTHEM PHASE 2 REAR LOAD 7 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D205

15 DEC 2022



REAR ELEVATION

3/16" = 1'-0"

1
D206

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LOTUS ANTHEM PHASE 2 REAR LOAD 7 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D206

15 DEC 2022



FRONT ELEVATION

1/8" = 1'-0"

1

D207

1ST FLOOR TRANSPARENCY = 29.2%
2ND FLOOR TRANSPARENCY = 32.7%
3RD FLOOR TRANSPARENCY = 30.9%



REAR ELEVATION

1/8" = 1'-0"

2

D207

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LOTUS ANTHEM PHASE 2 REAR LOAD 7 PLEX-02

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D207

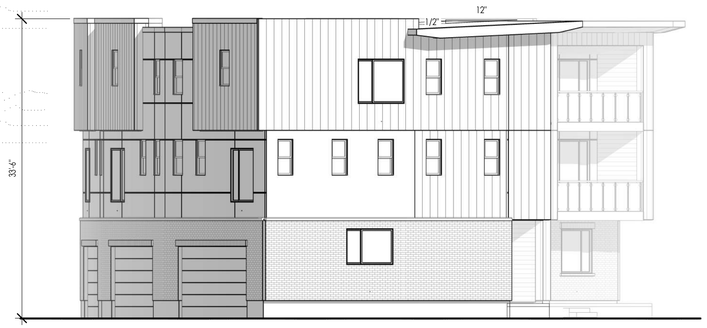
15 DEC 2022



RIGHT ELEVATION

1/8" = 1'-0"

1
D208



LEFT ELEVATION

1/8" = 1'-0"

2
D208

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LOTUS ANTHEM PHASE 2 REAR LOAD 7 PLEX-02

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

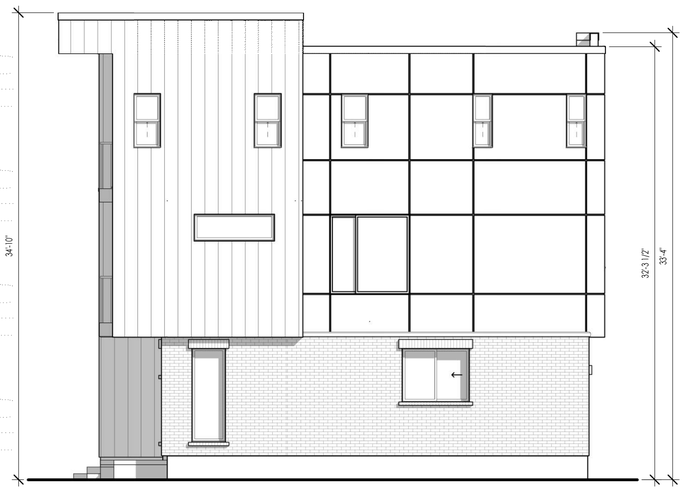
D208

15 DEC 2022

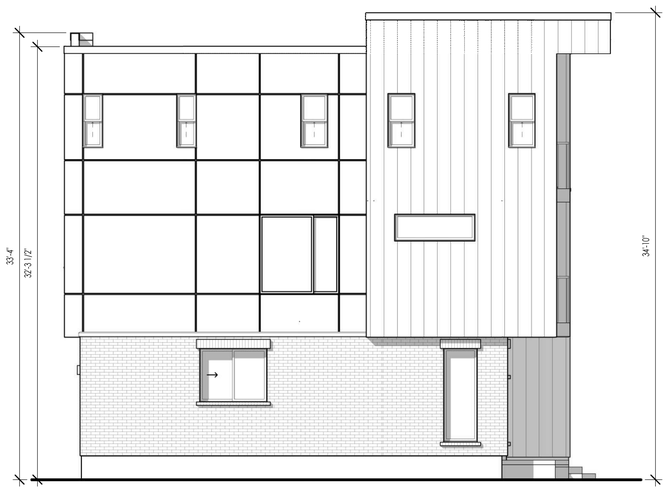


1ST FLOOR TRANSPARENCY = 34.5%
2ND FLOOR TRANSPARENCY = 39.4%
3RD FLOOR TRANSPARENCY = 31.5%

FRONT ELEVATION 1
3/16" = 1'-0" D209



RIGHT ELEVATION 2
3/16" = 1'-0" D209



LEFT ELEVATION 3
3/16" = 1'-0" D209

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LOTUS ANTHEM PHASE 2 REAR LOAD 8 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D209

15 DEC 2022



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

3
D210

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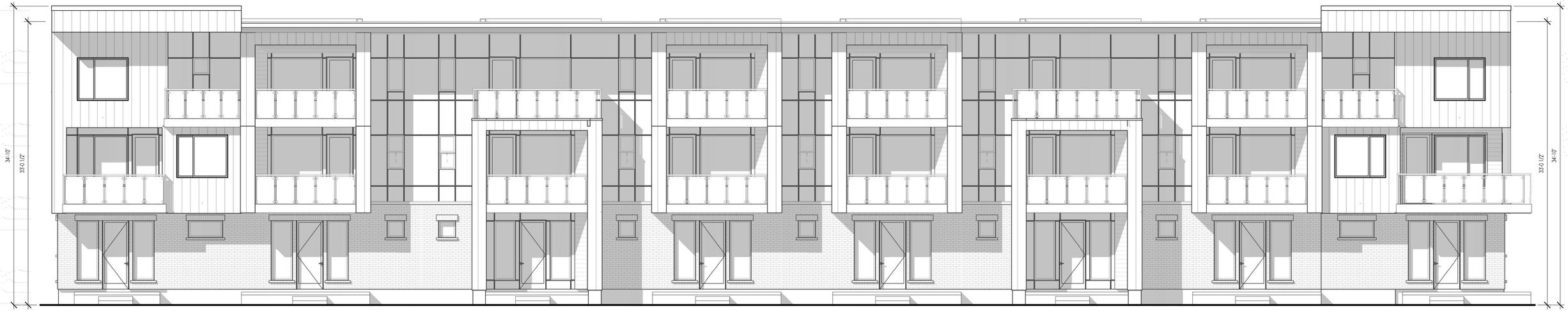
LOTUS ANTHEM PHASE 2 REAR LOAD 8 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

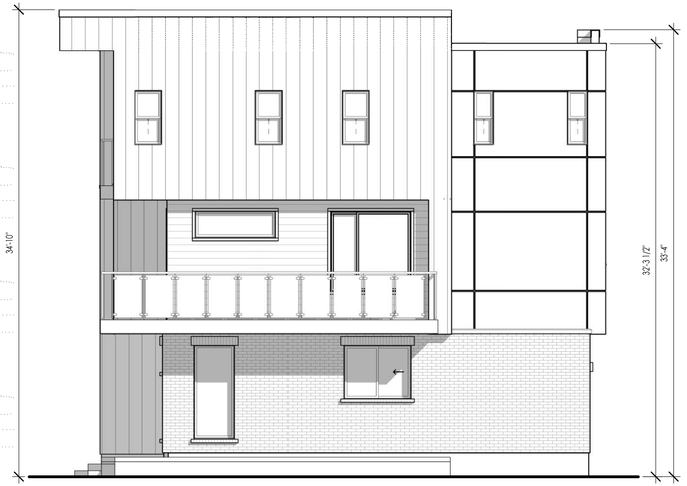
D210

15 DEC 2022

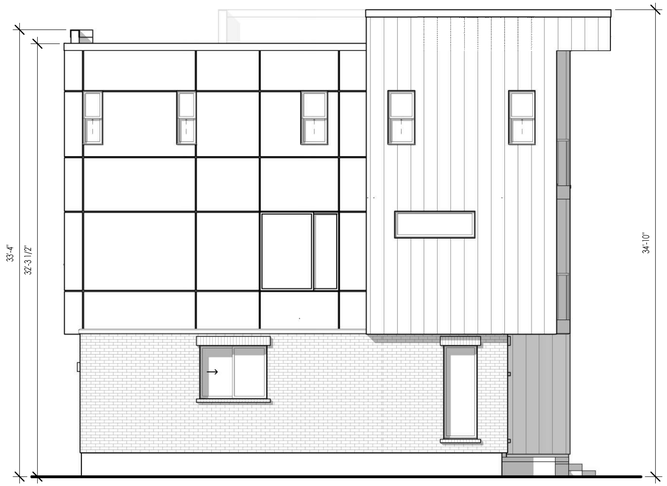


FRONT ELEVATION 1
3/16" = 1'-0" D211

1ST FLOOR TRANSPARENCY = 32.3%
2ND FLOOR TRANSPARENCY = 39.6%
3RD FLOOR TRANSPARENCY = 33.9%



RIGHT ELEVATION 2
3/16" = 1'-0" D211



LEFT ELEVATION 3
3/16" = 1'-0" D211

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LOTUS ANTHEM PHASE 2 REAR LOAD 8 PLEX-02

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D211

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

3
D212

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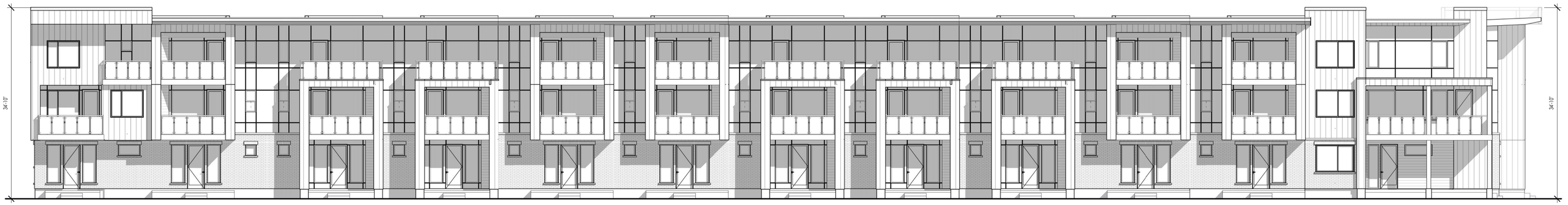
LOTUS ANTHEM PHASE 2 REAR LOAD 8 PLEX-02

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

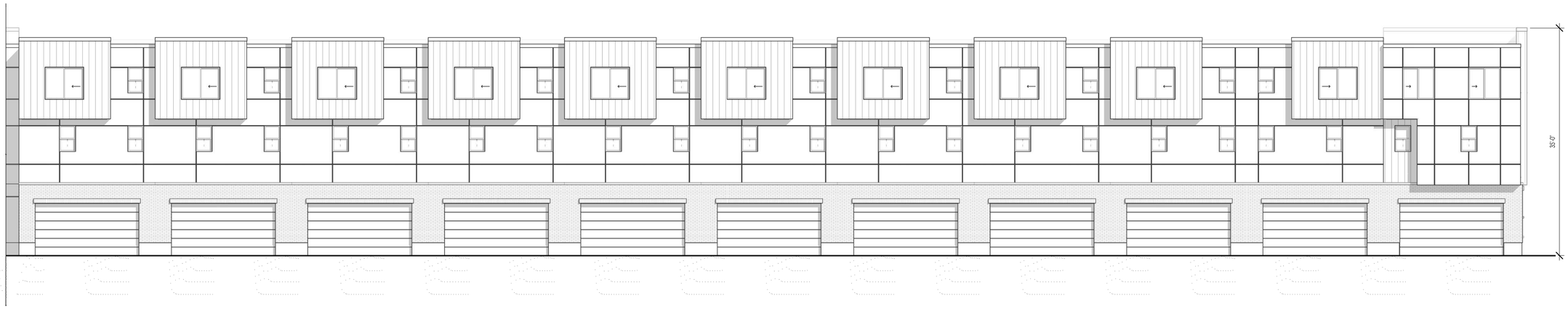
D212

15 DEC 2022



1ST FLOOR TRANSPARENCY = 33.5%
2ND FLOOR TRANSPARENCY = 37.4%
3RD FLOOR TRANSPARENCY = 32.7%

FRONT ELEVATION
1/8" = 1'-0"
1
D213



REAR ELEVATION
1/8" = 1'-0"
2
D213

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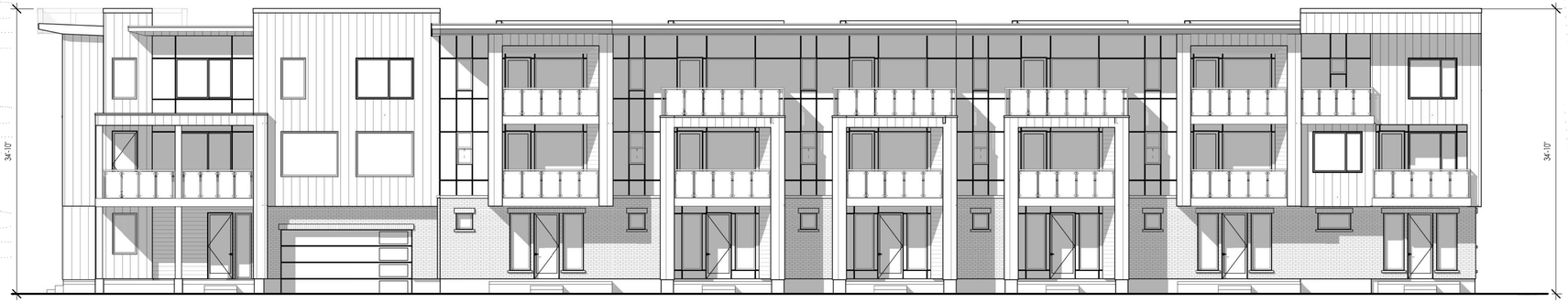
LOTUS ANTHEM PHASE 2 REAR LOAD 18 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

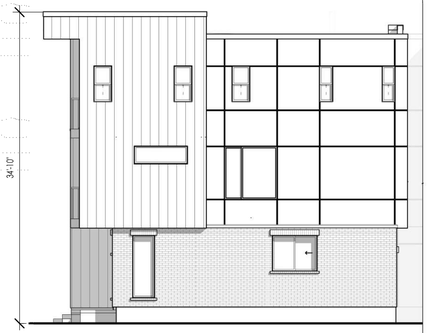
D213

15 DEC 2022



1ST FLOOR TRANSPARENCY = 38%
2ND FLOOR TRANSPARENCY = 38.4%
3RD FLOOR TRANSPARENCY = 32.3%

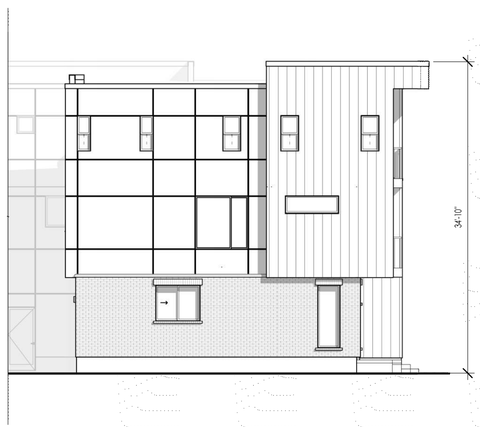
FRONT ELEVATION
1/8" = 1'-0"
1
D214



RIGHT ELEVATION
1/8" = 1'-0"
4
D214



REAR ELEVATION
1/8" = 1'-0"
2
D214



LEFT ELEVATION
1/8" = 1'-0"
3
D214

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LOTUS ANTHEM PHASE 2 REAR LOAD 18 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

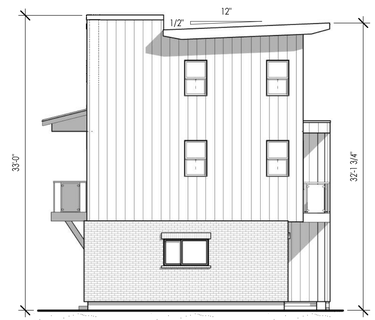
D214

15 DEC 2022

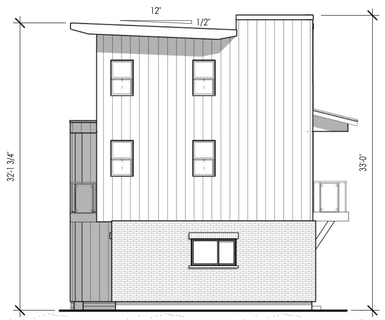


FRONT ELEVATION
1/8" = 1'-0"
1
D215

1ST FLOOR TRANSPARENCY = 55.1%
2ND FLOOR TRANSPARENCY = 31.1%
3RD FLOOR TRANSPARENCY = 28.1%



LEFT ELEVATION
1/8" = 1'-0"
3
D215



RIGHT ELEVATION
1/8" = 1'-0"
4
D215

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LOTUS ANTHEM PHASE 2 FRONT LOAD 6 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D215

15 DEC 2022



REAR ELEVATION

1/8" = 1'-0"

1
D216

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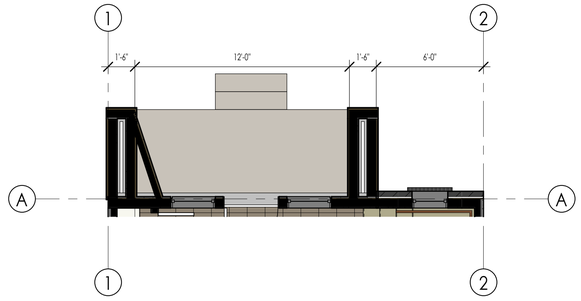
LOTUS ANTHEM PHASE 2 FRONT LOAD 6 PLEX-01

CLEARFIELD, UTAH

EXTERIOR ELEVATIONS

D216

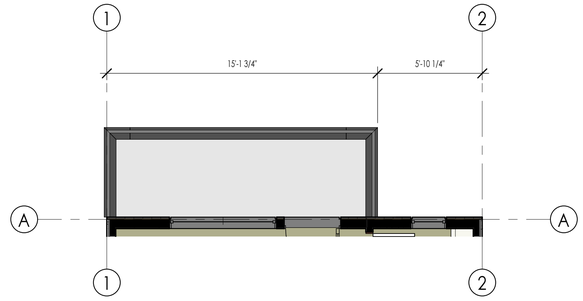
15 DEC 2022



LEVEL 1 - PRESENTATION WITH BOX LOW

1/4" = 1'-0"

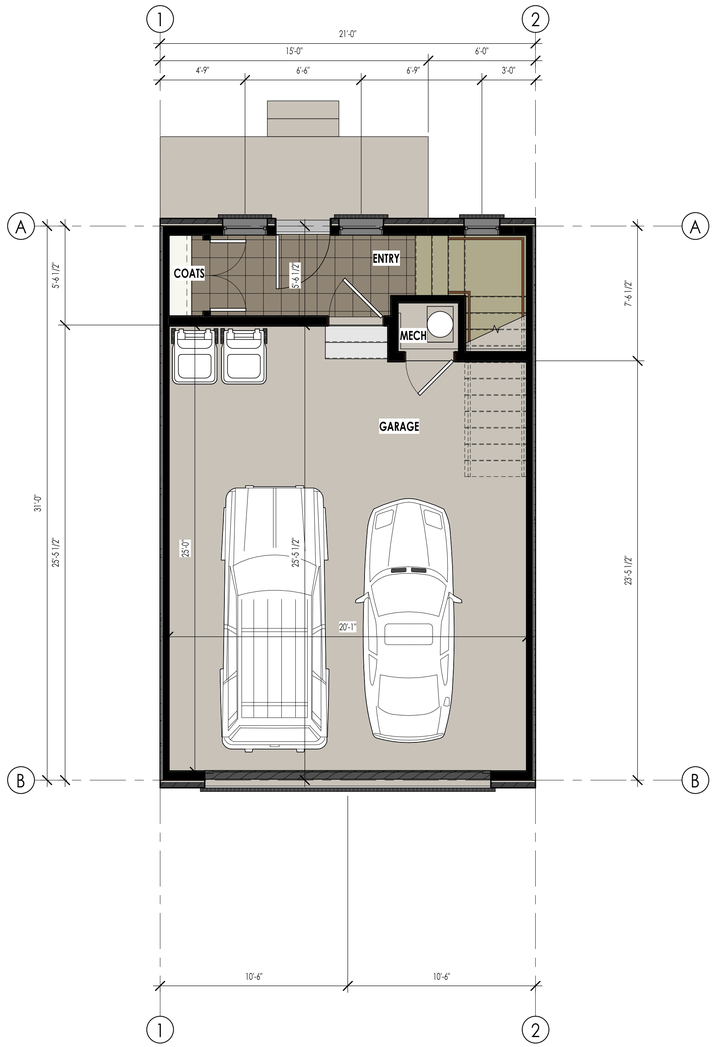
4 D401



LEVEL 3 - PRESENTATION WITH BOX LOW

1/4" = 1'-0"

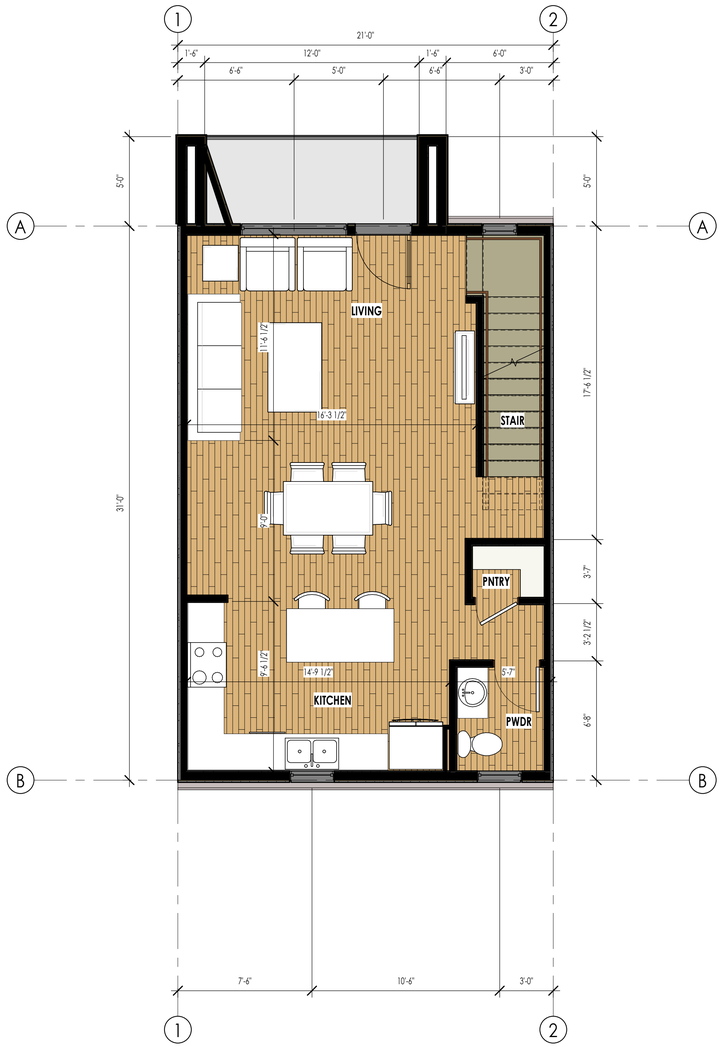
5 D401



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1 D401



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

2 D401



LEVEL 3 - PRESENTATION

1/4" = 1'-0"

3 D401

2-BEDROOM - 01 (Gross Area)

LEVEL	AREA
LEVEL 1	133 SF
LEVEL 2	651 SF
LEVEL 3	625 SF
	1409 SF
GARAGE	518 SF
	518 SF
GRAND TOTAL	1927 SF

2-BEDROOM - 01 (Net Area)

Name	Area
LEVEL 1	92 SF
LEVEL 2	600 SF
LEVEL 3	538 SF
	1230 SF
GRAND TOTAL	1230 SF

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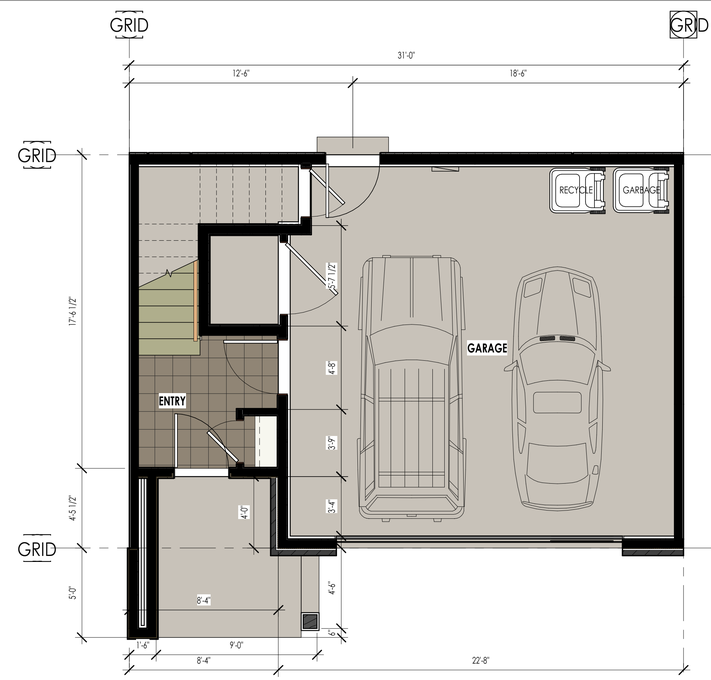
LOTUS - ANTHEM PHASE 2

CLEARFIELD, UTAH

2 BEDROOM-01 FLOOR PLANS

D401

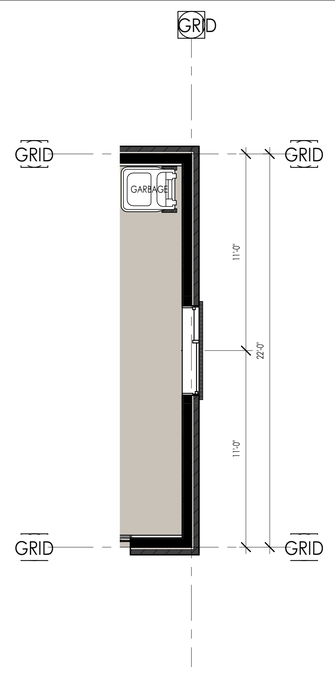
15 DEC 2022



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

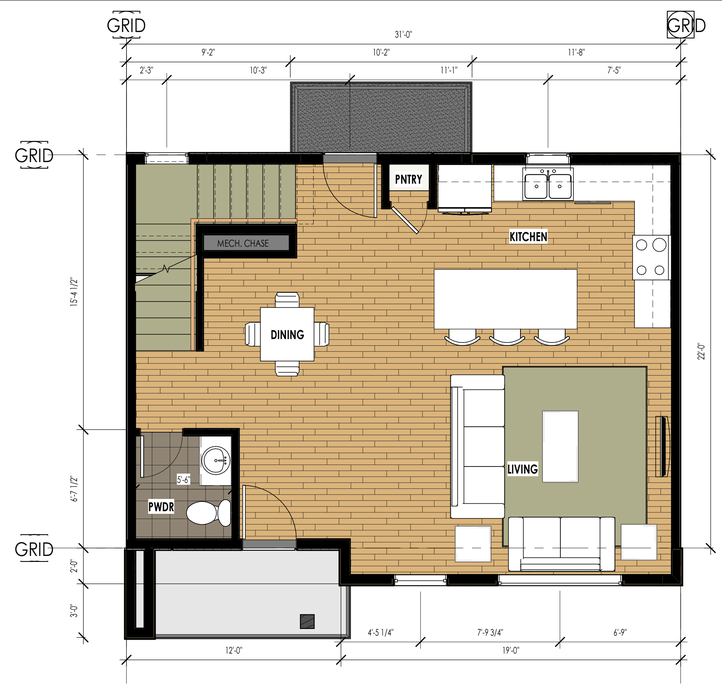
1 D402



LEVEL 1 - END OPTION

1/4" = 1'-0"

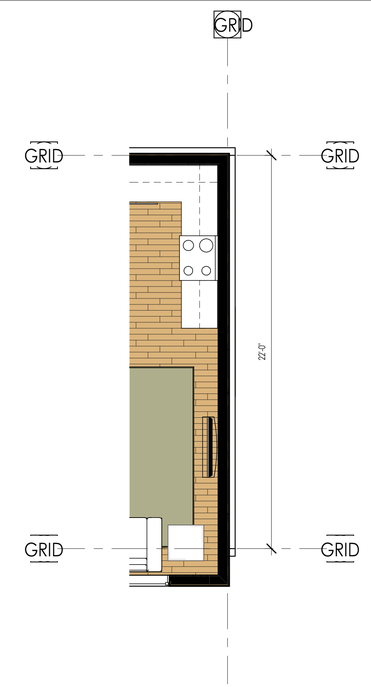
4 D402



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

2 D402



LEVEL 2 - END OPTION

1/4" = 1'-0"

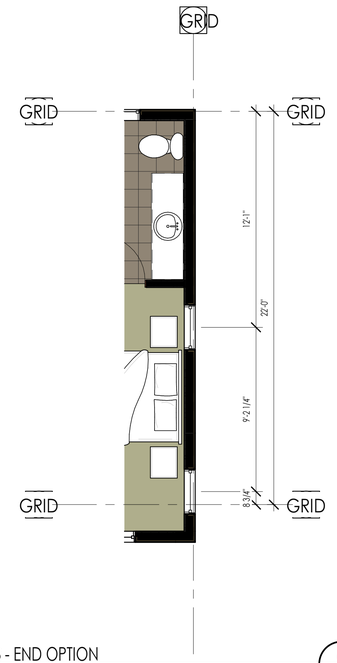
5 D402



LEVEL 3 - PRESENTATION

1/4" = 1'-0"

3 D402



LEVEL 3 - END OPTION

1/4" = 1'-0"

6 D402

2-BEDROOM - 02 (Gross Area)	
LOCATION	SQ. FT.
LEVEL 1	164 SF
LEVEL 2	720 SF
LEVEL 3	657 SF
	1541 SF
GARAGE	485 SF
	485 SF
Grand total	2025 SF

2-BEDROOM - 02 (Net Area)	
LOCATION	SQ. FT.
LEVEL 1	138 SF
LEVEL 2	665 SF
LEVEL 3	602 SF
	1405 SF
GRAND TOTAL	1405 SF

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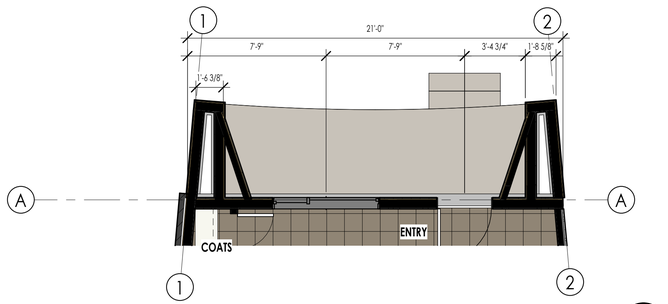
LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

2 BEDROOM-02 FLOOR PLANS

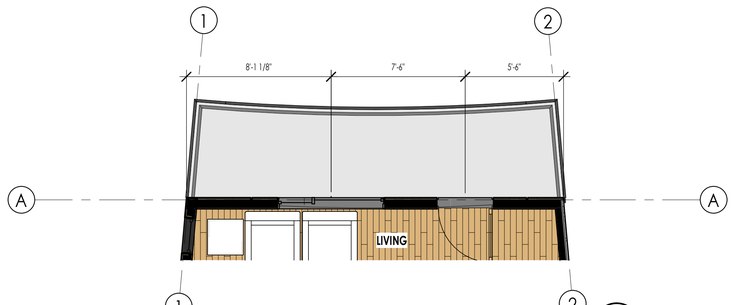
D402

15 DEC 2022



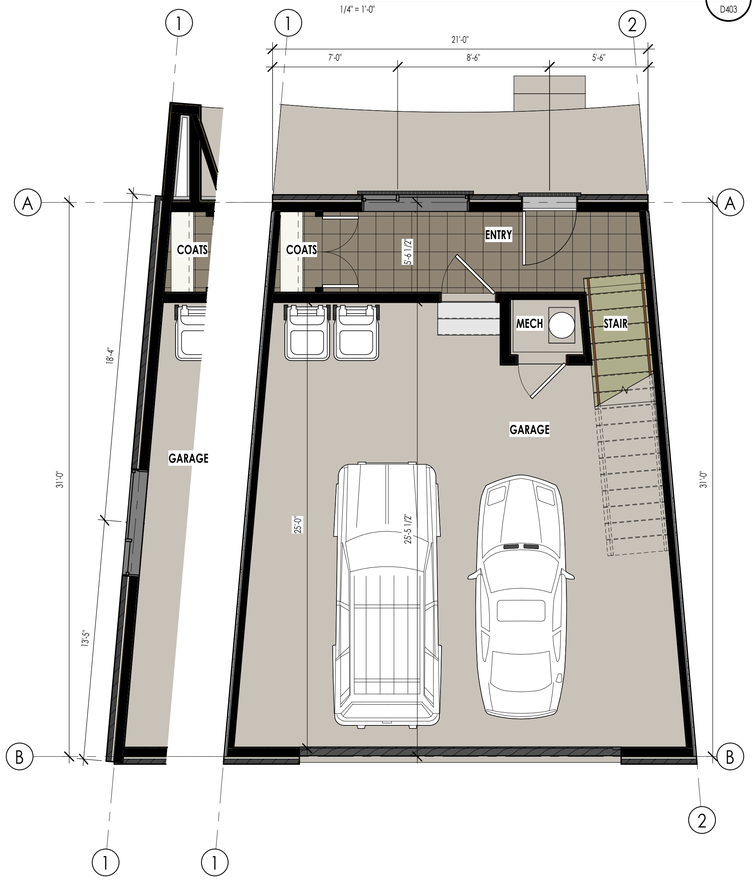
LEVEL 1 - PRESENTATION WITH BOX LOW 4 D403

1/4" = 1'-0"



LEVEL 3 - PRESENTATION WITH BOX LOW 5 D403

1/4" = 1'-0"



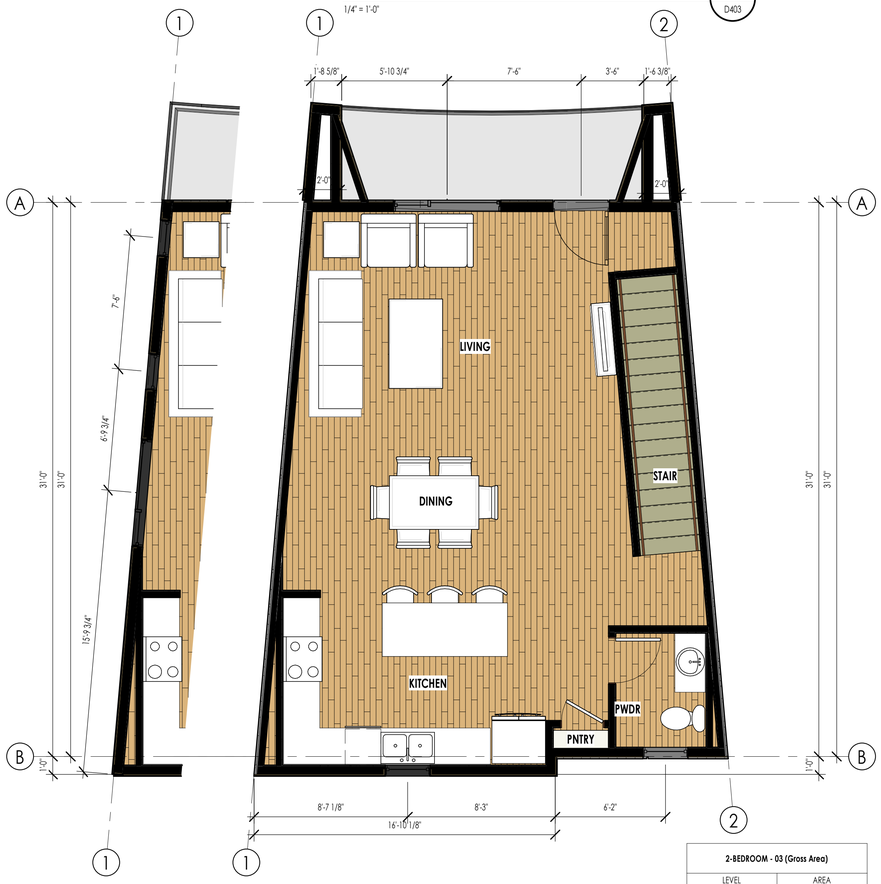
END OPTION LEVEL 1 - PRESENTATION 1 D403

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



END OPTION LEVEL 2 - PRESENTATION 2 D403

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



END OPTION LEVEL 3 - PRESENTATION 3 D403

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

2-BEDROOM - 03 (Gross Area)

LEVEL	AREA
LEVEL 1	137 SF
LEVEL 2	735 SF
LEVEL 3	683 SF
	1555 SF
GARAGE	598 SF
	598 SF
GRAND TOTAL	2154 SF

2-BEDROOM - 03 (Net Area)

Name	Area
LEVEL 1	120 SF
LEVEL 2	681 SF
LEVEL 3	627 SF
	1428 SF
GRAND TOTAL	1428 SF

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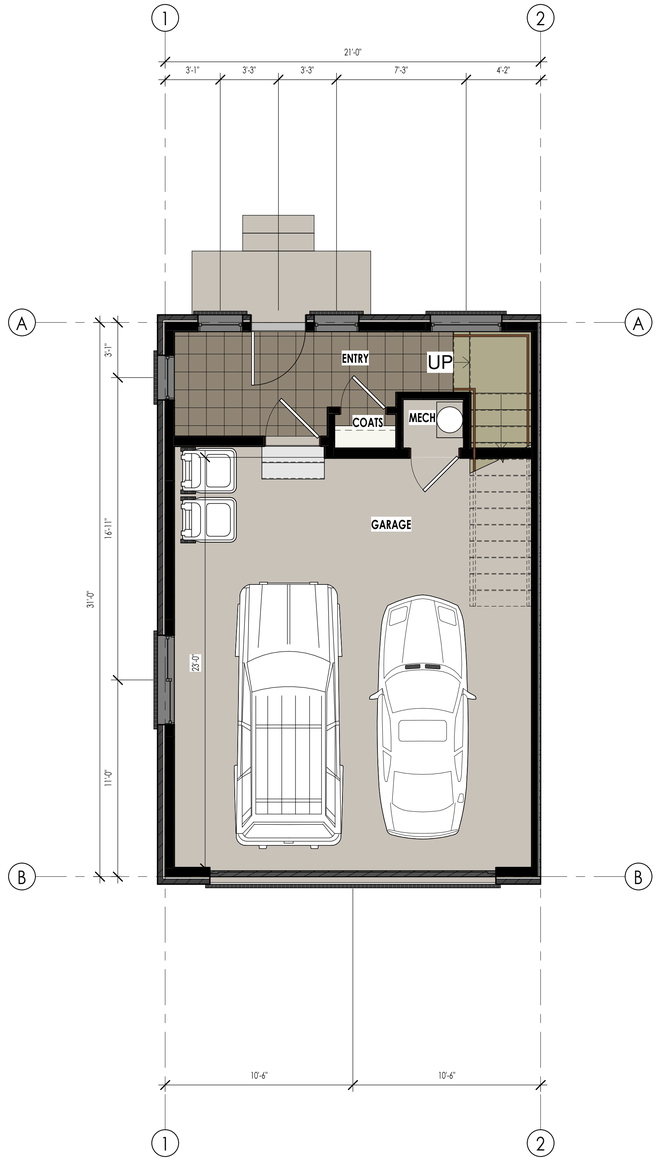
LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

2 BEDROOM-03 FLOOR PLANS

D403

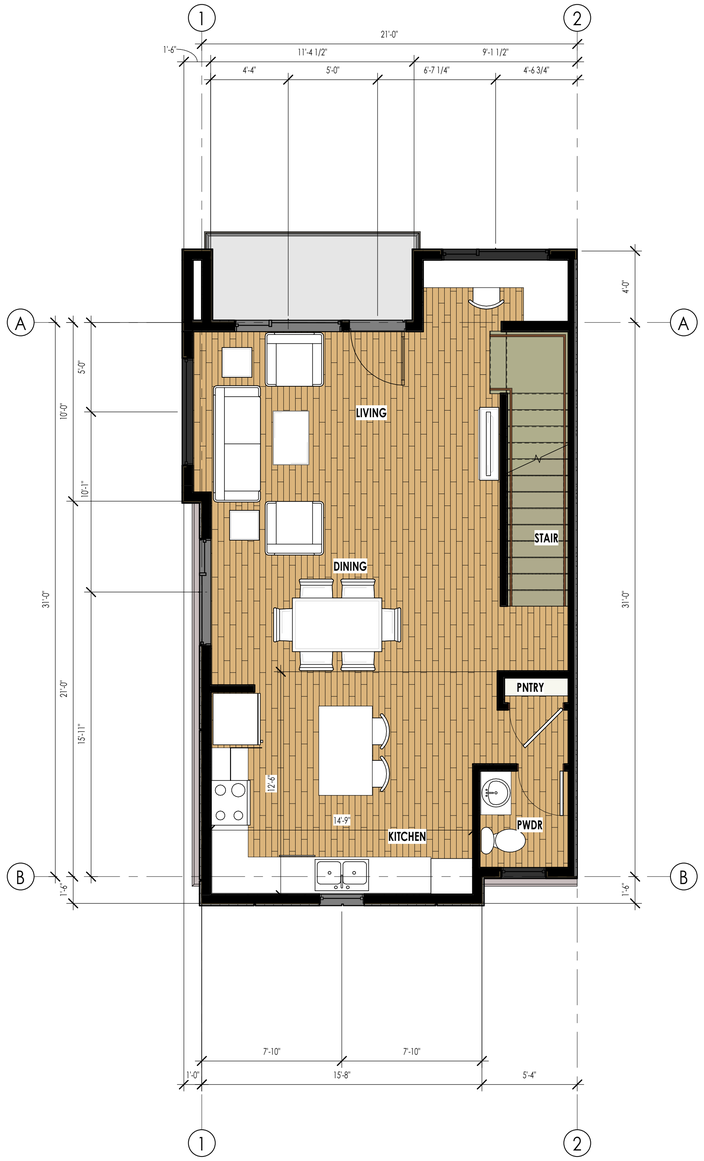
15 DEC 2022



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

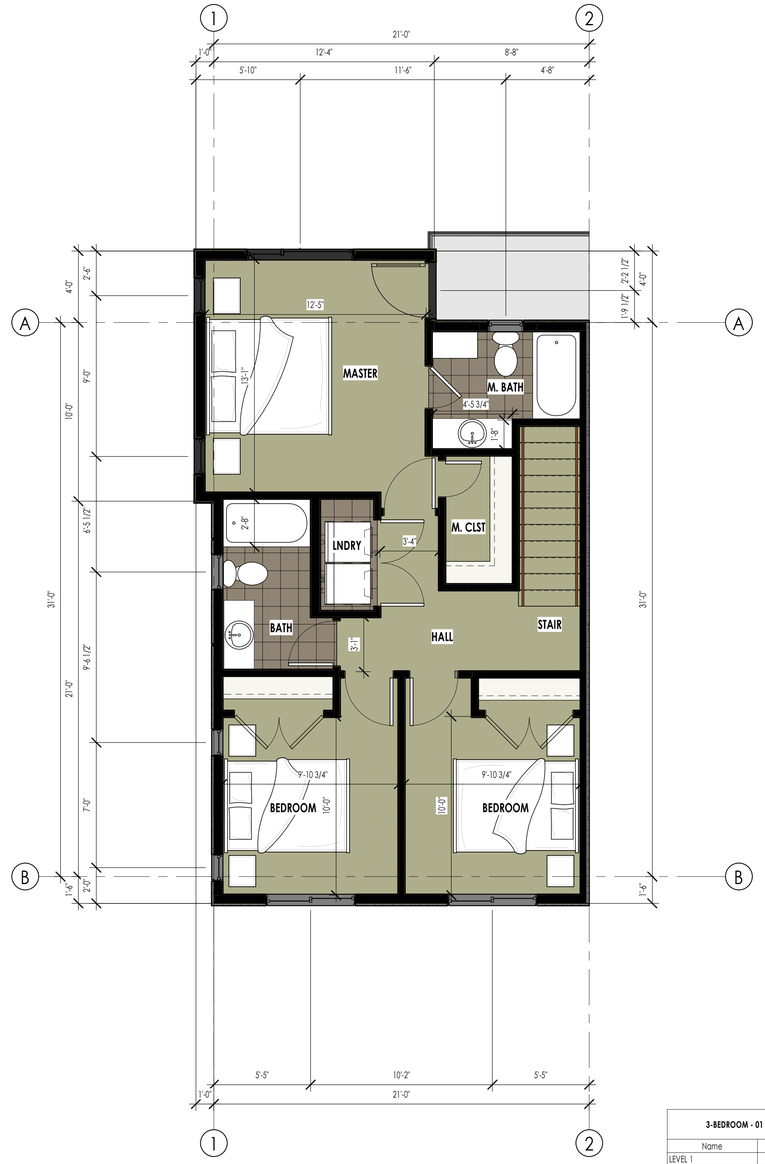
1 D404



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

2 D404



LEVEL 3 - PRESENTATION

1/4" = 1'-0"

3 D404

3-BEDROOM - 01 (Gross Area)

Name	Area
LEVEL 1	152 SF
LEVEL 2	721 SF
LEVEL 3	706 SF
	1579 SF
GARAGE	499 SF
	499 SF
GRAND TOTAL	2078 SF

3-BEDROOM - 01 (Net Area)

Name	Area
LEVEL 1	124 SF
LEVEL 2	661 SF
LEVEL 3	648 SF
	1433 SF
GRAND TOTAL	1433 SF

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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

3 BEDROOM-01 FLOOR PLANS

D404

15 DEC 2022



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1 D405



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

2 D405

3-BEDROOM - 02 (Gross Area)	
LOCATION	SQ. FT.
LEVEL 1	465 SF
LEVEL 2	998 SF
LEVEL 3	923 SF
	2387 SF
GARAGE	488 SF
	488 SF
GRAND TOTAL	2875 SF

3-BEDROOM - 02 (Net Area)	
LEVEL	AREA
LEVEL 1	414 SF
LEVEL 2	924 SF
LEVEL3	841 SF
	2180 SF
GRAND TOTAL	2180 SF

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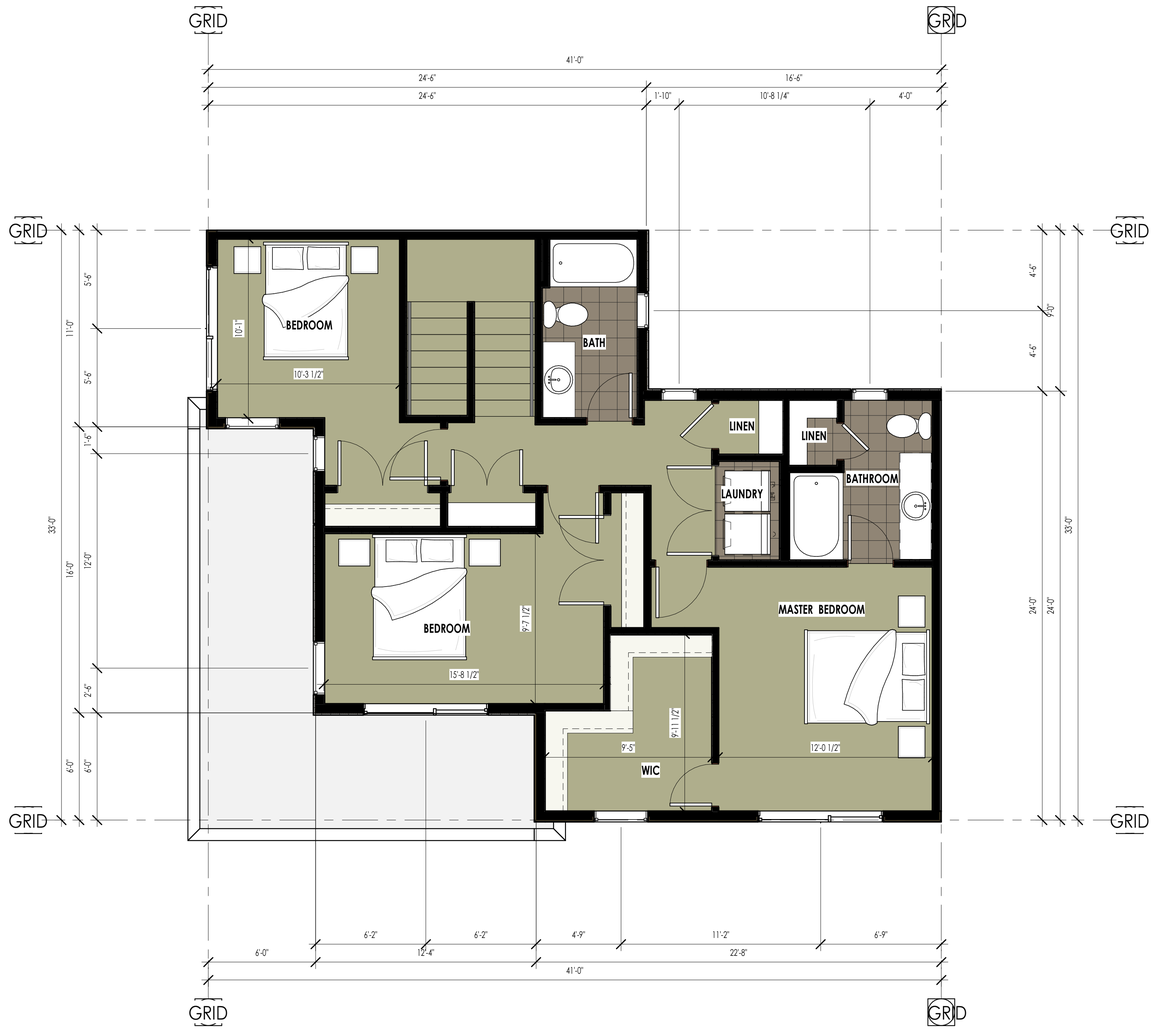
LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

3 BEDROOM-02 FLOOR PLANS

D405

15 DEC 2022



LEVEL 3 - PRESENTATION

1/4" = 1'-0"

1 / D406

3-BEDROOM - 02 (Gross Area)	
LOCATION	SQ. FT.
LEVEL 1	465 SF
LEVEL 2	998 SF
LEVEL 3	923 SF
	2387 SF
GARAGE	488 SF
	488 SF
GRAND TOTAL	2875 SF

3-BEDROOM - 02 (Net Area)	
LEVEL	AREA
LEVEL 1	414 SF
LEVEL 2	924 SF
LEVEL3	841 SF
	2180 SF
GRAND TOTAL	2180 SF

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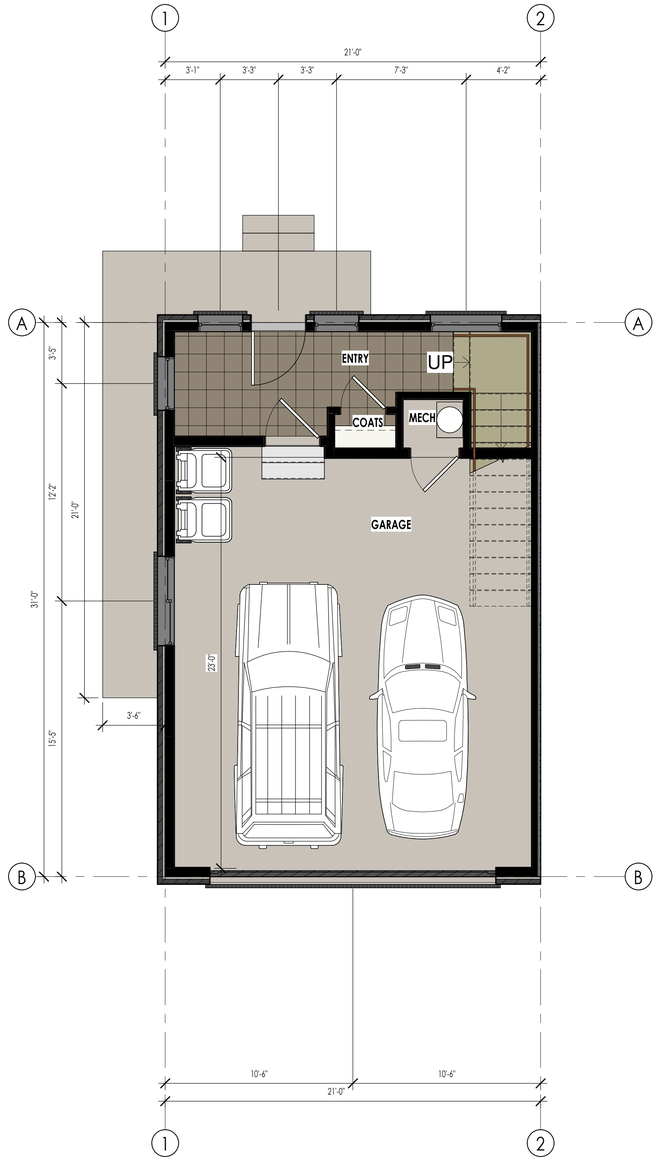
LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

3 BEDROOM-02 FLOOR PLANS

D406

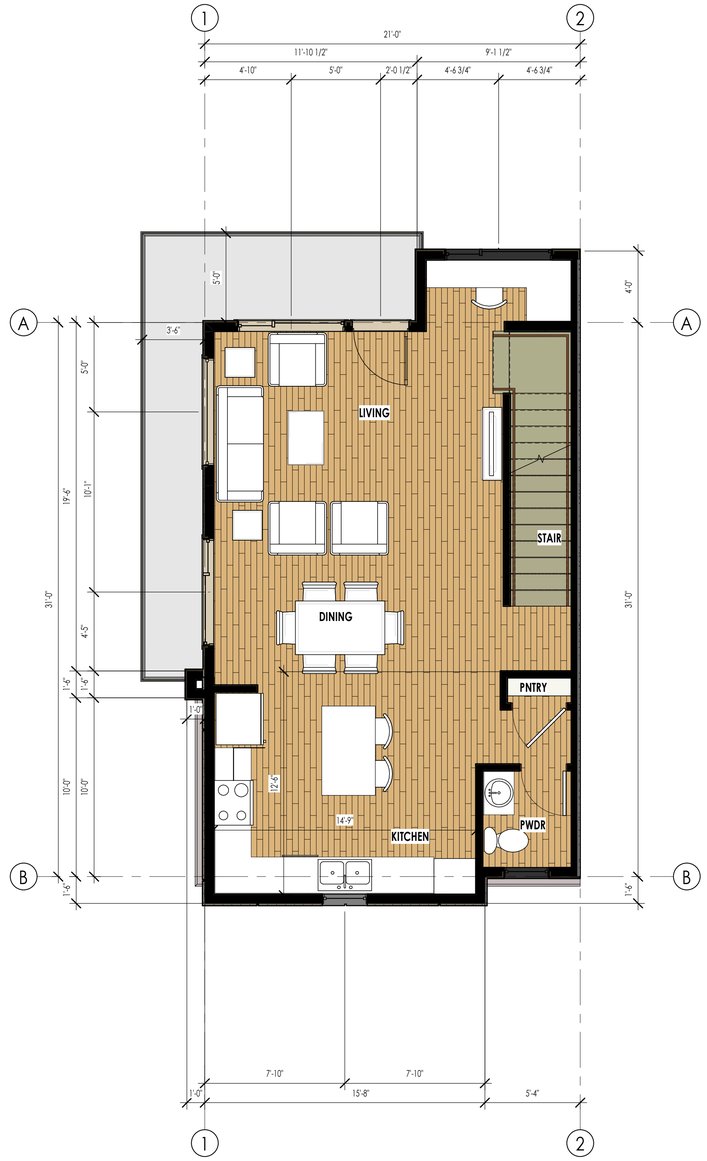
15 DEC 2022



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

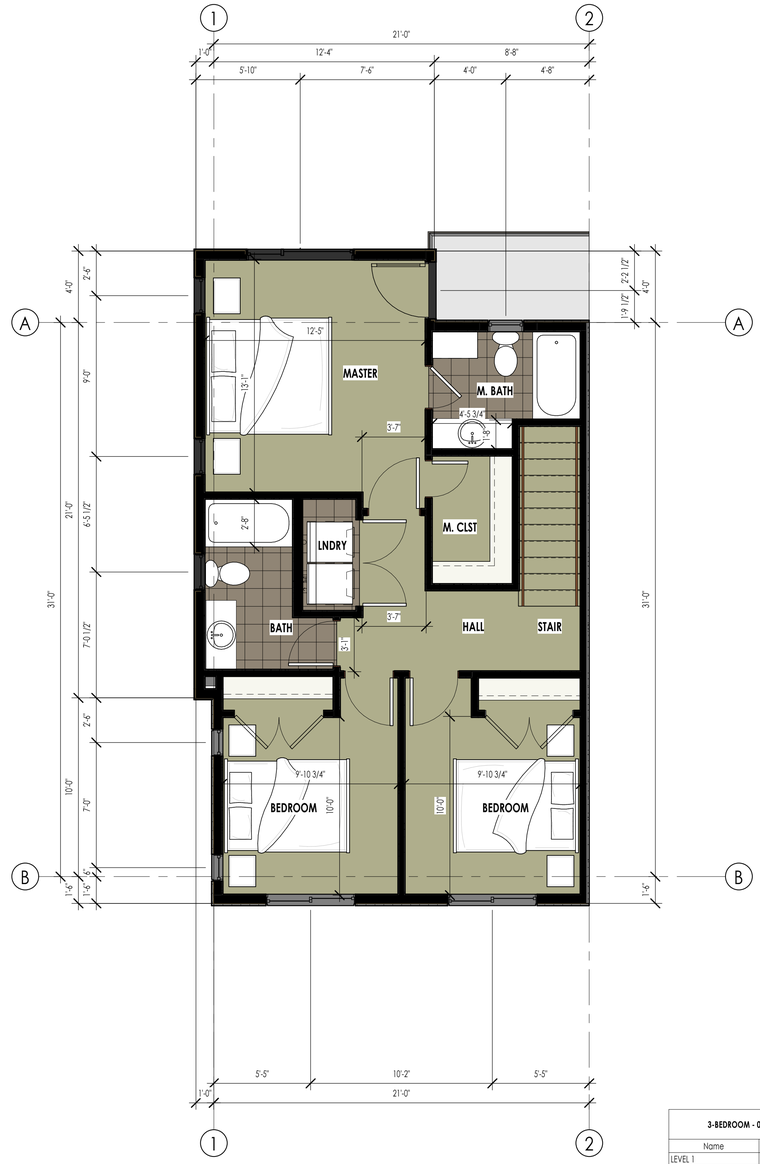
1 D407



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

2 D407



LEVEL 3 - PRESENTATION

1/4" = 1'-0"

3 D407

3-BEDROOM - 03 (Gross Area)	
Name	Area
LEVEL 1	152 SF
LEVEL 2	711 SF
LEVEL 3	717 SF
	1580 SF
GARAGE	499 SF
	499 SF
GRAND TOTAL	2079 SF

3-BEDROOM - 03 (Net Area)	
Name	Area
LEVEL 1	124 SF
LEVEL 2	652 SF
LEVEL 3	658 SF
	1434 SF
GRAND TOTAL	1434 SF

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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

3 BEDROOM-03 FLOOR PLANS

D407

15 DEC 2022



Front Door
Manufacturer:
TBD
Color:
SW 9020 Rayo De Sol



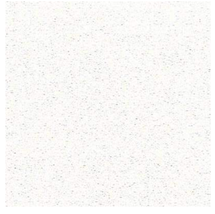
Windows
Manufacturer:
TBD Vinyl
Color:
White



Brick
Manufacturer:
Interstate Brick OAE
Color: Opal



Siding - Highlight
Manufacturer:r:
Longboard (Alt =)AE
Prestained Fiber
Cement Lap)
Color:
Dark Walnut



Stucco
Manufacturer:
DRYVIT OAE
Color:
China White



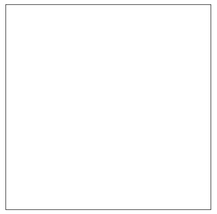
Metal Panel
Manufacturer:
MBCI OAE
Color:
Coal Black



Garage Door
Manufacturer:
TBD
Color:
Charcoal Gray



Trim/Fascia/Soffit
Manufacturer:
TBD
Color:
Charcoal Gray



Roofing
Manufacturer:
TBD
Color:
White



Railings (Glass and Aluminum)
Manufacturer:
TBD
Color:
Silver Annodized Aluminum

COLOR SCHEME - 01



Front Door
Manufacturer:
TBD
Color:
SW 9149 Inky Blue



Windows
Manufacturer:
TBD Vinyl
Color:
White



Brick
Manufacturer:
Interstate Brick OAE
Color: Iron Stone



Siding - Highlight
Manufacturer:
Longboard (Alt =
Prestained Fiber
Cement Lap)
Color:
Birch Wood



Stucco
Manufacturer:
DRYVIT OAE
Color:
Buckskin



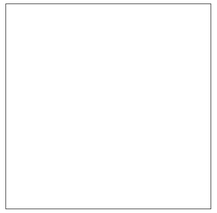
Metal Panel
Manufacturer:
MBCI OAE
Color:
Tundra



Garage Door
Manufacturer:
TBD
Color:
Charcoal Gray



Trim/Fascia/Soffit
Manufacturer:
TBD
Color:
Charcoal Gray



Roofing
Manufacturer:
TBD
Color:
White



Railings (Glass and Aluminum)
Manufacturer:
TBD
Color:
Silver Annodized Aluminum

COLOR SCHEME - 02

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LOTUS - Anthem Phase 2

CLEARFIELD, UTAH

COLOR AND MATERIAL BOARD

D501

15 DEC, 2022

Reeve & Associates, Inc. - Solutions You Can Build On

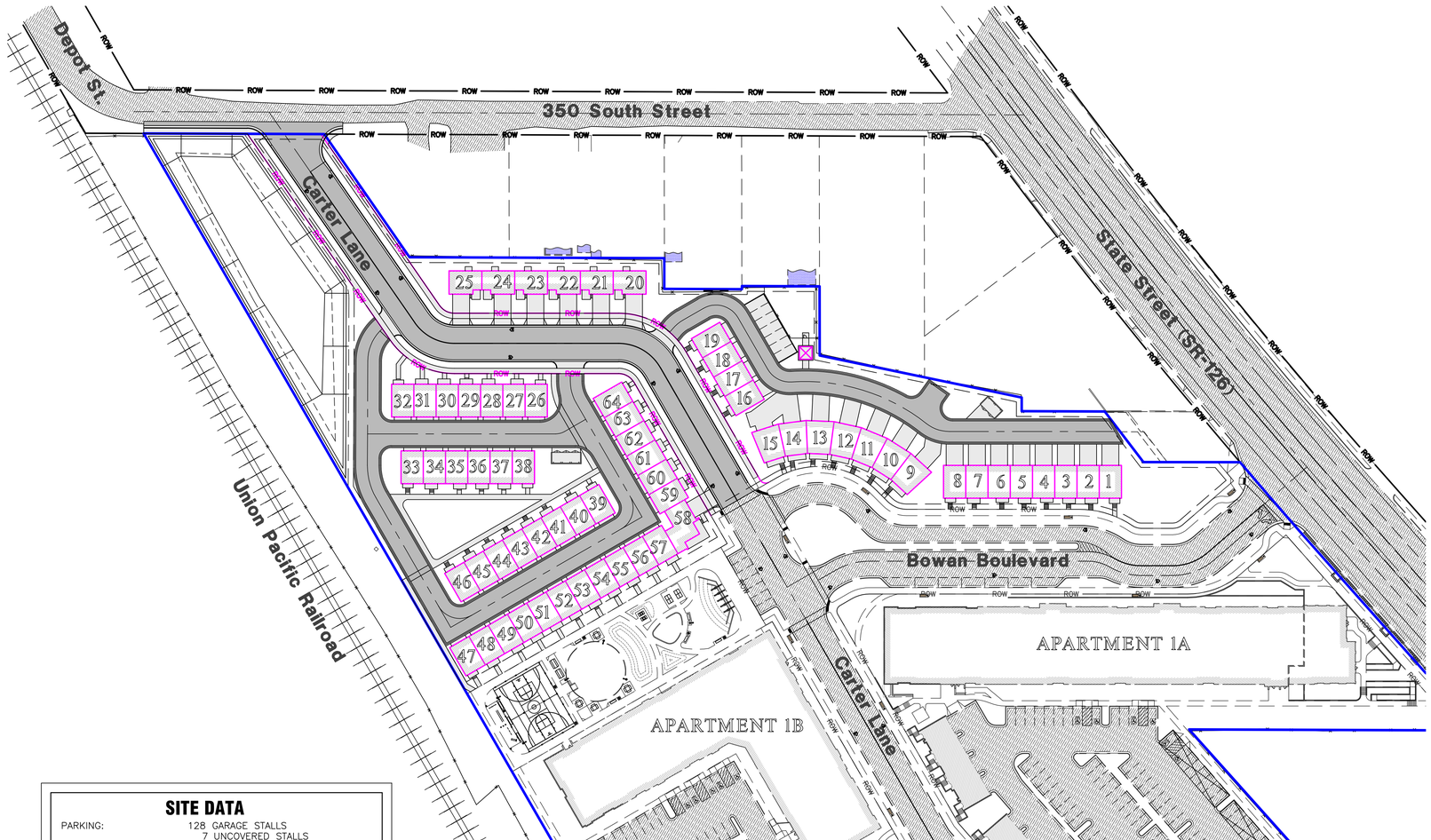
Project Narrative/Notes/Revisions

1. 12/20/2022 RH – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

LOTUS ANTHEM APARTMENTS Phase-2

Construction Plans

450 SOUTH STATE STREET
CLEARFIELD CITY, DAVIS COUNTY, UTAH
DECEMBER 2022





Vicinity Map
NOT TO SCALE

Sheet Index

Sheet C1 - Cover/Index Sheet
Sheet C2 - Notes/Legend/Street Cross-Sections
Sheet C3 - Existing Site Plan & Demo Plan
Sheet C4 - Proposed Site Plan
Sheet C4.1 - Striping Plan
Sheet C5 - Grading Plan
Sheet C5.1 - Grading Plan
Sheet C5.2 - Grading Plan
Sheet C6 - Utility Plan
Sheet C7 - Carter Lane 17+01.29-21+00.00
Sheet C7.1 - Carter Lane 14+00.00-17+01.29
Sheet C8 - Civil Details
Sheet C8.1 - Civil Details
Sheet C8.2 - Civil Details
Sheet C8.3 - Civil Details
Sheet C9 - Storm Water Pollution Prevention Plan Exhibit
Sheet C10 - Storm Water Pollution Prevention Plan Details
Sheet C11 - Overall Landscape Plan
Sheet C11.1 - Landscape Plan
Sheet C11.2 - Landscape Plan
Sheet C12 - Irrigation Plan
Sheet C12.1 - Irrigation Plan
Sheet C13 - Irrigation Details

SITE DATA

PARKING:	128 GARAGE STALLS 7 UNCOVERED STALLS 135 STALLS PROVIDED	
PARCEL AREA:	178,223 S.F. (4.09 ACRES)	
R.O.W. DEDICATION AREA:	34,684 S.F.	
PROJECT AREA:	143,539 S.F. (3.30 ACRES)	
BUILDING AREA:	42,547 S.F.	29.6%
HARD SURFACE AREA:	55,250 S.F	38.5%
LANDSCAPE AREA:	ON-SITE: 45,742 S.F.	31.9%

60 0 60 120 180
Scale: 1" = 60'

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

SEE ALTA/NSPS LAND TITLE SURVEY
PREPARED BY REDCON, INC.
JOB NUMBER: 419000-90
DATED 12/10/2019

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

Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Architect:
Tyler K. Kirk
Think Architecture
7927 S. High Point Prkwy, #300
Sandy, Utah, 84094
PH: (801) 269-0055

Geotechnical Report:
Dated: December 11, 2019
Gordon Geotechnical Engineering
4426 S. Century Drive, Suite 100
Salt Lake City, Utah, 84123
PH: (801) 327-9600

Surveyor:
Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Landscape Architect:
Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:
Joe Torman
Lotus Marq, LLC
338 E. South Temple, Ste. B
Salt Lake City, Utah, 84111
PH: (801) 834-0456

Project Contact:
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C1
23 Total Sheets

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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 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

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.

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 IMMEDIALTY 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.

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.

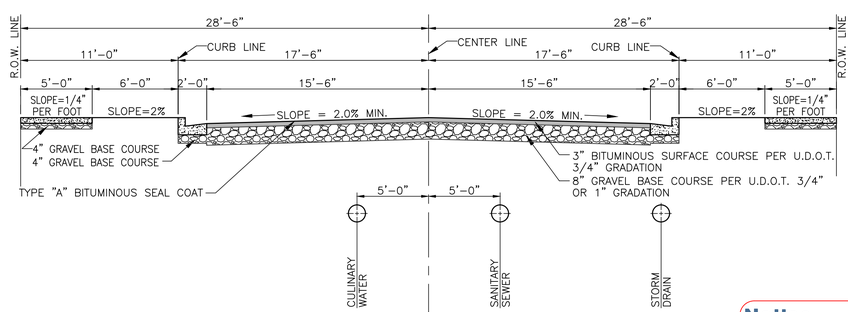
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER	NG	= NATURAL GRADE
LD LAT	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER	PP	= POWER/UTILITY POLE
W LAT	= PROPOSED WATER LATERAL		= PROPOSED CATCH BASIN	P.U.E.	= PUBLIC UTILITY EASEMENT
SS LAT	= PROPOSED SEWER LATERAL		= EXISTING CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
W/8	= PROPOSED CULINARY WATER LINE		= DRAINAGE SWALE	RIM	= RIM OF MANHOLE
EX.W	= EXISTING CULINARY WATER LINE		= PLUG W/ 2" BLOW-OFF	R.O.W.	= RIGHT-OF-WAY
SW/8	= PROPOSED SECONDARY WATER LINE		= PLUG & BLOCK	SD	= STORM DRAIN
EX.SW	= EXISTING SECONDARY WATER LINE		= STREET LIGHT	SS	= SANITARY SEWER
SS/8	= PROPOSED SANITARY SEWER LINE		= SIGN	TBC	= TOP BACK OF CURB
EX.SS	= EXISTING SANITARY SEWER LINE	BLDG	= BUILDING	TOA	= TOP OF ASPHALT
SD/15	= PROPOSED STORM DRAIN LINE	C&G	= CURB & GUTTER	TOC	= TOP OF CONCRETE
EX.SD	= EXISTING STORM DRAIN LINE	CB	= CATCH BASIN	TOFF	= TOP OF FINISHED FLOOR
LD/8	= PROPOSED LAND DRAIN LINE	C.F.	= CUBIC FEET	TOI	= TOP OF PUMP ISLAND
EX.LD	= EXISTING LAND DRAIN LINE	C.F.S.	= CUBIC FEET PER SECOND	TSW	= TOP OF SIDEWALK
IRR/18	= PROPOSED IRRIGATION LINE	FC	= FENCE CORNER	W	= CULINARY WATER
EX.IRR	= EXISTING IRRIGATION LINE	FF	= FINISH FLOOR	WM	= WATER METER
	= FENCE LINE	FFE	= FINISH FLOOR ELEVATION		= EXISTING ASPHALT PAVEMENT
	= PROPOSED FIRE HYDRANT	FG	= FINISHED GRADE		= PROPOSED ASPHALT PAVEMENT
	= EXISTING FIRE HYDRANT	FH	= FIRE HYDRANT		= PROPOSED CONCRETE
	= PROPOSED MANHOLE	FL	= FLOW LINE		= ADA ACCESSIBLE ROUTE
	= EXISTING MANHOLE	FSD	= FIRE SEPARATION DISTANCE		
	= PROPOSED SEWER CLEAN-OUT	GB	= GRADE BREAK		
	= PROPOSED GATE VALVE	INV	= INVERT		
	= EXISTING GATE VALVE	L.F.	= LINEAR FEET		



Carter Lane
Street Section (57' R.O.W.)
SCALE: NONE

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

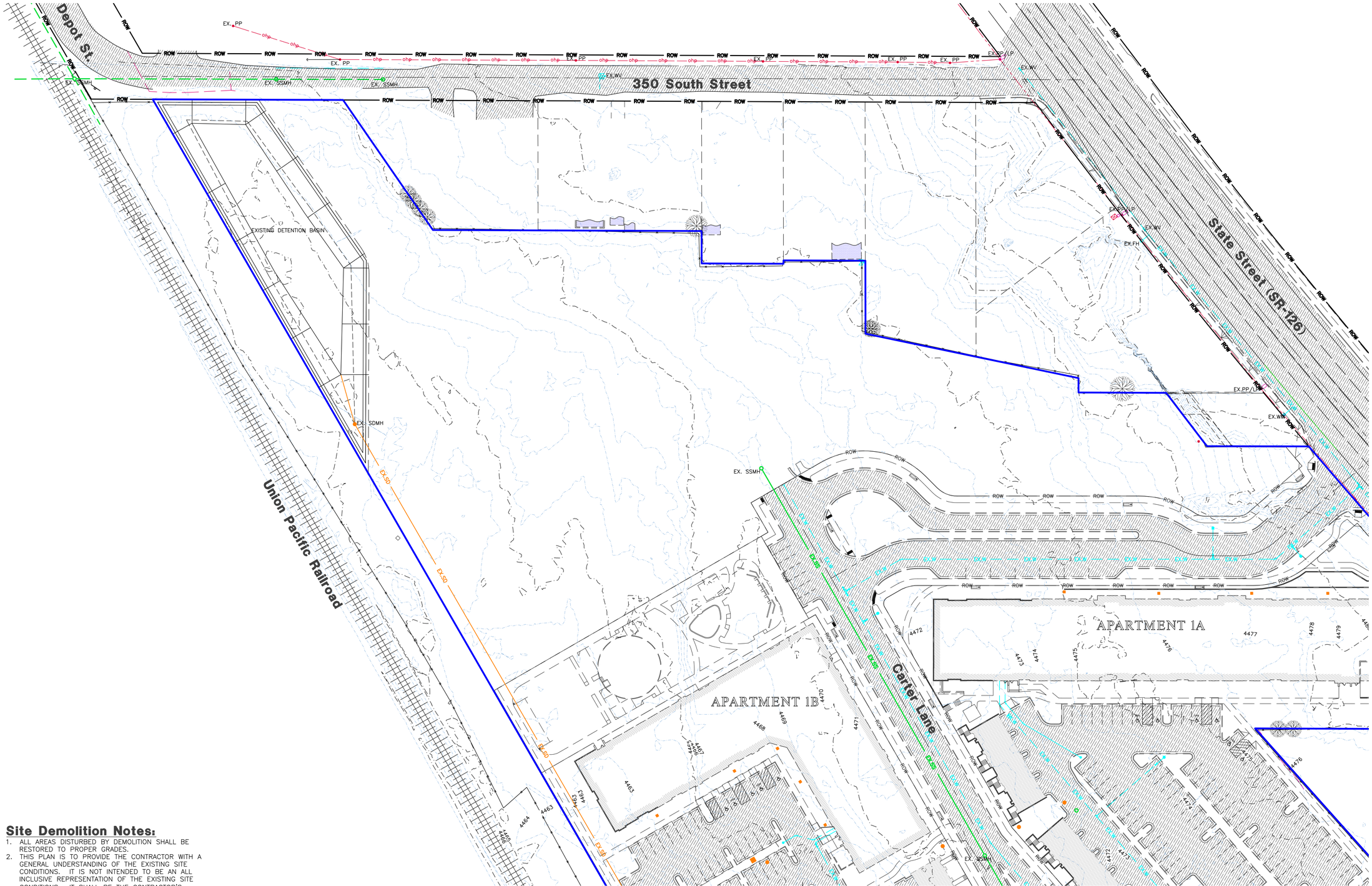
Notes/Legend/ Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C2
23 Total Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



Site Demolition Notes:

1. ALL AREAS DISTURBED BY DEMOLITION SHALL BE RESTORED TO PROPER GRADES.
2. THIS PLAN IS TO PROVIDE THE CONTRACTOR WITH A GENERAL UNDERSTANDING OF THE EXISTING SITE CONDITIONS. IT IS NOT INTENDED TO BE AN ALL INCLUSIVE REPRESENTATION OF THE EXISTING SITE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS THROUGH SITE INVESTIGATIONS, ADDITIONAL SURVEYS, AND COORDINATION WITH UTILITY SUPPLIERS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING FACILITIES THAT AFFECT THE PROPOSED DEVELOPMENT.
3. DEMOLITION DEBRIS TO BE DISPOSED OF OFF-SITE AT AN APPROVED LANDFILL. CONTRACTOR TO PROVIDE ANY CERTIFICATION DOCUMENTATION FOR THE LANDFILL PRIOR TO COMMENCING ON-SITE DEMOLITION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, TRANSPORT AND DISPOSAL OF DEBRIS.

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

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

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REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Existing Site Plan & Demolition Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

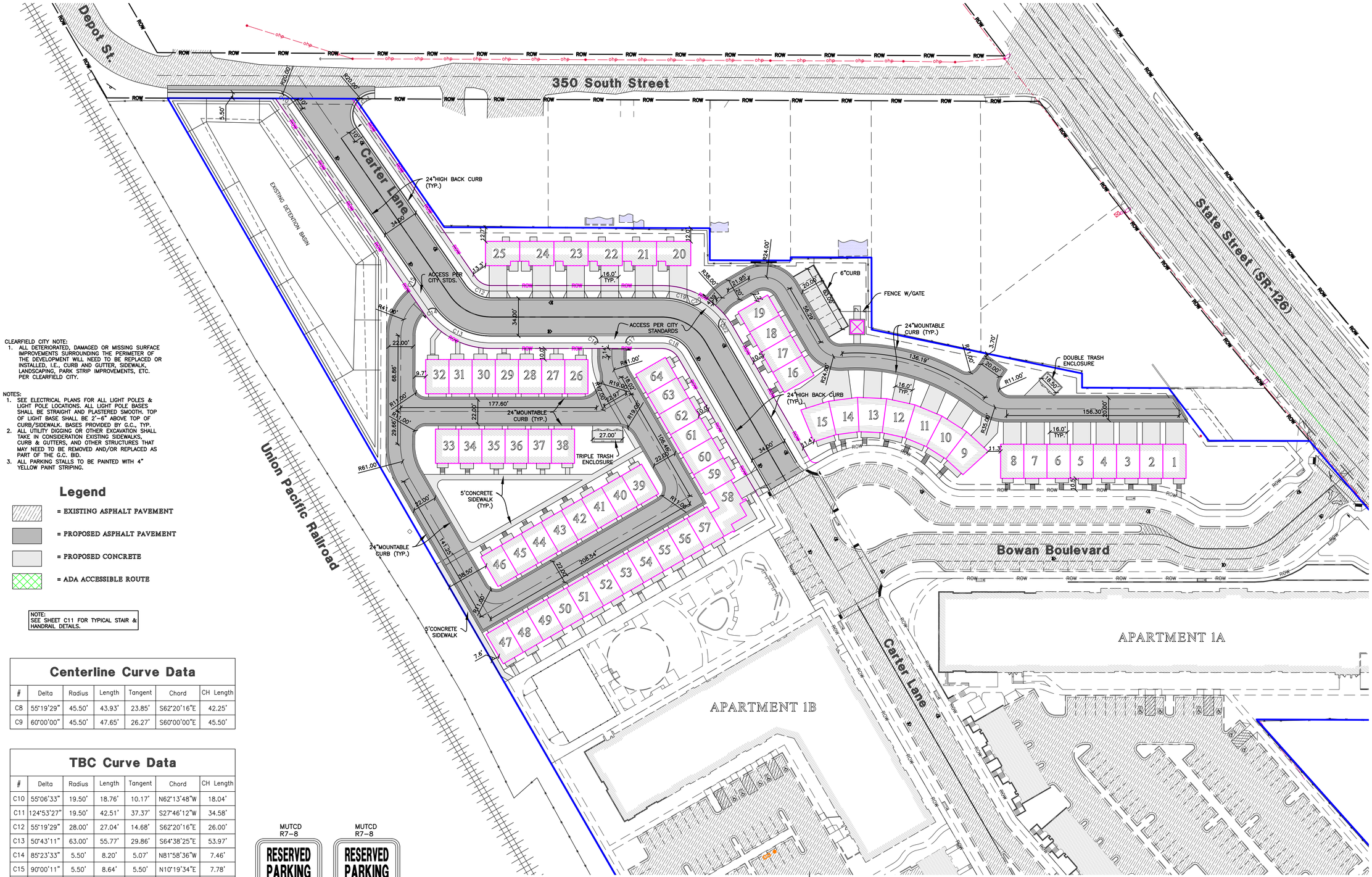
Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C3
23 Total Sheets

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CLEARFIELD CITY NOTE:
1. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STRIP IMPROVEMENTS, ETC. PER CLEARFIELD CITY.

NOTES:
1. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
2. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
3. ALL PARKING STALLS TO BE PAINTED WITH 4" YELLOW PAINT STRIPING.

Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = ADA ACCESSIBLE ROUTE

NOTE:
SEE SHEET C11 FOR TYPICAL STAIR & HANDRAIL DETAILS.

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	55°19'29"	45.50'	43.93'	23.85'	S62°20'16"E	42.25'
C9	60°00'00"	45.50'	47.65'	26.27'	S60°00'00"E	45.50'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C10	55°06'33"	19.50'	18.76'	10.17'	N62°13'48"W	18.04'
C11	124°53'27"	19.50'	42.51'	37.37'	S27°46'12"W	34.58'
C12	55°19'29"	28.00'	27.04'	14.68'	S62°20'16"E	26.00'
C13	50°43'11"	63.00'	55.77'	29.86'	S64°38'25"E	53.97'
C14	85°23'33"	5.50'	8.20'	5.07'	N81°58'36"W	7.46'
C15	90°00'11"	5.50'	8.64'	5.50'	N10°19'34"E	7.78'
C16	90°00'02"	5.50'	8.64'	5.50'	N44°59'59"W	7.78'
C17	90°00'00"	5.50'	8.64'	5.50'	S45°00'00"W	7.78'
C18	60°00'00"	28.00'	29.32'	16.17'	N60°00'00"W	28.00'
C19	24°38'39"	63.00'	27.10'	13.76'	N77°40'40"W	26.89'
C20	73°56'34"	7.50'	9.68'	5.65'	N77°40'22"E	9.02'
C21	73°56'34"	7.50'	9.68'	5.65'	S3°43'48"W	9.02'
C22	3°14'29"	63.00'	3.56'	1.78'	N31°37'15"W	3.56'



NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage

40 0 40 80 120
Scale: 1" = 40'

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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REVISIONS
DESCRIPTION | DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

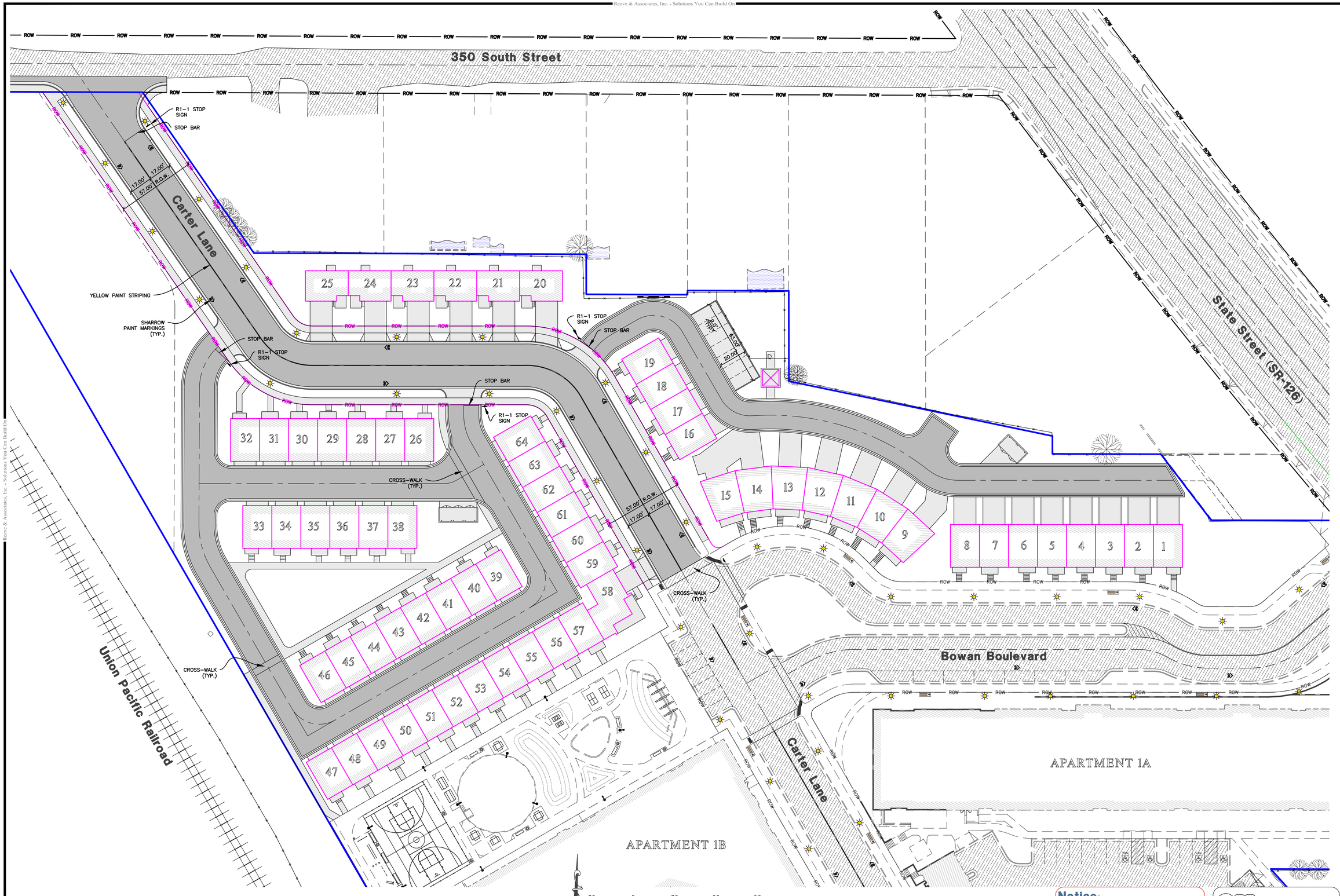
Proposed Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C4
23 Total Sheets

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30 0 30 60 90

Scale: 1" = 30'

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REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Proposed Striping Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C4.1
23 Total Sheets

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NOTE:
SEE SHEET C6 FOR STORM DRAIN DESIGN.

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

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

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REVISIONS
DATE DESCRIPTION

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C5
23 Total Sheets

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DATE	DESCRIPTION

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER 5338480 JEREMY A. DRAPER STATE OF UTAH

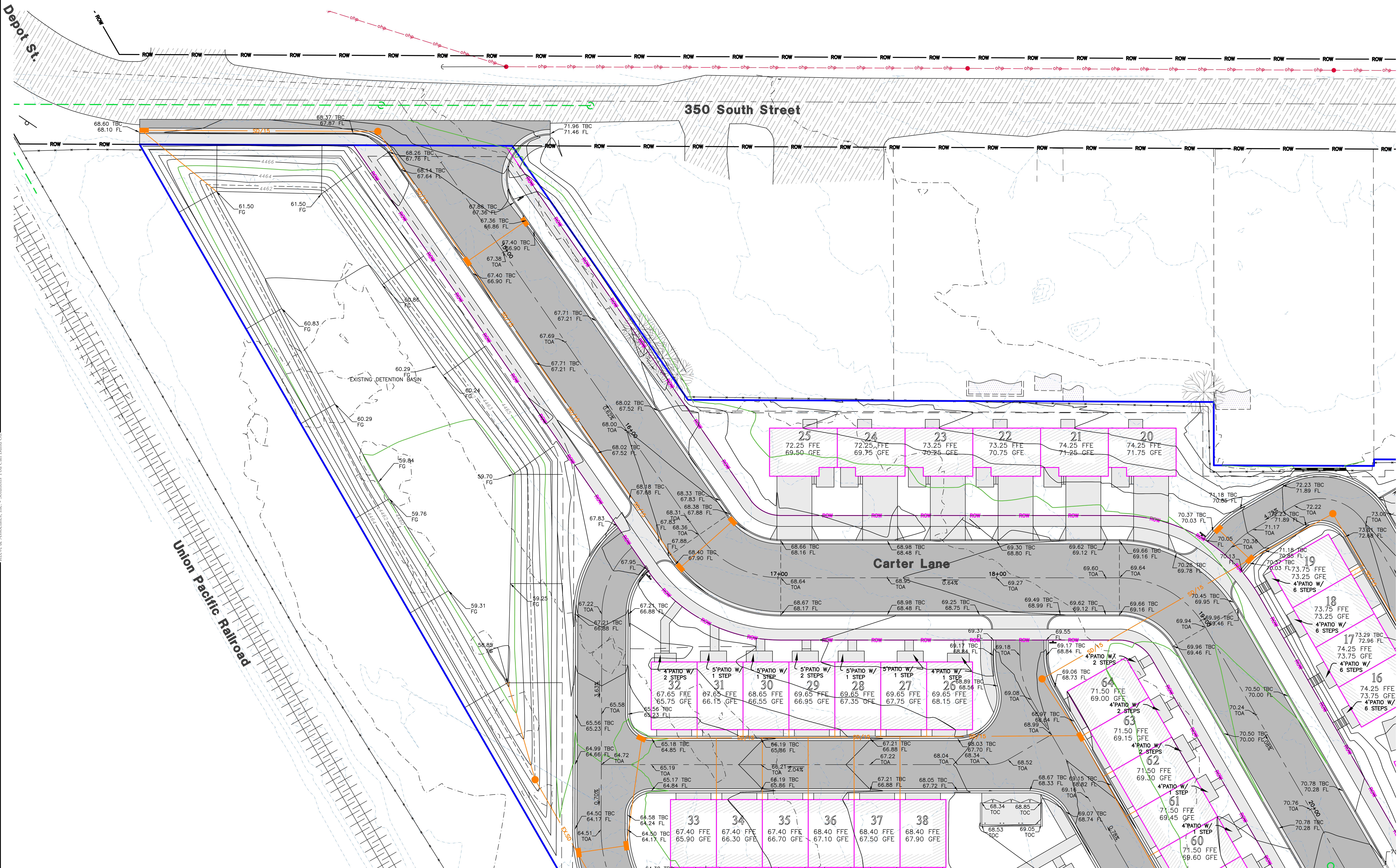
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Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
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C5.1
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NOTE:
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Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER 5338480 JEREMY A. DRAPER STATE OF UTAH

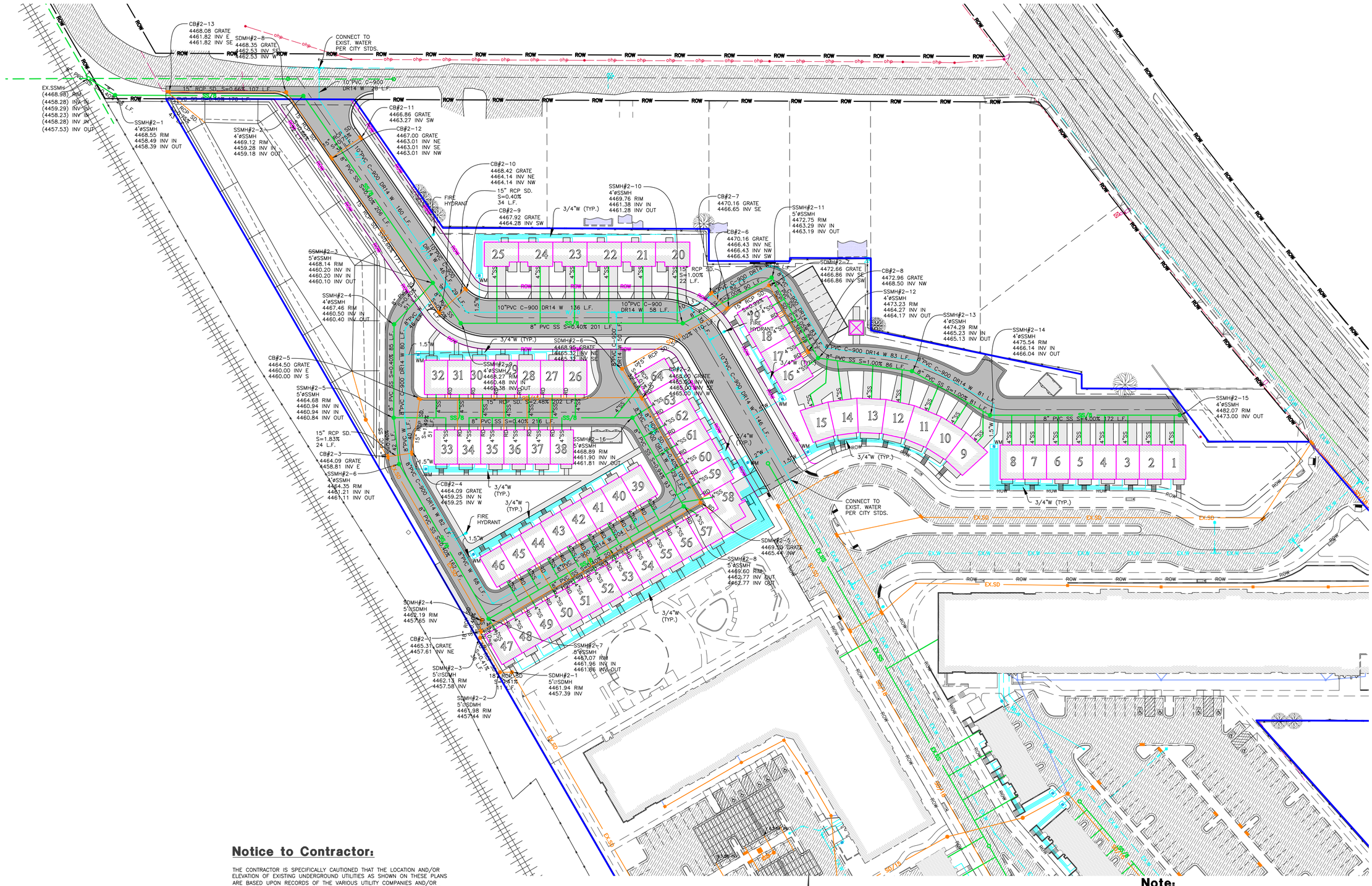
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Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
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Notice to Contractor:

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:
ALL STORM WATER INLET BOXES IN PARKING LOTS TO BE 'HOODED' BOXES PER CLEARFIELD CITY.

NOTE:
ALL SEWER, WATER AND STORM DRAIN UTILITY LINES WITHIN THE RIGHTS-OF-WAY OF BOWAN BOULEVARD, CARTER LANE AND DEPOT STREET ARE PUBLIC. ALL UTILITY LINES OUTSIDE OF THE RIGHT-OF-WAY ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

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Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Utility Plan

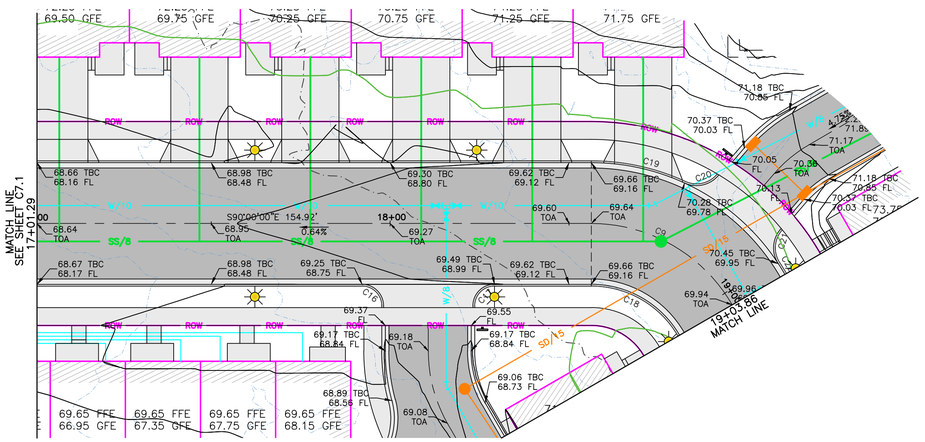
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

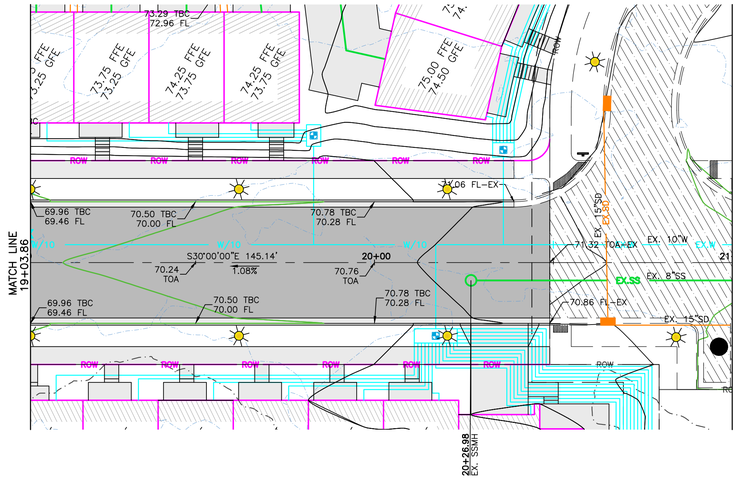
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

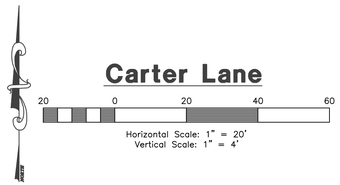
C6
23 Total Sheets

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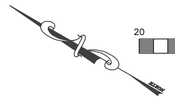




Carter Lane

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Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 4'



Carter Lane

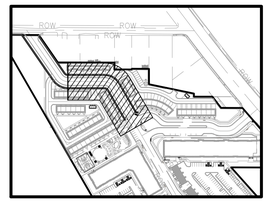
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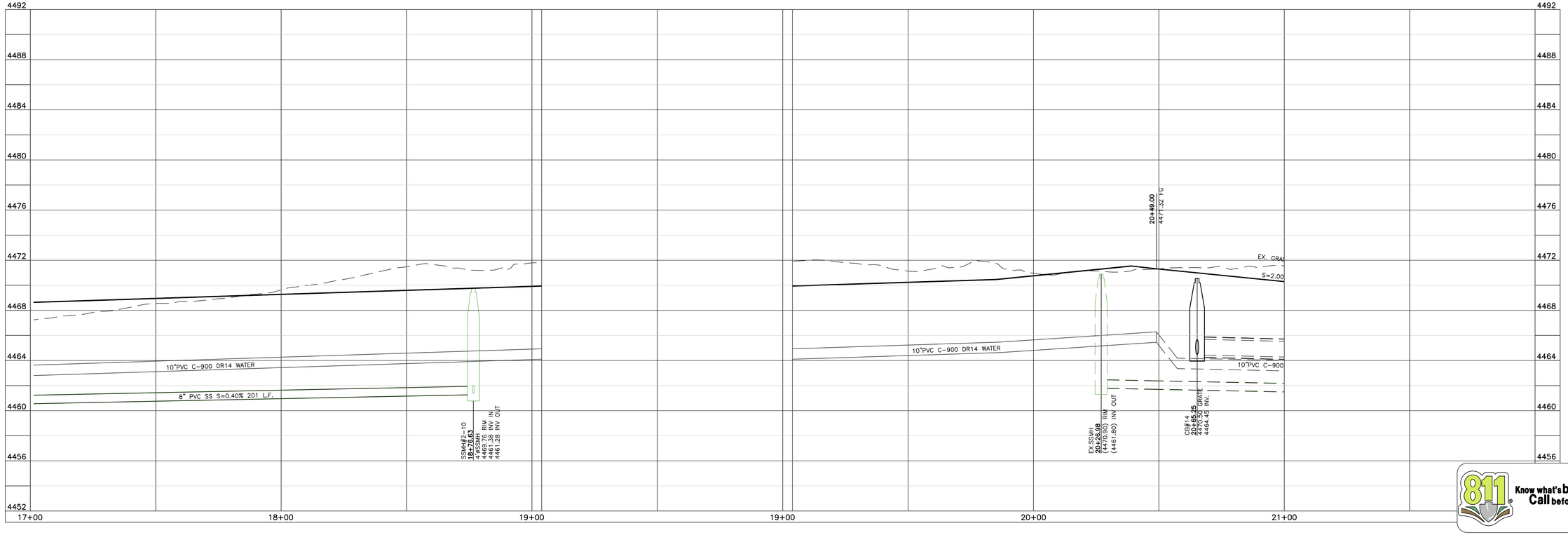
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NOTE:
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Key Map

NOT TO SCALE





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DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Carter Lane 17+01.29-21+00.00

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

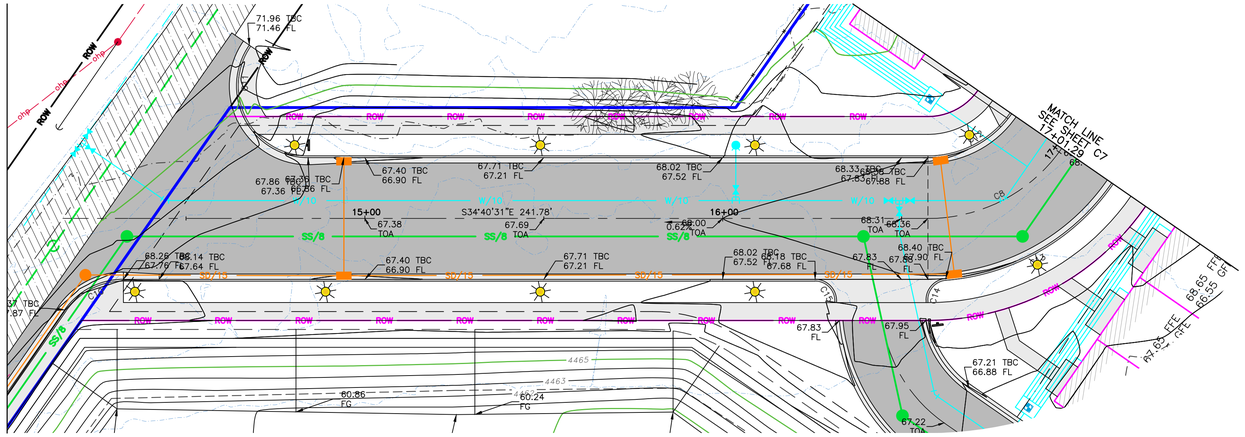
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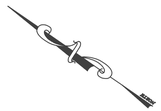
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
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C7
23 Total Sheets

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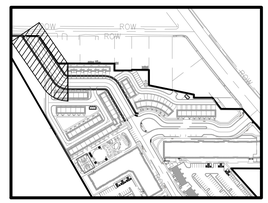


Carter Lane

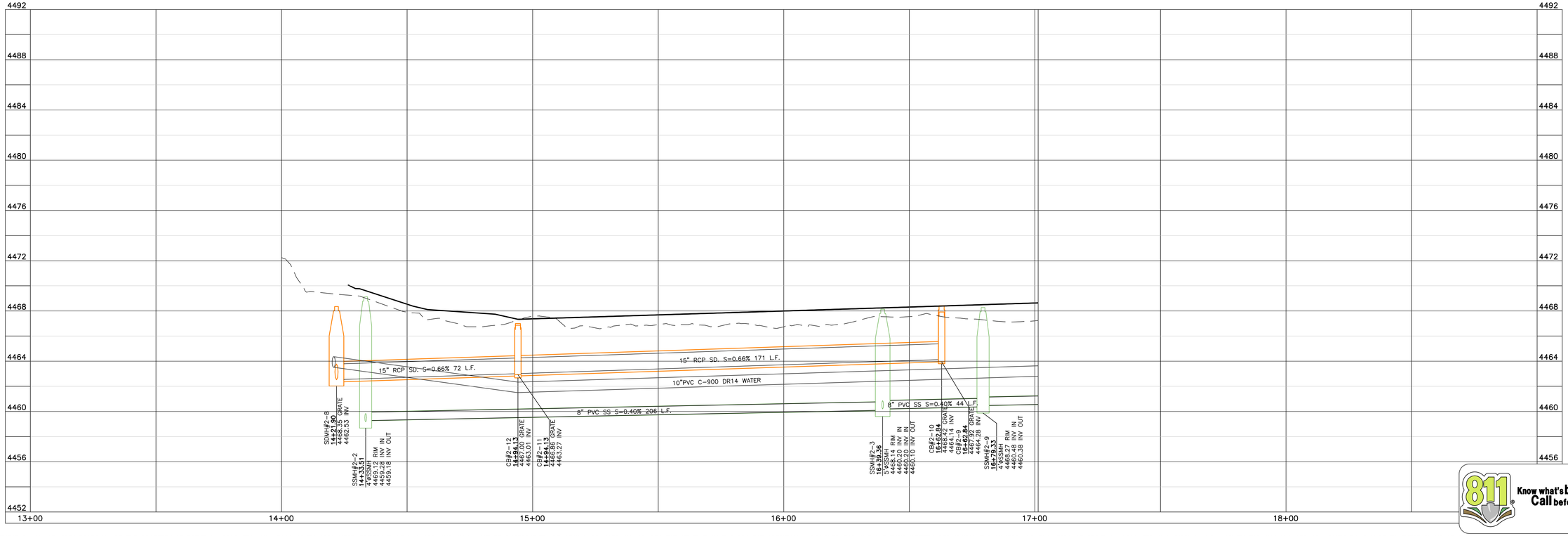
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Key Map
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CLEARFIELD CITY, DAVIS COUNTY, UTAH

Carter Lane
14+00.00-17+01.29

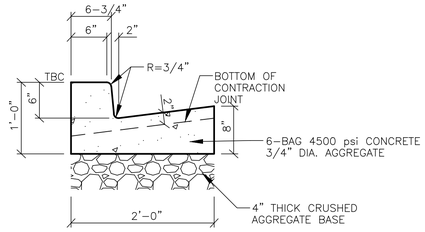
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C7.1
23 Total Sheets

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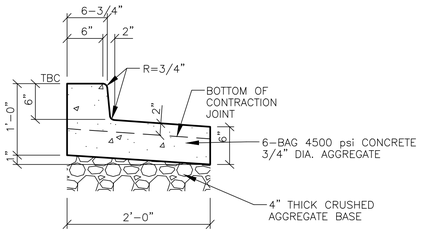
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(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Curb & Gutter

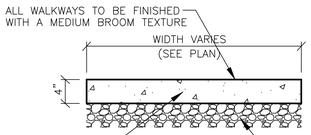
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Outflow Curb & Gutter

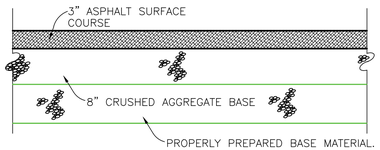
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Concrete Walkway

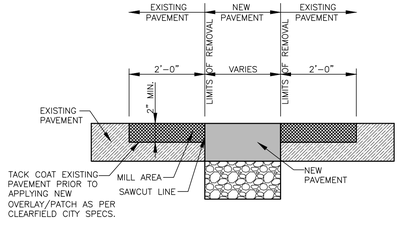
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

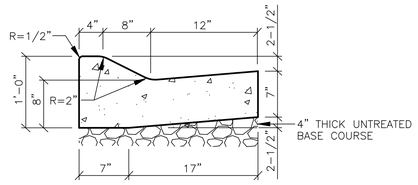
Typical On-Site Asphalt Paving

SCALE: NONE



T-Patch Detail

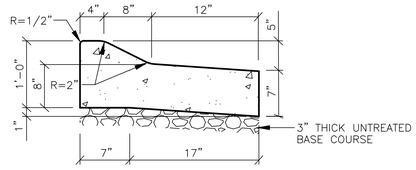
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

24"Mountable Curb & Gutter

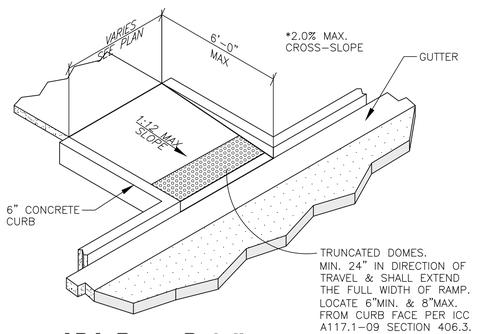
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

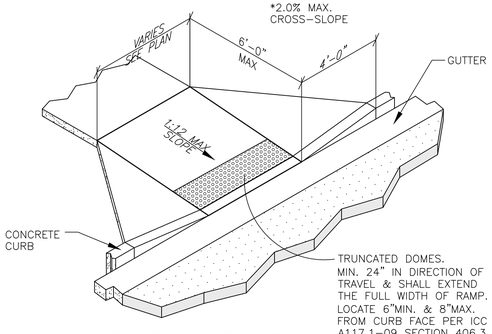
24"Outfall Mountable Curb & Gutter

SCALE: NONE



ADA Ramp Detail

SCALE: NONE



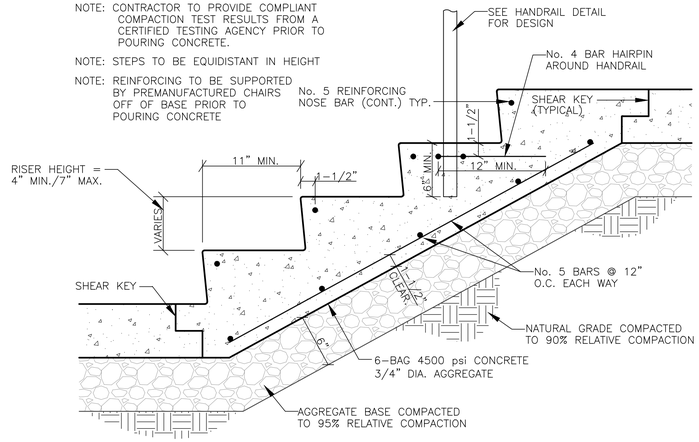
ADA Ramp Detail

SCALE: NONE

NOTE: CONTRACTOR TO PROVIDE COMPLIANT COMPACTION TEST RESULTS FROM A CERTIFIED TESTING AGENCY PRIOR TO POURING CONCRETE.

NOTE: STEPS TO BE EQUIDISTANT IN HEIGHT

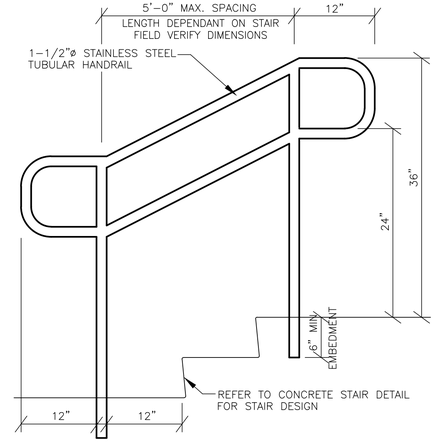
NOTE: REINFORCING TO BE SUPPORTED BY PREMANUFACTURED CHAIRS OFF OF BASE PRIOR TO POURING CONCRETE



NOTE: STAIRS TO BE COMPLIANT TO IBC SECTION 1011.

Concrete Stair Detail

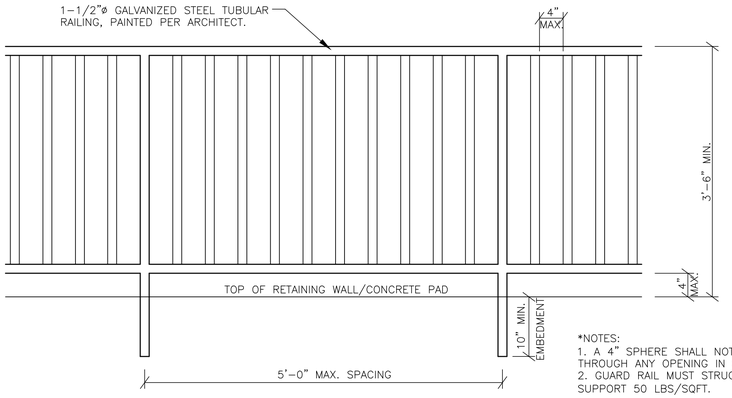
SCALE: NONE



NOTE: HANDRAILS TO BE COMPLIANT TO IBC SECTION 1014.

Handrail Detail

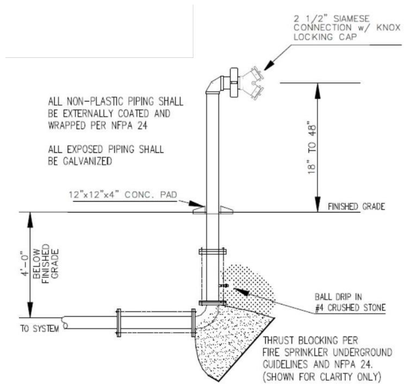
SCALE: NONE



*NOTES:
1. A 4" SPHERE SHALL NOT PASS THROUGH ANY OPENING IN GUARD RAIL.
2. GUARD RAIL MUST STRUCTURALLY SUPPORT 50 LBS/SQFT.

Railing Detail

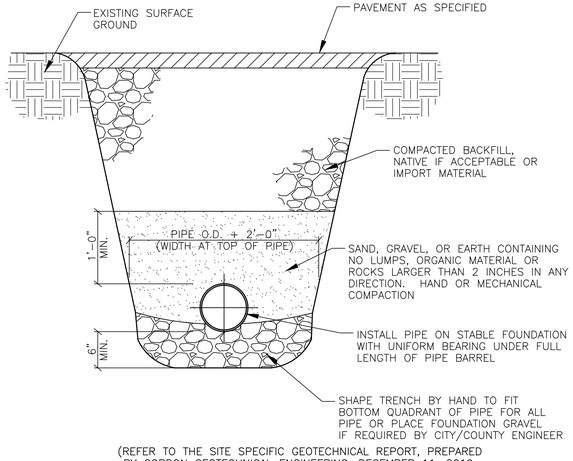
SCALE: NONE



GENERAL NOTES:
1. MINIMUM PIPE SIZE LEADING TO THE FDC SHALL BE DETERMINED BY HYDRAULIC CALCULATIONS, BUT SHALL BE A MINIMUM OF 4" FOR ALL SYSTEMS. A 6" MINIMUM PIPE IS REQUIRED FOR ALL SYSTEMS WITH A TOTAL DEMAND EXCEEDING 750 GPM.
2. KNOX LOCKING CAPS ARE REQUIRED ON ALL CONNECTIONS.
3. ALL EXPOSED PIPING AND FITTINGS TO BE GALVANIZED WITH THE EXCEPTION OF THE SIAMESE CONNECTION.
4. EMBEDMENT AND UNDERGROUND DETAILS SHOWN ARE FOR CLARITY ONLY. REFER TO FIRE SPRINKLER UNDERGROUND GUIDELINES FOR DETAILS.

Typical On-Site FDC Detail

SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY GORDON GEOTECHNICAL ENGINEERING, DECEMBER 11, 2019. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Pipe Bed Section

SCALE: NONE

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Civil Details

PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

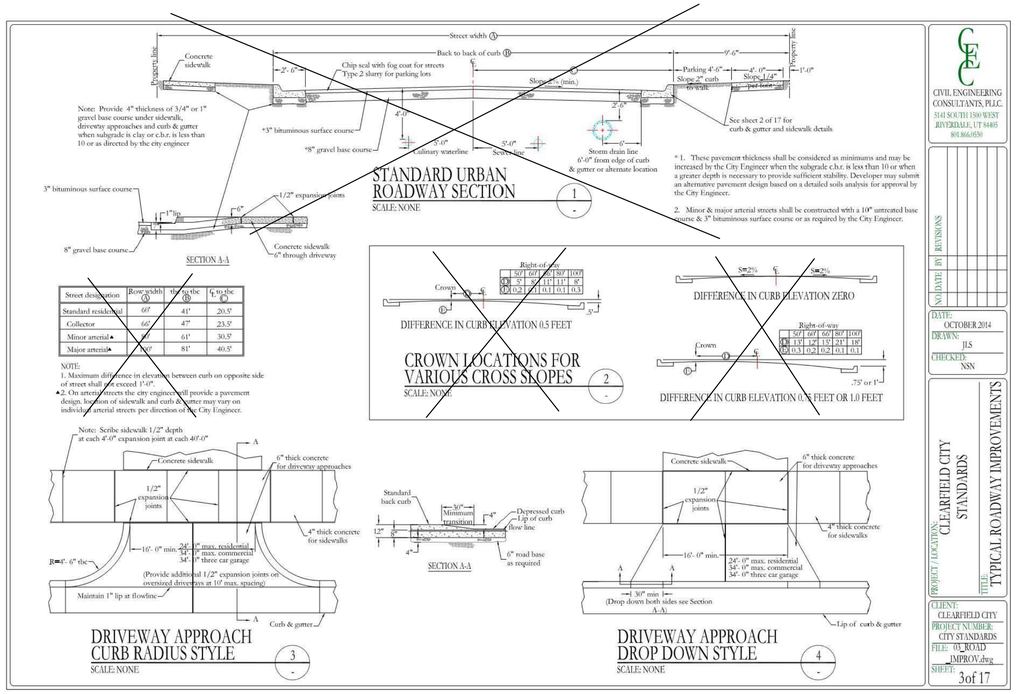
C8

23 Total Sheets

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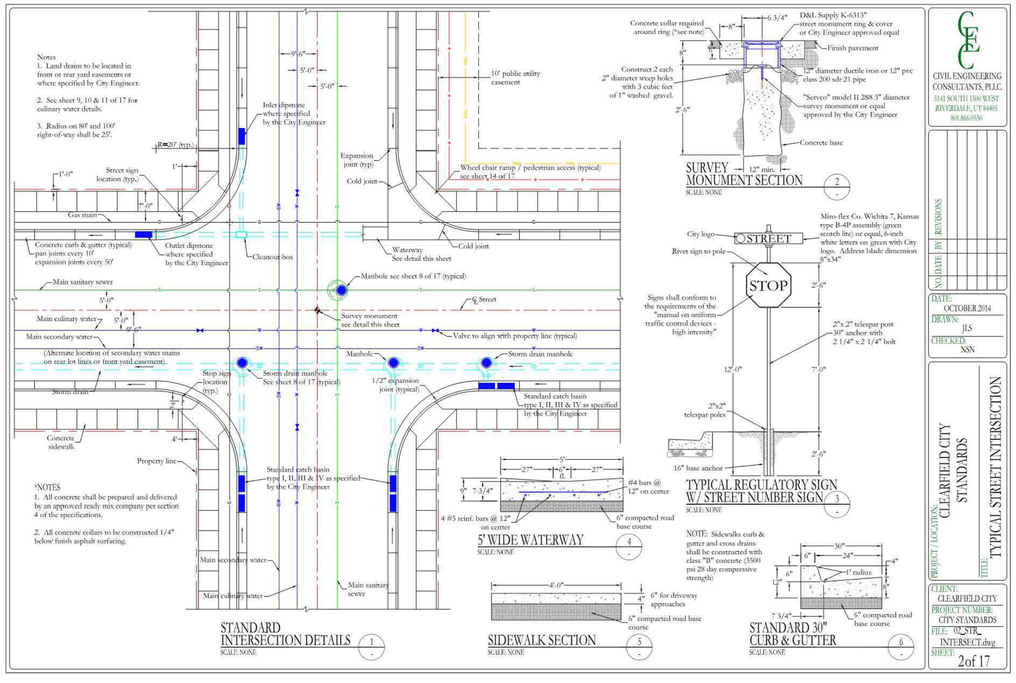
CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPICAL ROADWAY IMPROVEMENTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 01_ROAD_IMPROV.dwg
SHEET: 3of 17



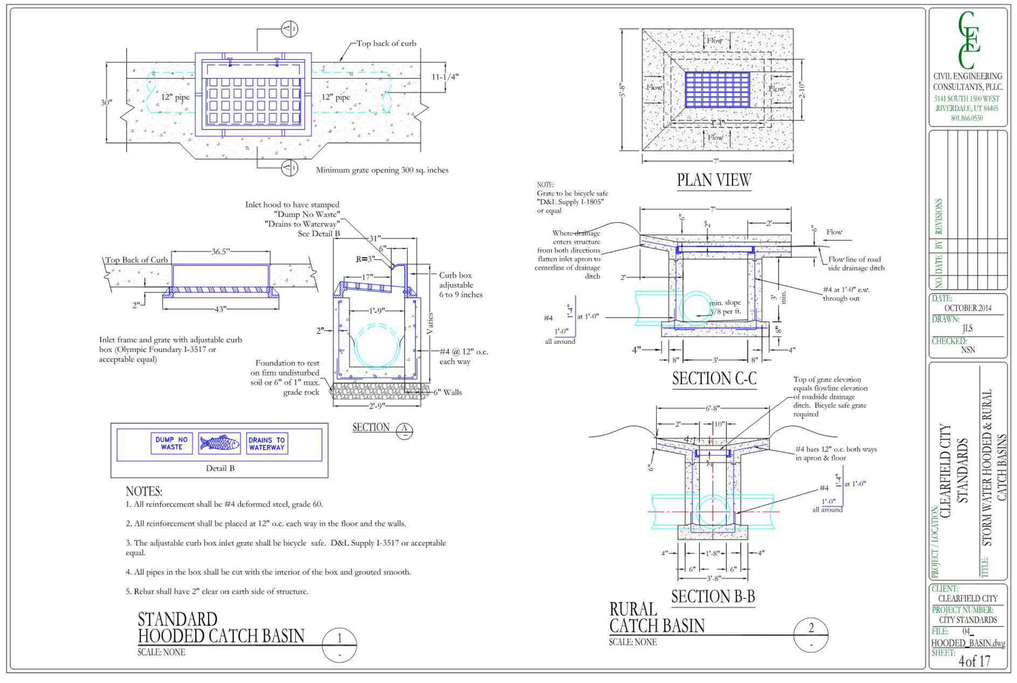
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RIVERDALE, UT 84405
801.866.0550

NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPICAL STREET INTERSECTION

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 02_STR_INTERSECT.dwg
SHEET: 2of 17



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NO	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: STORM WATER HOODED & RURAL CATCH BASINS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 04_HOODED_BASIN.dwg
SHEET: 4of 17

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Civil Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

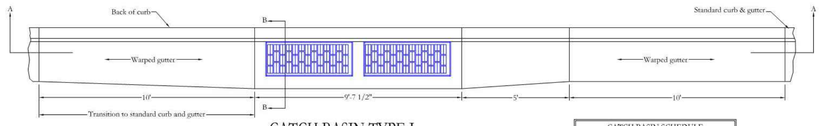
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C8.1
23 Total Sheets

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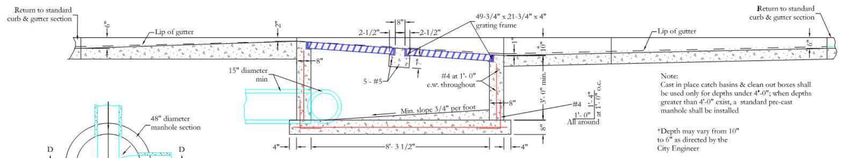


CATCH BASIN TYPE I PLAN VIEW

SCALE: NONE

1 -

CATCH BASIN SCHEDULE		
Type	Grates	Runoff Collection
I	Double	One direction
II	Single	One direction
III	Double	Two directions
IV	Single	Two directions

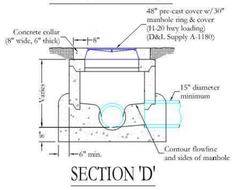


Note:
Cast in place catch basins & clean out boxes shall be used only for depths under 4'-0"; when depths greater than 4'-0" exist, a standard pre-cast manhole shall be installed

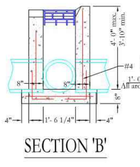
*Depth may vary from 10" to 6" as directed by the City Engineer

SECTION 'A'

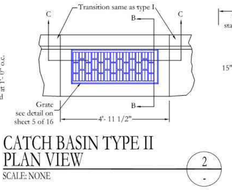
PLAN CLEANOUT



SECTION 'D'



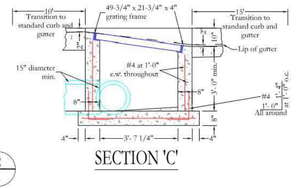
SECTION 'B'



CATCH BASIN TYPE II PLAN VIEW

SCALE: NONE

2 -



SECTION 'C'

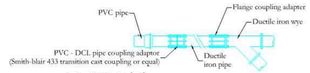
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RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TYPE I & TYPE II CATCH BASINS/CLEANOUT

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 05_1-2_CATCH_BASIN.dwg
SHEET: 5of 17



DETAIL 'B' TYPICAL CONNECTION OF DI PIPETO PVC PIPE

SCALE: NONE

1 -

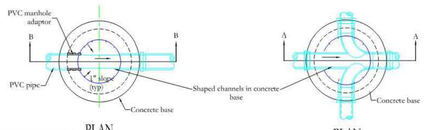
Drop Manhole Notes:
1. Use drop manhole only when drop exceeds 2'- 0".

2. For construction dimension of drop manhole see junction manhole detail his sheet.

3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc if encased in 3/4" washed gravel minimum 6" cover.

NOTES:
1. All storm drain, sanitary sewer and land drain manholes and cleanout structures must have shaped concrete troughs and aprons.

2. Manhole lids must be labeled appropriately to reflect use of strusetur, i.e. storm drain, sewer, land drain, water, communications, irrigation and electrical.



PLAN

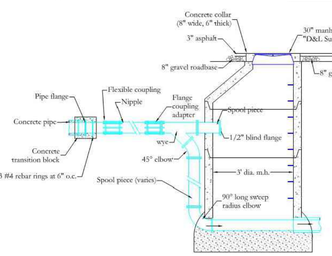
PLAN

NOTES:
1. Cast in place manhole shown precast reinforced manhole acceptable.

2. Rubber boot joints with stainless steel connection band is acceptable substitutes for standard joints shown.

3. Piping outside of manhole may be schedule 40 pvc if encased in 3/4" washed gravel, minimum 6" cover.

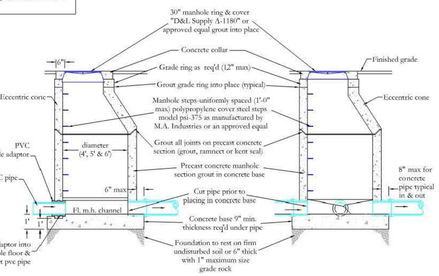
NORTH DAVIS SEWER DISTRICT NOTE:
Any sanitary sewer work done involving the North Davis Sewer District (NDSD) will require written approval from NDSD and must be in compliance to all NDSD standards.



DETAIL 'A' - TYPICAL CONNECTION OF D.I. PIPE TO CONCRETE PIPE PIPE TO DROP MANHOLE

SCALE: NONE

2 -



LINE MANHOLE SECTION 'B'

SCALE: NONE

3 -

JUNCTION MANHOLE SECTION 'A'

SCALE: NONE

4 -

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RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: MANHOLE DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 06_MH_DETAILS.dwg
SHEET: 8of 17



CONNECTION INTO CONCRETE WYE (WITH 45° ELBOW)

SCALE: NONE

A -

NOTE: Pvc pipe fittings ASTM D-3034 with a SDR 35

TAPPING INTO EXISTING CONCRETE PIPE

SCALE: NONE

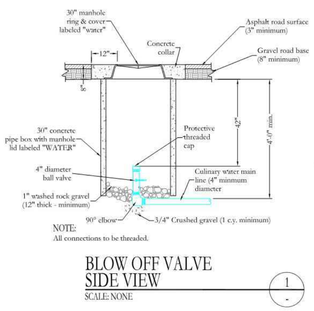
B -

NOTE: When connection is made into existing concrete wye the wye must be rotated to a minimum of 10° and a maximum of 45° from the horizontal as shown

CONNECTING INTO CONCRETE WYE (W/O 45° ELBOW)

SCALE: NONE

C -



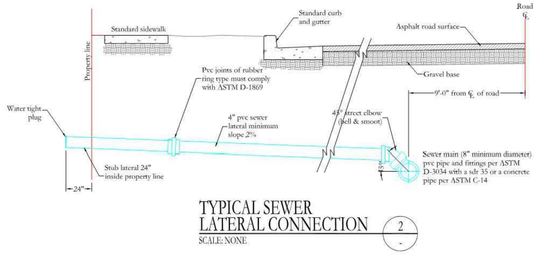
NOTE:
All connections to be threaded.

BLOW OFF VALVE SIDE VIEW

SCALE: NONE

1 -

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



TYPICAL SEWER LATERAL CONNECTION

SCALE: NONE

2 -

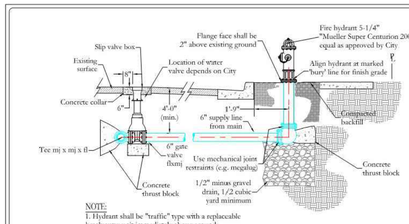
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

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

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

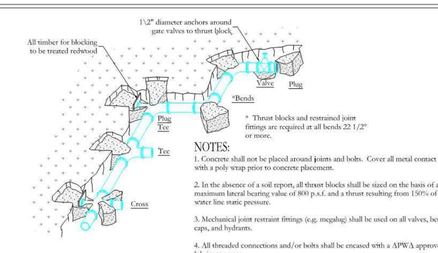


NOTE:
1. Hydrant shall be "traffic" type with a replaceable break-away unit immediately above ground.

TYPICAL THRUST BLOCK CONNECTION

SCALE: NONE

1 -



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

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

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

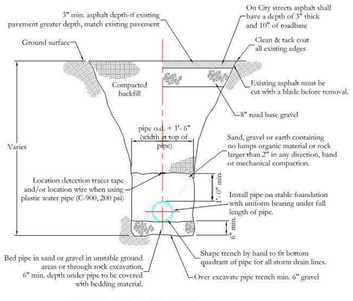
3. Mechanical joint restraint fittings (e.g. megalug) shall be used on all valves, bends, caps, and hydrants.

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

CONCRETE THRUST BLOCK DETAILS

SCALE: NONE

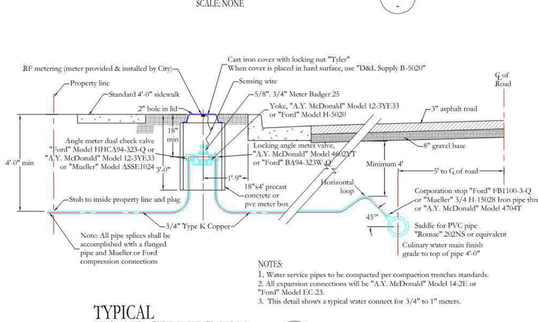
2 -



CULINARY WATER TRENCH CROSS-SECTION

SCALE: NONE

3 -



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

TYPICAL WATER CONNECTION

SCALE: NONE

4 -

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

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

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

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 10_HYD_ H2OCONNECT.dwg
SHEET: 10of 17

Reeve & Associates, Inc.
RA
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

City Details

PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

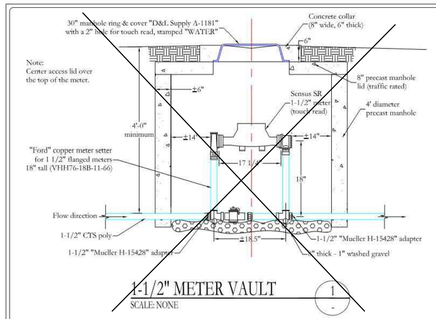
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C8.2
23 Total Sheets

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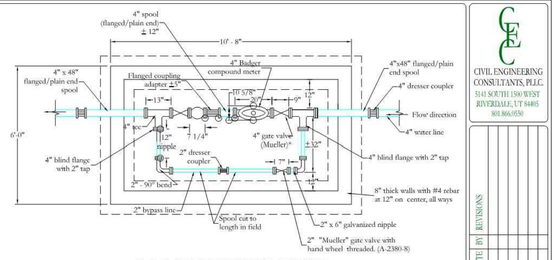
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1-1/2" METER VAULT

SCALE: NONE

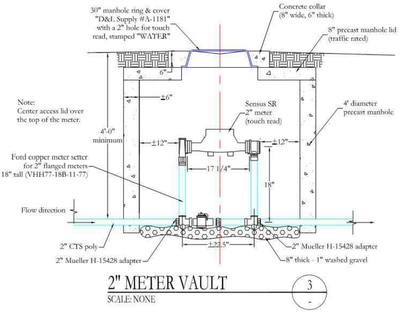
1 / -



4" & LARGER METER VAULT PLAN VIEW

SCALE: NONE

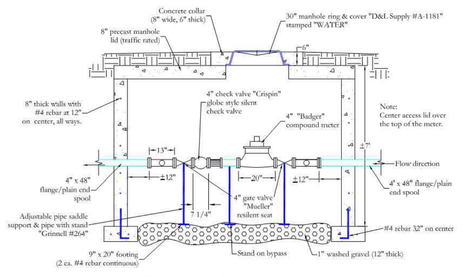
2 / -



2" METER VAULT

SCALE: NONE

3 / -



4" METER VAULT SECTION VIEW

SCALE: NONE

2A / -

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801.866.0550

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: 1-1/2" & 2" & 4" WATTER METER VAULTS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 11_METER VAULTS.dwg
SHEET: 11of 17

CLEARFIELD CITY TESTING AND INSPECTION STANDARDS

Sanitary sewer*	Pipeline inspection - alignment, grade, & class of pipe Low pressure air test or infiltration test Displacement test & video recording showing distance (leader with time, date, & construction company)
Storm drainage*	Pipeline inspection - alignment, grade, & class of pipe Catch basin boxes inspection - depth & rebar Pipe inspection - video tape recording (leader with time, date, & construction company)
Land drainage*	Pipeline inspection - alignment, grade, class of pipe and bedding method Pipe inspection - video tape recording (leader with time, date, & construction company)
Culinary water (c-900 class 200) (di class 51)	Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation Pressure test - minimum 200 psi for 2 hours Chlorination test - minimum 30 ppm for 24 hours Clear water test Bacteria test
Roadway	Sub base inspection - depth & compaction Before road base placement all utility lines must be installed Road base density test - depth & compaction (Contractor responsible to give road base density results to City - prior to asphalt placement) Asphalt placement - depth & compaction
Curb & gutter and sidewalk	Curb & gutter and sidewalk inspection - depth and compaction

*1. Contractor shall not flush rock & debris from newly installed pipelines downstream into the existing system.

*2. The pipelines must have clean water flushed down the pipes prior to video taping in order to detect and identify all low spots and/or bellies in the pipeline. Failure to run water prior to video taping will result in rejection of the video tape testing.

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801.866.0550

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: TESTING AND INSPECTION STANDARDS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 16_TEST_INSPECT.dwg
SHEET: 16of 17

CULINARY WATER FIRE PIPE LINE NOTES:

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

CULINARY WATER SERVICE NOTES:

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

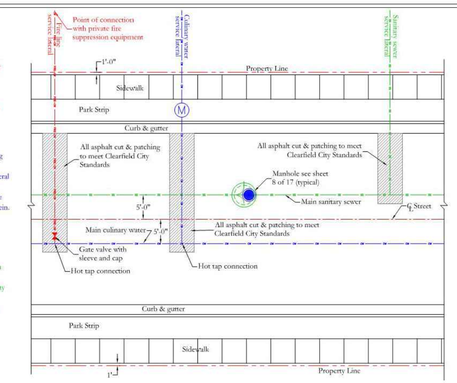
SANITARY SEWER SERVICE NOTES:

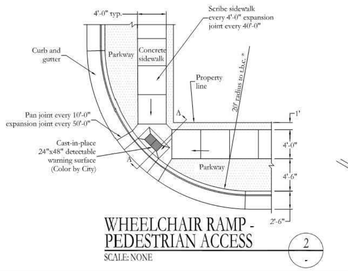
1. The property owner is responsible for all installation of the sanitary sewer service lateral and connection to main City sanitary sewer pvc pipeline with his private facilities.
2. The property owner is responsible for all repair and maintenance of the sewer service lateral from the main City sanitary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

UTILITY SERVICE LATERAL DETAILS

SCALE: NONE

1 / -

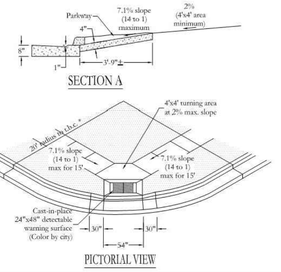




WHEELCHAIR RAMP - PEDESTRIAN ACCESS

SCALE: NONE

2 / -



NOTES:

1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.
2. Locate all inlet grates 2' minimum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.
3. Slopes shown are maximum slopes.
4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. expansion material shall be set 1/4" below the finish level of sidewalk ramp.
5. Materials, construction, and workmanship shall be in accordance with Clearfield City standards and specifications.
6. When a City roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.
7. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.
8. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City (other products to be approved by City prior to installation).

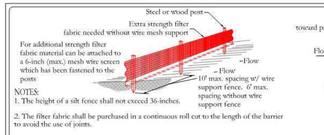
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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

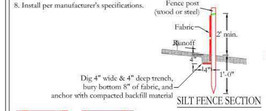
DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

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

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



NOTES:
1. The height of a silt fence shall not exceed 36-inches.
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3. Posts shall be spaced a maximum of 10-feet apart at the barrier location and driven securely into the ground a minimum of 12-inches. When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.
5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.
7. The trench shall be backfilled and the soil compacted over the filter fabric.
8. Install per manufacturer's specifications.

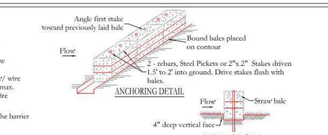


SILT FENCE SECTION



ATTACHING TWO SILT FENCES

SILT FENCE
SCALE: NONE
1 / -

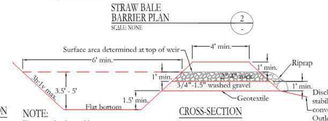


ANCHORING DETAIL

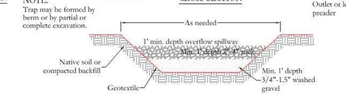
BEDDING DETAIL

NOTES:
1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4-inches, and placed so that bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

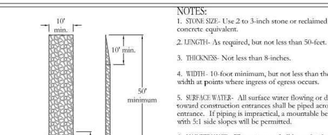
STRAW BALE BARRIER PLAN
SCALE: NONE
2 / -



NOTE:
Trap may be formed by berm or by partial or complete excavation.

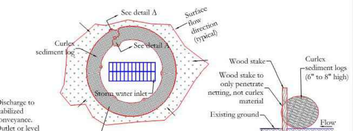


SILT TRAP BASIN
SCALE: NONE
4 / -

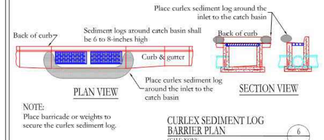


STABILIZED CONSTRUCTION ENTRANCE PLAN
SCALE: NONE
3 / -

NOTES:
1. STONE SIZE - Use 2 to 3-inch stone or reclaimed concrete equivalent.
2. LENGTH - As required, but not less than 50-feet.
3. THICKNESS - Not less than 8-inches.
4. WIDTH - 10-foot minimum, but not less than the full width at points where ingress of egress occurs.
5. SURFACE WATER - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 side slopes will be permitted.
6. MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into the public right-of-way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-ways must be removed immediately.
7. Periodic inspection and needed maintenance shall be proved after each rainfall.
8. Geotextile underliner will be installed under stone covering.

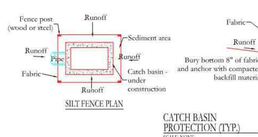


CURLEX SEDIMENT LOG INLET PROTECTION
SCALE: NONE
5 / -

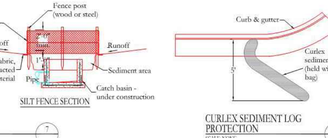


NOTE:
Place barricade or weights to secure the curlex sediment log.

CURLEX SEDIMENT LOG BARRIER PLAN
SCALE: NONE
6 / -



SILT FENCE PLAN



SILT FENCE SECTION

CATCH BASIN PROTECTION (TYP.)
SCALE: NONE
7 / -



CURLEX SEDIMENT LOG PROTECTION
SCALE: NONE
8 / -

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

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS
TITLE: BEST MANAGEMENT PRACTICES (BMPS)

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

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REVISIONS

DESCRIPTION	DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

City Details

PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C8.3
23 Total Sheets

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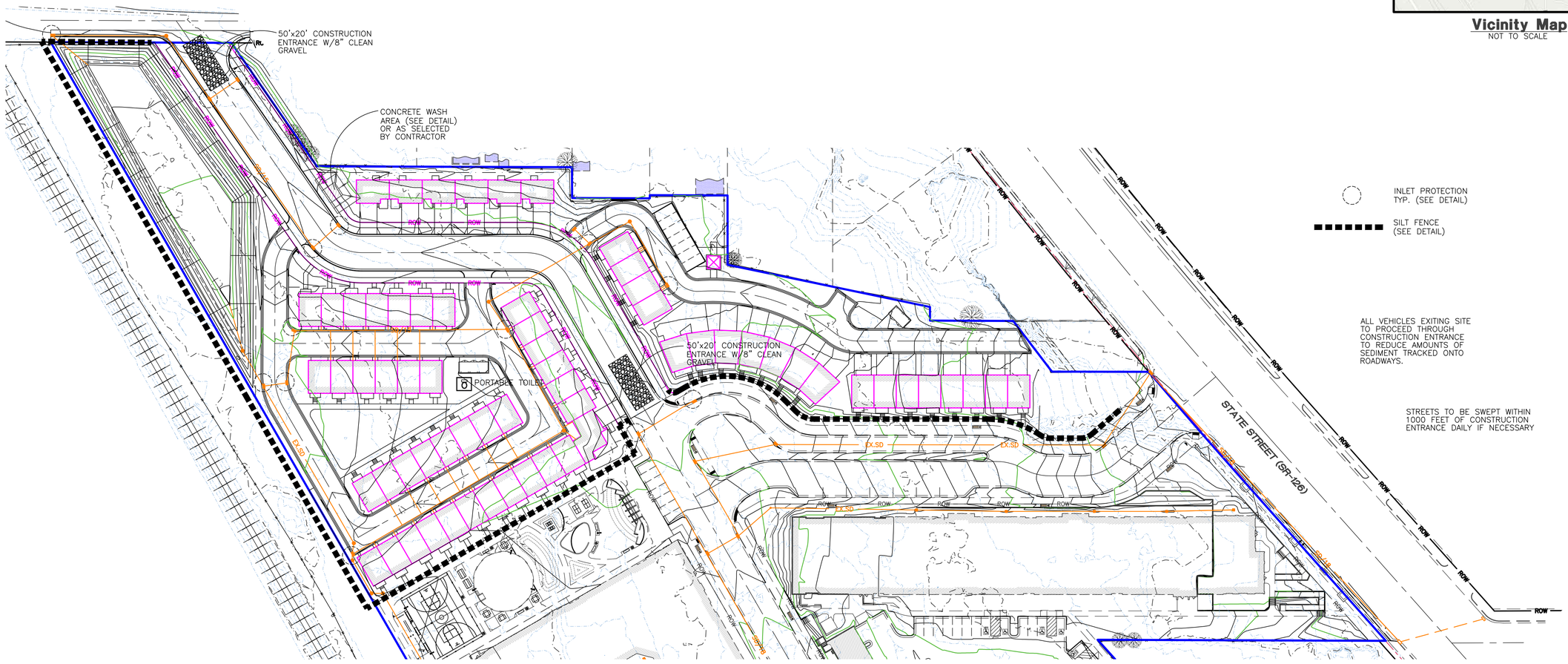
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LOTUS ANTHEM APARTMENTS
Phase-2
Storm Water Pollution Prevention Plan Exhibit

450 SOUTH STATE STREET
CLEARFIELD CITY, DAVIS COUNTY, UTAH
DECEMBER 2022



Vicinity Map
NOT TO SCALE



INLET PROTECTION
TYP. (SEE DETAIL)

SILT FENCE
(SEE DETAIL)

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

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

50 0 50 100 150
Scale: 1" = 50'

Construction Activity Schedule

- PROJECT LOCATION.....CLEARFIELD CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....DECEMBER 2022
- BMP'S DEPLOYMENT DATE.....DECEMBER 2022
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....JOE TORMAN (801) 834-0456
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS
DESCRIPTION | DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C9
23 Total Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

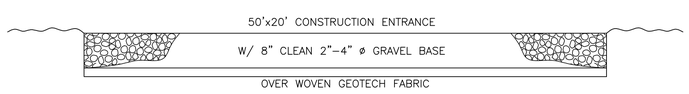
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

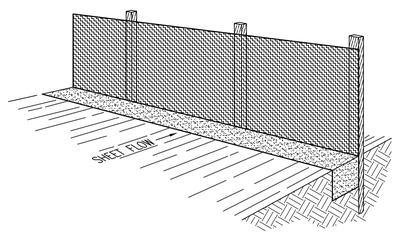
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

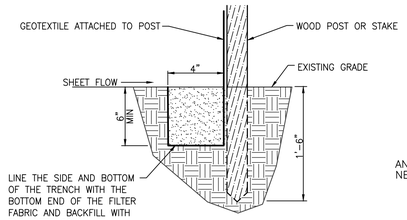


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

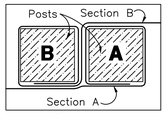
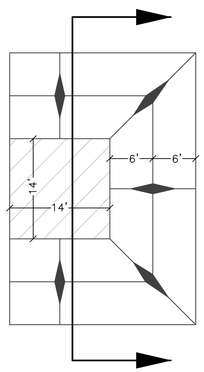
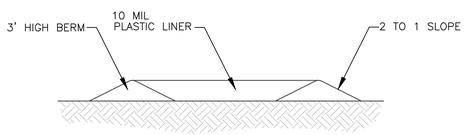


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

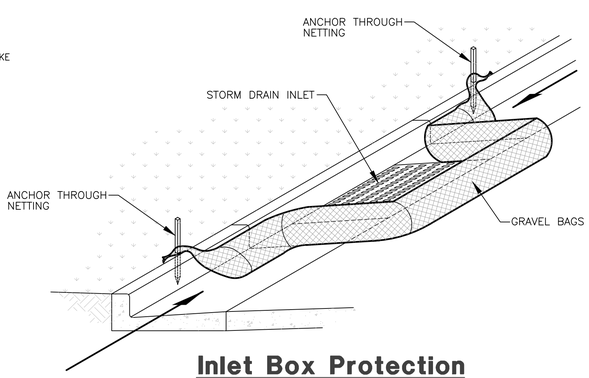
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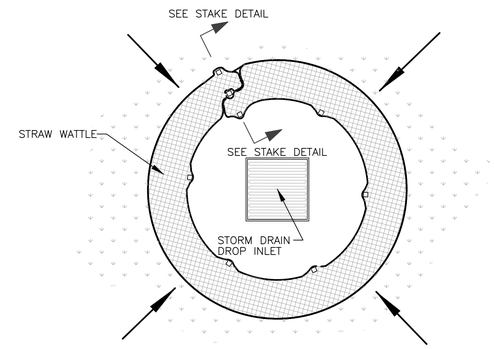


Concrete Washout Area w/ 10 mil Plastic Liner

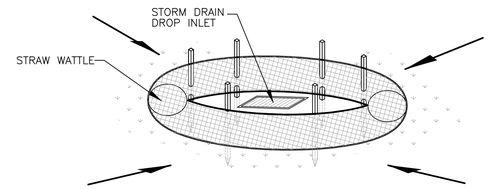
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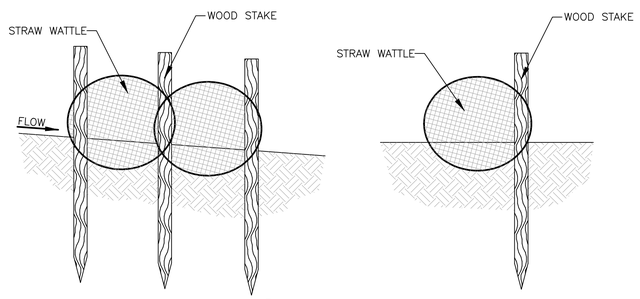
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase–2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: R. HANSEN
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE–2
Number: 7323–01

C10
23 Total Sheets

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LANDSCAPE REQUIREMENTS (4.68 ACRES)

Trees Required 20/Acre.....94 TREES
Trees Provided.....96 TREES

Parking Lot Trees Required 1/5 stalls.....1
Parking Lot Trees Provided 1

Shrubs Required 50/Acre.....234 SHRUBS
Shrubs Provided.....621 SHRUBS

40 0 40 80 120
Scale: 1" = 40'

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REVISIONS

DATE	DESCRIPTION

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

OVERALL LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
12/21/2022
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE-2
Number: 7323-01

C11

23 Total Sheets

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SCHEDULE

TREES

Total	Symbol	Scientific Name	Common Name	Size	W-W=63%
6		Acer ginnala	Amur Maple (Multistem)	2" cal.	Water-Wise
6		Acer truncatum	Shantung Maple	2" cal.	Water-Wise
7		Liquidambar st. 'Slender Silhouette'	Slender Silhouette Sweetgum	2' cal.	
11		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht	
29		Sorbus Americana 'Red Cascade'	Red Cascade Mountain Ash	2" cal.	
10		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.	Water-Wise
24		Ulmus parvifolia 'Everclear'	Everclear Elm	2" cal.	Water-Wise
4		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.	Water-Wise

OTHER

	Symbol	Description	Size/Type
42,576 56%		Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
31,555 41%		Shrub Bed Place shredded bark mulch over 5 ounce professional weed barrier cloth in all planting beds.	1" Diameter 1" Depth
2,022 3%		Pea Gravel – Dog Park Place rock mulch over 5 ounce professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3/8" Diameter 3" Depth
		Concrete Mow Strip	6"x6"

SHRUBS

Total	Symbol	Scientific Name	Common Name	Size	W-W=61%
25		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.	
4		Rhus trilobata	Aromatic Sumac	5 gal.	Water-Wise
11		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.	Water-Wise
79		Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	Water-Wise
45		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.	Water-Wise
43		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.	Water-Wise
39		Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.	Water-Wise
53		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.	Water-Wise
33		Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	5 gal.	
40		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.	Water-Wise
96		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.	Water-Wise
114		Ribes aureum	Golden Currant	5 gal.	Water-Wise
24		Symphoricarpos x chenaultii	Snowberry	5 gal.	Water-Wise
21		Taxus media 'Hicksii'	Hicks Yew	10 gal.	

PERENNIALS

Total	Symbol	Scientific Name	Common Name	Size	W-W=71%
116		Bergenia cordifolia "Rose"	Rose Bergenia	1 gal.	
170		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.	
229		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.	Water-Wise
315		Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal.	Water-Wise
105		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Water-Wise
56		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Water-Wise

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

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REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
12/21/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: DECEMBER 6, 2022
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Number: 7323-01

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		Concrete Mow Strip	6"x6"

Notes:
1. All Landscape Parking Islands shall be Bioswales.
2. 60% of All Plants Shall be from the "Water–Wise Plants For Utah" List
3. A Root Barrier System shall be used on all trees that are in a parkstrip that is 5' or less.
4. Quantities are convenience purposes only and are to be confirmed by Contractor.

LANDSCAPE REQUIREMENTS (4.68 ACRES)

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Trees Provided.....96 TREES

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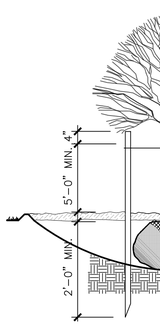
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20 0 20 40 60
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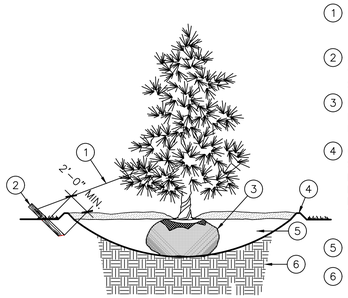


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T–POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

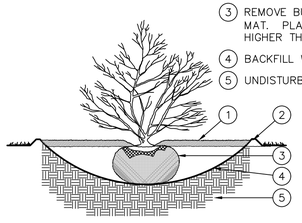


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
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6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

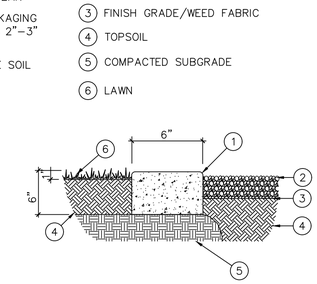


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

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REVISIONS
DESCRIPTION | DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

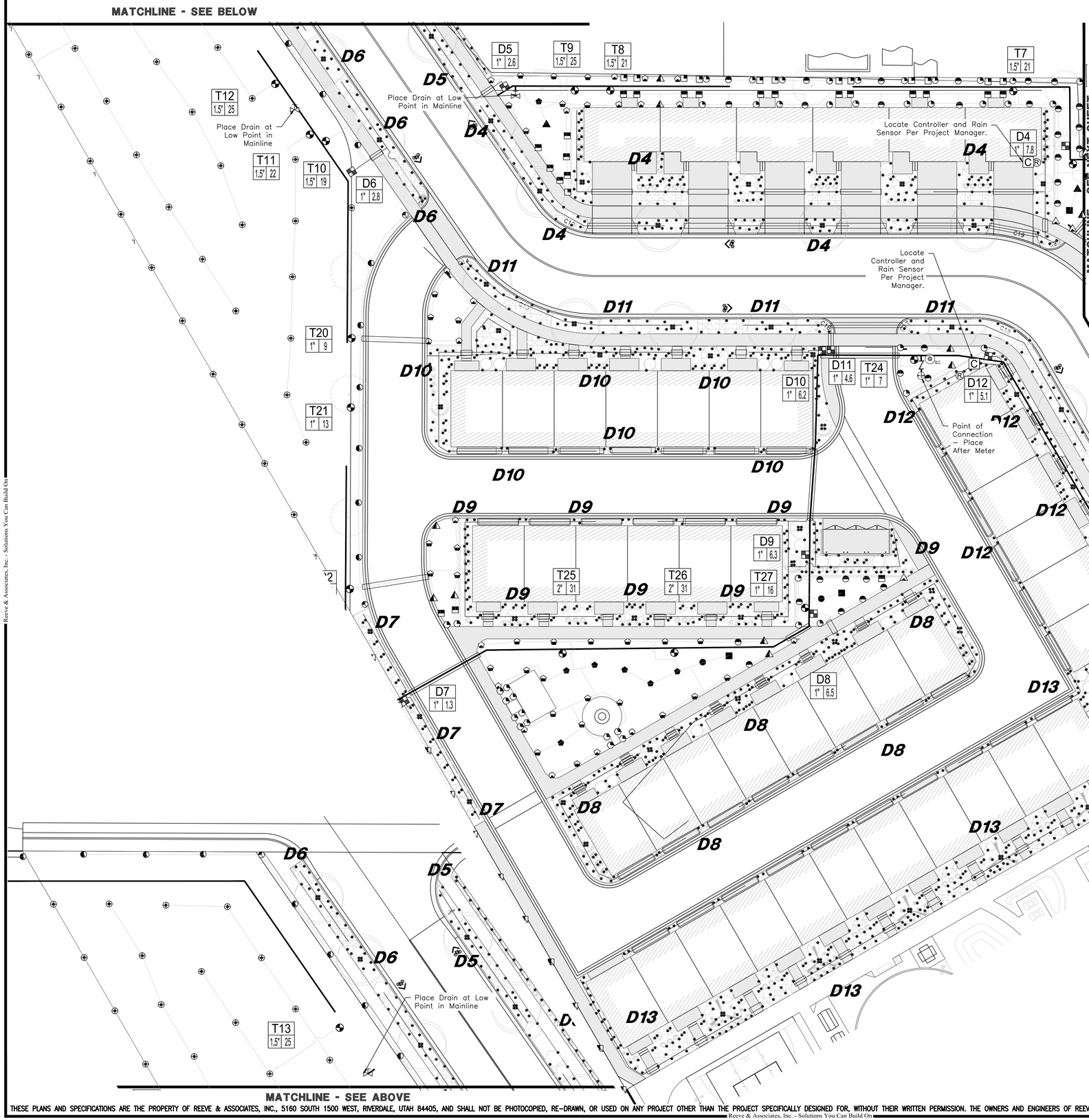
Landscape Plan

LICENSED LANDSCAPE ARCHITECT
No. 6416847-5301
NATHAN C. PETERSON
12/21/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE–2
Number: 7323–01

C11.2
23 Total Sheets

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IRRIGATION SCHEDULE

RADIUS SPRAY	SYMBOL QU. HALF FULL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
					HEAD; NOZZLE
5'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 8' MPR
10		30	RAINBIRD	1804–SAM–PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15' MPR
ROTATOR	QU. HALF FULL				HEAD; NOZZLE
13'–21'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 90–210
13'–21'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 210–270
13'–21'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 270–360
22–30'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP3000 90–210
22–30'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP3000 210–270
22–30'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP3000 270–360

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11–444SWM–NL	STOP AND WASTE
		WILKINS STRONGBOX	975XL2 SBBC–30AL	BACKFLOW PREVENTION ASSEMBLY ALUMINUM BACKFLOW ENCLOSURE
	QC	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111–333–NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
	C	RAINBIRD	ESP LXME	120 VAC–INDOOR/OUTDOOR CONTROLLER
	R	RAINBIRD	WR2–RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ–100–PRB–COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL	CATALOG #	DESCRIPTION
		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
2"		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0–8 gpm), 1" (8–12 gpm), 1 1/4" (12–22 gpm), 1 1/2" (22–30 gpm), 2" (30–50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. – USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB–T–20–PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"–3/4" LATERAL SUPPLY LINE

LABELS

T1 / 1.5" / 21 — TURF VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 / 1" / 5 — DRIP VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 — DRIP IRRIGATION ZONE NUMBER

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

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

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REVISIONS
DESCRIPTION
DATE

Lotus Anthem Phase-2

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
0451601
NATHAN C. PETERSON
12/21/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE–2
Number: 7323–01

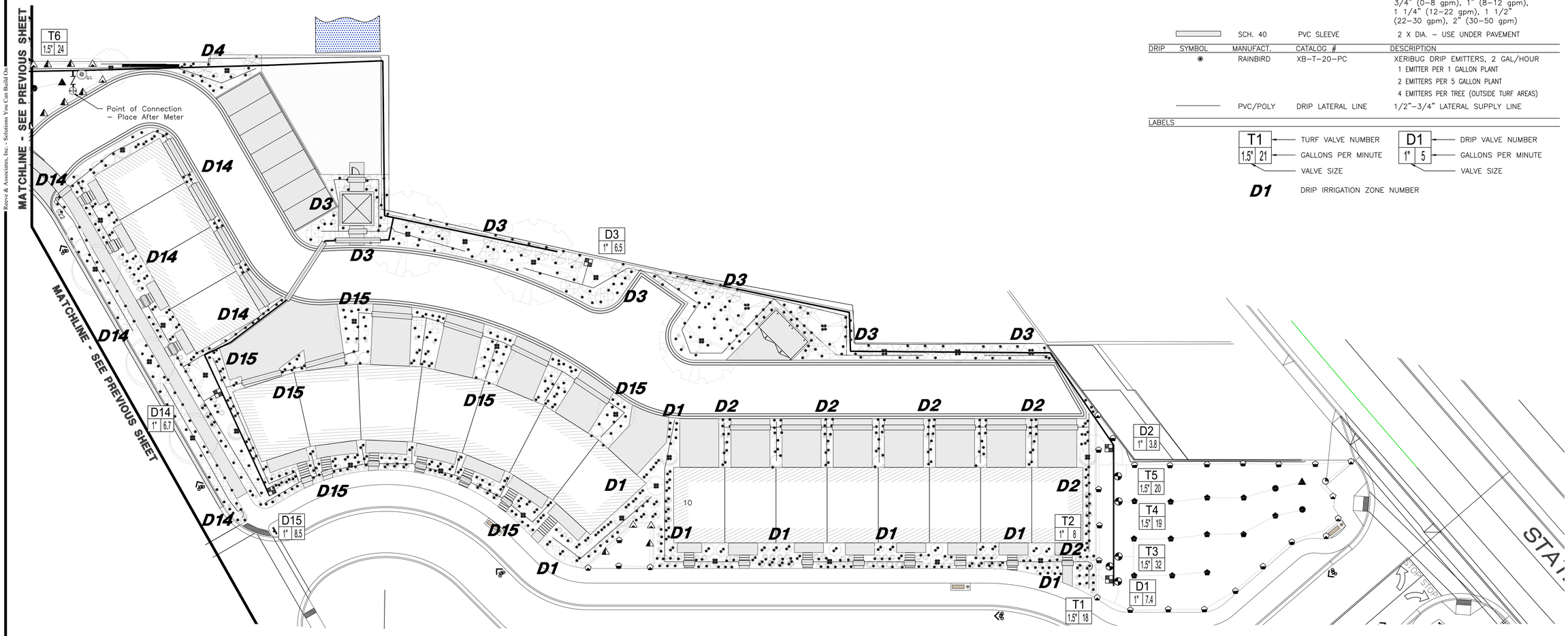
C12
23 Total Sheets

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Scale: 1" = 20'



IRRIGATION SCHEDULE

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QU. HALF FULL				HEAD; NOZZLE
5'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 8' MPR
10		30	RAINBIRD	1804–SAM–PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15' MPR
ROTATOR	QU. HALF FULL				HEAD; NOZZLE
13'–21'		40	RAINBIRD	1804–SAM–PRS	SPRAY; HUNTER MP2000 90–210
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PIPE	SYMBOL		CATALOG #	DESCRIPTION
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2"		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0–8 gpm), 1" (8–12 gpm), 1 1/4" (12–22 gpm), 1 1/2" (22–30 gpm), 2" (30–50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. – USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB–T–20–PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"–3/4" LATERAL SUPPLY LINE

LABELS

T1 (1.5" | 21) — TURF VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 (1" | 5) — DRIP VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 — DRIP IRRIGATION ZONE NUMBER

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REVISIONS

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Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
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STATE OF UTAH

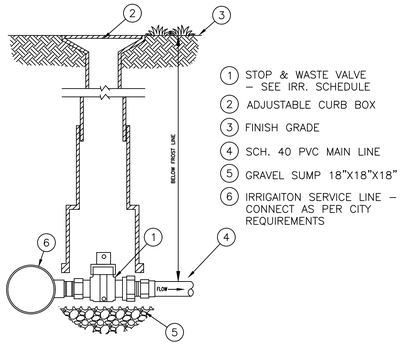
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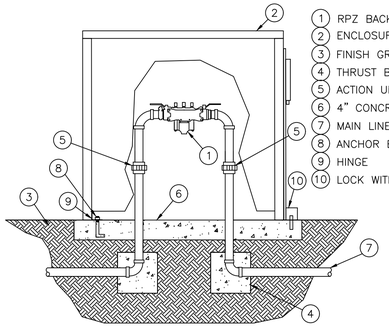
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1. STOP & WASTE VALVE – SEE IRR. SCHEDULE
2. ADJUSTABLE CURB BOX
3. FINISH GRADE
4. SCH. 40 PVC MAIN LINE
5. GRAVEL SUMP 18"X18"X18"
6. IRRIGAITON SERVICE LINE – CONNECT AS PER CITY REQUIREMENTS

STOP & WASTE ASSEMBLY

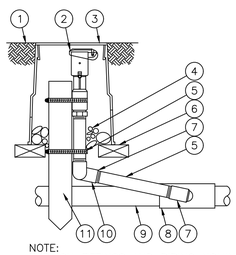
N.T.S.



1. RPZ BACKFLOW PREVENTER
2. ENCLOSURE
3. FINISH GRADE
4. THRUST BLOCK
5. ACTION UNION
6. 4" CONCRETE PAD
7. MAIN LINE
8. ANCHOR BOLTS "L" STYLE
9. HINGE
10. LOCK WITH COVER

BACKFLOW PREVENTER

N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. QUICK–COUPLING VALVE
3. VALVE BOX WITH COVER
4. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
5. PVC SCH 80 NIPPLE
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

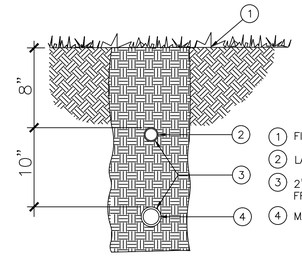
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

N.T.S.

IRRIGATION NOTES

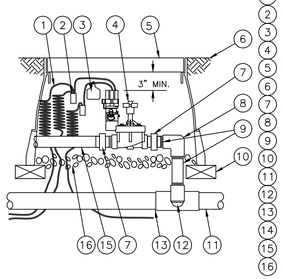
1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub–contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back–charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over–spray onto non–irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.



1. FINISH GRADE
2. LATERAL LINE
3. 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
4. MAIN LINE

TRENCH SECTION

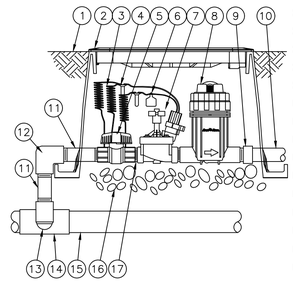
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. REMOTE CONTROL VALVE:
5. VALVE BOX WITH COVER:
6. FINISH GRADE/TOP OF MULCH
7. ACTION UNION
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 80 COUPLER SLIPxSLIP
15. PVC LATERAL PIPE
16. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL

REMOTE CONTROL VALVE

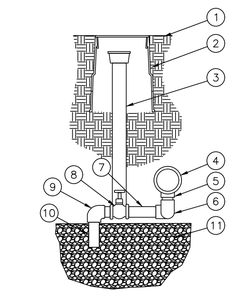
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION:
5. 1–INCH BALL VALVE
6. ID TAG
7. REMOTE CONTROL VALVE
8. PRESSURE REGULATING FILTER
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3 INCH MIN. DEPTH OF ¾" WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE

REMOTE CONTROL DRIP VALVE

N.T.S.

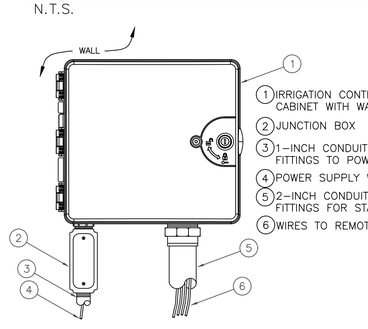


1. FINISH GRADE/TOP OF MULCH
2. IRRIGATION VALVE BOX WITH BOLT LID
3. HEIGHT AS REQUIRED
4. PVC MAINLINE
5. SERVICE TEE
6. (2) 3/4" 90 ELL (2) 3/4" CLOSE PVC NIPPLE
7. 3/4"X12" PVC SCH 80 NIPPLE
8. 3/4" DRAIN VALVE–SEE SCHEDULE
8. 3/4"X12" PVC SCH 80 NIPPLE
9. 3/4" PVC SCH 40 ELL
10. 3/4" X 6" PVC SCH 80 TOE NIIPPLE
11. 3/4–INCH WASHED GRAVEL SUMP 5 CUBIC FEET MIN.

Note: Place at low spot(s) in Mainline to allow for proper winterization

MANUAL DRAIN VALVE

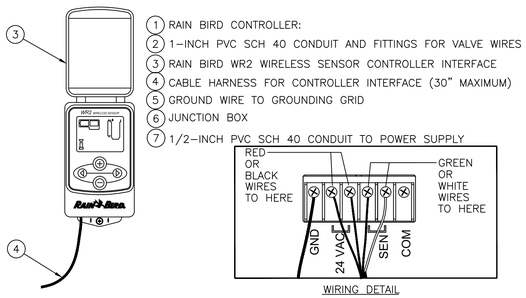
N.T.S.



1. IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
2. JUNCTION BOX
3. 1–INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2–INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

IRRIGATION CONTROLLER

N.T.S.

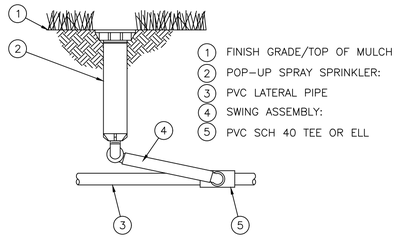


1. RAIN BIRD CONTROLLER:
2. 1–INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
3. RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
4. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
5. GROUND WIRE TO GROUNDING GRID
6. JUNCTION BOX
7. 1/2–INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

WIRING DETAIL

WIRELESS RAIN SENSOR

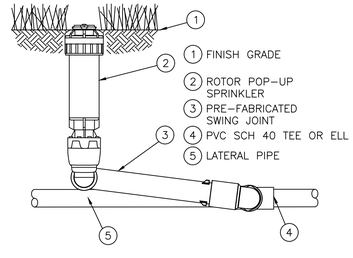
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. POP–UP SPRAY SPRINKLER:
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE OR ELL

POP–UP SPRAY HEAD

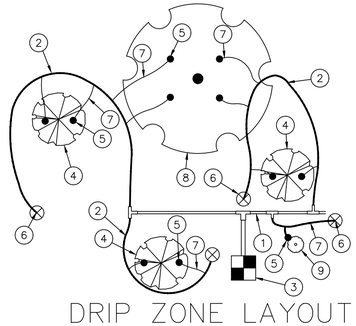
N.T.S.



1. FINISH GRADE
2. ROTOR POP–UP SPRINKLER
3. PRE–FABRICATED SWING JOINT
4. PVC SCH 40 TEE OR ELL
5. LATERAL PIPE

ROTOR POP–UP HEAD

N.T.S.



1. SCH. 40 PVC LATERAL
2. 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
3. DRIP VALVE ASSEMBLY. SEE DETAIL
4. TYPICAL SHRUB
5. DRIP EMITTER ASSEMBLY (SEE DETAIL THIS SHEET)
6. AUTOMATIC FLUSH VALVE. SEE DETAIL THIS SHEET
7. 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
8. TYPICAL TREE
9. TYPICAL PERENNIAL

NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Lotus Anthem Phase-2
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Irrigation Details

LICENSED LANDSCAPE ARCHITECT
8431651
NATHAN C. PETERSON
12/21/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: DECEMBER 6, 2022
Name: LOTUS ANTHEM PHASE–2
Number: 7323–01

C13
23 Total Sheets

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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, February 15th, 2023

SUBJECT: Discussion and Possible Action on **CUP 2023-0104**, a conditional use permit request by Christopher Young to operate a church at the subject location. **Location:** 936 West 1700 South Suite B (TIN: 12-508-0022). **Parcel Area:** 1.72 Acres **Zone:** C-2 (Commercial). **(Administrative Action)**.

RECOMMENDATION

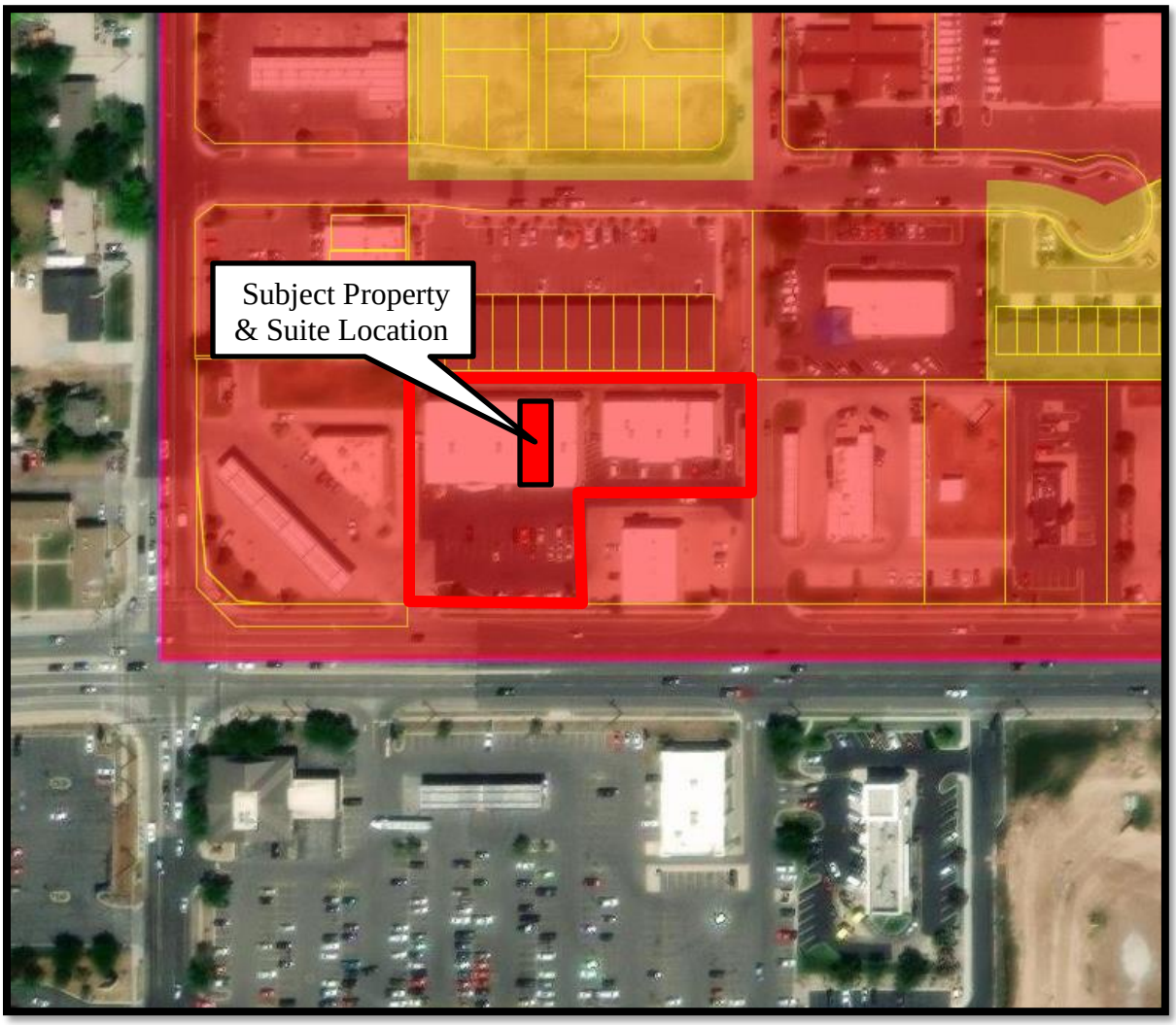
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 2023-0104**, a conditional use permit request by Christopher Young to operate a church at the subject property. This recommendation is based on the findings and discussion in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	The Juniper Tree
Site Location	936 W. 1700 S. Suite B
Parcel ID	12-508-0022
Applicant	Christopher Young
Property Owner	Vista View LLC
Proposed Actions	Conditional Use Permit Approval
Current Zoning	C-2 (Commercial)
Parcel Area	1.72 Acres

Surrounding Properties and Uses:		Zoning District	General Plan Land Use Classification
North	Clearfield Business Park	C-2 (Commercial)	Commercial
East	Retail/Service	C-2 (Commercial)	Commercial
South	Office/Warehouse Flex	C-2 (Commercial)	Commercial
West	Convenience Store	C-2 (Commercial)	Commercial

Aerial Image and Zoning



BACKGROUND AND ANALYSIS

Christopher Young is seeking conditional use permit approval to operate a church at the subject location. The zoning of the property is C-2 (Commercial), in which churches are listed as a conditional use. The purpose of a conditional use permit is to allow a land use that, because of its unique characteristics or potential impact on the city, surrounding neighbors or land uses, may be compatible if certain conditions are required that mitigate the detrimental impacts. Staff has reviewed Chapter 11-4-5 "Conditional Use Permits" which lists the types of conditions that the Planning Commission may require to limit any potential negative impacts of the proposed use. Staff's recommended conditions are listed under the conditions of approval section of this report.

SITE PLAN REVIEW

Floor Plan

The church is located in Suite B of the existing building. The tenant improvement plans submitted to the City show that the gross floor area of the space is approximately 2,000 square feet. Most of the space is dedicated to meeting areas, but there is also a Pastor's Office, a breakroom, and two restrooms.

Parking (Chapter 11-14)

Chapter 11-14 "Off Street Parking and Loading" outlines the parking development standards for properties located in the C-2 Zone. Churches require one (1) space for every 150 square feet of gross floor area. With 2,000 square feet of floor area, the parking requirement for The Juniper Tree is fourteen (14) spaces. Staff has counted 56 parking stalls in the existing parking lot of the subject parcel and determines that sufficient parking is provided for the proposed use. This determination takes into account the other tenants and their parking requirements, which are classified as less intensive retail and fast food/restaurant uses. It's also important to consider that the regular church meetings are held when other tenants are experiencing less parking demand, typically Sunday mornings or weekday evenings.

PUBLIC COMMENT

Public notice was placed on the property on February 7th, 2023. 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 reviewed and approved by the Clearfield City Building Inspector and the North Davis Fire District in 2021 when the applicant got a building permit for tenant improvements.

CONDITIONS OF APPROVAL

Based upon a review of the request and applicable ordinance standards, staff recommends that the Planning Commission approve the conditional use permit request subject to the following conditions. The 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) Any signs must meet Chapter 11-15 “Sign Regulations” standards. Signs are not included as part of this Site Plan approval. Separate review and approval will be required.

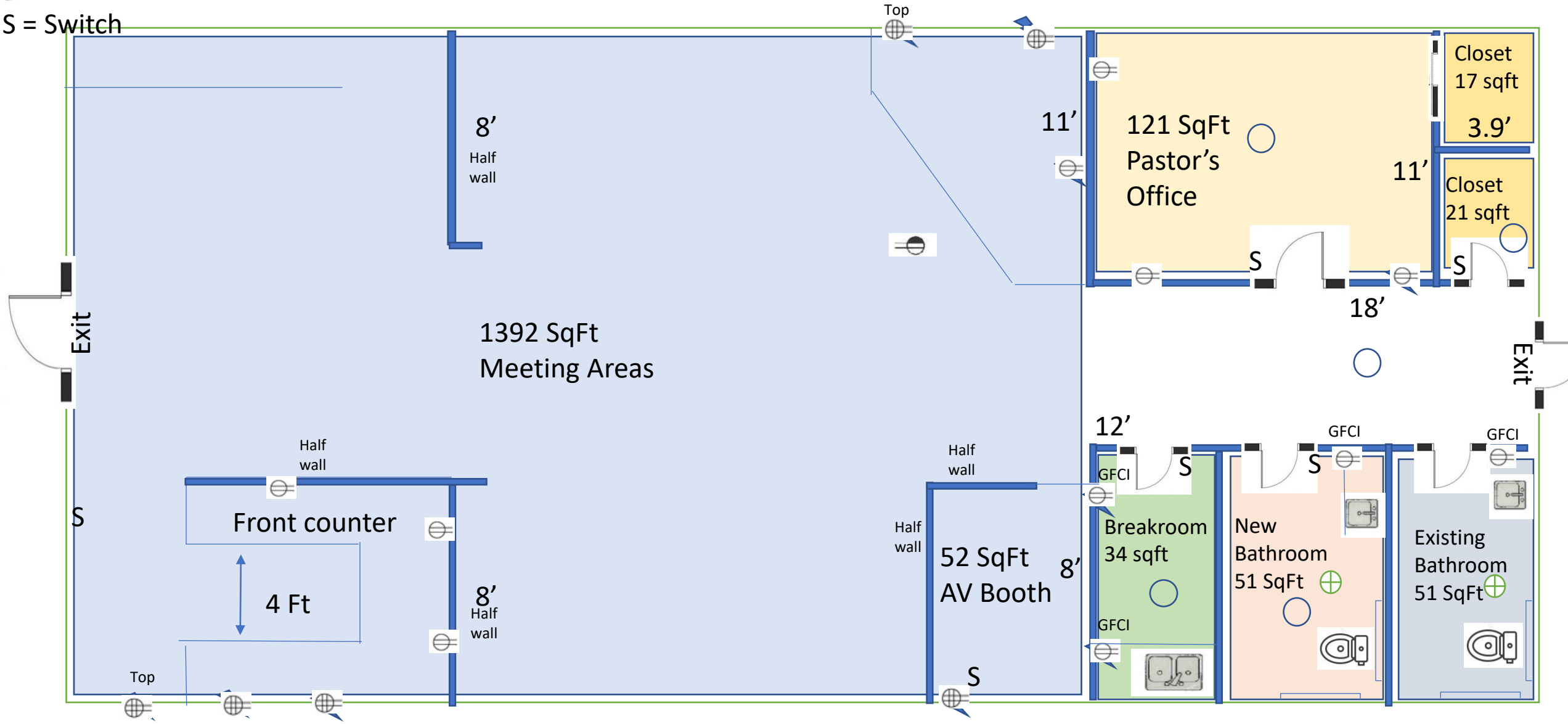
ATTACHMENTS

1. Floor Plan
2. Site Plan

⊕ = Drain
○ = Light
⊕ = Outlets
S = Switch

936 W 1700 S Ste B
2000 sq ft

Note: Furnace and Water Heater located above bathroom, closed off to bathroom, with proper clearance



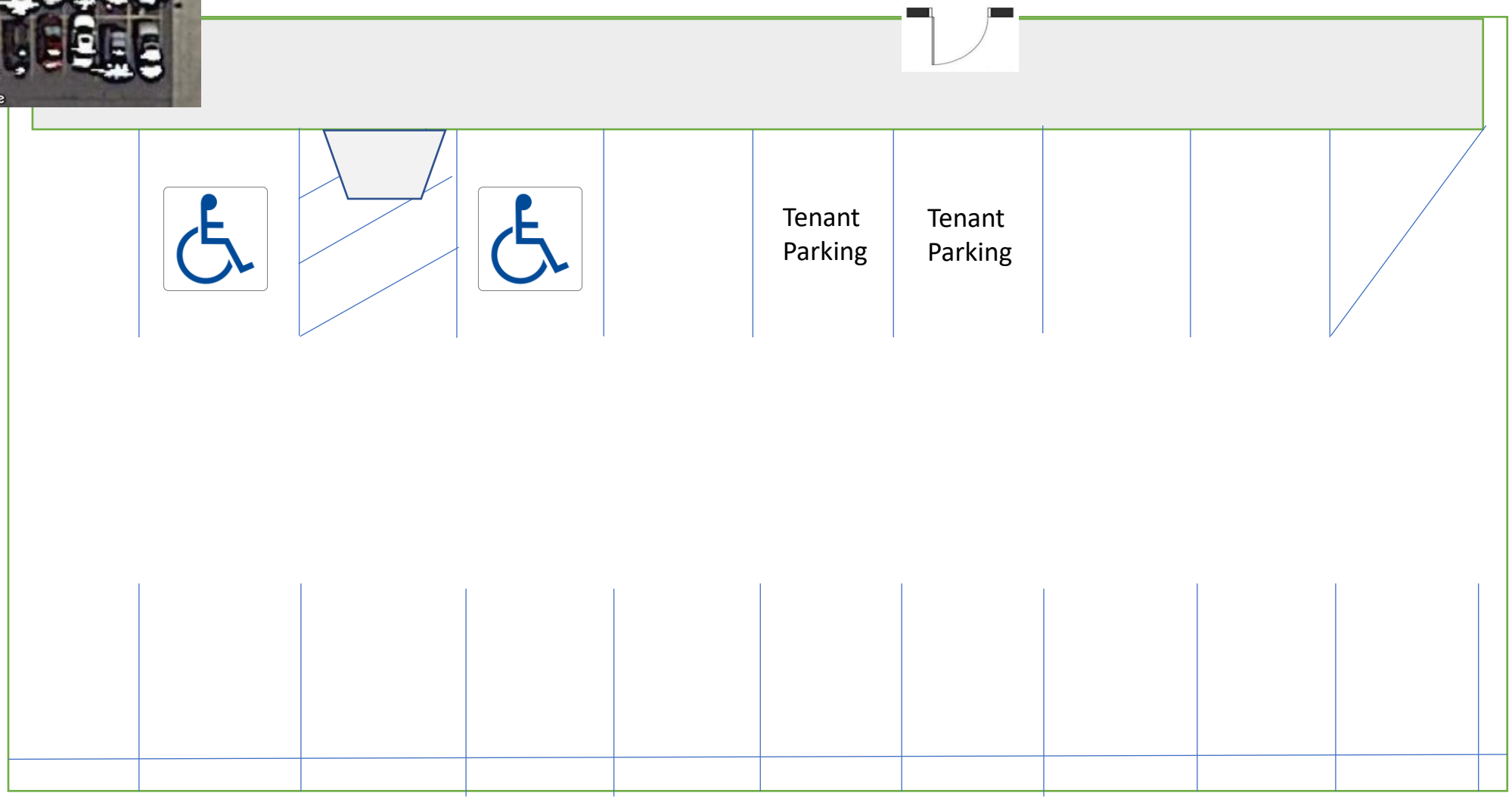
Reviewed for Compliance
Elizabeth Dean 2/4/2021



Parking Site Plan

936 W 1700 S
Suite B

Reviewed for Compliance
Elizabeth Dean 2/4/2021



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.