



CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON OCTOBER 13, 2021 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville 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 meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

1. ADMINISTRATIVE DECISION - Public Hearing - Preliminary Subdivision & Final Site Plan - The Lane
Review Preliminary Subdivision and Final Site Plan submittals for twelve unit Residential-Medium project located at approximately 644 West Porter Lane.
2. ADMINISTRATIVE DECISION - Final Site Plan - The Commons at Legacy Crossing
Review Final Site Plan application for properties located at approximately 1025 West Legacy Crossing Boulevard
3. Land Use Training - Municipal Land Use, Development, and Management Act - Part 8 - District Court Review
Land use training and discussion regarding Part 8 (District Court Review) of the Municipal Land Use, Development, and Management Act
4. Community Development Director's Report
Next Planning Commission Meeting - **October 27, 2021**:
Tentative Items:
 - *The Pastures, Phase 3 Final Site Plan*
 - *Canyon Point - Final Site Plan*
 - *Summerhill Lane - Final Subdivision*
City Council Report:
 - *Rezone C-H to C-VH - Young Powers Sports - APPROVED*
Commission Goals Update:
 - *ESI will perform analysis - Awaiting City to Sign Contract*

E. MINUTES REVIEW AND ACCEPTANCE

September 22, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report

10/13/2021

Item No. 1.

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Preliminary Subdivision & Final Site Plan - The Lane

Initiated By: Zach Swensen, CW Land, Applicant

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Review Preliminary Subdivision and Final Site Plan submittals for twelve unit Residential-Medium project located at approximately 644 West Porter Lane.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 10-13-21 PC Staff Report The Lane Final Site Plan and Preliminary Subdivision
- ▢ 09-14-2021 The Lane Civil Drawings
- ▢ Recorded Truck World Easement
- ▢ The Lane Geotechnical Study
- ▢ 7-14-21 PC Staff Report Conceptual Site Plan & Subdivision
- ▢ 7-14-21 PC Minutes The Lane
- ▢ 10-8-21 Revised Civil Plans - The Lane
- ▢ 10-13-21 Staff Memo

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

**STAFF REPORT
AGENDA: ITEMS 1 & 2**

PROPERTY OWNER: CW THE LANE, LLC

APPLICANT: ZACH SWENSEN
1222 LEGACY CROSSING BLVC, 6
CENTERVILLE, UT 84014
(zach at builtbycw dot com)

PROPERTY LOCATION: 644 WEST 400 SOUTH

PARCELS: 03-001-0178 & 03-001-0179

PARCEL SIZE: 2.04 ACRES

ZONING DISTRICT: RESIDENTIAL-MEDIUM

APPLICATION: FINAL SITE PLAN & PRELIMINARY
SUBDIVISION

BACKGROUND

The proposal consists of 12 single-family units on a parcel along Porter Lane. On July 14, 2021, the applicant received Conceptual Site Plan approval from the Centerville Planning Commission. The following directives were connected with the Conceptual Site Plan approval.

1. A Final Site Plan shall be submitted as outlined in CZC 12.21.110(e).
2. Provide stamped architectural plans at Final Site Plan application.
3. If the applicant desires to have signage for the project, this shall be indicated on the Final Site Plan and meet the requirements found CZC 12.54.
4. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.

The applicant has completed the first three directives, but not the fourth. Staff recommends carrying the fourth directive on to future approvals.

CODE REQUIREMENTS

CZC 12.21.110(f) lays for the conditions of approval for the Final Site Plan.

1. A Final Site Plan shall conform to its associated conceptual site plan.
2. The entire site shall be developed at one time unless a phased development plan is approved by the approving authority.
3. A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

Staff Response: There have been a few adjustments between the Conceptual Site Plan and the Final Site Plan submittal. The following items have been modified:

- a. Lot 7 building has been shifted north slightly, and is no longer in compliance with the 20-foot rear yard requirement.
- b. The units on the eastern side have been shifted slightly east to decrease the side yard setback to eight feet, which conforms to the zoning ordinance.
- c. Units have been made slightly larger.

The dwelling on Lot 7 will need to be shifted south in order to comply with CZC 12.32.300. However, the adjustment of the eastern setback is in compliance with code and Staff believes it substantially conforms to the conceptual plan.

Drainage

Staff have worked extensively with the applicant in order to determine if there is adequate storm drainage on the site. The property owners have recorded an access and utility easement with Truck World to connect to City infrastructure through the Truck World site. Lisa Romney, City Attorney, has explained the need for a more rigorous access and utility easement than provided. “Due to the topography of the site for The Lane, drainage out to the property’s frontage with Porter Lane is not financially feasible. In order to drain the project out to Frontage Road, the developer of The Lane must obtain a permanent drainage and access easement from Truck World. The developer of The Lane, in coordination with Truck World, must install and maintain adequate private drainage facilities and improvements to drain storm water from both The Lane and Truck World out to the public storm drain system located in Frontage Road.”

Staff Response: Applicant shall provide adequate private drainage facilities and improvements to drain to the Frontage Road. The Lane and Truck World are in negotiations to provide such facilities.

Streets

Per the City Engineer and CZC 12.32.055(d)(3) “When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.” The current proposal includes the gutters in order to get to the 27 feet, which was not noticed by Staff on the previous approval. The City Engineer and City Attorney have indicated that the gutter should not be counted towards the 27-feet of pavement.

Staff Response: The current road width does not meet City Standards and will need to be widened to meet the required 27-feet of travel lane, i.e. pavement.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to TABLE the Final Site Plan for The Lane Subdivision at 644 West 400 South (Porter Lane), parcels 03-001-0178 & 03-001-0179 with the following conditions:

1. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.
2. The dwelling on Lot 7 shall be adjusted to conform to the 20-foot rear yard setback from the north property line.
3. The applicant shall provide drawings that show the required improvements on the ACC Auto Site (aka Truck World) site needed for The Lane Subdivision drainage.

PRELIMINARY SUBDIVISION REVIEW

BACKGROUND

The applicant received acceptance of the Conceptual Subdivision (Plat) from the Planning Commission on July 14, 2021 in conjunction with the Conceptual Site Plan approval. City Staff have been meeting with the applicant and team to receive additional information.

CODE REQUIREMENTS

Per CMC 15.03.040 the Planning Commission shall hold a public hearing and review the Preliminary Subdivision submittal (see attachments on NovusAgenda) “for compliance with the standards and criteria set forth in this Title and all other ordinances of the City, including but not limited to the Zoning Code, General Plan, Master Street Plan, and applicable Construction Codes.”

GENERAL REQUIREMENTS FOR ALL SUBDIVISION – CMC 15.05

Layout Section 15.05.010 & Lots Section 15.05.020

The proposed subdivision consists of 12 single family lots. There are no undevelopable lots created by this Subdivision. As the Subdivision is a Planned Unit Development, the individual lots do not need to conform to R-M size requirements, as the entire lot conforms to Residential-Medium Zone requirements.

CMC 15.05.030 Streets and Related Improvements

The proposed internal sidewalks connect to 400 South (Porter Lane) at both sides of the private lane. “The City Council may, for good cause, after receiving a recommendation from the Planning Commission, modify or waive the requirement for sidewalks on streets.”

Staff Response: As is, the proposal meets this requirement. However, as stated in the Final Site Plan review, the pavement (or asphalt) width is not the required 27 feet. The road will need to be widened to come into compliance.

CMC 15.05.050 Drainage

Item c: “The storm water drainage system for subdivider’s subdivision shall be connected to an approved off site storm drain or facility acceptable to the City.” As mentioned in the Final Site Plan review, the City Attorney and City Engineer are requiring easements and plans that show facilities that connect to the City storm drain system. And that the drainage of the Truck World site can accept and deal with the overflow from The Lane Subdivision.

CMC 15.05.060 Utilities

All utility provider sheets have been submitted as part of the application. The applicant has incorporated the utility company reviews into their designs. Centerville Deuel Creek Irrigation District has provided the following requirements:

1. Install four-inch submain and metered services to all lots and common spaces, 14 each.
2. All work to comply with CDCID construction specifications.
3. Remove existing service.

CMC 15.03.030 Preliminary Plat

CMC 15.03.030(y)(6): “If the proposed project is located within 100 feet of a critical flood area as defined by Davis County (which includes Deuel, Parrish, Barnard and Ricks Creek stream channels), the subdivider shall obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements or restricted build areas.”

Staff Response: This documentation has not been submitted with the Preliminary Subdivision.

PLANNING STAFF RECOMMENDATION

I hereby make a motion to APPROVE the Preliminary Plat (Subdivision) for The Lane Subdivision at approximately 644 West 400 South (Porter Lane) parcels 03-001-0178 & 03-001-0179 with the following conditions:

1. Receive approval of drainage plan from City Engineer and City Drainage Specialist
2. Obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements or restricted build areas.
3. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.
4. A Final Subdivision Application and Plat shall be submitted in accordance of CMC 15.04 of the Subdivision Ordinance, with Licensed Architect's signature and seal.
5. The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04.104.
6. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.

Suggested Reasons for Action:

- a. *The Planning Commission finds that Preliminary Subdivision Plans are substantially consistent with the previous Conceptual Plan Acceptance.*
- b. *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the Subdivision Ordinance.*
- c. *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot development within the R-M Zone.*

Project Narratives/Revision

1. 6/10/21 TH – PRELIMINARY SUBMITTAL FOR FIRST REVIEW.
2. 8/12/21 TH – FIRST SUBMITTAL FOR CITY REVIEW.
2. 9/9/21 TH – UPDATE LAYOUT TO SLAB ON GRADE.

The Lane

Civil Construction Set

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2021

AGENCY CONTACTS:

PLANNING:
Centerville City Planning Department
250 North Main Street
Centerville, UT 84014
Contact: Cory Snyder
Phone: (801) 295-3477

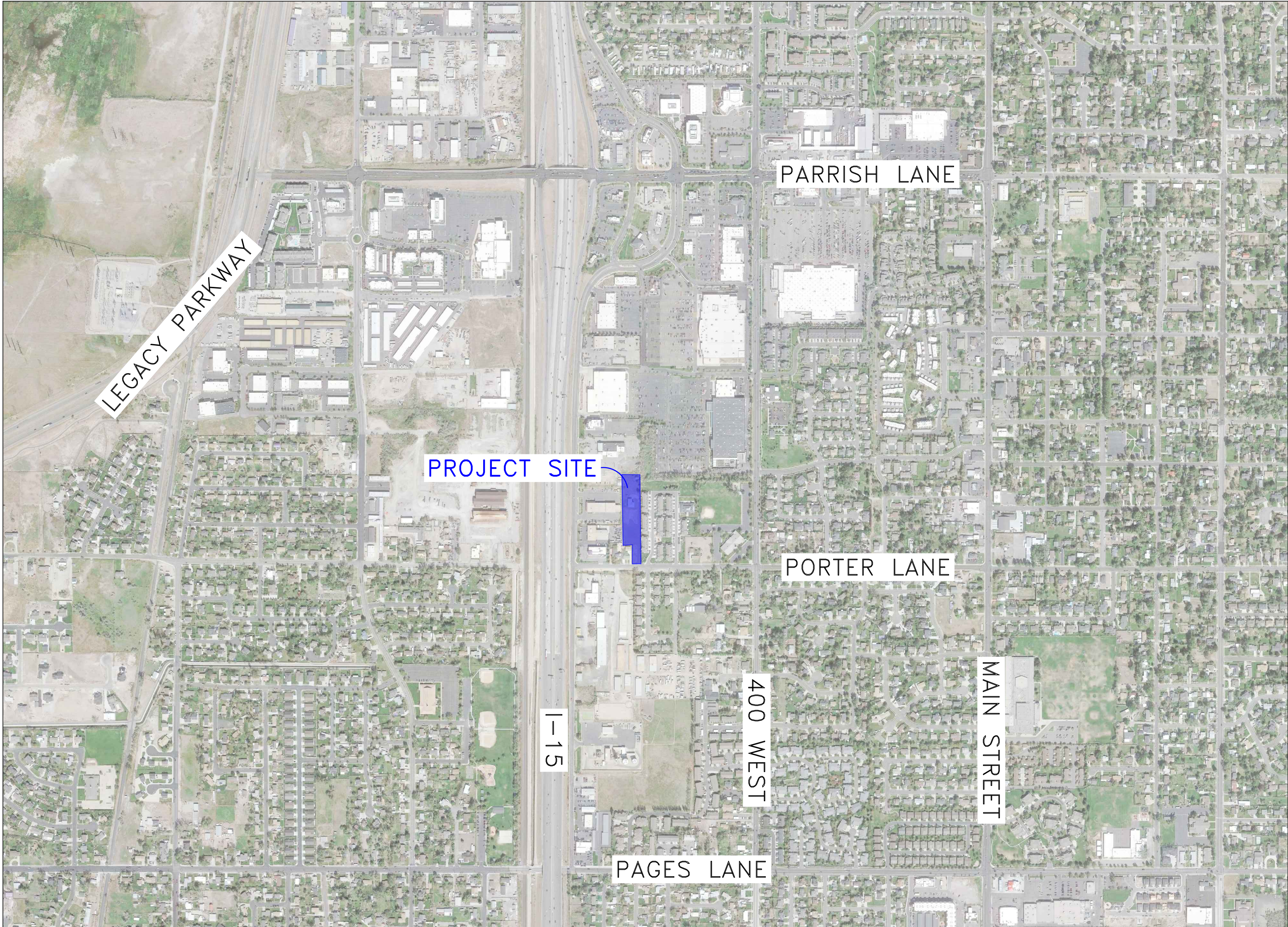
SEWER DISTRICT:
South Davis Sewer District
1800 West 1200 North
West Bountiful, UT 84087
Phone: (801) 295-3469

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

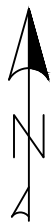
TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
South Davis Metro Fire Department
343 South Main Street
Centerville, UT 84014
Phone: (801) 677-2400

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



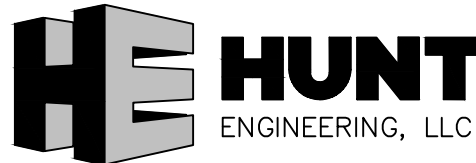
Vicinity Map
SCALE: 1" = 500'



DEVELOPER:
C.W.
URBAN

Zach Swenson
1222 Legacy Crossing Blvd #6
Centerville Utah 84014
PH: (801) 744-2489

ENGINEERING:



Hunt Engineering
Thomas Hunt, PE
579 W. Applewood Drive
Centerville Utah 84014
PH: (801) 664-4724

SURVEYOR:

Utah Land Surveying
Mike Wangemann, PLS
1470 South 600 West
Woods Cross, UT 84014
PH: (801) 298-2236

Sheet Index

- Sheet 1 - Cover Sheet
- Sheet 2 - Notes & Legend Sheet
- Sheet 3 - Demolition Plan
- Sheet 4 - Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - SWPPP Exhibit
- Sheet 8 - SWPPP Details
- Sheet 9 - Landscape Plan
- PLAT



Notice To Contractors:

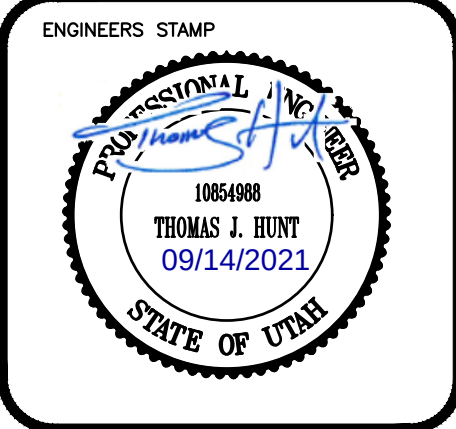
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT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

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

The Lane
700 West Porter Lane
Centerville, UT

Cover Sheet

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

SHEET	9
1	SHEETS

GENERAL NOTES

- 1.0 COMPLIANCE
- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY’S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
- INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
- 2.0 PERMITTING AND INSPECTIONS
- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 3.0 COORDINATION AND VERIFICATION
- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO CORRDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.
- 4.0 SAFETY AND PROTECTION
- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE “MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES”, LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR’S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER’S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 5.0 MATERIALS
- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4” MAXIMUM SLUMP WITH 5 + OR –1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
- SLABS–ON–GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS–ON–GRADE WILL HAVE A MINIMUM 8” TURNED–DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON–GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4” GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY “PLASTERING” OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL “GREEN.”
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3” OVER 6” OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
 - SURFACE COARSE SHALL BE 1/2” MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4” ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESS OVER 3” WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4” MINUS DESIGN.

- 6.0 GRADING & SOILS
- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.2 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D–1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
- 7.0 UTILITIES
- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR’S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB–CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON–SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- 8.0 SURVEY CONTROL
- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

- 9.0 AMERICAN DISABILITIES ACT
- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

- 10.0 EROSION CONTROL
- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT “OPEN” FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT–OF–WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.
- 11.0 MAINTENANCE
- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP’S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE–OUT.
- 11.2 THE CONTRACTOR’S RESPONSIBILITY SHALL INCLUDE MAKING BI–WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHED APPROXIMATELY ONE–HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT–WEIGHT, TEMPORARY EROSION CONTROL BLANKET

LEGEND

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

UDOT NOTES

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

HUNT
ENGINEERING, LLC

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.864.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

Notes & Legend
Sheet

Revisions	Date

ENGINEERS STAMP

PROJECT INFO.

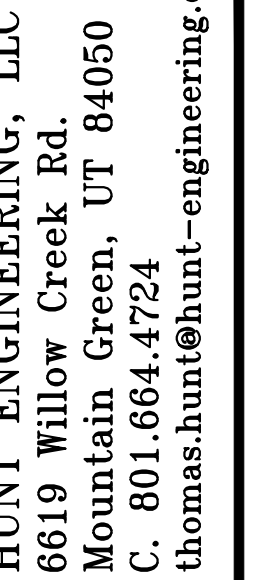
Engineer: T. HUNT

Drafter: T. HUNT

Start Date: 6/10/2021

Name: The Lane

SHEET	9
2	SHEETS



The Lane
700 West Porter Lane
Centerville, UT

Demolition Plan

Revisions	Date



Engineer: T. HUNT

Drafter: T. HUNT

Start Date: 6/10/2021

Name: The Lane

Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

3

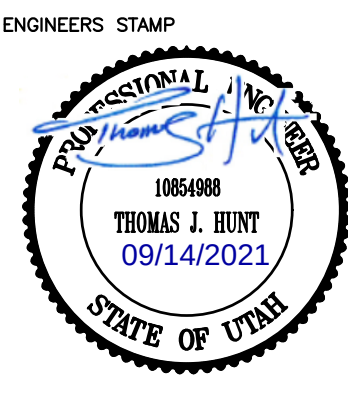
9

HEETS

The Lane
700 West Porter Lane
Centerville, UT

Site Plan

Revisions Date



PROJECT INFO.

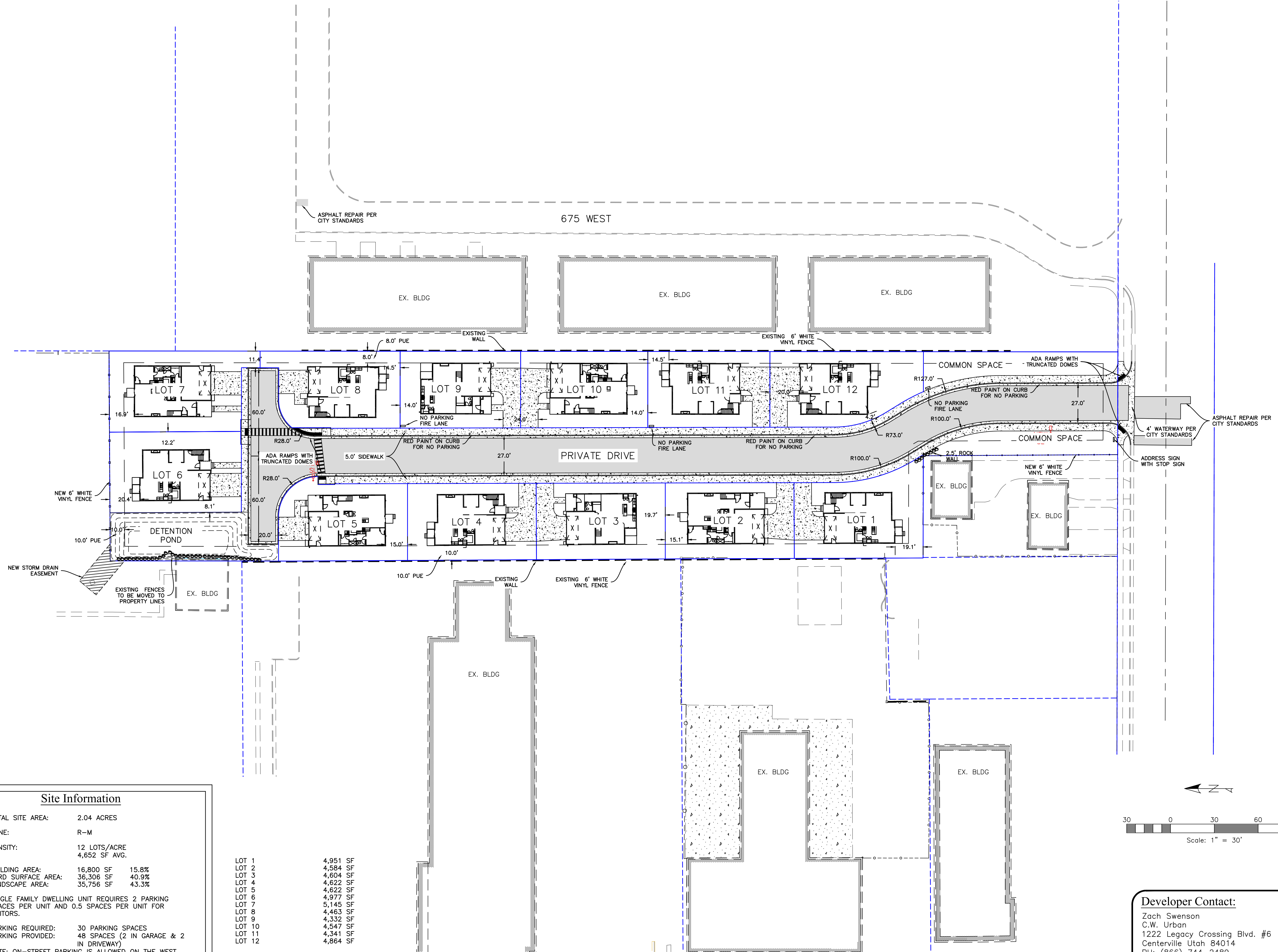
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/10/2021
Name: The Lane

SHEET

4 9

SHEETS

Developer Contact:
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489



Site Information

TOTAL SITE AREA: 2.04 ACRES
ZONE: R-M
DENSITY: 12 LOTS/ACRE
4,652 SF AVG.

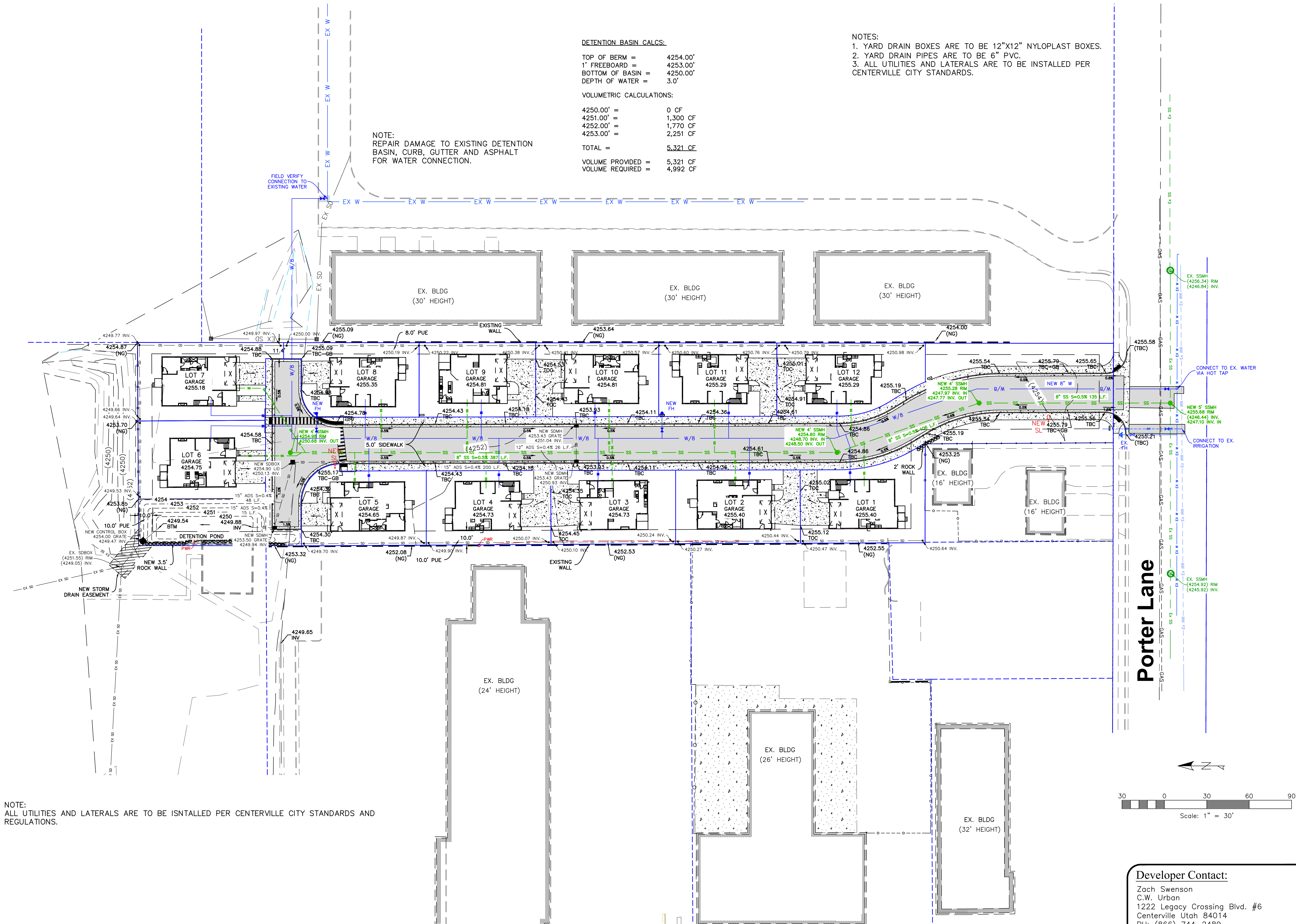
BUILDING AREA: 16,800 SF 15.8%
HARD SURFACE AREA: 36,306 SF 40.9%
LANDSCAPE AREA: 35,756 SF 43.3%

SINGLE FAMILY DWELLING UNIT REQUIRES 2 PARKING SPACES PER UNIT AND 0.5 SPACES PER UNIT FOR VISITORS.

PARKING REQUIRED: 30 PARKING SPACES
PARKING PROVIDED: 48 SPACES (2 IN GARAGE & 2 IN DRIVEWAY)

NOTE: ON-STREET PARKING IS ALLOWED ON THE WEST SIDE OF THE PRIVATE ROADWAY = 15 ADDITIONAL STALLS.

LOT 1	4,951 SF
LOT 2	4,584 SF
LOT 3	4,604 SF
LOT 4	4,622 SF
LOT 5	4,622 SF
LOT 6	4,977 SF
LOT 7	5,145 SF
LOT 8	4,463 SF
LOT 9	4,332 SF
LOT 10	4,547 SF
LOT 11	4,341 SF
LOT 12	4,864 SF



NOTE:
ALL UTILITIES AND LATERALS ARE TO BE INSTALLED PER CENTERVILLE CITY STANDARDS AND REGULATIONS.

DETENTION BASIN CALCS:

TOP OF BERM = 4254.00'
1' FREEBOARD = 4253.00'
BOTTOM OF BASIN = 4250.00'
DEPTH OF WATER = 3.0'

VOLUMETRIC CALCULATIONS:

4250.00' = 0 CF
4251.00' = 1,300 CF
4252.00' = 1,770 CF
4253.00' = 2,251 CF

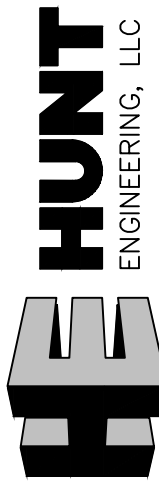
TOTAL = 5,321 CF

VOLUME PROVIDED = 5,321 CF
VOLUME REQUIRED = 4,992 CF

NOTES:

1. YARD DRAIN BOXES ARE TO BE 12"x12" NYLOPLAST BOXES.
2. YARD DRAIN PIPES ARE TO BE 6" PVC.
3. ALL UTILITIES AND LATERALS ARE TO BE INSTALLED PER CENTERVILLE CITY STANDARDS.

NOTE:
REPAIR DAMAGE TO EXISTING DETENTION
BASIN, CURB, GUTTER AND ASPHALT
FOR WATER CONNECTION.



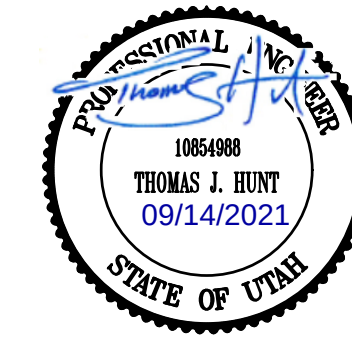
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

**Grading & Utility
Plan**

Revisions Date

ENGINEERS STAMP



PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/10/2021
Name: The Lane

Developer Contact:

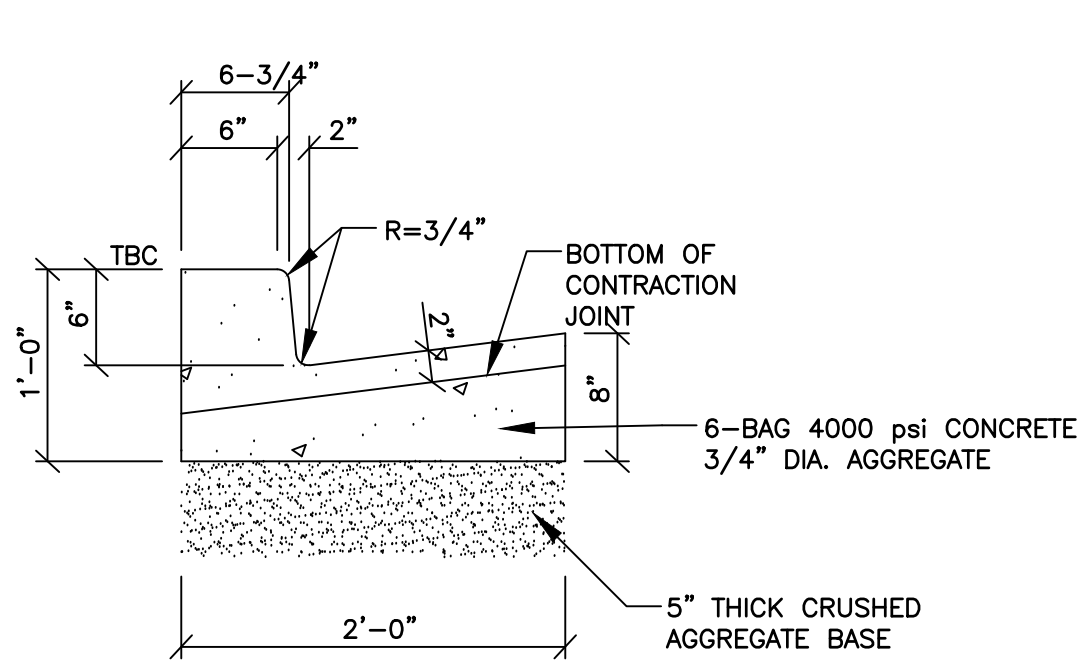
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

SHEET

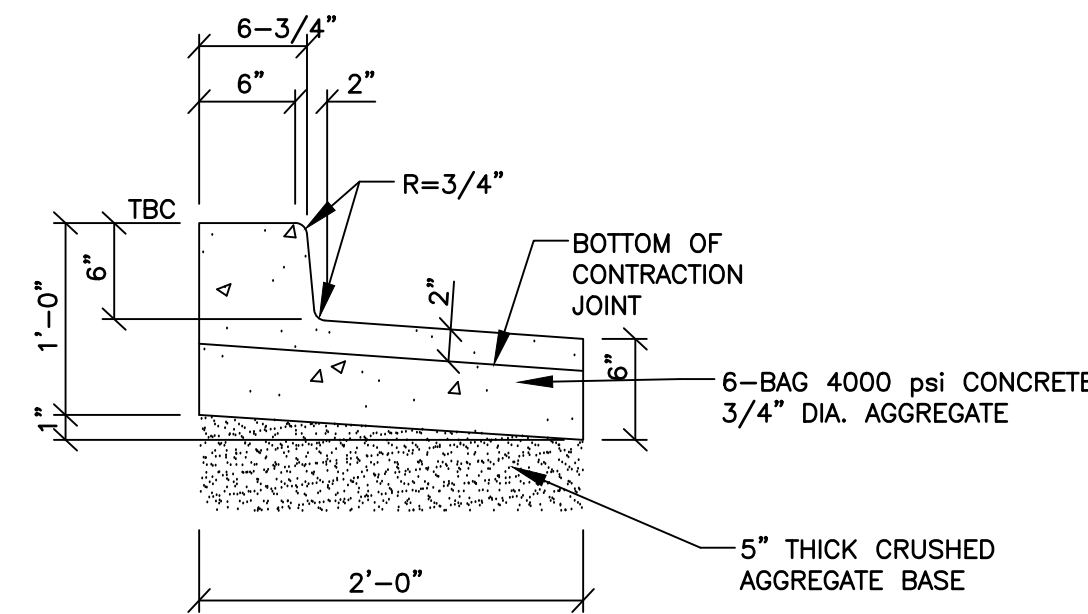
5

9

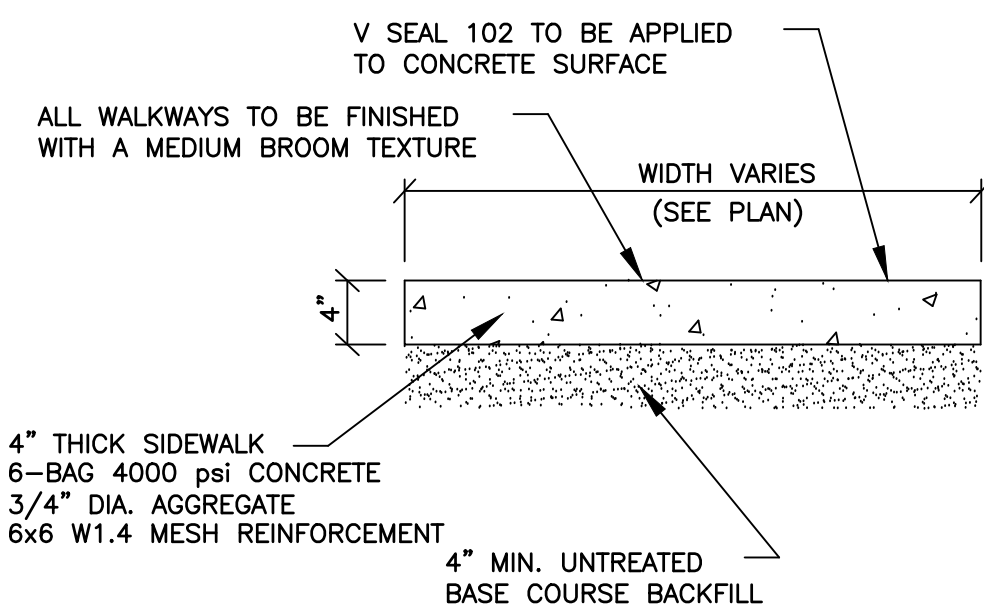
SHEETS



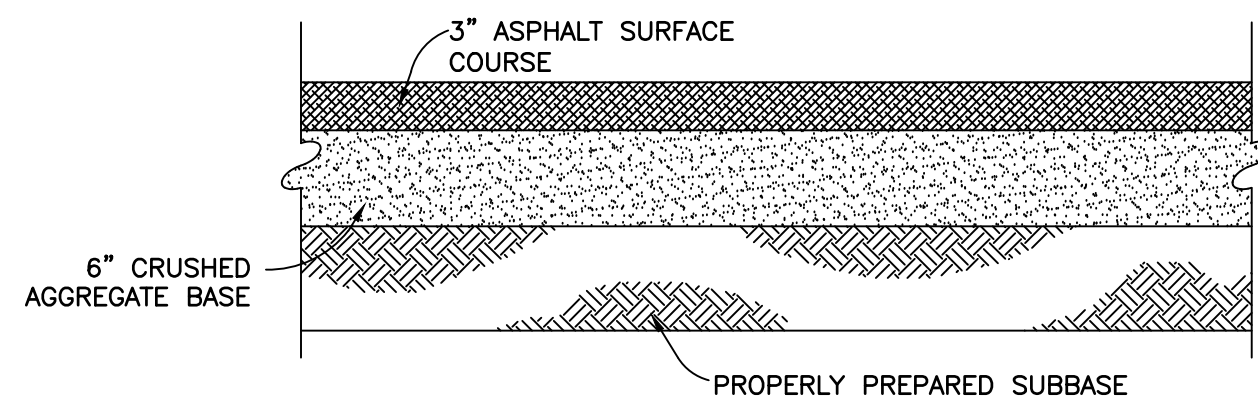
On-Site Curb & Gutter
SCALE: NONE



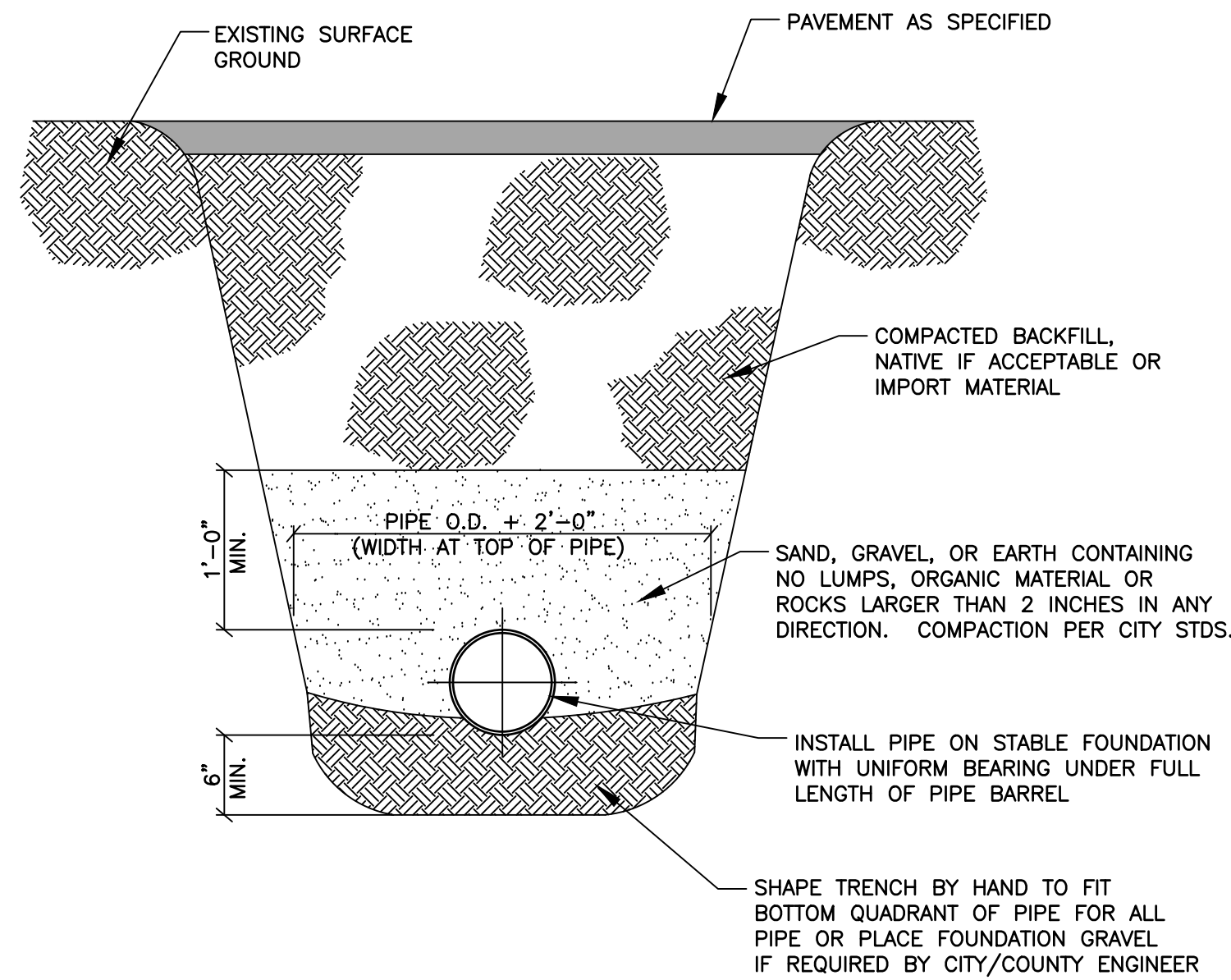
On-Site Outflow Curb & Gutter
SCALE: NONE



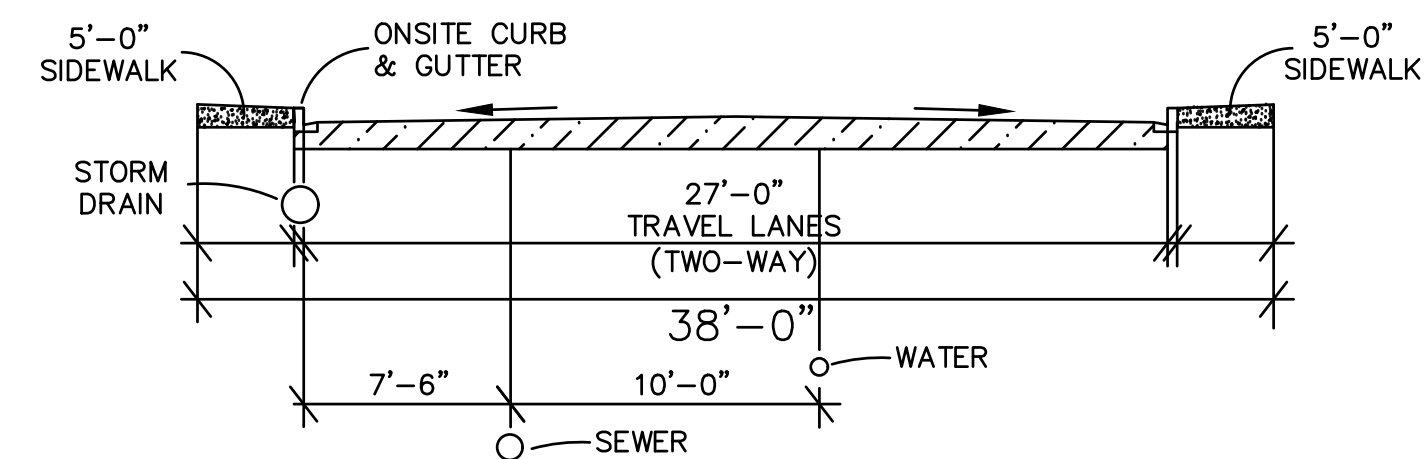
Concrete Walkway
SCALE: NONE



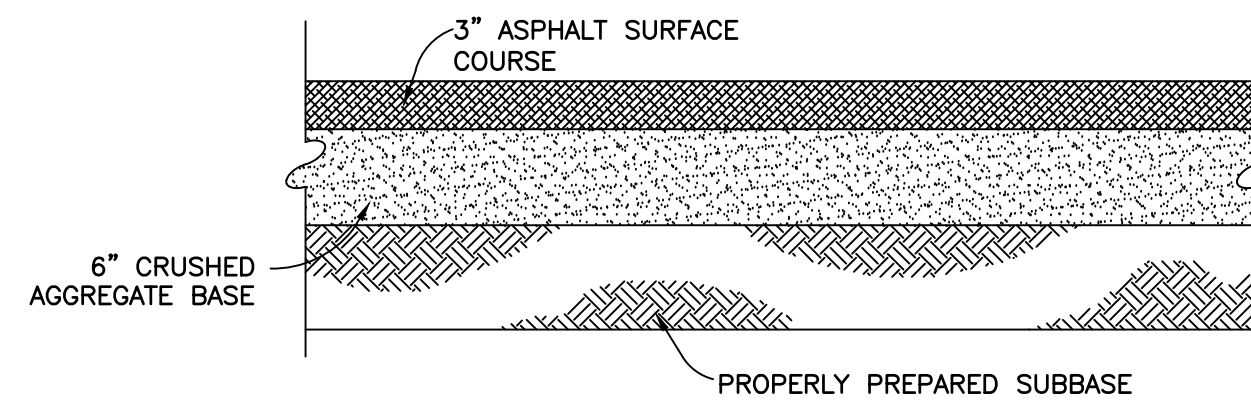
Typical On-Site Asphalt Paving
SCALE: NONE



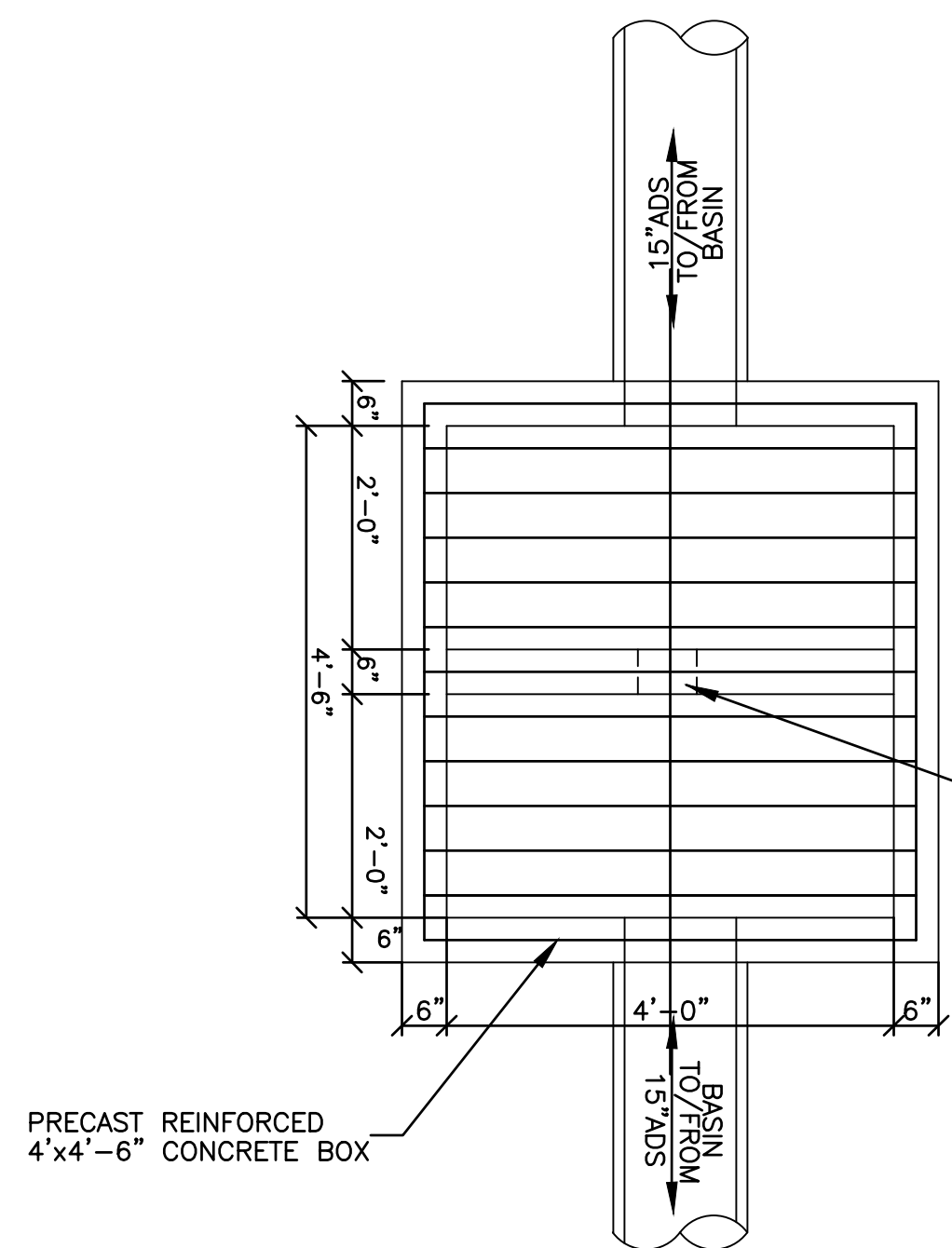
Typical On-Site Pipe Bed Section
SCALE: NONE



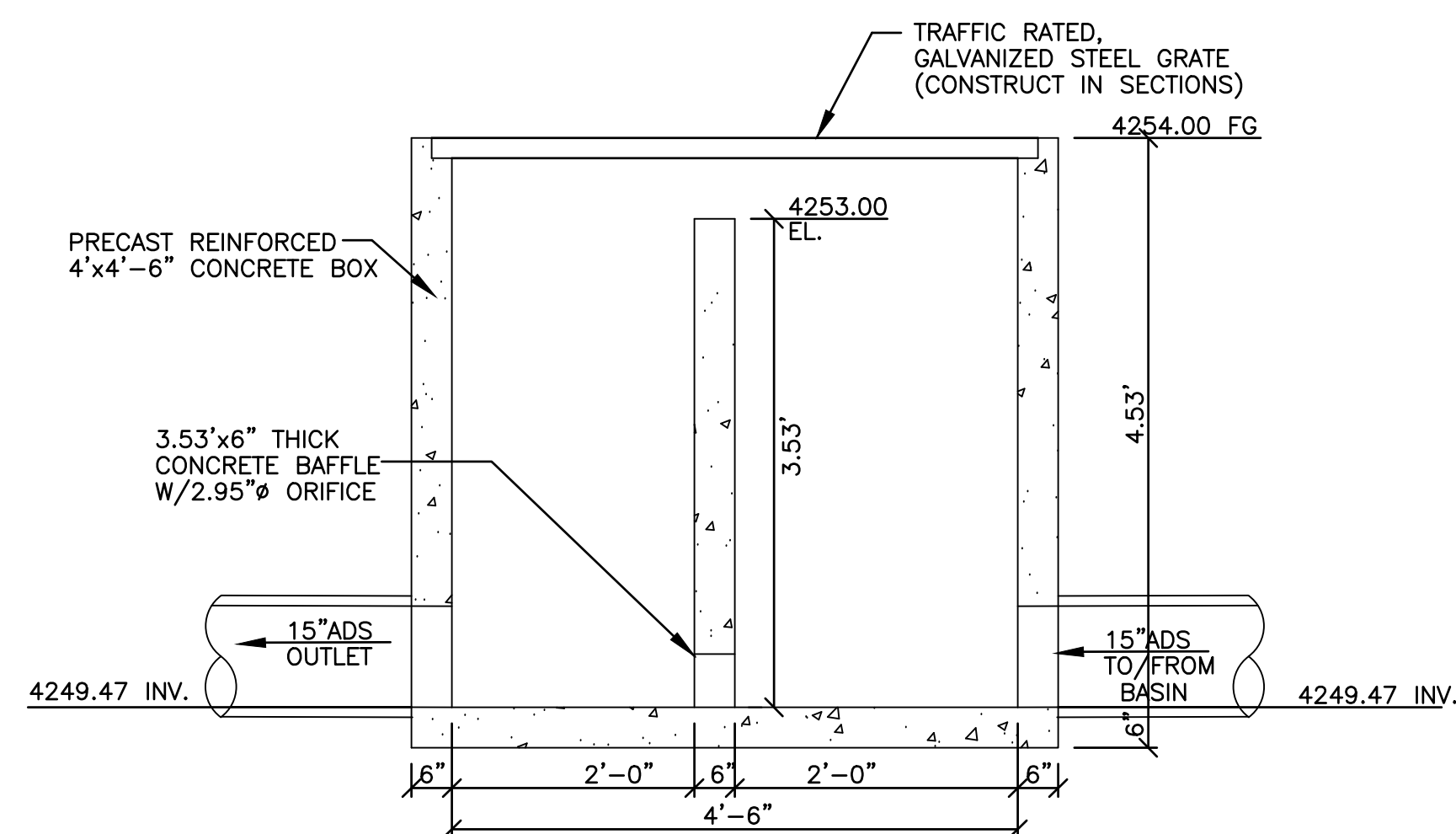
27'-0" PRIVATE ROADWAY SECTION



Private Road Section
SCALE: NONE



Plan



**Section
Control Box Detail**
SCALE: NONE

NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT PREPARED BY AGEC DATED OCTOBER 6, 2020. THIS REPORT IS TO GOVERN & CONTROL.

Developer Contact:

Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

HUNT
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.864.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

Civil Details

Revisions Date

ENGINEERS STAMP
PROFESSIONAL
THOMAS J. HUNT
09/14/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/10/2021
Name: The Lane

SHEET
6
9
SHEETS

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2021

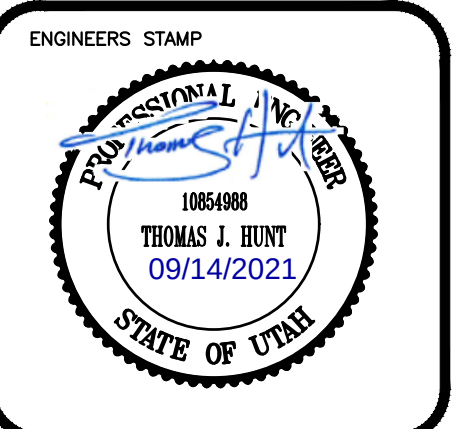
HE HUNT
ENGINEERING, LLC

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

The Lane
700 West Porter Lane
Centerville, UT

SWPPP Exhibit

Revisions	Date



PROJECT INFO.

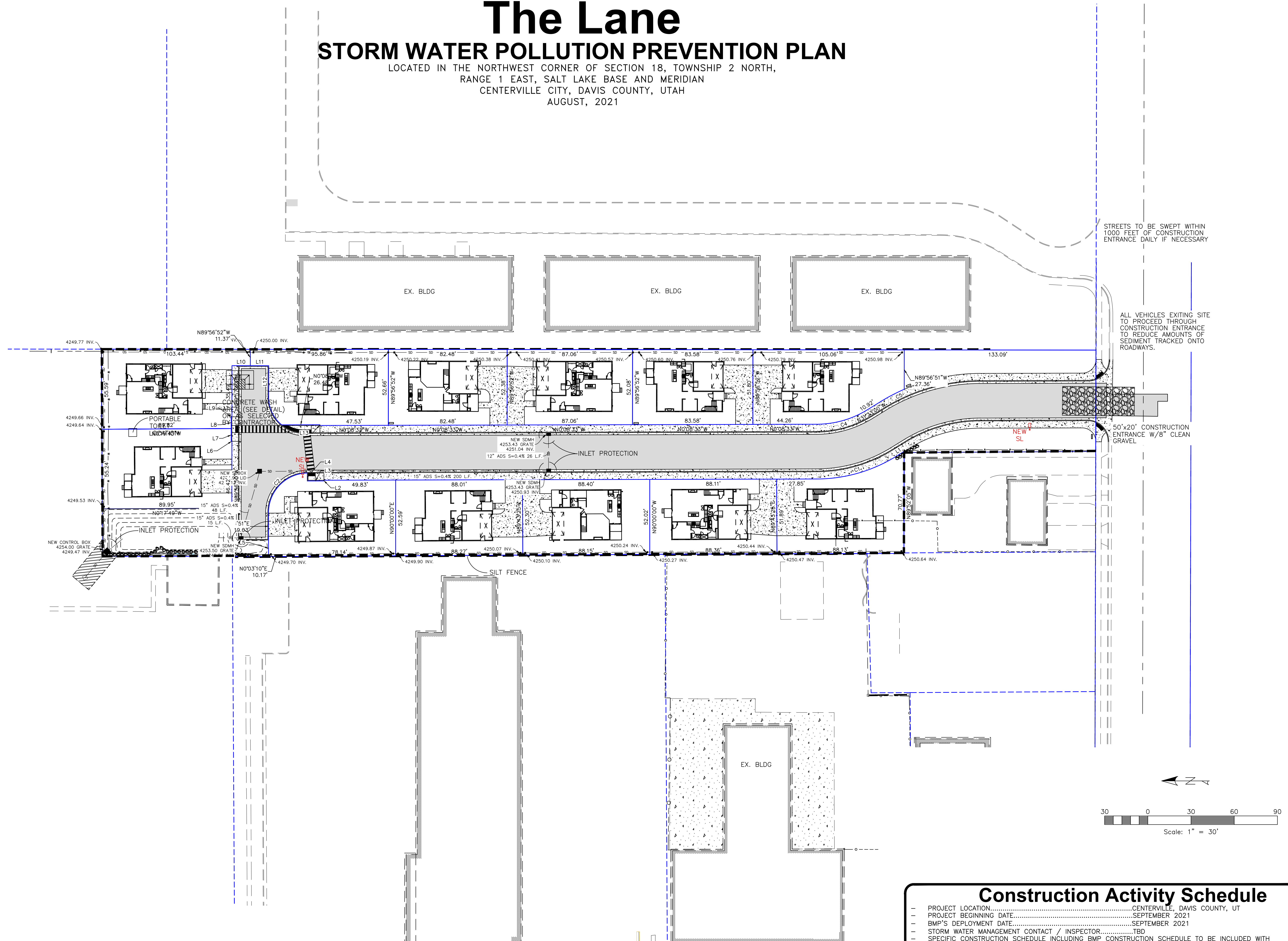
Engineer: T. HUNT

Drafter: T. HUNT

Start Date: 6/10/2021

Name: The Lane

SHEET	9
7	SHEETS

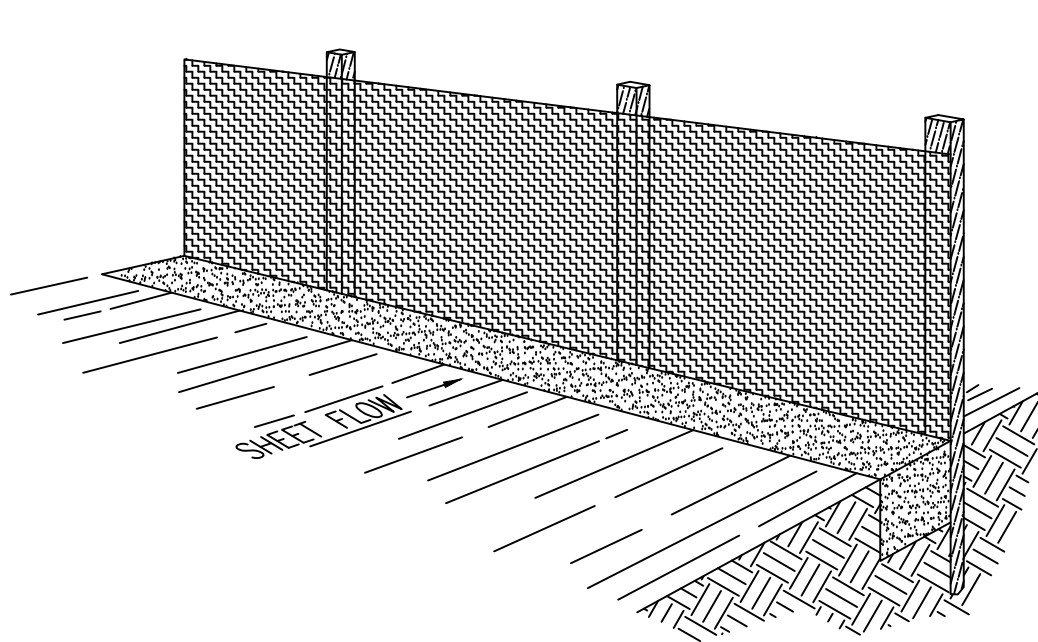


Construction Activity Schedule

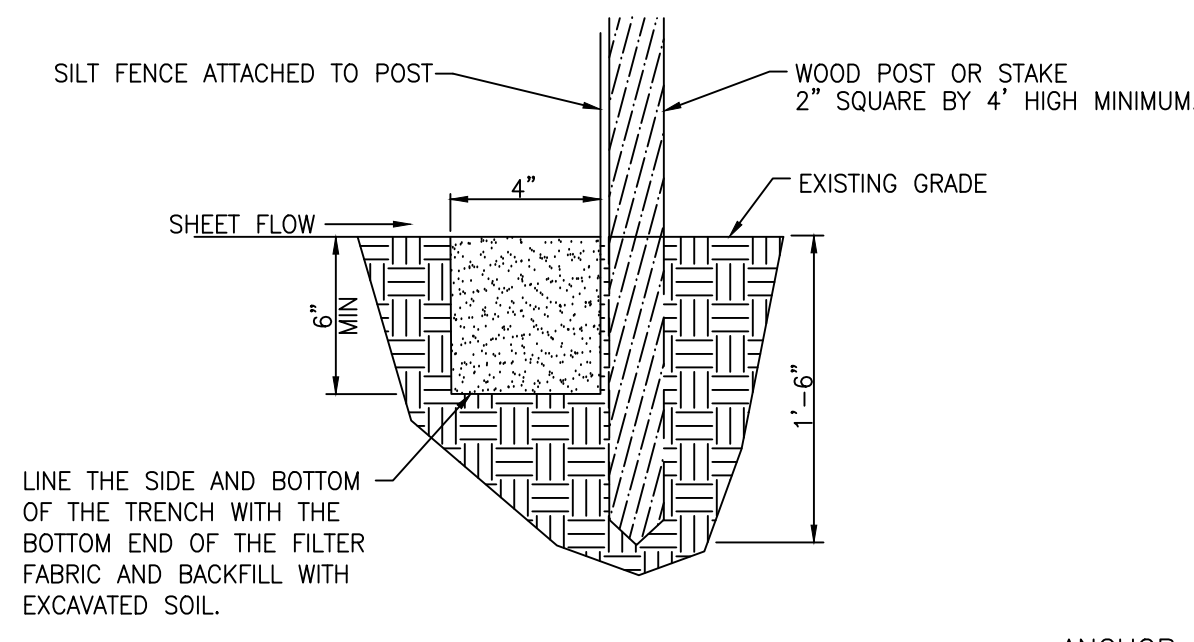
- PROJECT LOCATION.....CENTERVILLE, DAVIS COUNTY, UT
 - PROJECT BEGINNING DATE.....SEPTEMBER 2021
 - BMP'S DEPLOYMENT DATE.....SEPTEMBER 2021
 - STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
 - SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Notes:

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



Perspective View



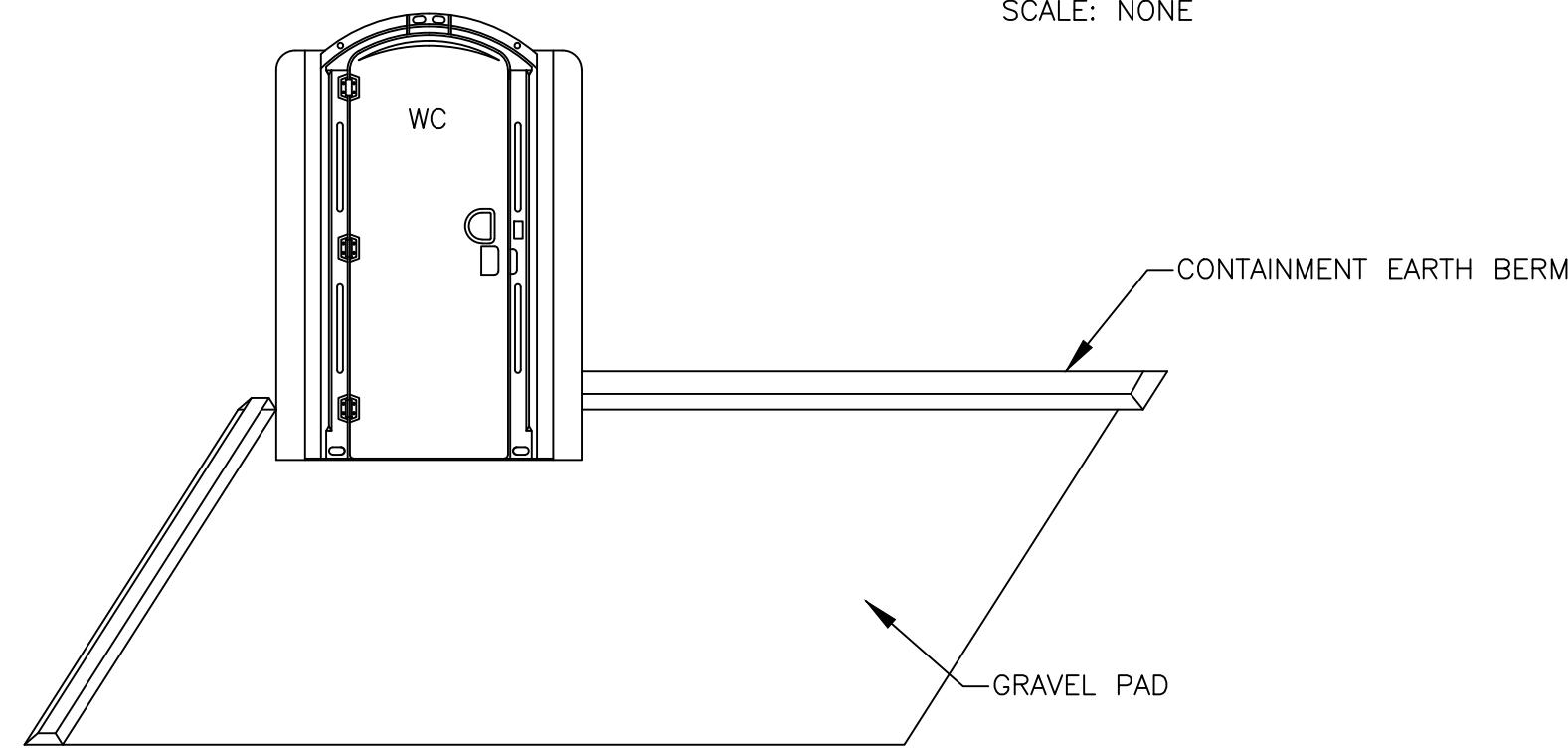
Section

Silt Fence Notes:

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

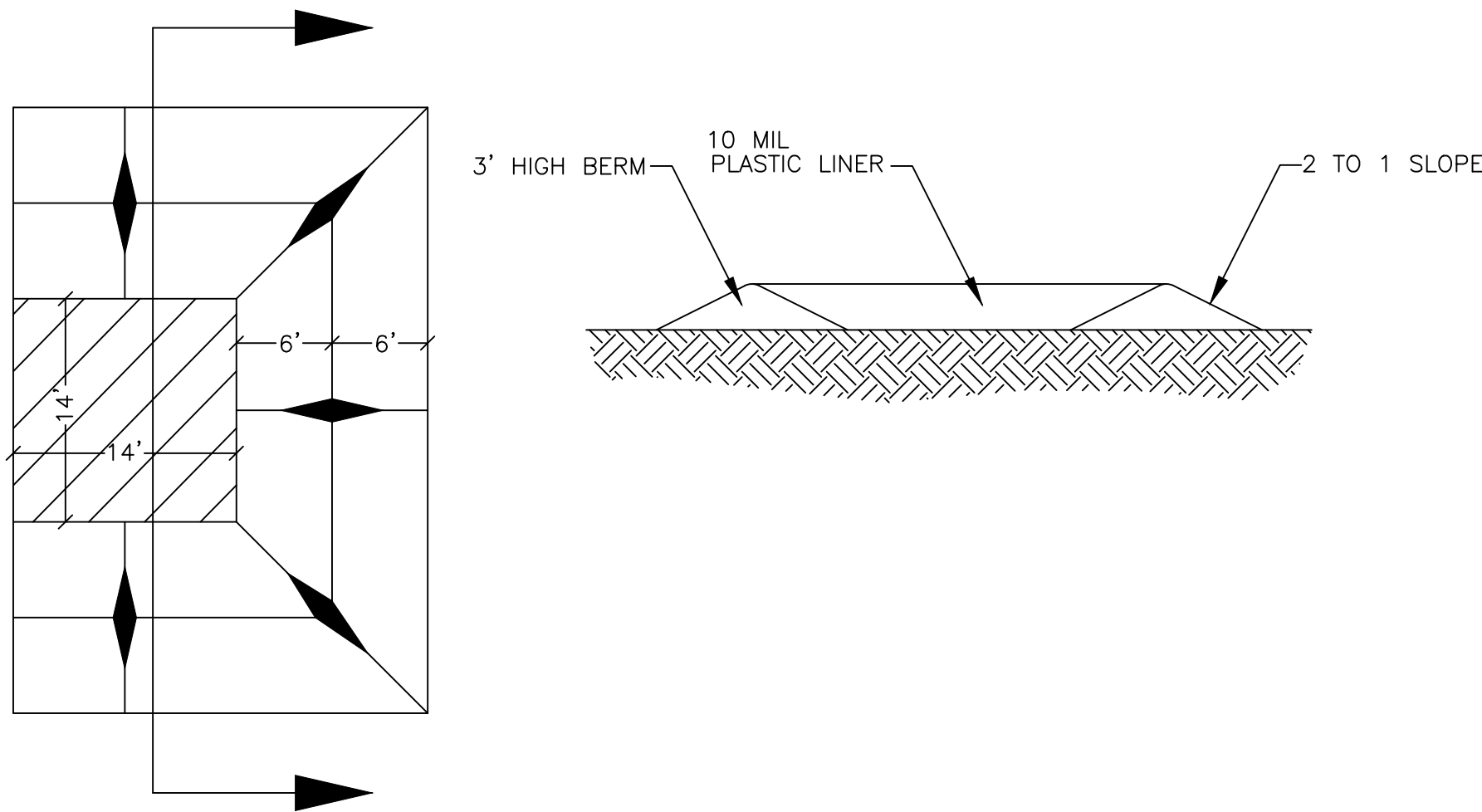
Silt Fence Detail

SCALE: NONE



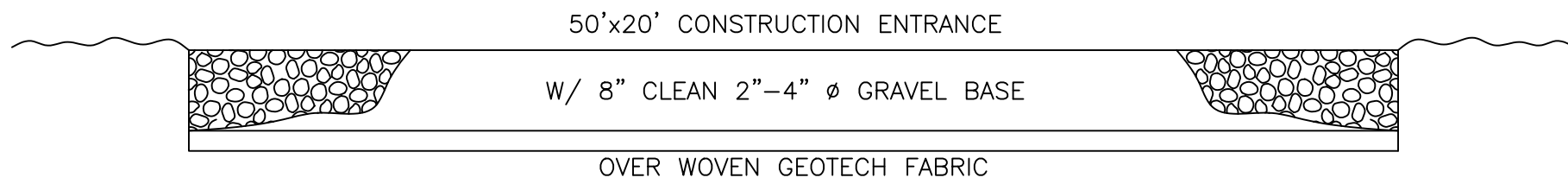
Portable Toilet

SCALE: NONE

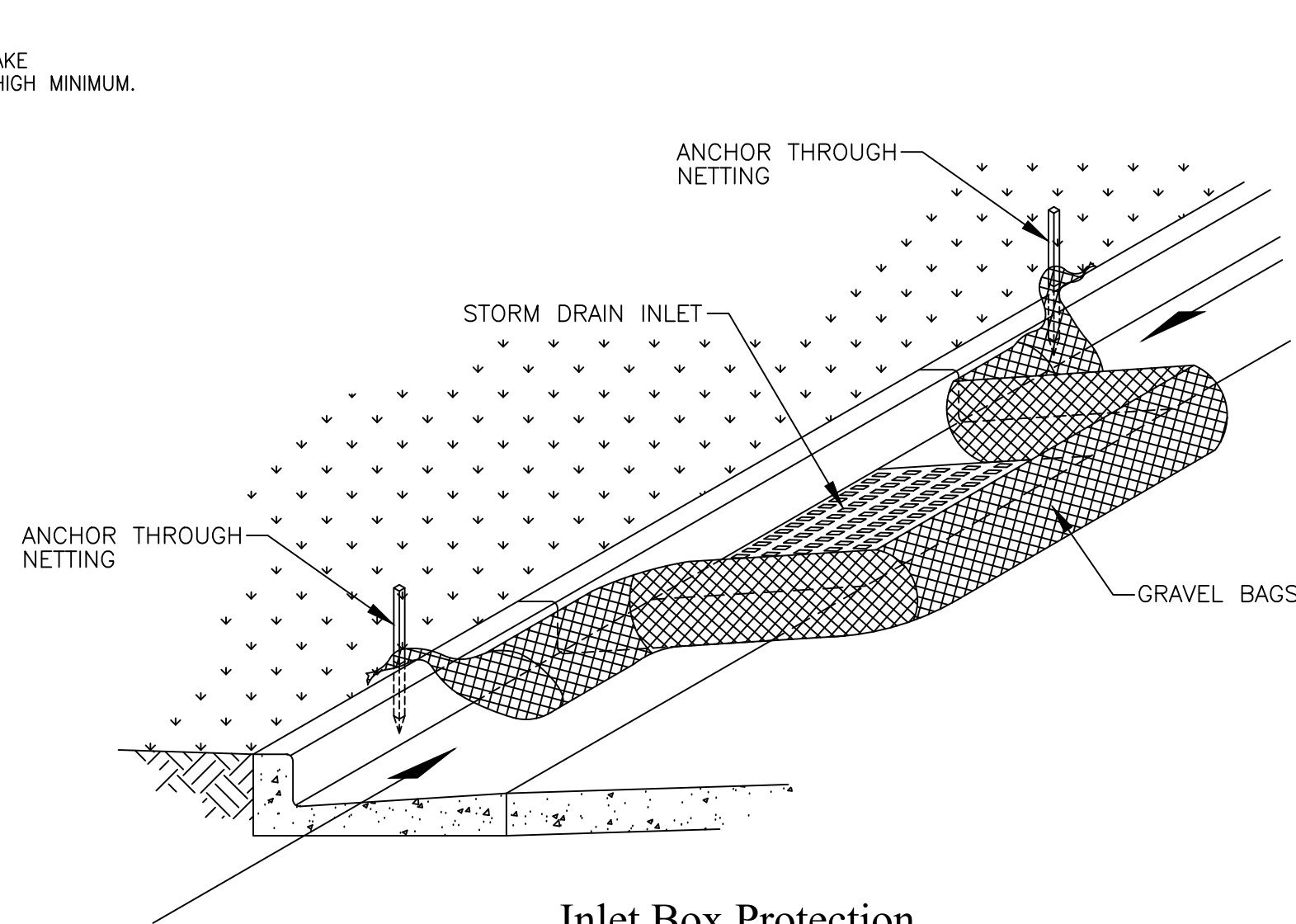


Concrete Washout Area
w/ 10 mil Plastic Liner

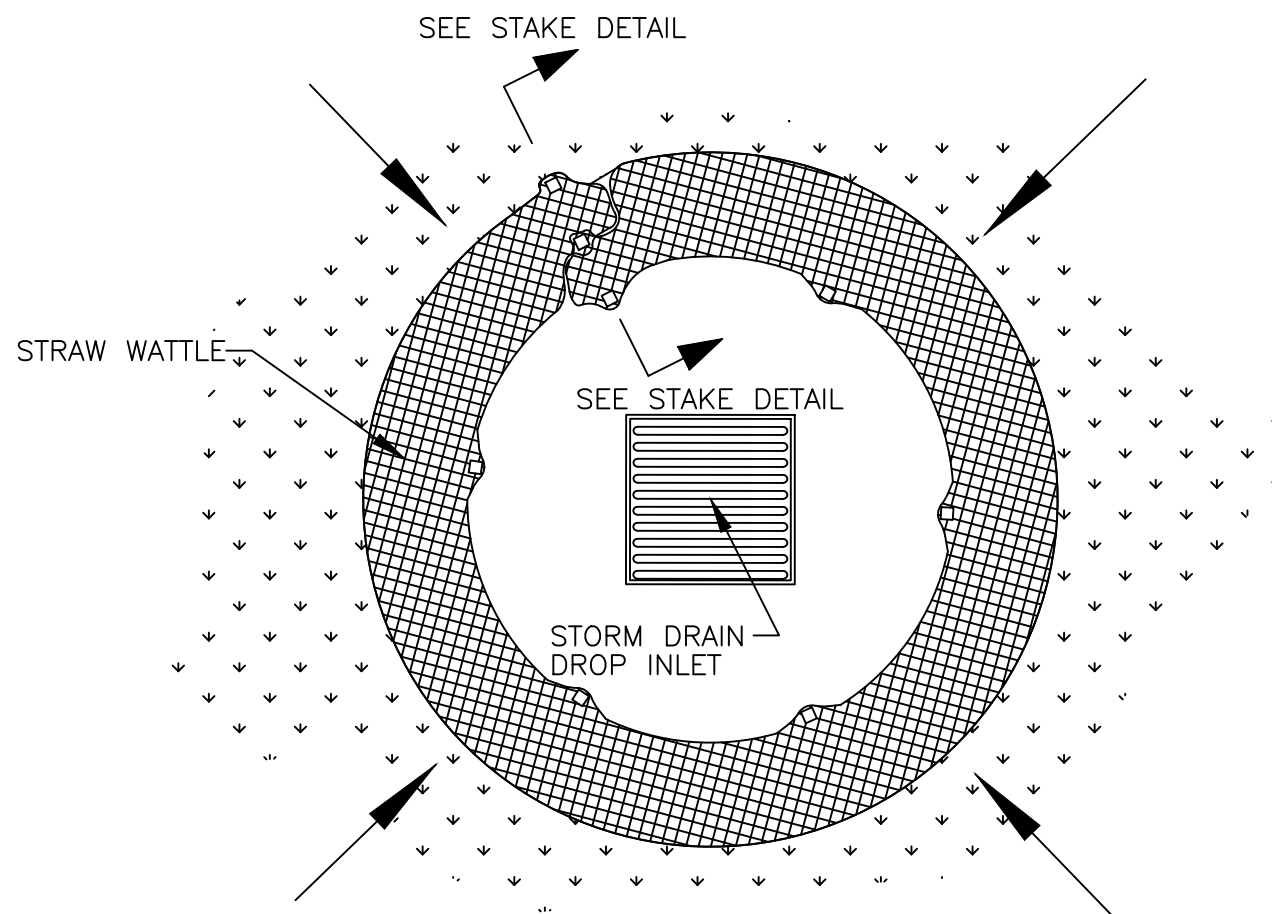
SCALE: NONE



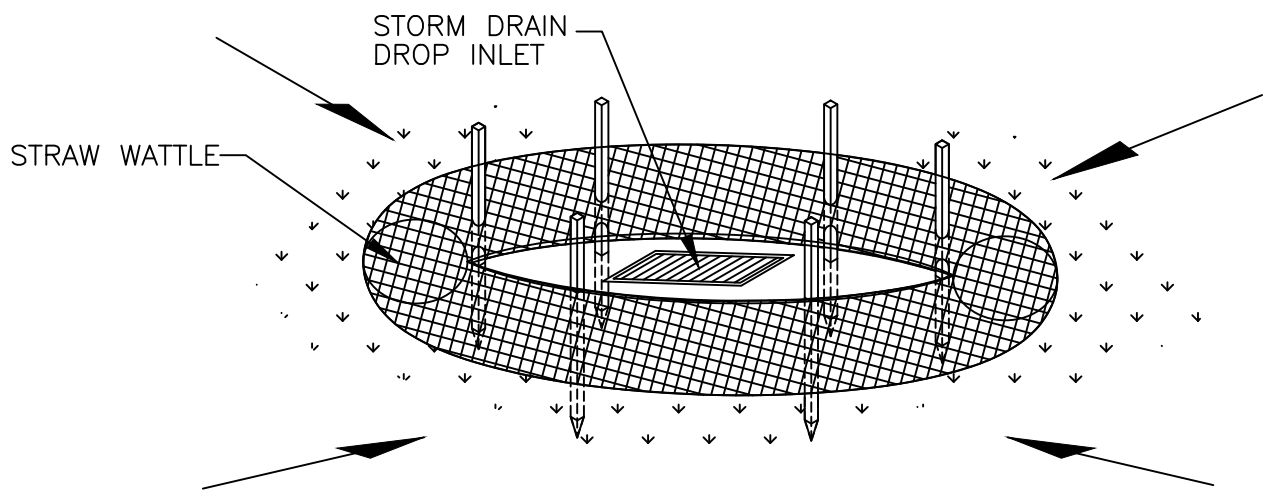
Cross Section 50' x 20' Construction Entrance



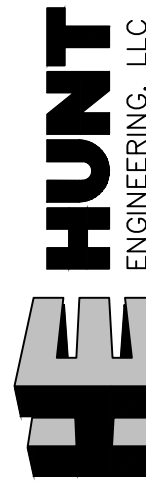
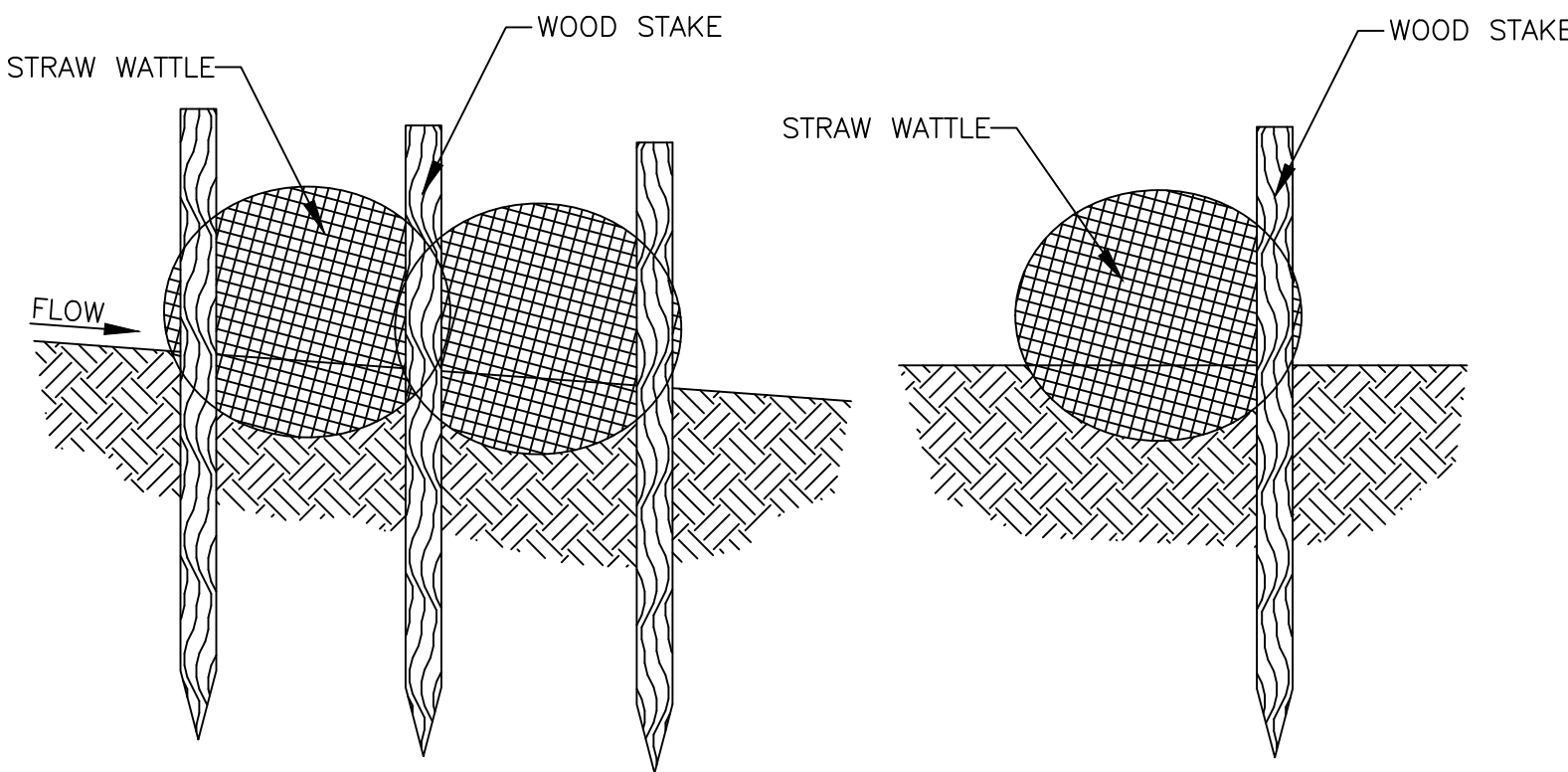
Inlet Box Protection



Plan View



Drop Inlet Protection

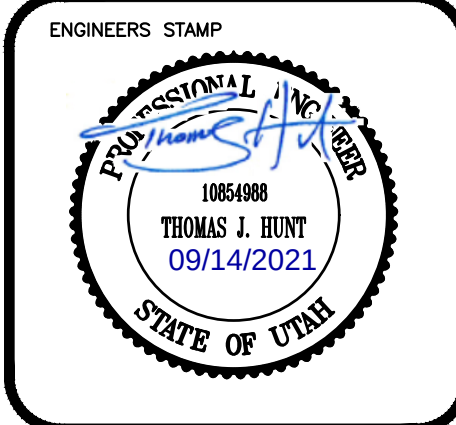


HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.684.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

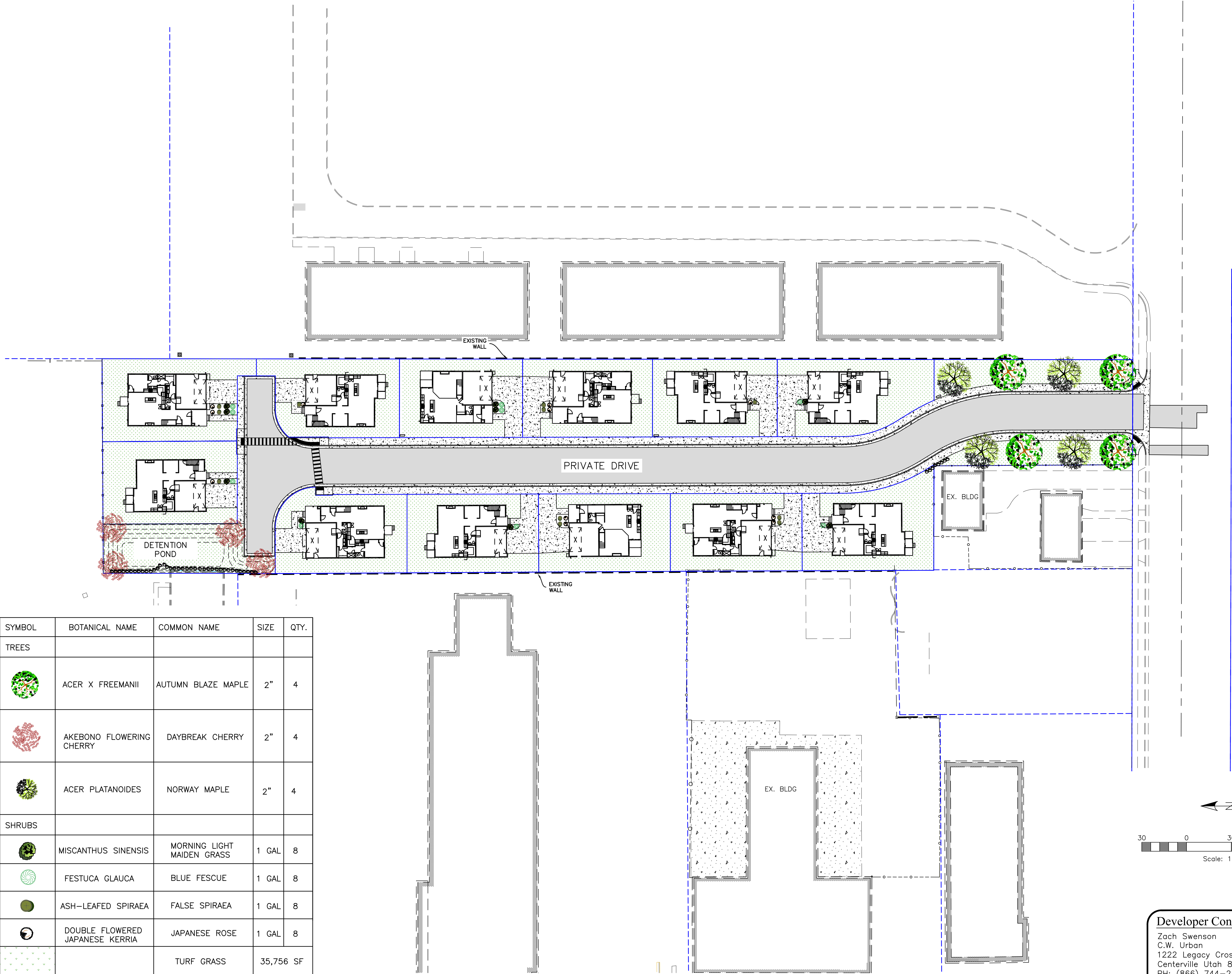
SWPPP Details

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

SHEET	9
8	SHEETS



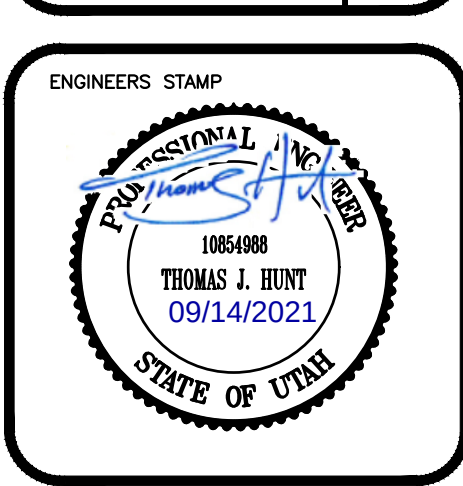
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
	ACER X FREEMANII	AUTUMN BLAZE MAPLE	2"	4
	AKEBONO FLOWERING CHERRY	DAYBREAK CHERRY	2"	4
	ACER PLATANOIDES	NORWAY MAPLE	2"	4
SHRUBS				
	MISCANTHUS SINENSIS	MORNING LIGHT MAIDEN GRASS	1 GAL	8
	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	8
	ASH-LEAFED SPIRAEA	FALSE SPIRAEA	1 GAL	8
	DOUBLE FLOWERED JAPANESE KERRIA	JAPANESE ROSE	1 GAL	8
		TURF GRASS	35,756 SF	

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

The Lane
700 West Porter Lane
Centerville, UT

Landscape Plan

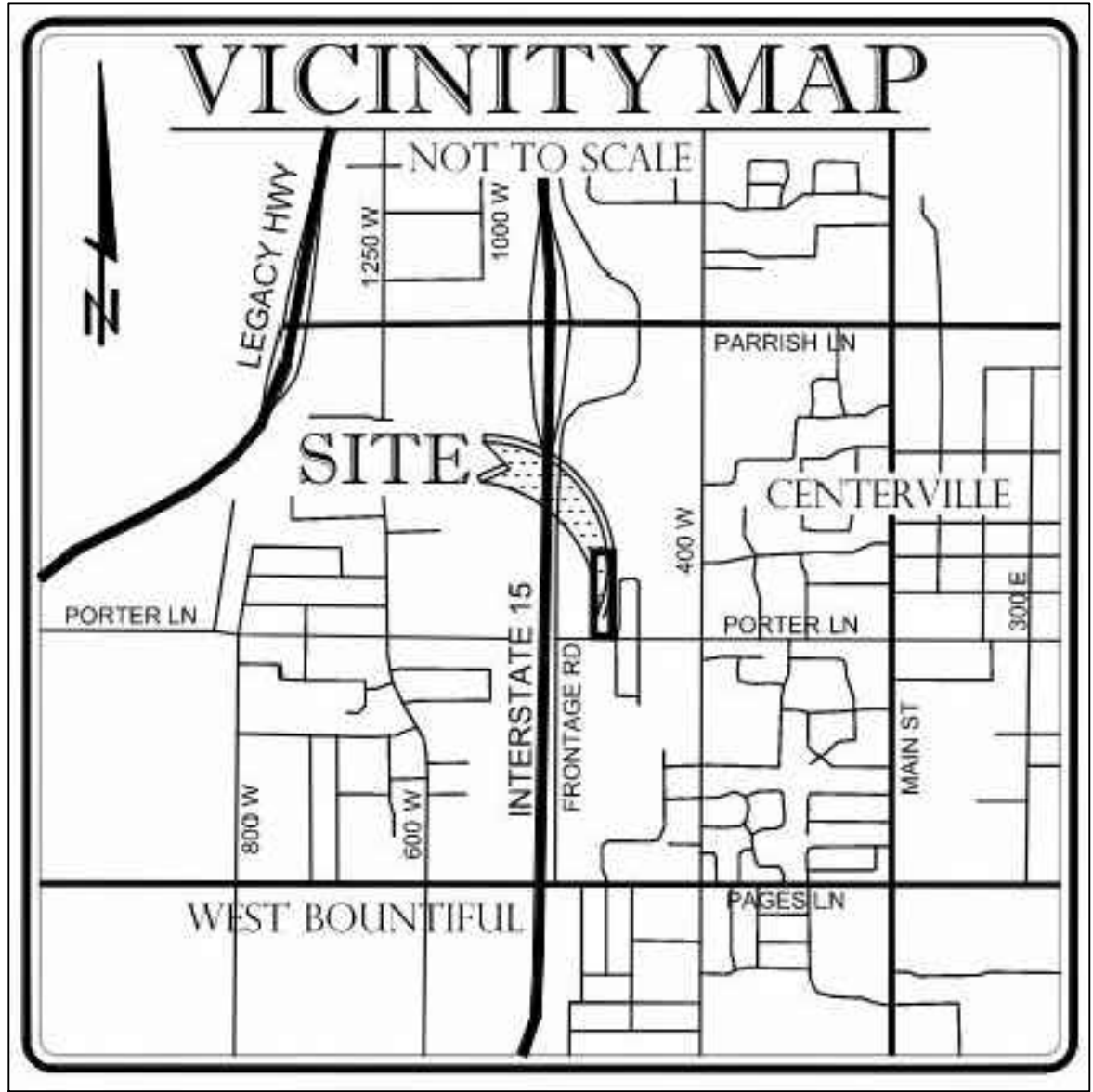
Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

Developer Contact:
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

SHEET	9
9	SHEETS



THE LANE SUBDIVISION PLAT

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2021

FOUND DAVIS COUNTY SURVEYOR
BRASS CAP MONUMENT NORTH
QUARTER CORNER, SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

LEGEND	
PROPERTY LINE	—————
ROAD CENTERLINE	— — — — —
TIE TO MONUMENT	- - - - -
EASEMENT LINE	—————
SECTION CORNERS	⬆
RECORD CALLS	()
COMMON AREA & PUBLIC UTILITY EASEMENT	▨

ADDRESSES	
LOT 1:	
LOT 2:	
LOT 3:	
LOT 4:	
LOT 5:	
LOT 6:	
LOT 7:	
LOT 8:	
LOT 9:	
LOT 10:	
LOT 11:	
LOT 12:	

Parcel Line Table		
Line #	Length	Direction
L1	6.74	S31° 33' 00.15"E
L2	0.50	N89° 51' 26.64"E
L3	11.50	S0° 08' 33.36"E
L4	5.50	S89° 51' 26.64"W
L5	11.38	S89° 56' 50.00"E
L6	0.50	S0° 51' 10.76"W
L7	8.86	N89° 56' 50.00"W
L8	8.14	N89° 59' 48.28"W
L9	0.51	N0° 00' 11.72"E
L10	12.76	N0° 02' 20.02"E
L11	12.75	N0° 03' 10.00"E
L12	21.98	S89° 56' 50.00"E
L13	0.50	N89° 51' 14.85"E

NOTE:
1. ALL COMMON AREA SHALL BE A PUBLIC UTILITY
EASEMENT.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	57.84	105.50	31.41	S15° 50' 39"E
C2	42.61	27.51	88.74	S45° 34' 06"E
C3	21.83	24.45	51.15	N64° 31' 46"E
C4	37.01	67.50	31.41	N15° 50' 39"W
C5	18.47	132.50	7.99	N27° 33' 21"W

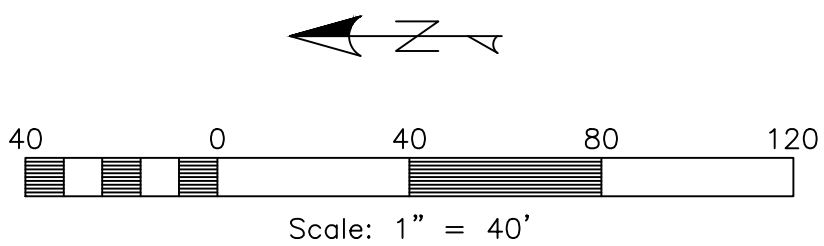
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS
ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE
WITNESS CORNER TO THE NORTHWEST CORNER AND THE
NORTH QUARTER CORNER TO SECTION 18, TOWNSHIP 2
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS
SHOWN ON THIS SUBDIVISION PLAT.

CENTERVILLE MARKETPLACE SUB PHASE 2

PORTER WALTON TOWNHOMES P.U.D.

BASEMENT DEPTH TABLE		
LOT	MIN. TOP OF FLOOR SLAB ELEVATION	TOP OF FLOOR SLAB DEPTH BELOW TOP BACK OF CURB (FEET)
1	4252.00	3.5'
2	4252.00	3.0'
3	4252.00	2.75'
4	4252.00	2.75'
5	4252.00	3.0'
6	4252.35	2.75'
7	4252.35	3.0'
8	4252.00	3.25'
9	4252.00	2.75'
10	4252.00	2.75'
11	4252.00	3.0'
12	4252.00	3.5'



Dominion Energy

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY DOMINION ENERGY.

CHAIRMAN

Rocky Mountain Power

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

ROCKY MOUNTAIN POWER

City Engineer's Approval

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY CENTERVILLE CITY ENGINEER.

CITY ENGINEER

City Attorney's Approval

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY CENTERVILLE CITY ATTORNEY.

CITY ATTORNEY

Planning Commission

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY THE CENTERVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN

City Council Acceptance

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY THE CENTERVILLE CITY COUNCIL.

CITY RECORDER

Surveyor's Certificate

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156,
AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER
CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF
THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERON, AND
HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER
WITH EASEMENTS, HEREFTER TO BE KNOWN AS: **THE LANE SUBDIVISION**
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED
ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____
MICHAEL L. WANGEMANN
LICENSE NO. 6431156

Boundary Description

A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 18, SAID POINT
BEING NORTH 89°40'15" EAST ALONG SAID SECTION LINE 687.29 FEET FROM
THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH
00°03'10" EAST 125.40 FEET; THENCE NORTH 89°40'15" EAST 143.75 FEET
TO THE WEST LINE OF CENTERVILLE MARKETPLACE SUBDIVISION PHASE 2 AS
RECORDED WITH ENTRY NO. 1378702 IN BOOK 2235 AT PAGE 350 DAVIS
COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'10" WEST ALONG THE
WEST LINE 45.40 FEET TO THE NORTHWEST CORNER OF PORTER WALTON
TOWNHOMES P.U.D. AS RECORDED WITH ENTRY NO. 2916378 IN BOOK 6434
AT PAGE 783 DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'05"
WEST ALONG THE WEST LINE OF SAID PORTER WALTON TOWNHOMES P.U.D.
645.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PORTER LANE; THENCE
NORTH 89°52'05" WEST 70.00 FEET; THENCE NORTH 00°12'21" WEST 164.23
FEET; THENCE NORTH 00°19'45" WEST 266.81 FEET TO THE POINT OF
BEGINNING.

CONTAINS 188,895.79 SQ/FT OR 2.04 ACRES

Owners Dedication:

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

THE LANE SUBDIVISION

THIS SHALL WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST
ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS
WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION
OF STREETS.

THE LANE HOME OWNERS ASSOCIATION WILL MAINTAIN OWNERSHIP OF ALL
OPEN SPACES, INCLUDING THE DETENTION BASIN.

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

NAME HERE _____

Corporate Acknowledgement:

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20 ____, PERSONALLY
APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY
KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE)
AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE
_____ OF _____ AND THAT SAID

DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY
AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS),
AND SAID _____ ACKNOWLEDGED TO ME THAT SAID
*CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

NOTES:

- 1) COMMON SPACE AREA IS OWNED AND MAINTAINED BY THE LANE'S HOME OWNERS ASSOCIATION (HOA). THE HOA CANNOT MODIFY THE DETENTION BASIN WITHOUT WRITTEN PERMISSION FROM CENTERVILLE CITY, UT.
- 2) THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING WITHIN THE COMMON SPACE AREA.
- 3) THE COMMON SPACE AREA IS PERPETUALLY COMMON AND THERE SHALL BE NO FUTURE DEVELOPMENTS IN THIS AREA.
- 4) SNOW REMOVAL ON PARCEL A WILL BE THE RESPONSIBILITY OF THE HOA.
- 5) THE COMMON SPACE AREA IS PERMANENTLY RESTRICTED FROM FUTURE DEVELOPMENT AND SHOWN ON THE SUBDIVISION PLAT AS PERPETUALLY COMMON.

Davis County Recorder

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

BY: _____
DAVIS COUNTY RECORDER
DEPUTY RECORDER

AFTER RECORDING, RETURN TO:

CW URBAN, LLC
Attn: Urban Development
1222 W. Legacy Crossing Blvd., STE 6
Centerville, UT 84014

Parcel No.: A portion of 02-026-0071

E 3420190 B 7847 P 2838-2845
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/20/2021 03:37 PM
FEE \$40.00 Pgs: 8
DEP RT REC'D FOR CW URBAN LLC

RETURNED
SEP 20 2021

ACCESS AND UTILITY EASEMENT AGREEMENT

THIS ACCESS AND UTILITY EASEMENT AGREEMENT (the "**Agreement**") is made and entered into as of the date set forth on the signature page by and between **Hadley Properties, LLC**, a Utah limited liability company, and assigns, successors, or heirs ("**Grantor**") and **CW Urban, LLC**, a Utah limited liability company, and assigns, successors, or heirs ("**Grantee**") (the Parties may be referred to herein collective as the "**Parties**" or each individually as a "**Party**").

RECITALS

WHEREAS, Grantor is the fee simple owner of that certain parcel real property located in Centerville City ("**City**"), Davis County ("**County**"), State of Utah more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference ("**Grantor Property**");

WHEREAS, Grantee is the fee simple owner of those certain parcels real property located adjacent to the Grantor Property and in the City, and more particularly described on **Exhibit B** attached hereto and incorporated herein by this reference ("**Grantee Property**"); and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive access and utility easement in perpetuity across a portion of the Grantor Property to enable Grantee to construct and connect utility lines from the Grantee Property to existing City infrastructure.

NOW, THEREFORE, for and inconsideration of the terms and conditions set forth herein, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Grant of Easement. Grantor hereby grants and conveys a non-exclusive access and utility easement (the "**Easement**") upon, over, and across a portion of the Grantor Property (the "**Easement Area**") for the construction and connection of a storm drain utility line from the Grantee Property to existing City infrastructure located on the Grantor Property (the "**Utility Improvement**"). The Easement Area is further described and graphically depicted on **Exhibit C** attached hereto and incorporated herein by this reference.

2. Purpose of Easement. The Grantee shall have reasonable and adequate access to the Grantor Property for itself and any required equipment to construct a storm drain utility line, at Grantee's sole cost and expense. The Easement shall be used by the Grantee for the purpose of (i) constructing and connecting the Utility Improvement from Grantee Property to existing City storm drain infrastructure located on therein, and (ii) shall give and convey to the Grantee, or Grantee's successors, heirs, assigns, agents, contractors, subcontractors, or any other similarly situated entity or person necessary for the Utility Improvement (collectively, the "**Grantee Parties**"), the right of vehicular and pedestrian ingress and egress upon the Grantor

Property for the purpose of the location, construction, maintenance, use, installation, removal, and repair of the Utility Improvement.

3. Shared, Non-exclusive Use. Exclusive use of the Easement Area is not hereby granted by the Grantor. Instead, Grantor expressly reserves to itself, and any and all subsequent owners, users, licensees, invitees, guests, and other related parties, the full and unrestricted right to use the Easement Area, subject to the permitted use granted to Grantee under Section 2 above.

4. Easement Area; Maintenance and Repairs. As soon as commercially reasonably following completion of the Utility Improvement, Grantee and the Grantee Parties, shall restore the Easement Area to the same or better condition as existed prior to installation of the Utility Improvement. Upon completion and connection of the Utility Improvement in the Easement Area, Grantee shall be obligated to perform all maintenance and repair activities related to the Utility Improvement and otherwise confirm that said Utility Improvement remains in a good condition and in compliance with applicable City, County, and other related regulations until such time that the Utility Improvement is dedicated to and accepted by the applicable district or City, which acceptance shall include maintenance and repair obligations.

5. Default. A defaulting party (the “**Defaulting Party**”) shall have ten (10) days following receipt of written notice from the other Party (the “**Nonbreaching Party**”), which notice shall specifically describe the default(s) to cure the same (the “**Cure Period**”); provided, however, if such default cannot be cured prior to expiration of the Cure Period, then so long as the Defaulting Party commences such cure within the Cure Period and thereafter diligently pursues the same to completion, the Cure Period shall automatically be extended for a reasonable period of time (not to exceed sixty (60) days after the original notice) to permit the Defaulting Party to cure the same. Failure to cure any described default(s) shall entitle the Nonbreaching Party to any remedies available at law or in equity including, but not limited to, specific performance, reasonable expenses, attorney fees and costs.

6. Waiver. The failure of a Party to insist upon strict performance of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies that such Party may have, and shall not be deemed a waiver of any subsequent breach or default in any of the terms, covenants, conditions or agreements contained herein by the same or any other Party.

7. No Joint Venture; Merger. The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership or any similar relationship between the Parties. This Agreement contains the entire agreement and understanding between the Parties and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

8. Amendment and Termination. This Agreement may not be amended or modified except with the written consent of the Parties duly recorded in the office of the Davis County Recorder.

9. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. This Agreement shall be recorded in the records of the Davis County Recorder.

10. Successors and Assigns; Run with the Land. All of the provisions in this Agreement, including the benefits and burdens, shall be and are binding upon and inure to the benefit of the successors and assigns of the Parties hereto. All obligations of each Party under this Agreement, if more than one person or entity is the successor or assign of such Party, shall be jointly and severally binding on each such person or entity. The covenants agreed to and the restrictions imposed herein shall continue as a servitude running in perpetuity with the Grantor and Grantee’s respective properties and shall survive any death or termination of

any Party's existence. The easements, agreements, duties, responsibilities, and covenants herein contained shall be easements and covenants running with the land.

11. No Third-Party Beneficiaries. Nothing in this Agreement is intended to create an enforceable right, claim, or cause of any by any third-party against any Party to this Agreement.

12. Authority of Signatory. Each person executing this Agreement certifies that he or she is duly authorized to execute this Agreement on behalf of the Party for which he or she is signing, and that the person has the authority to bind said Party to the terms of this Agreement.

13. Independent Provisions. If any provision herein is held invalid or unenforceable by a court of competent jurisdiction, such a finding shall not affect the validity of the remainder of the Agreement, the Parties hereto hereby stipulate that all provisions contained herein are severable and independent.

14. Counterparts. This Agreement and any originals of exhibits referred to herein may be executed in two (2) or more counterparts, each of which (when the original signatures are affixed together with the applicable acknowledgement) shall be an original but all of which shall constitute one and the same instrument.

15. Miscellaneous.

a. The paragraph and other headings contained in this Agreement are for purposes of reference only and shall not limit, expand, or otherwise affect the construction of any of the provisions of this Agreement;

b. Whenever the context reasonably permits, the singular shall include the plural, the plural shall include the singular, and the whole shall include any part thereof. Further, the masculine gender shall include the female gender and neutral, and vice versa;

c. The recital paragraphs set forth above are expressly incorporated in this Agreement by this reference;

d. This Agreement represents the wording selected by the Parties to define the Agreement and no rule of strict construction shall apply against either Party. Each Party represents that it has had or has been advised to have the representation of its legal counsel in connection with the preparation of this Agreement. The words "hereof," "hereto," "herein," and "hereunder" are words of similar import, when used in this Agreement, shall refer to this Agreement as a whole and not to any particular provision of this Agreement.

e. References herein to Paragraphs and Exhibits shall be construed as references to Paragraphs and Exhibits of this Agreement, and any amendments hereto, unless the context otherwise requires.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this Agreement as of the 22 day of July, 2021.

GRANTOR

Hadley Properties, LLC,
a Utah limited liability company

By: [Signature]

Name: SHARIF R HADLEY

Title: Mgr.

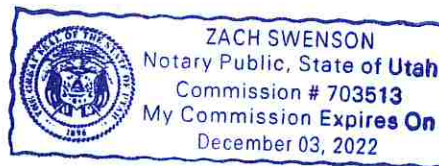
STATE OF UTAH)
 §
COUNTY OF Salt Lake)

On this 22 day of July, 2021, personally appeared before me Sharif Hadley, to me known to be the Manager of Hadley Properties, LLC, a Utah limited liability company, the limited liability company that executed the within the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he / she was duly authorized to execute said instrument on behalf of said limited liability company.

Witness my hand and official seal.

[Signature]
(notary signature)

(seal)



IN WITNESS WHEREOF, the Grantee has executed this Agreement as of the 31 day of August, 2021.

GRANTEE

CW Urban, LLC,
a Utah limited liability company

By: Darlene Carter

Name: Darlene Carter

Title: Manager

STATE OF UTAH)

§

COUNTY OF DAVIS)

On this 31 day of August, 2021, personally appeared before me Darlene Carter, to me known to be the Manager of CW Urban, LLC, a Utah limited liability company, the limited liability company that executed the within the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that she was duly authorized to execute said instrument on behalf of said limited liability company.

Witness my hand and official seal.

Stephanie Heiner
(notary signature)



(seal)

EXHIBIT A
Grantor Property

BEG AT A PT N 89°40'15" E ALG THE SEC LINE 687.285 FT & N 0°03'10" E 35.40 FT FR THE NW COR OF SEC 18-T2NR1E, SLM; & RUN TH S 89°40'15" W 342.20 FT TO THE E'LY LINE OF THE UTAH STATE HWY DEPARTMENT FRONTAGE RD; TH N 2°51'00" E ALG SD E LINE 391.68 FT; TH S 89°06'27" E 466.89 FT; TH S 0°03'10" W 291.11 FT; TH S 89°40'15" W 143.77 FT; TH S 0°03'10" W 90.0 FT TO THE POB.

CONT. 3.937 ACRE

Parcel No. 02-026-0071 ✓ (for reference purposes only)

EXHIBIT B
Grantee Property

Parcel 1: ✓

BEG ON N LINE OF A STR 564.68 FT, M/L, S & 757.285 FT E FR THE NW COR OF SEC 18-T2N-R1E, SLM; TH E ALG N LINE STR 58 FT, M/L, TO E LINE OF PPTY CONV IN 746-632; TH N 441.98 FT, TH W 128 FT; TH S 308.68 FT, TH E 70 FT, TH S 133 FT TO THE POB. CONT. 1.085 ACRES ALSO: BEG ON THE N LINE OF PORTERS LANE AT A PT N 89°40' E ALG THE SEC LINE 831.05 FT & S 0°03'10" W 564.74 FT FR THE NW COR OF SEC 18-T2N-R1E, SLM; & RUN TH ALG BNDRY LINE AGMT 1833-298 N 0°03'10" E 690.14 FT TO THE N LINE OF GRANTORS LAND; TH W 143.56 FT, TH S 148.00 FT; TH E 114.49 FT; TH S 543.98 FT TO THE N LINE OF PORTERS LANE; TH E 15.03 FT TO THE POB.

CONT 0.70 ACRES TOTAL ACREAGE 1.785 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel No. 03-001-0178 (for reference purposes only)

Parcel 2: ✓

BEG AT A PT WH IS N 89°40'15" E 831.05 FT ALG THE SEC LINE & S 0°03'10" W 38.36 FT ALG A BNDRY LINE AGMT LINE & S 89°40'15" W 29.02 FT FR THE NW COR OF SEC 18-T2N-R1W (S/B E), SLM; & RUN TH S 0°03'10" W 102.00 FT; TH S 89°40'15" W 113.81 FT TO THE GRANTOR'S W PPTY LINE; TH N 0°19'45" W 102.00 FT ALG SD LINE; TH N 89°40'15" E 114.49 FT TO THE POB. TOGETHER WITH A DESC ACCESS EASEMENT.

CONT 0.27 ACRES

Parcel No. 03-001-0179 (for reference purposes only)

EXHIBIT C
Easement Area

PREPARED BY: T.HUNT 5-26-2021

STORM DRAIN EASEMENT LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°49'15" EAST 687.29 FEET ALONG THE SECTION LINE AND NORTH 00°03'10" EAST 115.41 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING:

THENCE NORTH 00°03'10" EAST 9.77 FEET;

THENCE NORTH 89°40'15" EAST 11.62 FEET;

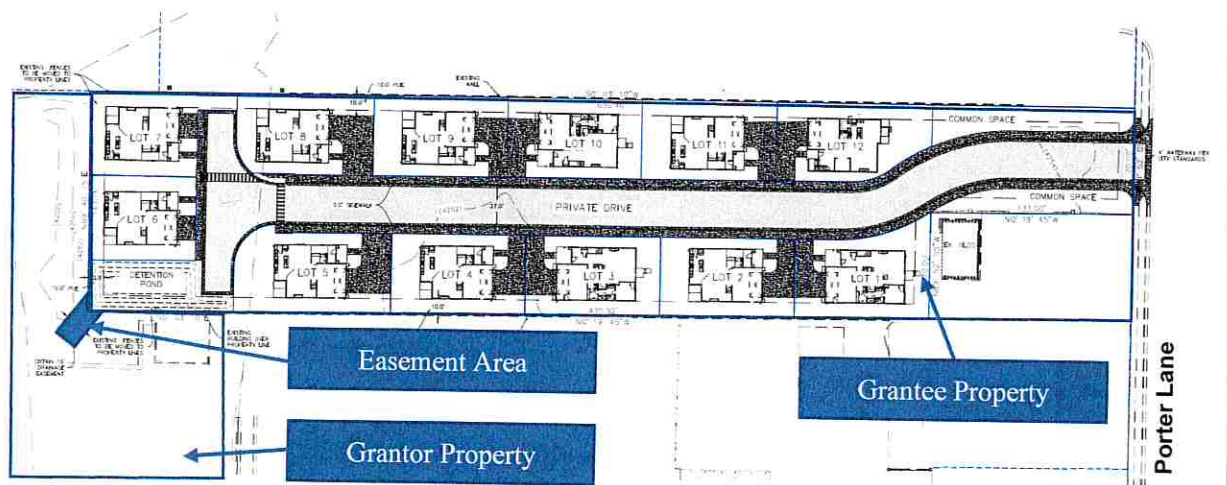
THENCE NORTH 50°07'14" WEST 32.95 FEET;

THENCE SOUTH 39°52'46" WEST 15.00 FEET;

THENCE SOUTH 50°07'14" EAST 30.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 418 SQUARE FEET OR 0.010 ACRES MORE OR LESS.

A portion of Parcel No. 02-026-0071[✓] (for reference purposes only)





**REPORT
GEOTECHNICAL STUDY
PROPOSED CENTERVILLE TOWNHOMES
NEAR THE INTERSECTION OF 675 WEST
AND PORTER LANE
CENTERVILLE, UTAH**

Submitted To:

CW Urban, LLC
1222 West Legacy Crossing Boulevard
Centerville, Utah 84014

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

June 4, 2021

Job No. 3296-002-21

June 4, 2021
Job No. 3296-002-21

Mr. Walker Wood
CW Urban, LLC
1222 West Legacy Crossing Boulevard
Centerville, Utah 84014

Mr. Wood:

Re: Report
Geotechnical Study
Proposed Centerville Townhomes
Near the Intersection of 675 West and Porter Lane
Centerville, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Centerville Townhomes to be located at near the intersection of 675 West and Porter Lane in Centerville, Utah. The general location of the site with respect to existing roadways, as of 2021, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and the borings drilled in conjunction with this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Walker Wood of CW Urban, LLC and Mr. Alan Spilker P.E. of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.
2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the exploration, logging, and sampling of 3 borings.
2. A laboratory testing program.
3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 21-0455 dated April 21, 2021.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration borings, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The site is proposed to be developed with 12 residential townhome units and associated pavements. The structures are anticipated to be 2 to 3 stories above grade and supported upon conventional spread and continuous wall footings. Full- to partial-depth basements may be incorporated.

Maximum real column and wall loads are anticipated to be on the order of 40 to 50 kips and 3 to 4 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved residential drive lanes are planned throughout the development.

Projected traffic in the residential drive lanes is anticipated to consist of a light volume of automobiles and light trucks, occasional medium- and heavyweight trucks.

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 2 to 3 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific boring locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Boring locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the boring locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 3 borings were completed within the accessible areas. These borings were completed to depths ranging from 16.5 to 31.5 feet with a track-mounted drill rig equipped with hollow-stem augers. The approximate locations of the borings are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the drilling operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3C, Boring Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Boring Log (USCS).

A 3.0-inch outside diameter, 2.42-inch inside diameter (Dames & Moore) and a 2.0-inch outside diameter, 1.38-inch inside diameter drive sampler (SPT) were utilized at select locations and depths. The blow counts recorded on the boring logs were those required to drive the sampler 12 inches with a 140-pound hammer dropping 30 inches.

Following completion of exploration operations, 1.25-inch diameter slotted PVC pipe was installed in each boring to provide a means of monitoring the groundwater fluctuations. The borings were backfilled with auger cuttings.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, partial gradation, consolidation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the boring logs, Figures 3A through 3C.

3.3.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the boring logs, Figures 3A through 3C.

Boring No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
B-1	30.0	46.0	29.2	CL*

* contained sand layers up to 4 inches thick

3.3.4 Consolidation Tests

To provide data necessary for our settlement analysis, consolidation testing was performed on 2 representative samples of the natural fine-grained clay soils encountered at the site. The results of these tests indicate that the samples tested were moderately over-consolidated and will exhibit moderate strength and compressibility characteristics under the anticipated loading. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

3.3.5 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated below:

Boring No.	Depth (feet)	Soil Classification	pH	Total Water-Soluble Sulfate (mg/kg-dry)
B-3	2.5	CL/Fill	7.57	19.5

4. SITE CONDITIONS

4.1 SURFACE

The site is located near the intersection of 675 West and Porter Lane in Centerville, Utah. The site is currently vacant/undeveloped land in southern and central areas, with a single-family residential structure and associated outbuildings in the northern portion of the site. The topography of the site is relatively flat, grading down to the north with a total relief of approximately 2 to 3 feet. Site vegetation consists of various weeds and grass with sparse mature trees in the northeast portion of the site.

The site is bounded to the north by a car dealership structure and associated pavements; to the east by residential townhomes and associated pavements; to the south by a single-family residential structure followed by 400 South; and to the west by retail/commercial structures and associated pavements.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the borings conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The borings were completed to depths ranging from 16.5 to 31.5 feet. The soil conditions encountered in each of the borings, to the depths completed, were generally similar across the boring locations.

- Non-engineered fill soils were encountered in each boring, to depths ranging from 2.5 to 3.0 feet beneath the existing ground surface. The non-engineered fill soils primarily consisted of sand with varying silt and gravel content.
- Natural soils were encountered below the non-engineered fill or the ground surface in each boring. The natural soils consisted of clay with varying silt, and sand content.

The natural clay soils were soft to very stiff, slightly moist to saturated, brown and gray in color, and moderately over-consolidated. The natural clay soils are anticipated to exhibit moderate strength and compressibility characteristics under the anticipated loading.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3C, Boring Logs. The lines designating the interface between soil types on the boring logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

On May 17, 2021 (18 days following drilling), groundwater was measured within the PVC pipes installed as tabulated below:

Boring No.	Groundwater Depth (feet)
	May 17, 2021
B-1	5.6
B-2	6.8
B-3	6.4

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural soils and/or structural fill extending to suitable natural soils.

The most significant geotechnical aspects at the site are:

1. The existing structures and utilities on the site that are to be demolished/relocated.
2. The existing non-engineered fills across much of the site.
3. The relatively shallow depth to groundwater.

Prior to proceeding with construction, demolition and removal of the existing structures, slabs, foundations, pavements, associated debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond rigid pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and rigid pavements. The in situ,

non-engineered fills may remain below flexible pavements if free of any deleterious materials, of limited thickness, and if properly prepared, as discussed later in this report.

On-site non-engineered fill soils encountered were primarily granular. On-site granular soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

Groundwater was measured as shallow as 5.6 feet below the ground surface. GSH recommends placing floor slabs no closer than 4 feet from the highest groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. If basements are to be installed, foundation subdrains will be required. Subdrain recommendations are discussed in Section 5.3.1, Subdrains.

Proof rolling of the natural clay subgrade must not be completed if cuts extend to within 1 foot of the groundwater surface. In areas where cuts are to extend to within 1 foot of the groundwater surface, stabilization must be anticipated.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the demolition and removal of the existing structures, slabs, foundations, pavements, associated debris, non-engineered fills, surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond rigid pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

In situ, non-engineered fills may remain below flexible pavements if free of debris and deleterious materials, less than 3 feet in thickness, and if properly prepared. Proper preparation below pavements will consist of the scarification of the upper 12 inches below the asphalt pavement sequence, followed by moisture preparation and re-compaction to the requirements of structural fill. Even with proper preparation, pavements established overlying non-engineered fills may encounter some long-term movements unless the non-engineered fills are completely removed.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

Due to the relatively high groundwater, site grading cuts should be kept to a minimum. Cuts extending to within 1 foot of the groundwater elevation will likely disturb the natural clay soils and proof rolling must not be completed. Stabilization must be anticipated in areas where cuts are to extend to within 1 foot of the groundwater surface.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills have been completely removed and/or properly prepared.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

The static groundwater table was encountered as shallow as 5.6 feet below the existing surface and may be shallower with seasonal fluctuations. Consideration for dewatering of utility trenches, excavations for the removal of non-engineered fill, and other excavations below this level should be incorporated into the design and bidding process.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that “honeycombing” does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO¹ T180 (ASTM² D1557) compaction criteria in accordance with the table on the following page.

¹ American Association of State Highway and Transportation Officials

² American Society for Testing and Materials

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 10	95
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 10	95
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment over the surface at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

The static groundwater table was encountered as shallow as 5.6 feet below the existing surface and may be shallower with seasonal fluctuations. Dewatering of utility trenches and other excavations below this level should be anticipated.

5.3 GROUNDWATER

On May 17, 2021 (18 days following drilling), groundwater was measured within the PVC pipes installed as tabulated below:

Boring No.	Groundwater Depth (feet)
	May 17, 2021
B-1	5.6
B-2	6.8
B-3	6.4

Based on the anticipated cuts necessary to reach design subgrades, we anticipate temporary and permanent dewatering will be necessary. Floor slabs must be placed a minimum of 4 feet from the stabilized groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. If basements are to be installed, foundation subdrains will be required. Subdrain recommendations are discussed in Section 5.3.1, Subdrains.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Subdrains

A subdrain system, if utilized, should consist of a perimeter foundation/chimney subdrain and an under-slab subdrain. The perimeter subdrain would consist of a 4-inch diameter slotted or perforated PVC or other durable material pipe installed with an invert at least 18 inches below the top of the lowest adjacent slab. The drain pipe should slope at least 0.25 percent to a suitable point of gravity discharge, such as an inside or outside sump. The 4-inch diameter slotted PVC pipe should be encased in a one-half to three-quarter-inch clean gap-graded gravel extending 2 inches below laterally and continuously up at least 12 inches above the top of the lowest adjacent slab. The gravels must be separated from the adjacent soils with a geotextile fabric, such as Mirafi 140N or equivalent. Extending up from the top of the foundation subdrain to within 1 foot of final grade should be a synthetic drain board or a zone of “free-draining” permeable fill, also separated from all adjacent soils with a geotextile fabric. Prior to the placement of the perimeter foundation subdrain, the outside subgrade walls should be appropriately waterproofed.

In addition to the perimeter foundation/chimney subdrain, an under-slab drain is recommended. This should consist of a minimum of 8 inches of “free-draining” one-half to three-quarter-inch minus clean gap-graded gravel placed over properly prepared suitable natural subgrade soils and/or structural fill extending to suitable natural soil. The “free-draining” gravel shall be hydraulically connected to the perimeter drain. In addition, we recommend 4-inch diameter slotted PVC pipes be installed laterally and spaced approximately 50 feet apart beneath the below-grade level slab of the structure with an invert elevation of at least 12 inches below the top of the lowest adjacent slab. This subdrain would be similarly encased in the one-half- to three-quarter-inch clean gap-graded gravel, separated from the natural soils with a geotextile fabric, extending up to the 6-inch layer of gravel underneath the at-grade slab. This subdrain line would discharge to the perimeter subdrain.

Water collected by the subdrain system would be gravity discharged or pumped to a suitable discharge point. such as area subdrains, storm drains, or other suitable down-gradient location (see attached Figure 5, Typical Foundation/Chimney Subdrain Detail 18”). A back-up power and back-up pump would need to be incorporated against failure if a suitable gravity discharge system is unavailable.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. Under no circumstances shall foundations be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the parameters on the following page are provided.

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions	- 2,000 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term “net bearing capacity” refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential

settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.35 may be utilized for the footing interface with the in situ natural clay soils. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill should be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures on the following page, in pounds per square foot (psf), should be added based on wall depth and wall case.

Uniform Lateral Pressures			
Wall Height (Feet)	Active Pressure Case (psf)	Moderately Yielding Case (psf)	At Rest/Non-Yielding Case (psf)
4	40	75	105
6	50	110	160
8	80	150	210
10	100	185	260

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Additionally, GSH recommends that floor slabs be constructed a minimum of 4.0 feet from the stabilized groundwater elevation or 1.5 feet if a foundation subdrain system is utilized. If basements are to be installed, foundation subdrains will be required. Foundation subdrain recommendations are discussed in Section 5.3.1, Subdrains.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of “free-draining” fill, such as “pea” gravel or three-quarters to one-inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

The natural clay soils and non-engineered fills will exhibit poor pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over unprepared non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the projected traffic as discussed in Section 2, Proposed Construction, the pavement sections on the following page are recommended.

Residential Drive Lanes

(Light Volume of Automobiles and Light Trucks,
 Occasional Medium-and Heavyweight Trucks)
 [1-3 equivalent 18-kip axle loads per day]

Flexible Pavements: (Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared fills, natural subgrade soils, and/or structural site grading fill extending to properly prepared fills and/or natural subgrade soils

Rigid Pavements: (Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
Over	Properly prepared and stabilized natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

For dumpster pads, we recommend a pavement section consisting of 8.0 inches of Portland cement concrete, 12.0 inches of aggregate base, over properly prepared natural subgrade or site grading structural fills. Dumpster pads should not be constructed overlying non-engineered fills under any circumstances.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent $\pm$ 1 percent air-entrainment.

The crushed stone should conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations should

meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of water-soluble sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2018. The IBC 2018 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Weber Section of the Wasatch Fault, located about 1.2 miles to the east of the site.

5.10.3 Site Class

For dynamic structural analysis, the Site Class D – Default Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2018) can be utilized. If a measured site class is desired based on the project structural engineer's evaluation and recommendations, additional testing and analysis can be completed by GSH to determine the measured site class. Please contact GSH for additional information.

5.10.4 Ground Motions

The IBC 2018 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class D – Default* Soil Profile. Based on the site latitude and longitude (40.9138 degrees north and 111.8890 degrees west, respectively) and Risk Category I, the values for this site are tabulated below.

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class D - Default* [adjusted for site class effects] (% g)	Design Values** (% g)
0.2 Seconds (Short Period Acceleration)	$S_S = 135.9$	$F_a = 1.200$	$S_{MS} = 163.1$	$S_{DS} = 108.7$
1.0 Second (Long Period Acceleration)	$S_1 = 50.4$	$F_v = 1.796$	$S_{M1} = 90.5$	$S_{D1} = 60.3$

* If a measured site class in accordance with IBC 2018/ ASCE 7-16 is beneficial based on the project structural engineers review, please contact GSH for additional options for obtaining this measured site class.

**IBC 2018/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study in accordance with chapter 21 of ASCE 7-16.

5.10.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a “high” liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the clayey nature of the soils, liquefaction is not anticipated to occur within the soils encountered at this site.

5.11 SITE VISITS

GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills have been removed and/or properly prepared, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally,

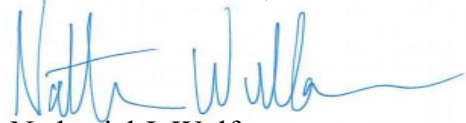
GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

5.12 CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

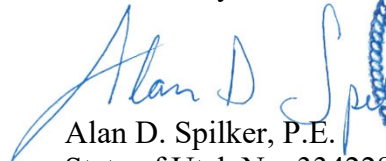
Respectfully submitted,

GSH Geotechnical, Inc.

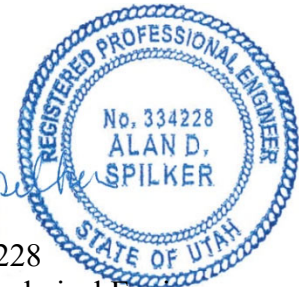
A handwritten signature in blue ink, appearing to read "Nathaniel Wulfman".

Nathaniel J. Wulfman
Staff Geologist

Reviewed by:

A handwritten signature in blue ink, appearing to read "Alan D. Spilker".

Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer



NJW/ADS:jlh

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3C, Log of Borings
Figure 4, Key to Boring Log (USCS)
Figure 5, Typical Foundation Chimney Subdrain Detail 18"

Addressee (email)

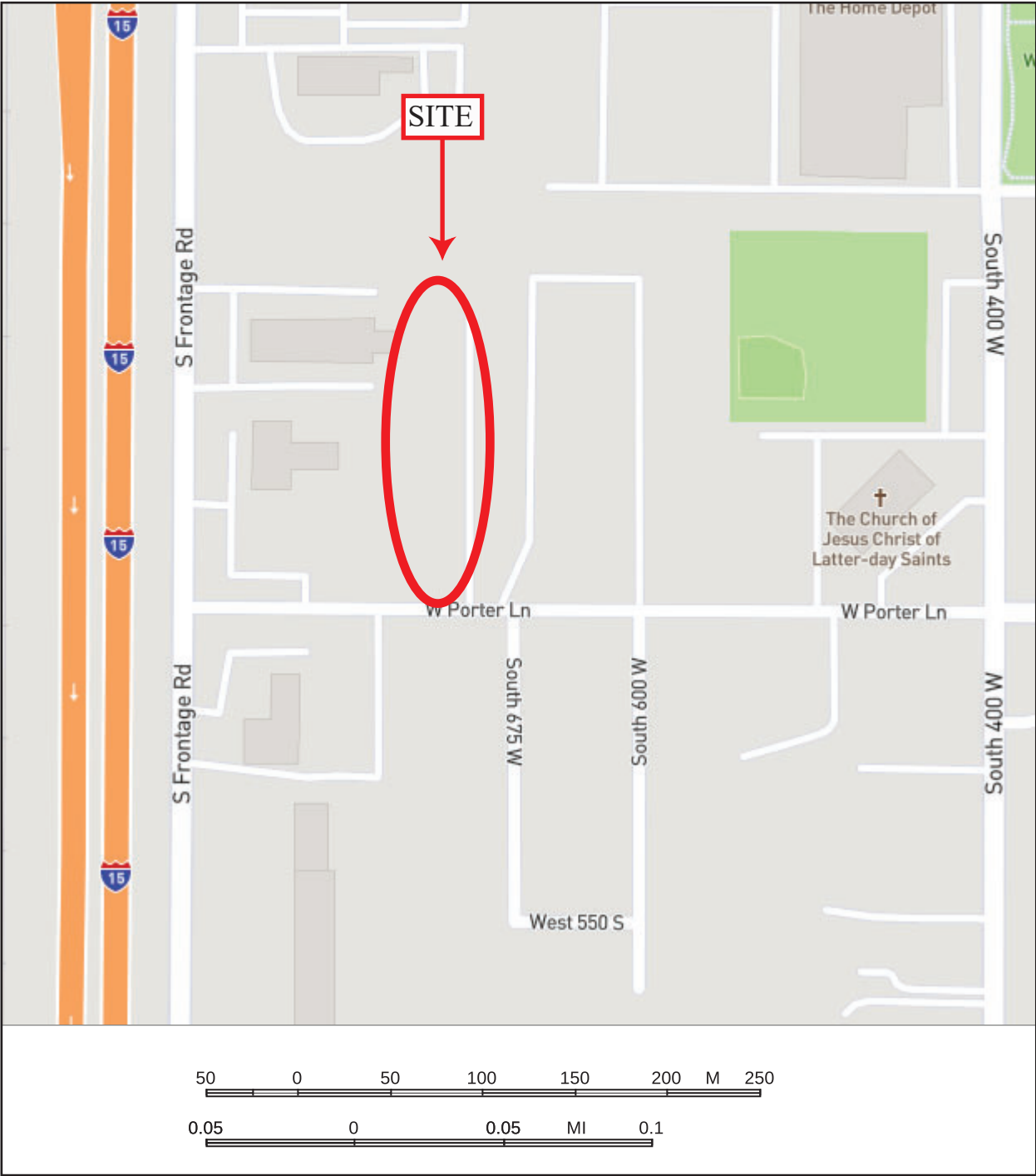
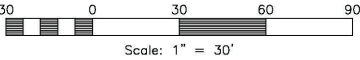
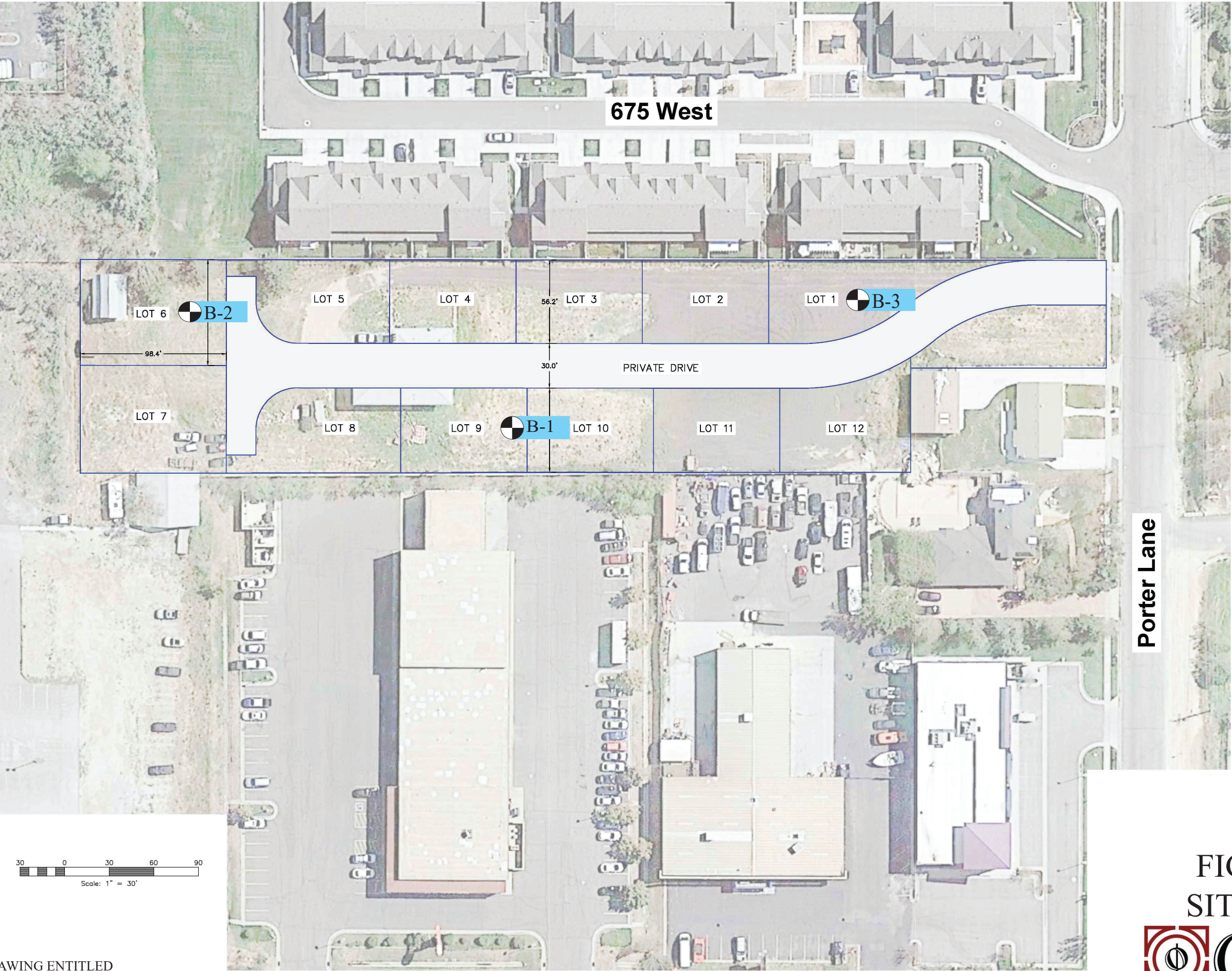


FIGURE 1
VICINITY MAP
 GSH

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2021



REFERENCE:
ADAPTED FROM DRAWING ENTITLED
"CONCEPT PLAN" BY HUNT ENGINEERS LLC, DATED 4/21/21

FIGURE 2
SITE PLAN





GSH

BORING LOG

Page: 1 of 2

BORING: B-1

CLIENT: CW Urban LLC

PROJECT NUMBER: 3296-002-21

PROJECT: Proposed Centerville Townhomes

DATE STARTED: 4/29/21

DATE FINISHED: 4/29/21

LOCATION: Near Intersection of 675 West and Porter Lane, Centerville, Utah

GSH FIELD REP.: AL

DRILLING METHOD/EQUIPMENT: 3-1/4" ID Hollow-Stem Auger

HAMMER: Automatic

WEIGHT: 140 lbs

DROP: 30"

GROUNDWATER DEPTH: 5.6' (5/17/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP/ SM FILL	FINE TO COARSE SAND, FILL with some silt and fine and coarse gravel; brown									slightly moist
	CL	SILTY CLAY with some fine to medium sand; black/gray									slightly moist medium stiff
			5	5							saturated
		grades with fine to medium sand; gray/brown	10	5							
		grades with some fine sand and layers of fine to medium sand up to 1" thick; brown with gray	15	7							
		grades with layers of fine to medium sand up to 1" thick; gray	20	2							soft
		grades with trace fine sand and layers of fine to coarse sand	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3A



GSH

BORING LOG

Page: 2 of 2

BORING: B-1

CLIENT: CW Urban LLC

PROJECT NUMBER: 3296-002-21

PROJECT: Proposed Centerville Townhomes

DATE STARTED: 4/29/21

DATE FINISHED: 4/29/21

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		grades with trace fine sand and layers of fine to coarse sand up to 4" thick	25	4							
	CL	SILTY CLAY with some fine sand and layers of fine to coarse sand up to 4" thick; brown	30	22		29.2		46.0			saturated very stiff
		End of Exploration at 31.5'. Installed 1.25" diameter slotted PVC pipe to 31.5'.									
			35								
			40								
			45								
			50								

See Subsurface Conditions section in the report for additional information.

FIGURE 3A
(continued)



GSH

BORING LOG

Page: 1 of 1

BORING: B-2

CLIENT: CW Urban LLC

PROJECT NUMBER: 3296-002-21

PROJECT: Proposed Centerville Townhomes

DATE STARTED: 4/29/21

DATE FINISHED: 4/29/21

LOCATION: Near Intersection of 675 West and Porter Lane, Centerville, Utah

GSH FIELD REP.: AL

DRILLING METHOD/EQUIPMENT: 3-1/4" ID Hollow-Stem Auger

HAMMER: Automatic

WEIGHT: 140 lbs

DROP: 30"

GROUNDWATER DEPTH: 6.8' (5/17/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP/ SM FILL	FINE TO COARSE SAND, FILL with fine and coarse gravel and some silt; brown									
	CL	SILTY CLAY with some fine sand; brown		7	X						slightly moist medium stiff
			5								
		grades with fine to medium sand and trace fine gravel with layers of fine to medium sand up to 1/4" thick		17	X	28.4	93				saturated stiff
			10	14	X						
			15	4	X	36.1	84				medium stiff
		End of Exploration at 16.5'. Installed 1.25" diameter slotted PVC pipe to 16.5'.									
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3B



GSH

BORING LOG

Page: 1 of 1

BORING: B-3

CLIENT: CW Urban LLC

PROJECT NUMBER: 3296-002-21

PROJECT: Proposed Centerville Townhomes

DATE STARTED: 4/29/21

DATE FINISHED: 4/29/21

LOCATION: Near Intersection of 675 West and Porter Lane, Centerville, Utah

GSH FIELD REP.: AL

DRILLING METHOD/EQUIPMENT: 3-1/4" ID Hollow-Stem Auger

HAMMER: Automatic

WEIGHT: 140 lbs

DROP: 30"

GROUNDWATER DEPTH: 6.4' (5/17/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SP/ SM FILL	FINE TO COARSE SAND, FILL with fine and coarse gravel and some silt; brown									
	CL	SILTY CLAY with some fine sand; brown		8		25.7	97				moist medium stiff
			5	7							
											saturated
		grades with fine to medium sand; gray/brown	10	16		28.5	89				stiff
		grades with some fine sand and layers of fine to medium sand up to 1/4" thick	15	13							
		End of Exploration at 16.5'. Installed 1.25" diameter slotted PVC pipe to 16.5'.									
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

CLIENT: CW Urban LLC

PROJECT: Proposed Centerville Townhomes

PROJECT NUMBER: 3296-002-21

KEY TO BORING LOG

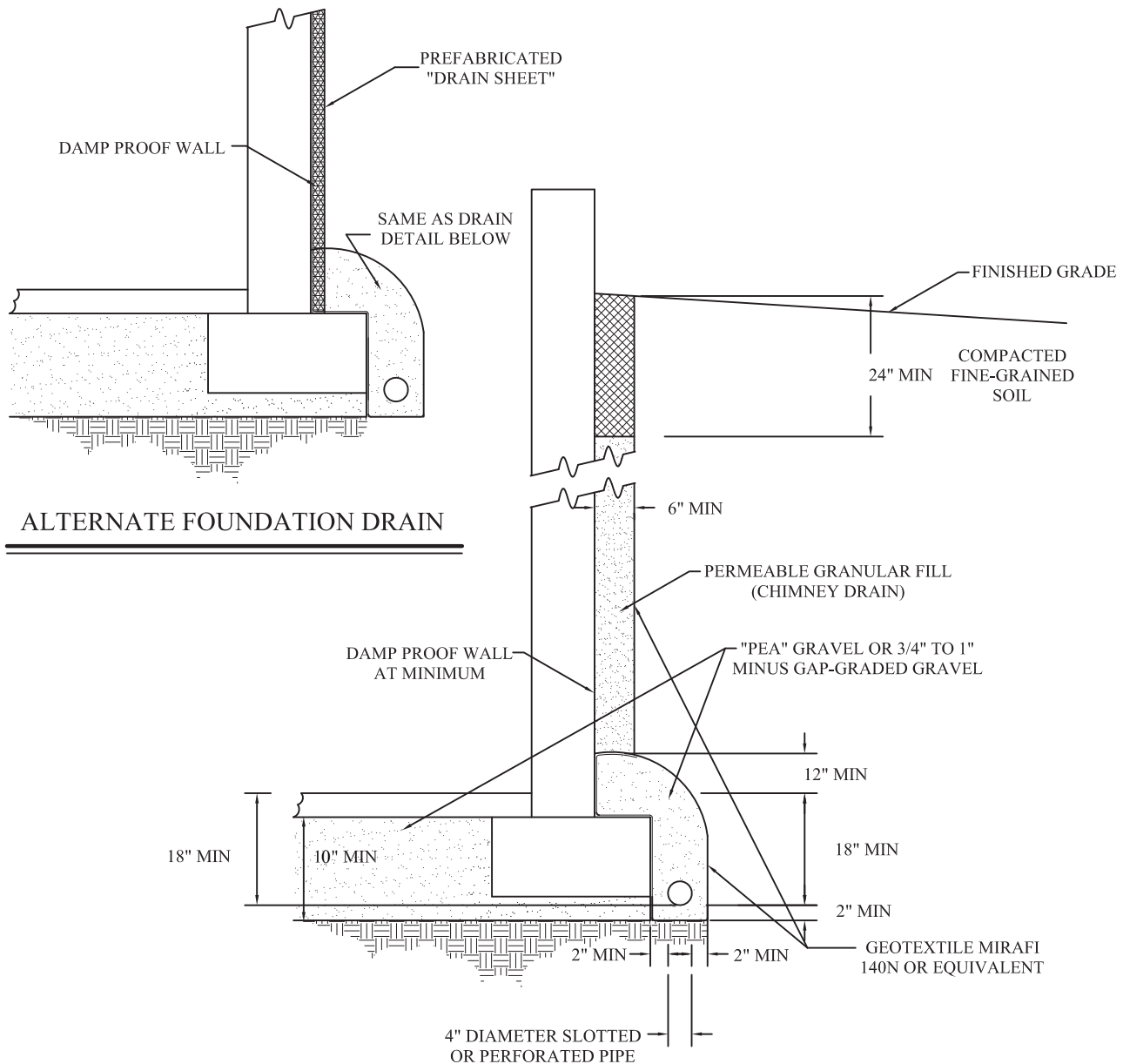
WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫
COLUMN DESCRIPTIONS											
①	Water Level: Depth to measured groundwater table. See symbol below.										
②	USCS: (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.										
③	Description: Description of material encountered; may include color, moisture, grain size, density/consistency,										
④	Depth (ft.): Depth in feet below the ground surface.										
⑤	Blow Count: Number of blows to advance sampler 12" beyond first 6", using a 140-lb hammer with 30" drop.										
⑥	Sample Symbol: Type of soil sample collected at depth interval shown; sampler symbols are explained below.										
⑦	Moisture (%): Water content of soil sample measured in laboratory; expressed as percentage of dryweight of										
⑧	Dry Density (pcf): The density of a soil measured in laboratory; expressed in pounds per cubic foot.										
⑨	% Passing 200: Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.										
⑩	Liquid Limit (%): Water content at which a soil changes from plastic to liquid behavior.										
⑪	Plasticity Index (%): Range of water content at which a soil exhibits plastic properties.										
⑫	Remarks: Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:										
			CEMENTATION: Weakly: Crumbles or breaks with handling or slight finger pressure. Moderately: Crumbles or breaks with considerable finger pressure. Strongly: Will not crumble or break with finger pressure.			MODIFIERS: Trace <5% Some 5-12% With > 12%			MOISTURE CONTENT (FIELD TEST): Dry: Absence of moisture, dusty, dry to the touch. Moist: Damp but no visible water. Saturated: Visible water, usually soil below water table.		
Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.											
UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)											
MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS							
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines							
		GRAVELS WITH FINES (appreciable amount of fines)	GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines							
			GM	Silty Gravels, Gravel-Sand-Silt Mixtures							
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures							
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines							
		SANDS WITH FINES (appreciable amount of fines)	SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines							
SM			Silty Sands, Sand-Silt Mixtures								
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%	ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity								
		CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays								
		OL	Organic Silts and Organic Silty Clays of Low Plasticity								
	SILTS AND CLAYS Liquid Limit greater than 50%	MH	Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils								
		CH	Inorganic Clays of High Plasticity, Fat Clays								
		OH	Organic Silts and Organic Clays of Medium to High Plasticity								
HIGHLY ORGANIC SOILS		PT	Peat, Humus, Swamp Soils with High Organic Contents								
DESCRIPTION	THICKNESS										
Seam	up to 1/8"										
Layer	1/8" to 12"										
	Bulk/Bag Sample										
	Standard Penetration Split Spoon Sampler										
	Rock Core										
	No Recovery										
	3.25" OD, 2.42" ID D&M Sampler										
	3.0" OD, 2.42" ID D&M Sampler										
	California Sampler										
	Thin Wall										

Note: Dual Symbols are used to indicate borderline soil classifications.

FIGURE 4



TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



(NOT TO SCALE)



FIGURE 5

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

PROJECT: THE LANE

PROPERTY OWNER: MARLEY BELL LC, & ALLISON BELL

APPLICANT: CW URBAN
c/o ZACH SWENSON
1222 LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
(zach at builtbycw dot com)

PROPERTY LOCATION: 644 WEST 400 SOUTH

PARCEL SIZE: 2.04 ACRES

ZONING DISTRICT: RESIDENTIAL-MEDIUM (R-M)

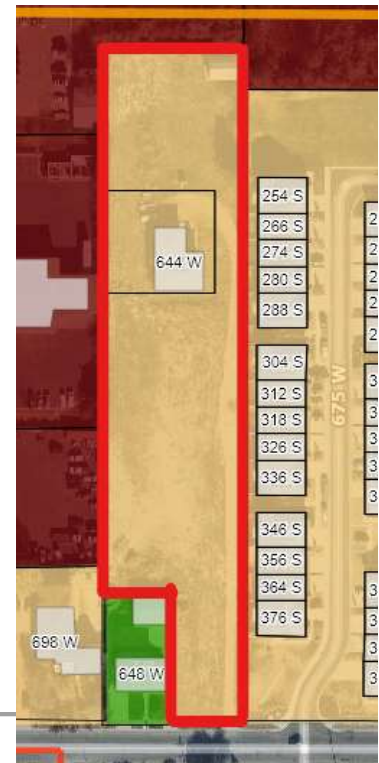
APPLICATION: CONCEPTUAL SITE PLAN & CONCEPTUAL
SUBDIVISION

BACKGROUND

The applicant's company is under contract to purchase the properties at 644 West 400 South, parcels 03-001-0178 and 03-001-0179. The parcels are situated between Porter Walton Townhomes and the Commercial-Very High Zone on South Frontage Road. The applicant is proposing twelve, single-family lots on the 2.04 acres, with a private lane to access the lots.

CONCEPTUAL SITE PLAN REVIEW

Centerville Zoning Code (CZC) 12.21.110 sets forth procedures for approving a site plan application. "Such procedures are intended to



provide for orderly, harmonious, safe and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the General Plan and this Title.” CZC 12.21.110 requires Planning Commission review of conceptual site plans. “After due consideration, the Planning Commission shall accept, accept with conditions, or reject the application pursuant to the standards set forth herein. Any conditions of acceptance shall be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements.”

General Plan Review

The property is located in the Southwest Neighborhood (2). “The area from approximately 500 West to the commercial area on the Frontage Road between Porter Lane and the southern City boundary line may be appropriately developed in low or medium density residential.”

“If developed as medium density residential, the use of Planned Unit developments is desirable and preferred to adequately buffer such developments from both commercial and single-family developments in the area...Care must be taken to buffer homes in this area from other uses that may locate in the area.” 12-480-3

Staff Response: This project meets the preferred residential type. Recent updates to CZC 12.51 Landscaping and Screening no longer requires buffering between medium intensity residential zones and low intensity residential zones (such as the Agricultural-Low property to the southwest). The burden of buffering the commercial zone is placed on the commercial properties.

CZC 12.30.020(b) states “the purpose of the R-M Zone is to permit well-designed townhomes, two-family dwellings, and condominiums at densities of four to six units per acre that are appropriately buffered from and compatible with surrounding land uses. Single-family dwellings are also permitted in the R-M Zone.”

CZC 12.32.055 Addition Development Standards for R-M and R-H Zones

- (a) Architectural Design Standards. All primary buildings within the R-M and R-H Zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect’s stamp for the State of Utah.

Staff Response: As yet, stamped architectural drawings have not been submitted. Staff finds this can be provided at the Final Site Plan stage.

- (b) Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view.

Staff Response: Utah Code 10-9a-534, effective May 28, 2021, now prohibits municipalities from regulating design elements for single-family dwellings. Since this project consists of single-family dwellings these regulations of Centerville Ordinance will not be reviewed or required as part of the approval process. However, municipalities may regulate the massing of buildings. This project meets CZC12.32.055 (b) by only providing single-family dwellings.

- (c) Landscaping and Open Space. All residential developments within the R-M and R-H Zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening).

Staff Response: As the project consists of single-family dwellings, the landscaping regulations of CZC 12.51 do not apply. Each dwelling is provided with private landscaping space. The common landscaping space is at the entryway which is proposed to have eight trees.

- (d) Use of Public and Private Roadways. All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development or condominium (See, CZC 12.55.150). Approved access from a private right-of-way shall meet the following standards:
- (1) Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
 - (2) Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
 - (3) When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.
 - (4) Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling.
 - (5) A sidewalk system shall be provided on both sides of any private right-of-way.
 - (6) A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
 - (7) A private right-of-way design shall also comply with all applicable Fire Code regulations.

Staff Response: The subdivision will be accessed by a 27-foot wide private lane. There is only one point of ingress and egress, with a hammerhead turn around to comply with Fire Code regulations. There are five-foot wide sidewalks on both sides of the street, and the eastern curb will be a no parking zone. Fifteen on-street parking spaces will be available on the western side of the private lane, meeting

the requirement of 0.5 visitor stalls per dwelling (only 6 stalls required). The street, curb, and gutters will need to be to City Specifications.

- (e) Residential Development Style Limitations for R-M Zone. The residential development style for residential development within the R-M Zone shall be limited to single-family dwellings, twin homes, duplexes, or townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways (as described in Subsection (d)).

Staff Response: The proposed site plan and subdivision meet the development style limitation above.

CZC 12.32.300 Development Standards in Residential Zones

Standard	Requirement/Limit	Proposal	Compliance
Distance between buildings	6 feet	18'/24'	YES
Maximum height, main building	35 feet	29'	YES
Minimum Parcel Area	10,000 square feet	2.04 acres	YES
Minimum Frontage	60 feet	70.35'	YES
Minimum width	60 feet	70.35' + 70'	YES
Front Yard Setback	25 feet	133'	YES
Rear Yard Setback	20 feet	20'	YES
Interior Side Yard Setback	8 feet, Minimum total width of both: 18 feet	10' West 10' East	YES
Gross density, maximum, permitted	6 units per acre	5.88 units per acre	YES
Hard surfacing, maximum total of lot or parcel	60%	57%	YES

CZC 12.52 Off-Street Parking and Loading

Two parking spaces are required per dwelling. The applicant has indicated there are two spaces in each garage, with an additional two spaces per dwelling in each driveway. Forty-eight off-street spaces are provided, with only 24 spaces required.

CZC 12.54.100 Signage

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in Section 12.54 of the Zoning Ordinance.

Staff Response: Subdivision style entry signs have not been depicted.

Planning Staff Recommendations – Conceptual Site Plan - Administrative Decision

I hereby make a motion for the Centerville Planning Commission to ACCEPT the Conceptual Site Plan for The Lane, located at approximately 644 West 400 South, with the following directives:

1. A Final Site Plan shall be submitted as outlined in CZC 12.21.110(e).
2. Provide stamped architectural plans at Final Site Plan application.
3. If the applicant desires to have signage for the project, this shall be indicated on the Final Site Plan and meet the requirements found CZC 12.54.

Suggested Reasons for Action (findings):

- a. The Conceptual Site Plan submittal has adequately shown how the property may be developed [CZC 12.21.110(d) (2)].
- b. The development appears to satisfy the goals and objectives found within the Centerville City General Plan [12-480-3].

CONCEPTUAL SUBDIVISION REVIEW

Section 15.02 of the Centerville Municipal Code (CMC) outlines the Subdivision process and the review and acceptance of Conceptual Subdivision Submittals (Concept Plans). The Planning Commission is the authority to review and approve or deny the Concept Plan, but may refer the Concept Plan to the City Council for its review and approval or rejection.

CMC 15.05 General Requirements for All Subdivisions

CMC 15.05.060 lists the Utilities that are required for each subdivision. The applicant has provided ‘utility provider sheets’ for each of the required utility services. Each utility provider has affirmed that they can service the proposed subdivision. During a Staff meeting, the Drainage and Water Supervisors reviewed the proposed drainage system on site and requested additional information on the location of drainage overflow, and if the applicant has acquired the 15-foot drainage easement to the Northwest of the property.

In addition, City-approved streetlights ‘shall be provided at all street intersections’ and every 500 feet. The submittal does not show streetlights.

Ten-foot Utility Easements have been provided on each boundary line, fulfilling the requirements for Public Utility Easements.

Staff Response: Street lighting and further drainage information is necessary to prove compliance with applicable City Ordinance.

CMC 15.06.010 Planned Unit Development

The design of the preliminary and final plats of the project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in "...harmony with the intent of the General Plan and design standards recommended by the Planning Commission and approved by the City Council..."

Staff Response: The development seems to predominantly comply with the R-M Zone Development Standards; staff deems that this policy standard has been satisfied.

CMC 15.06.010(b) Provisions for Common Open Space

"...A project must meet the requirements of the Zoning Code, must assure proper use, construction, and maintenance of open space facilities, and must result in a development superior to conventional development in terms of its benefits to future residents of the project, surrounding residents, and the general public..."

Staff Response: The development appears to comply with the expected R-M Zone Development Standards.

CMC 15.06.010(c, d, & e) Guarantee, Continuation, & Maintenance of Common Open Space

These three requirements address the bonding, installation, and perpetual continuation of the required and provided open space of the development.

Staff Response: As part of the final subdivision process, the applicant will be required to prepare the dedication, development, and continued maintenance of the property with the creation of an Owner's Association.

Planning Staff Recommendation – Conceptual Subdivision – Administrative Decision

I hereby make a motion for the Planning Commission to accept the Conceptual Subdivision Plan for The Lane, located at 644 West 400 South, with the following directives:

1. A Preliminary Subdivision Application shall be prepared in accordance with CMC 15.03.030.
2. The applicant shall obtain Final Site Plan Approval prior to or in conjunction with a Preliminary Subdivision submittal to ensure that the Site's development layout is finalized.
3. The applicant shall provide street light information at Preliminary Submittal.
4. The applicant shall provide proof of drainage compliant with applicable City Ordinance.

Suggested Reasons for Action (Findings):

- a. The conceptual subdivision is in harmony with the Centerville City General Plan, Section 12-480-3.
- b. The proposed Conceptual Subdivision submittal, with the directives given, meets the requirements for a conceptual subdivision acceptance listed in CMC 15.02.050 and ensures an adequate review of the requirements for Planned Unit Development listed in CMC 15.06.010.
- c. The proposed conceptual subdivision plan, with the directives given, appears to be capable of satisfying the applicable Development Standards for the R-M Zone.

Commissioner Heyman seconded the motion, which was passed by unanimous roll-call vote (4-0).

ADMINISTRATIVE DECISIONS – PUBLIC HEARING – CONCEPTUAL SITE PLAN AND CONCEPTUAL SUBDIVISION – THE LANE – A PROPOSED SINGLE-FAMILY DEVELOPMENT LOCATED AT APPROXIMATELY 644 WEST 400 SOUTH CONSISTING OF TWELVE SINGLE-FAMILY DWELLINGS. ZONING DISTRICT IS RESIDENTIAL MEDIUM (R-M).

Mackenzie Wood, Assistant Planner, explained this is the Dave Bell property located on the Porter Lane next to the Porter Walton townhomes. This is a PUD with the lots being sold separately. The landscaping ordinance and open space requirements of the R-M Zone do not apply for single-family units. The units will share a common driveway. The PUD is on two separate parcels but they will need to be combined. For the Conceptual Subdivision Review, the City Engineer is requesting more information for on-site retention to drain to the Frontage Road. The Street Supervisor is requesting street lights be placed every 500 feet in the subdivision, and at the entrance to the subdivision.

Lisa Romney, City Attorney, raised the issue about the existing two parcels. She explained that this matter should have been remedied with the rezone approval. In reviewing the rezone ordinance, however, the conditions of approval just said that the illegal parcel shall be combined with the other parcel prior to any future development. Ms. Romney suggested the Planning Commission add a condition to both the site plan and conceptual subdivision approval that the applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.

Zach Swenson, applicant, said this PUD is for the moderately priced homebuyer. The intention is to purchase the property and then make the change of eliminating the property line. The homeowners will decide what landscaping they want. The existing building in the northwest corner is a shed, and it must be removed. Mr. Swenson has talked with the owner to have it demolished. The units are 2,600 square feet with three to four bedrooms each, and are one story with a basement.

At 8:29 p.m., Chair Daly opened the public hearing for comments. There was no one wishing to comment, and the public hearing was closed.

Commissioner Hayman discussed the possibility of having citizens who are viewing the Planning Commission meetings on YouTube have the ability to call in their comments on items being discussed.

Commissioner Wright asked if the City Engineer has researched the retention pond for The Lane Subdivision to determine if there is proper drainage. Mr. Snyder replied the City Engineer has not completed the soil and analysis study at this time, which must be done in order to determine the size of the retention area.

Commissioner Hayman made a **motion** for the Centerville Planning Commission to accept the Conceptual Site Plan for The Lane, located at approximately 644 West 400 South, with the following directives:

1. A final Site Plan shall be submitted as outlined in CZC 12.21.110(e).
2. Provide stamped architectural plans at Final Site Plan application.
3. If the applicant desires to have signage for the project, this shall be indicated on the Final Site Plan, and meet the requirements found in CZC 12.54.
4. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.
5. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.

Suggested reasons for findings:

- a) The Conceptual Site Plan submittal has adequately shown how the property may be developed [CZC 12.21.110(d) (2)].
- b) The development appears to satisfy the goals and objectives found within the Centerville City General Plan [12-480-3].

Commissioner Hayman **amended her motion** to add the following conditions:

1. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.

Commissioner Wright seconded the motion, which was passed by unanimous roll-call vote (4-0).

Commissioner Wilcox made a **motion** to approve the Conceptual Subdivision Plan for The Lane, located at 644 West 400 South, with the following directives:

1. A Preliminary Subdivision Application shall be prepared in accordance with CMC 15.03.030.
2. The applicant shall obtain Final site Plan approval prior to or in conjunction with a preliminary subdivision submittal to ensure that the site's development layout is finalized.
3. The applicant shall provide street light information at preliminary submittal.
4. The applicant shall provide proof of drainage compliant with applicable City Ordinance.
5. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.

Suggested reasons for action (findings):

- a) The conceptual subdivision is in harmony with the Centerville City General Plan, Section 12-480-3.
- b) The proposed Conceptual Subdivision submittal, with the directives given, meets the requirements for a conceptual subdivision acceptance listed in CMC 15.02.050, and ensures an adequate review of the requirements for Planned Unit Development listed in CMC 15.06.010.
- c) The proposed Conceptual Subdivision Plan, with the directives given, appears to be capable of satisfying the applicable development standards for the R-M Zone.

Commissioner Hayman seconded the motion, which was passed by unanimous roll-call vote (4-0).

**ADMINISTRATIVE DECISION – SMALL SUBDIVISION – BRADLEY TRUMP –
SMALL SUBDIVISION WAIVER/LOT SPLIT APPLICATION REVIEW FOR
PROPERTY LOCATED AT 470 EAST 400 SOUTH, PREVIOUSLY REVIEWED IN
MARCH 2020. PREVIOUSLY TABLED ON JUNE 23, 2021.**

Lisa Romney, City Attorney, explained the small subdivision lot split will create an illegality, in that there will be an accessory buildings or structures on one of the proposed lots without a primary residential use on the property. Staff realizes the applicant has one year to record the plat. If the applicant intends to apply for a building permit, then most of the conditions will not have to be imposed. Under current City Ordinances, the structures are required to be removed before the plat is recorded.

Lisa Romney recommends the Planning Commission add the suggested condition #6 to the small subdivision waiver approval to require the accessory structures to be removed prior to recording the final plat, or have the applicant obtain a building permit for a primary dwelling within 12 months from the date of final plat recording, along with an agreement and a note on the title if someone else purchases the property.

Chair Daly asked for clarification that the applicant has 12 months to record the plat, and after that they can apply for the building permit. After 30 months from approval for construction the structure must be completed. Mr. Snyder stated he talked with the applicant on the conditions for approval and the bonding and construction loan.

Commissioner Hayman made a **motion** for the Planning Commission to approve the small subdivision waiver, subject to the following:

1. The small subdivision waiver shall be for Parcels 02-068-0141 and 02-068-0081, located at approximately 424 East and 470 East 400 South Street.
2. The following items shall be effective or addressed as part of this small subdivision waiver approval:

Project Narratives/Revision

1. 6/10/21 TH – PRELIMINARY SUBMITTAL FOR FIRST REVIEW.
2. 8/12/21 TH – FIRST SUBMITTAL FOR CITY REVIEW.
3. 9/9/21 TH – UPDATE LAYOUT TO SLAB ON GRADE.
4. 9/27/21 TH – UPDATE PER CLIENT REQUEST.
5. 10/08/21 TH – UPDATE PER CITY COMMENTS.

The Lane

Civil Construction Set

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,

RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CENTERVILLE CITY, DAVIS COUNTY, UTAH

AUGUST, 2021

AGENCY CONTACTS:

PLANNING:
Centerville City Planning Department
250 North Main Street
Centerville, UT 84014
Contact: Cory Snyder
Phone: (801) 295-3477

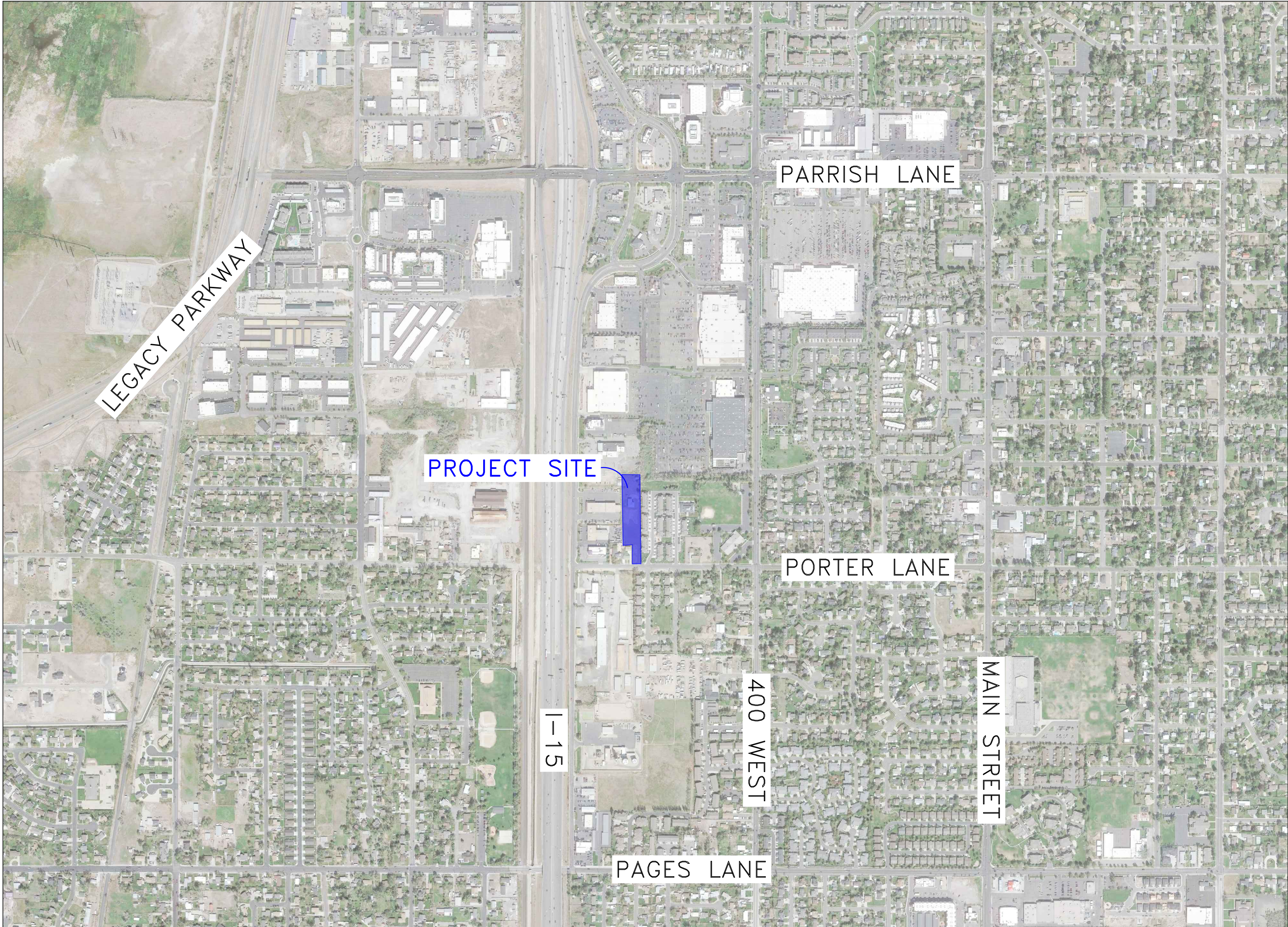
SEWER DISTRICT:
South Davis Sewer District
1800 West 1200 North
West Bountiful, UT 84087
Phone: (801) 295-3469

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

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

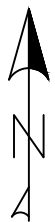
FIRE DEPARTMENT:
South Davis Metro Fire Department
343 South Main Street
Centerville, UT 84014
Phone: (801) 677-2400

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



Vicinity Map

SCALE: 1" = 500'



THIS PROJECT IS LOCATED IN THE FEMA FLOOD ZONE X.

DEVELOPER:

C.W.

URBAN

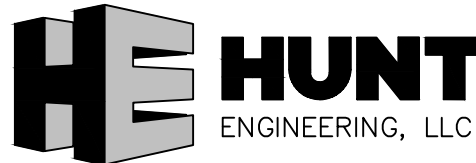
Zach Swenson

1222 Legacy Crossing Blvd #6

Centerville Utah 84014

PH: (801) 744-2489

ENGINEERING:



Hunt Engineering

Thomas Hunt, PE

579 W. Applewood Drive

Centerville Utah 84014

PH: (801) 664-4724

SURVEYOR:

Utah Land Surveying

Mike Wangemann, PLS

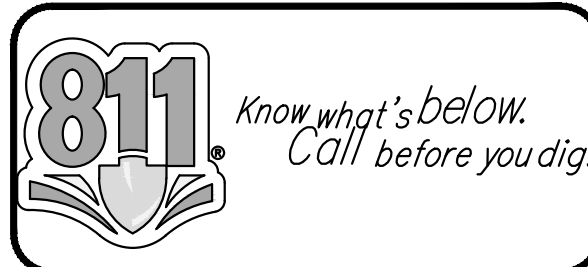
1470 South 600 West

Woods Cross, UT 84010

PH: (801) 298-2236

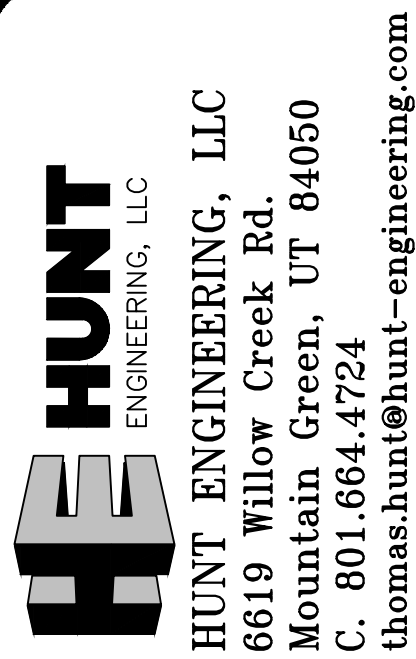
Sheet Index

- Sheet 1 - Cover Sheet
- Sheet 2 - Notes & Legend Sheet
- Sheet 3 - Demolition Plan
- Sheet 4 - Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Street Light Exhibit
- Sheet 7 - Civil Details
- Sheet 8 - SWPPP Exhibit
- Sheet 9 - SWPPP Details
- Sheet 10 - Landscape Plan
- PLAT



Notice To Contractors:

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



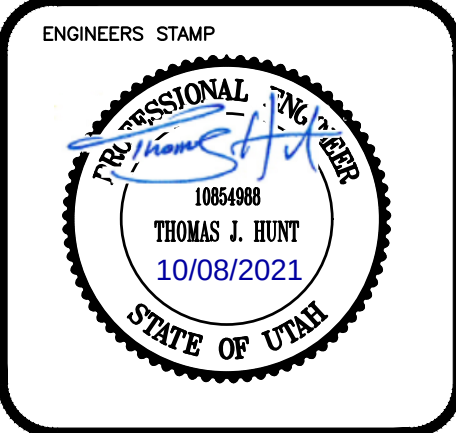
The Lane

700 West Porter Lane

Centerville, UT

Cover Sheet

Revisions	Date



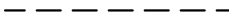
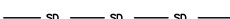
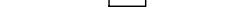
PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

SHEET	10
1	SHEETS

GENERAL NOTES

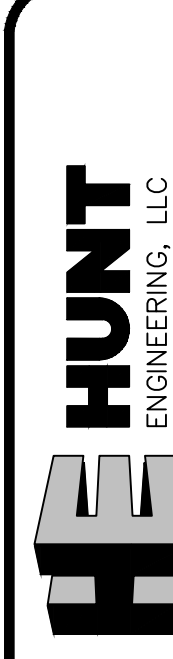
- 1.0 COMPLIANCE
- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY’S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
- INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
- 2.0 PERMITTING AND INSPECTIONS
- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 3.0 COORDINATION AND VERIFICATION
- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.
- 4.0 SAFETY AND PROTECTION
- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE “MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES”, LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR’S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER’S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 5.0 MATERIALS
- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4” MAXIMUM SLUMP WITH 5 + OR –1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
- SLABS–ON–GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS–ON–GRADE WILL HAVE A MINIMUM 8” TURNED–DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON–GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4” GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY “PLASTERING” OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL “GREEN.”
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3” OVER 6” OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
 - SURFACE COARSE SHALL BE 1/2” MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4” ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESS OVER 3” WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4” MINUS DESIGN.

- 6.0 GRADING & SOILS
- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.2 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D–1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
- 7.0 UTILITIES
- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR’S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB–CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON–SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- 8.0 SURVEY CONTROL
- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.
- 9.0 AMERICAN DISABILITIES ACT
- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.
- 10.0 EROSION CONTROL
- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT “OPEN” FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT–OF–WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.
- 11.0 MAINTENANCE
- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP’S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE–OUT.
- 11.2 THE CONTRACTOR’S RESPONSIBILITY SHALL INCLUDE MAKING BI–WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHED APPROXIMATELY ONE–HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT–WEIGHT, TEMPORARY EROSION CONTROL BLANKET

	PROPOSED IRRIGATION		PROPOSED LAND DRAIN
	EXISTING IRRIGATION		PROPOSED LAND DRAIN LATERAL
	EXISTING IRRIGATION REMOVE		EXISTING LAND DRAIN
	BOUNDARY		EXISTING LAND DRAIN REMOVE
	EASEMENT		PROPOSED BUILDING
	EXISTING EASEMENT		EXISTING BUILDING
	RED LINE		EXISTING BUILDING REMOVE
	PROPOSED CURB & GUTTER		PROPOSED WATER
	EXISTING CURB & GUTTER		PROPOSED WATER LATERAL
	EXISTING CURB & GUTTER REMOVE		EXISTING WATER
	LOT		EXISTING WATER REMOVE
	PROPOSED POWER		PROPOSED STORM DRAIN
	EXISTING POWER		EXISTING STORM DRAIN
	EXISTING POWER REMOVE		EXISTING STORM DRAIN REMOVE
	PROPOSED GAS		PROPOSED SECONDARY WATER
	EXISTING GAS		PROPOSED SECONDARY WATER LATERAL
	EXISTING GAS REMOVE		EXISTING SECONDARY WATER
	PROPOSED SEWER		EXISTING SECONDARY WATER REMOVE
	PROPOSED SEWER LATERAL		PROPOSED RETAINING WALL
	EXISTING SEWER		
	EXISTING SEWER REMOVE		SIGN
	PROPOSED FIRE HYDRANT		BACK OF SIDEWALK
	EXISTING FIRE HYDRANT		BOTTOM OF WALL
	PROPOSED MANHOLE		BUILDING
	EXISTING MANHOLE		CURB AND GUTTER
	EXISTING CLEAN OUT		CATCH BASIN
	PROPOSED VALVE		CUBIC FOOT
	EXISTING VALVE		FINISHED FLOOR ELEVATION
	NEW WATER METER		FINISHED GRADE
	EXISTING WATER METER		FIRE HYDRANT
	PROPOSED CATCH BASIN		FLOW LINE
	EXISTING CATCH BASIN		GRADE BREAK
	PLUG & BLOCK		INVERT
	PROPOSED STREET LIGHT		LINEAR FOOT
	EXISTING STREET LIGHT		NATURAL GRADE
	RIGHT–OF–WAY		POWER POLE
	TOP BACK OF CURB		RIM OF MANHOLE
	TOP OF ASPHALT		TOP OF WALL
	TOP OF CONCRETE		WATER METER
	TOP OF PUMP ISLAND		
	TOP OF SIDEWALK		
	EXISTING ASPHALT PAVEMENT		
	EXISTING CONCRETE PAVEMENT		
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED CONCRETE		

UDOT NOTES

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



HUNT ENGINEERING, LLC

HUNT ENGINEERING, LLC

6619 Willow Creek Rd.

Mountain Green, UT 84050

C. 801.864.4724

thomas.hunt@hunt-engineering.com

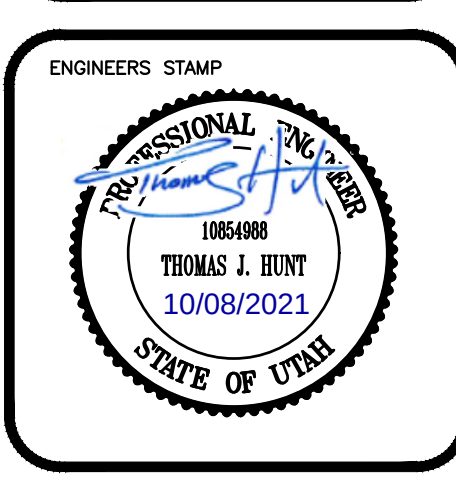
The Lane

700 West Porter Lane

Centerville, UT

Notes & Legend	
Sheet	
Revisions	Date

ENGINEERS STAMP



PROJECT INFO.

Engineer:

T. HUNT

Drafter:

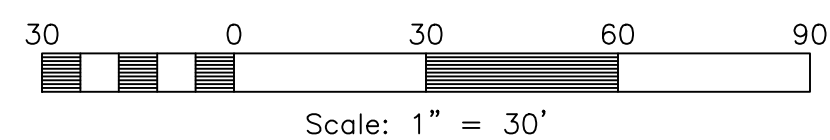
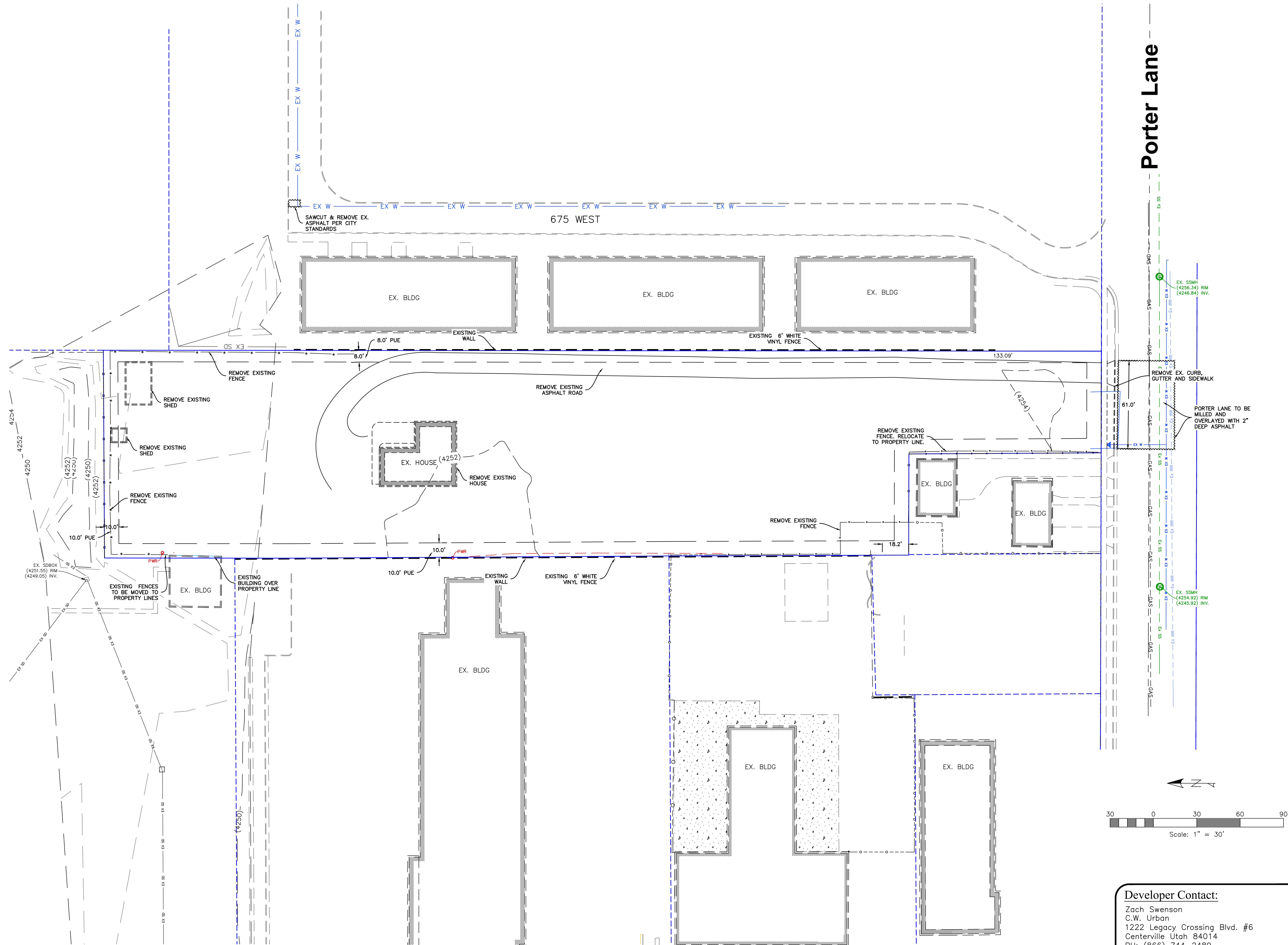
T. HUNT

Start Date:

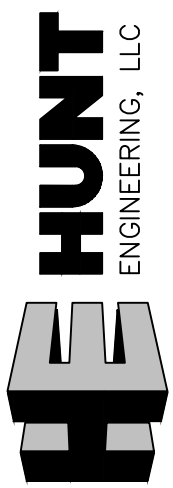
6/10/2021

Name:

The Lane



Developer Contact:
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

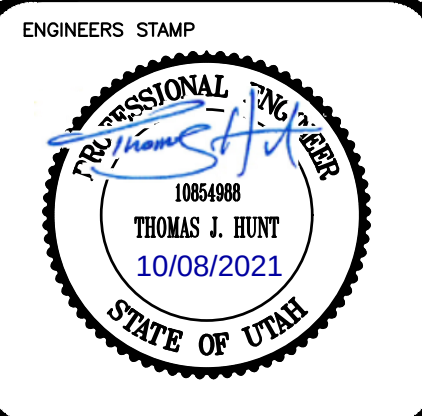


HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.864.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

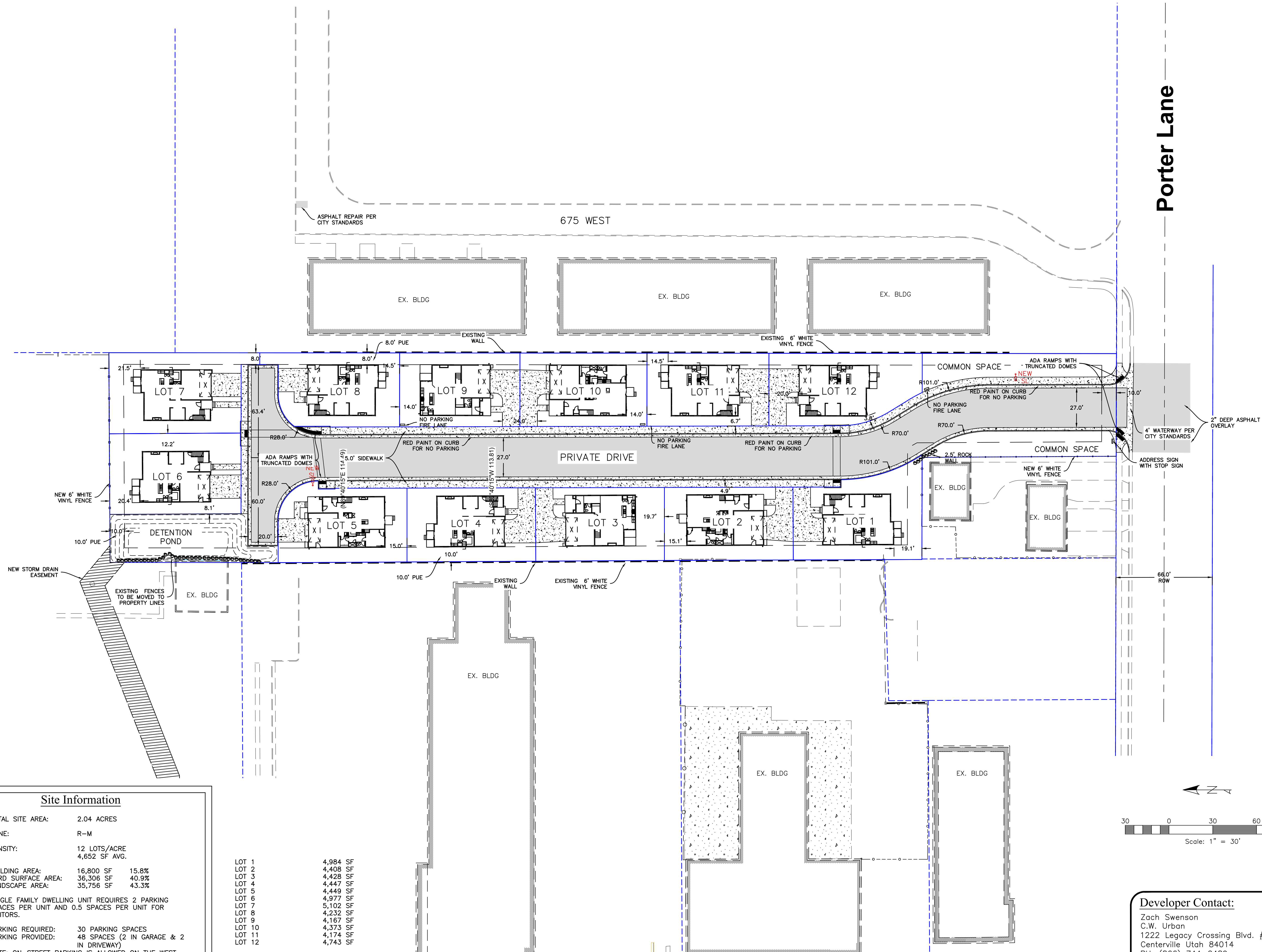
Demolition Plan

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

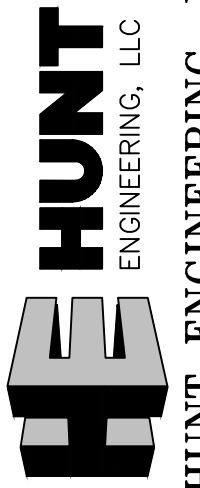
SHEET	10
3	SHEETS



Site Information

TOTAL SITE AREA:	2.04 ACRES
ZONE:	R-M
DENSITY:	12 LOTS/ACRE 4,652 SF AVG.
BUILDING AREA:	16,800 SF 15.8%
HARD SURFACE AREA:	36,306 SF 40.9%
LANDSCAPE AREA:	35,756 SF 43.3%
SINGLE FAMILY DWELLING UNIT REQUIRES 2 PARKING SPACES PER UNIT AND 0.5 SPACES PER UNIT FOR VISITORS.	
PARKING REQUIRED:	30 PARKING SPACES
PARKING PROVIDED:	48 SPACES (2 IN GARAGE & 2 IN DRIVEWAY)
NOTE: ON-STREET PARKING IS ALLOWED ON THE WEST SIDE OF THE PRIVATE ROADWAY = 15 ADDITIONAL STALLS.	

LOT 1	4,984 SF
LOT 2	4,408 SF
LOT 3	4,428 SF
LOT 4	4,447 SF
LOT 5	4,449 SF
LOT 6	4,977 SF
LOT 7	5,102 SF
LOT 8	4,232 SF
LOT 9	4,167 SF
LOT 10	4,373 SF
LOT 11	4,174 SF
LOT 12	4,743 SF



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

The Lane 700 West Porter Lane Centerville, UT

Site Plan

Revisions	Date

ENGINEERS STAMP



PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/10/2021
Name: The Lane

Developer Contact:

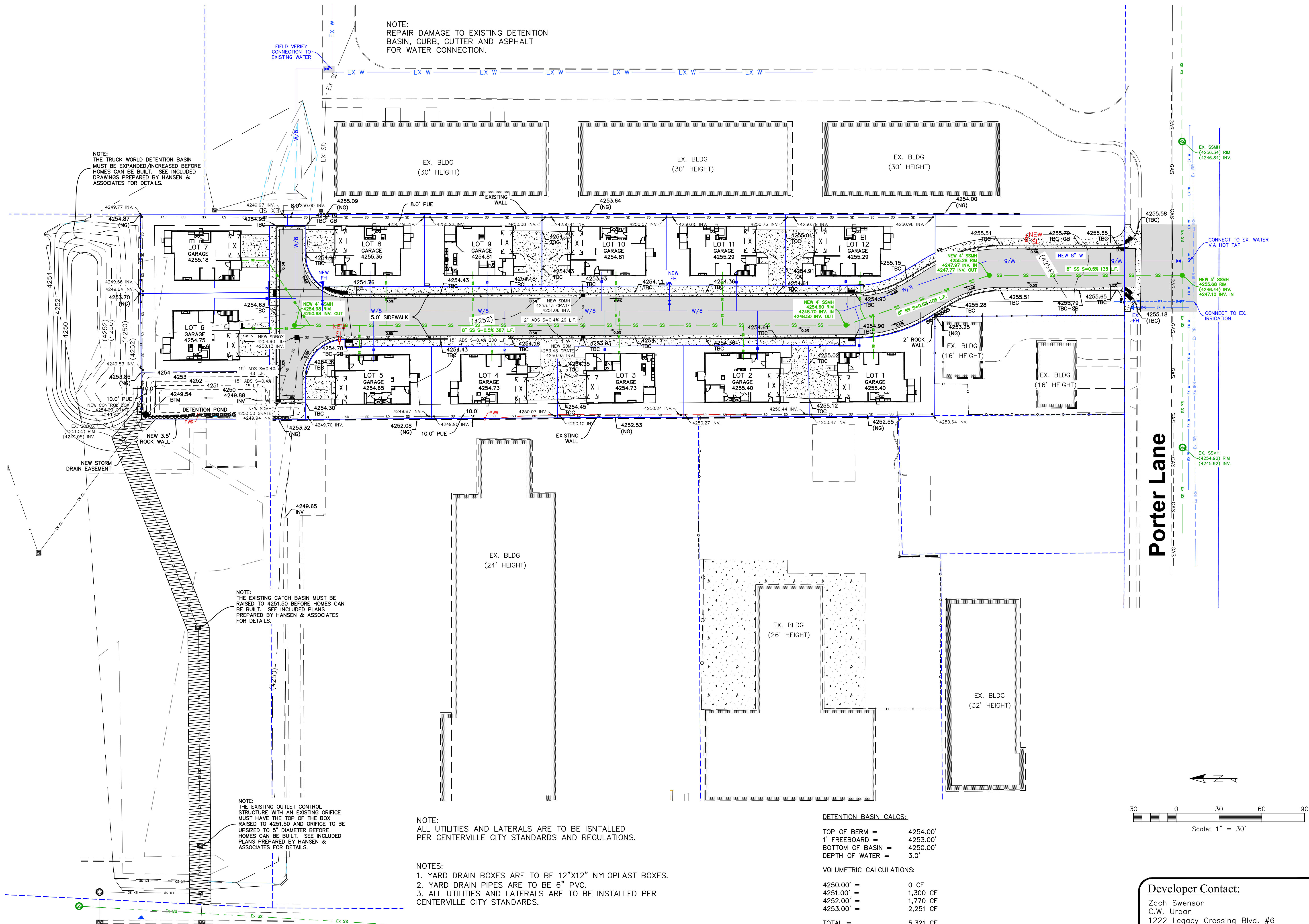
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

SHEET

4

10

SHEETS



Frontage Rd

Porter Lane

NOTE:
REPAIR DAMAGE TO EXISTING DETENTION
BASIN, CURB, GUTTER AND ASPHALT
FOR WATER CONNECTION.

NOTE:
THE TRUCK WORLD DETENTION BASIN
MUST BE EXPANDED/INCREASED BEFORE
HOMES CAN BE BUILT. SEE INCLUDED
DRAWINGS PREPARED BY HANSEN &
ASSOCIATES FOR DETAILS.

NOTE:
THE EXISTING CATCH BASIN MUST BE
RAISED TO 4251.50 BEFORE HOMES CAN
BE BUILT. SEE INCLUDED PLANS
PREPARED BY HANSEN & ASSOCIATES
FOR DETAILS.

NOTE:
THE EXISTING OUTLET CONTROL
STRUCTURE WITH AN EXISTING ORIFICE
MUST HAVE THE TOP OF THE BOX
RAISED TO 4251.50 AND ORIFICE TO BE
UPSIZED TO 5" DIAMETER BEFORE
HOMES CAN BE BUILT. SEE INCLUDED
PLANS PREPARED BY HANSEN &
ASSOCIATES FOR DETAILS.

NOTE:
ALL UTILITIES AND LATERALS ARE TO BE INSTALLED
PER CENTERVILLE CITY STANDARDS AND REGULATIONS.

NOTES:
1. YARD DRAIN BOXES ARE TO BE 12"x12" NYLOPLAST BOXES.
2. YARD DRAIN PIPES ARE TO BE 6" PVC.
3. ALL UTILITIES AND LATERALS ARE TO BE INSTALLED PER
CENTERVILLE CITY STANDARDS.

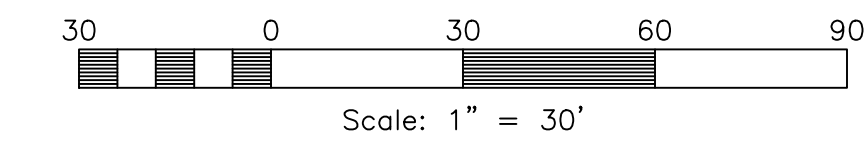
DETENTION BASIN CALCS:

TOP OF BERM = 4254.00'
1' FREEBOARD = 4253.00'
BOTTOM OF BASIN = 4250.00'
DEPTH OF WATER = 3.0'

VOLUMETRIC CALCULATIONS:

4250.00' = 0 CF
4251.00' = 1,300 CF
4252.00' = 1,770 CF
4253.00' = 2,251 CF

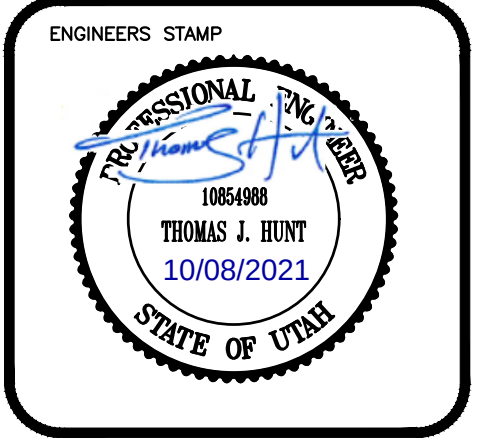
TOTAL = 5,321 CF
VOLUME PROVIDED = 5,321 CF
VOLUME REQUIRED = 4,992 CF



The Lane
700 West Porter Lane
Centerville, UT

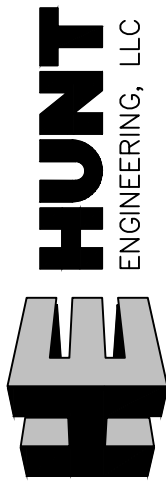
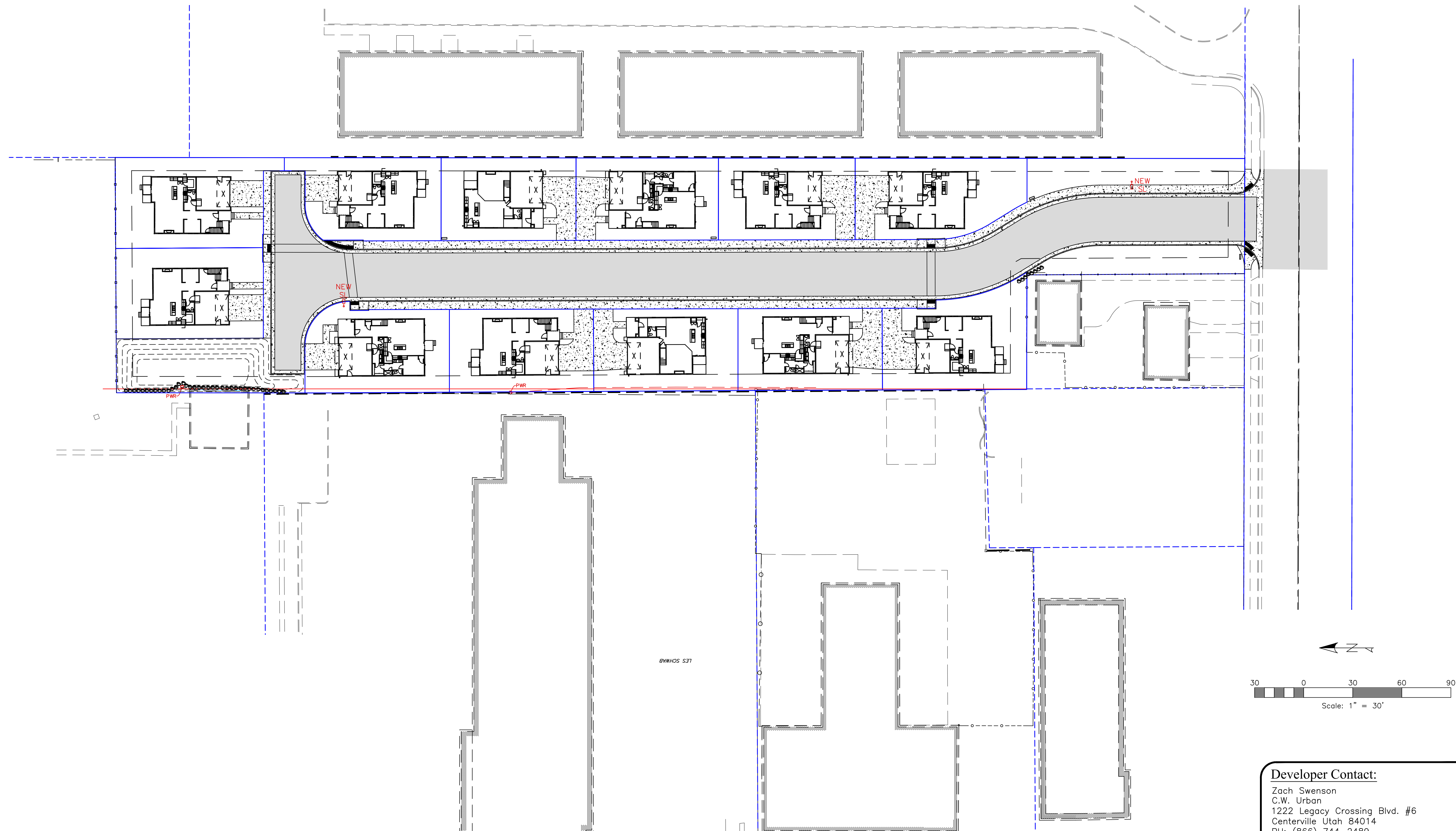
Grading & Utility
Plan

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

Developer Contact:
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

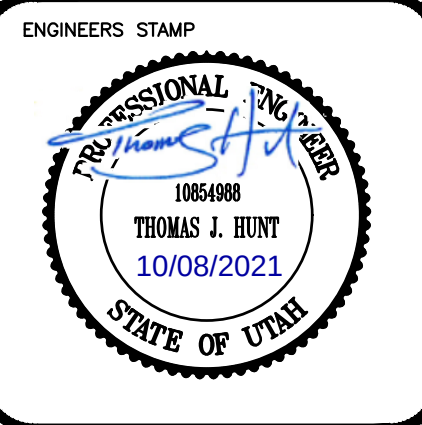


HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

Street Light
Exhibit

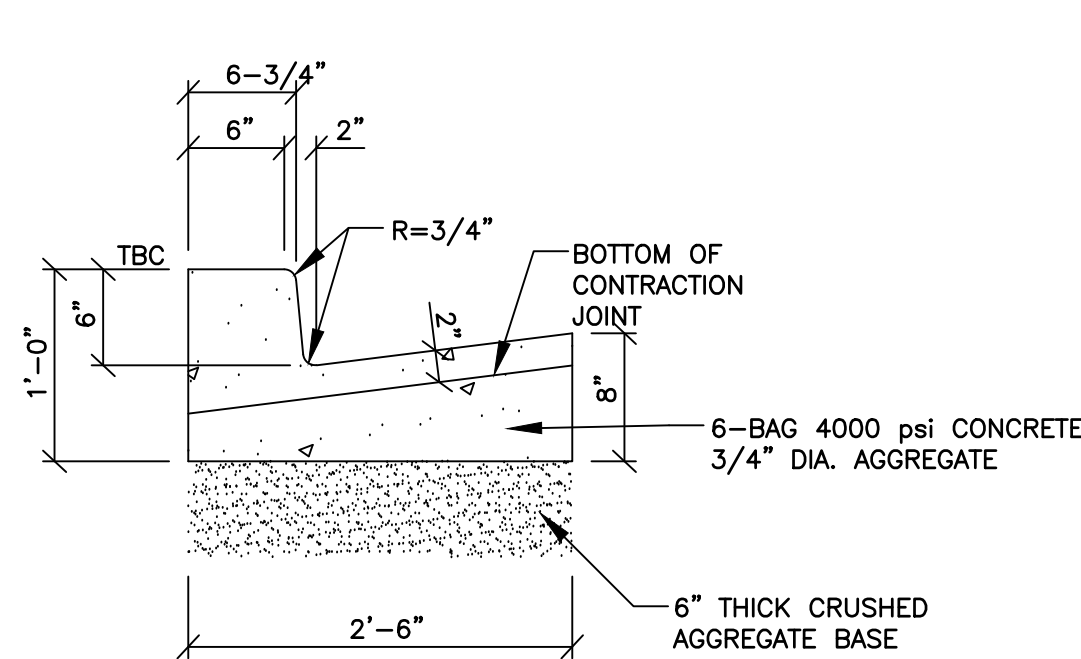
Revisions	Date



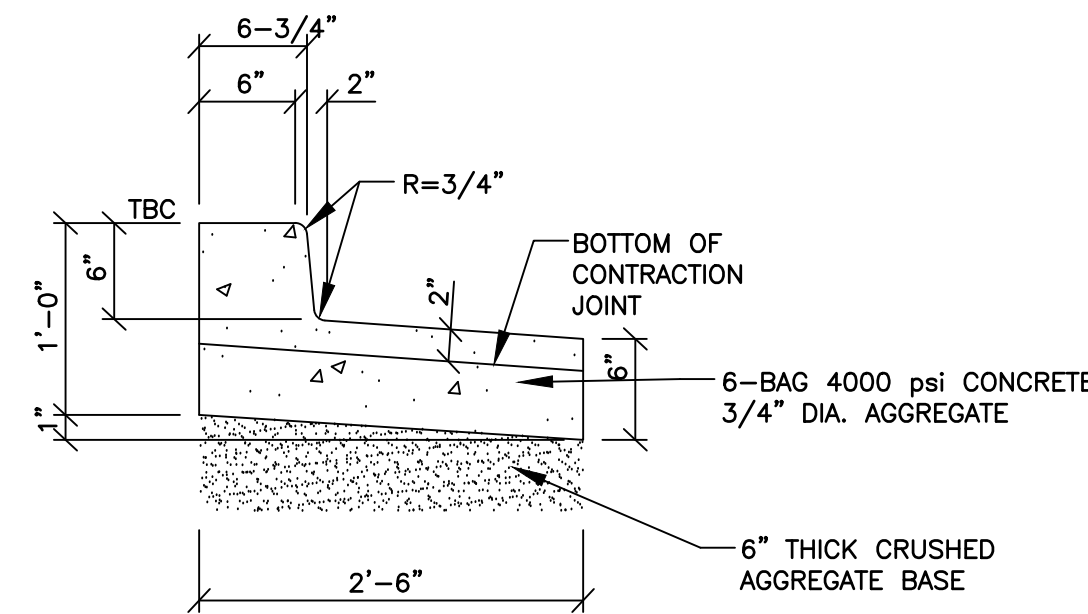
PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

Developer Contact:
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

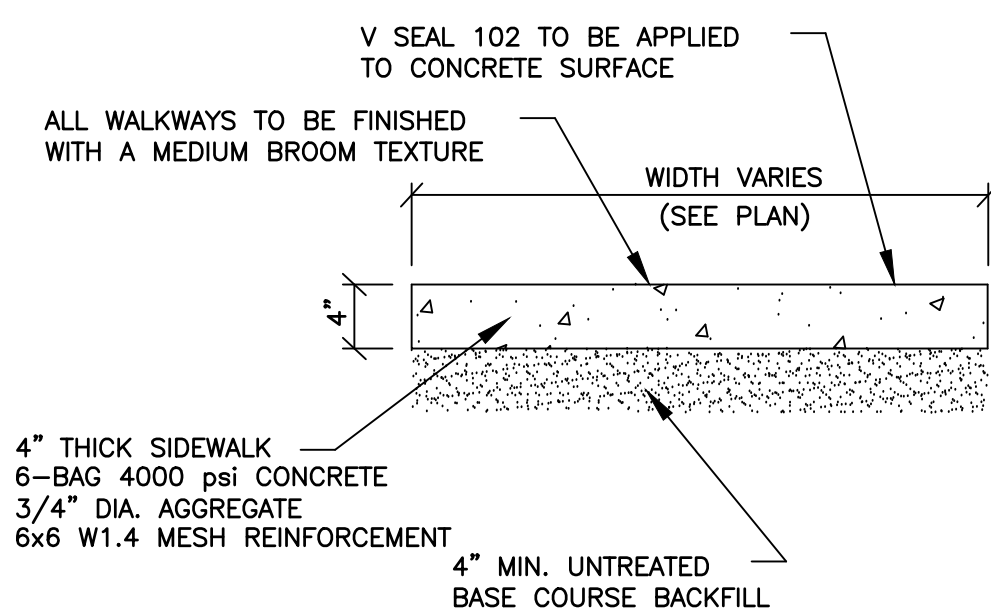
SHEET	10
6	SHEETS



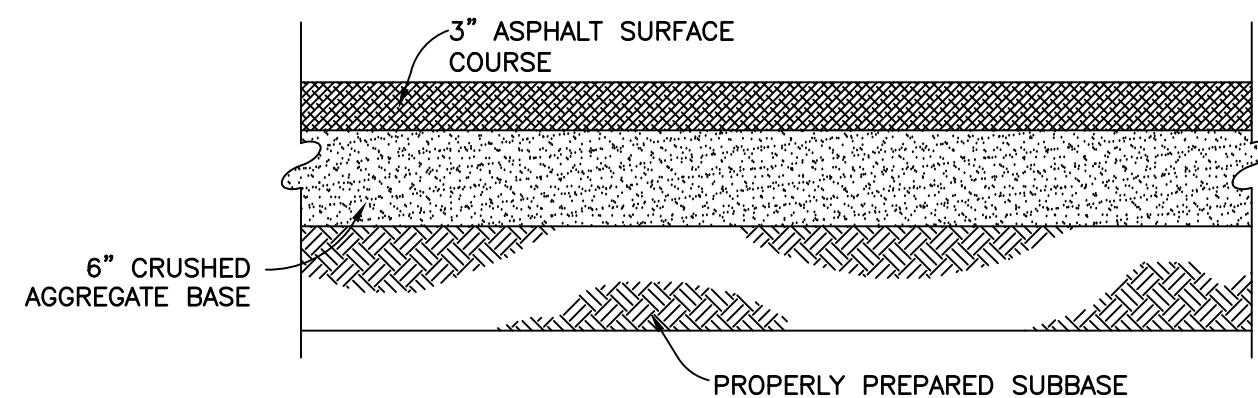
On-Site Curb & Gutter
SCALE: NONE



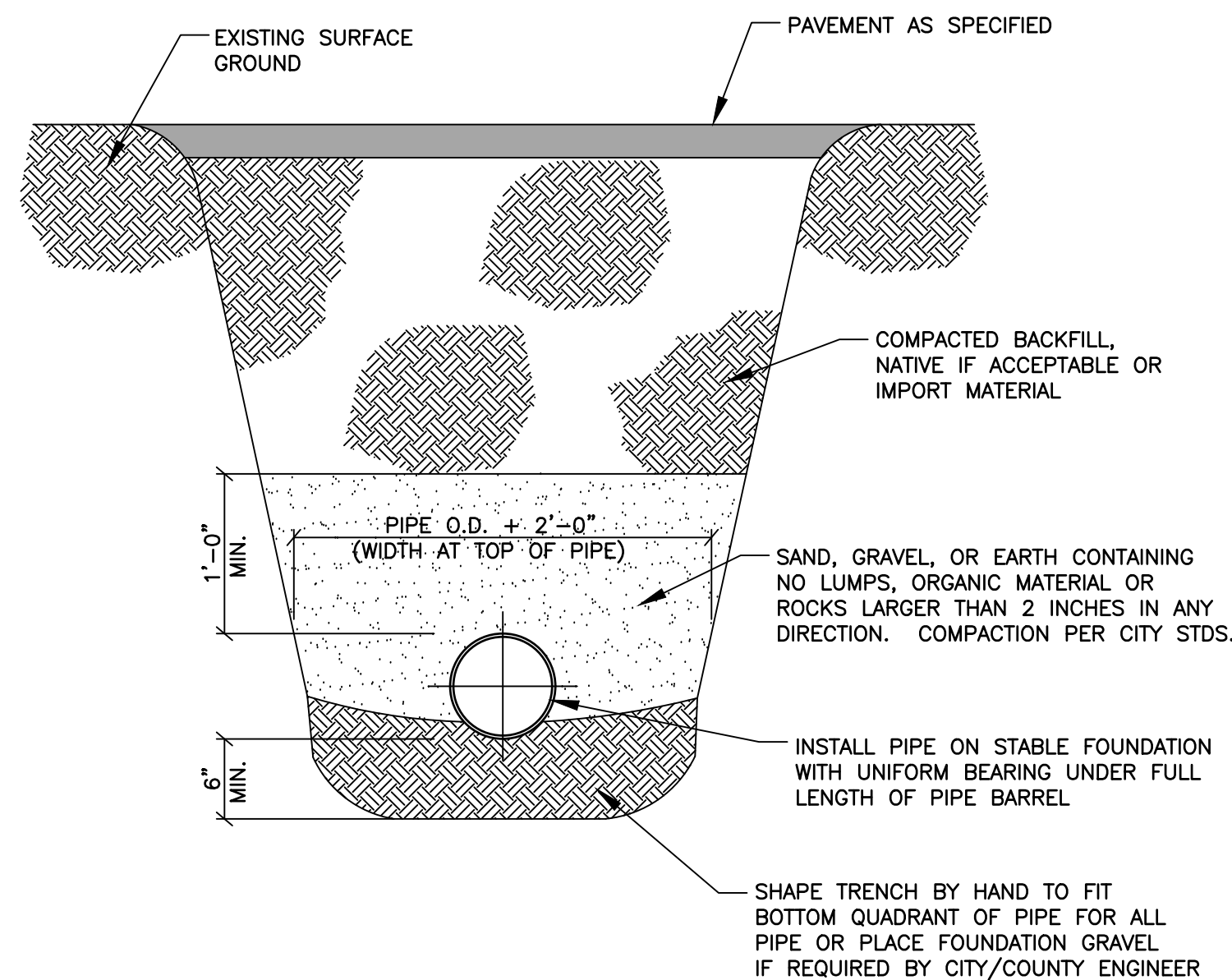
On-Site Outflow Curb & Gutter
SCALE: NONE



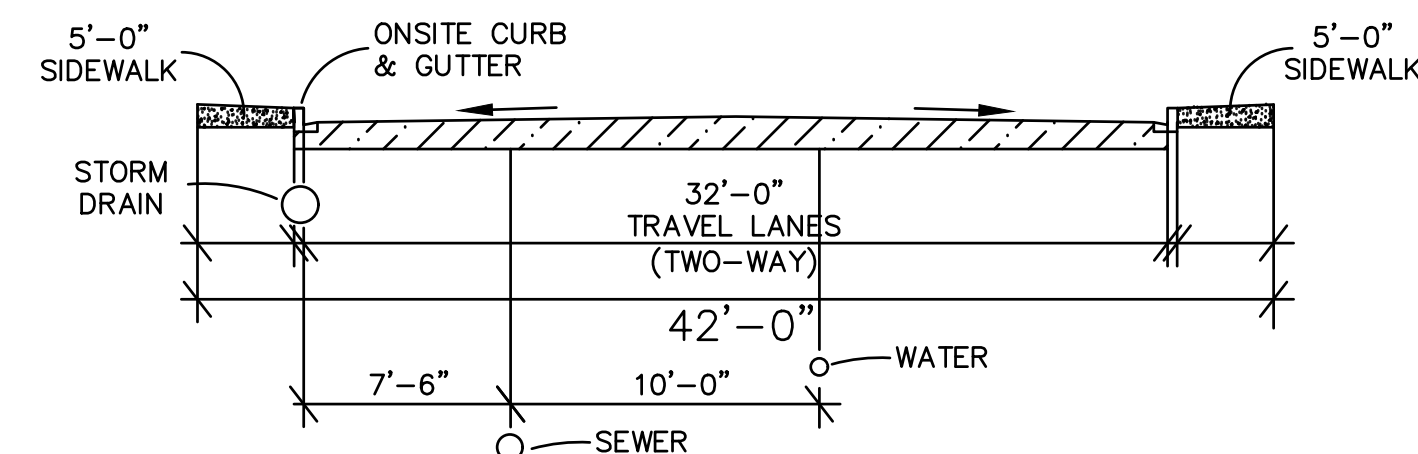
Concrete Walkway
SCALE: NONE



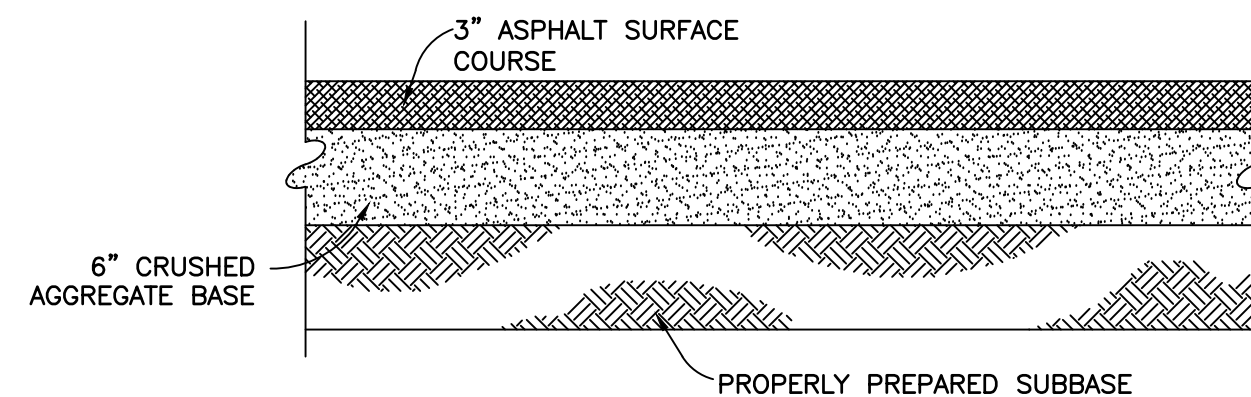
Typical On-Site Asphalt Paving
SCALE: NONE



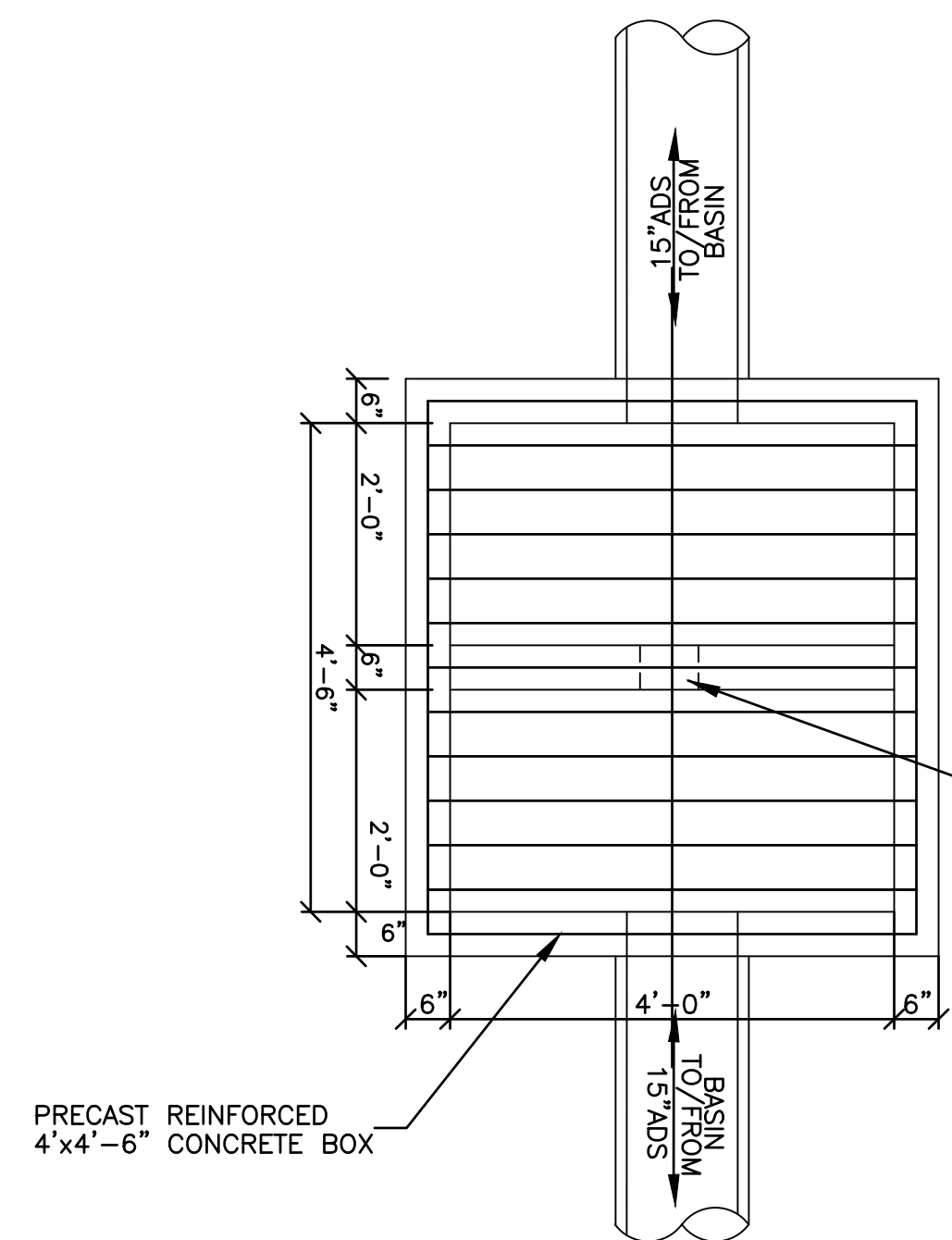
Typical On-Site Pipe Bed Section
SCALE: NONE



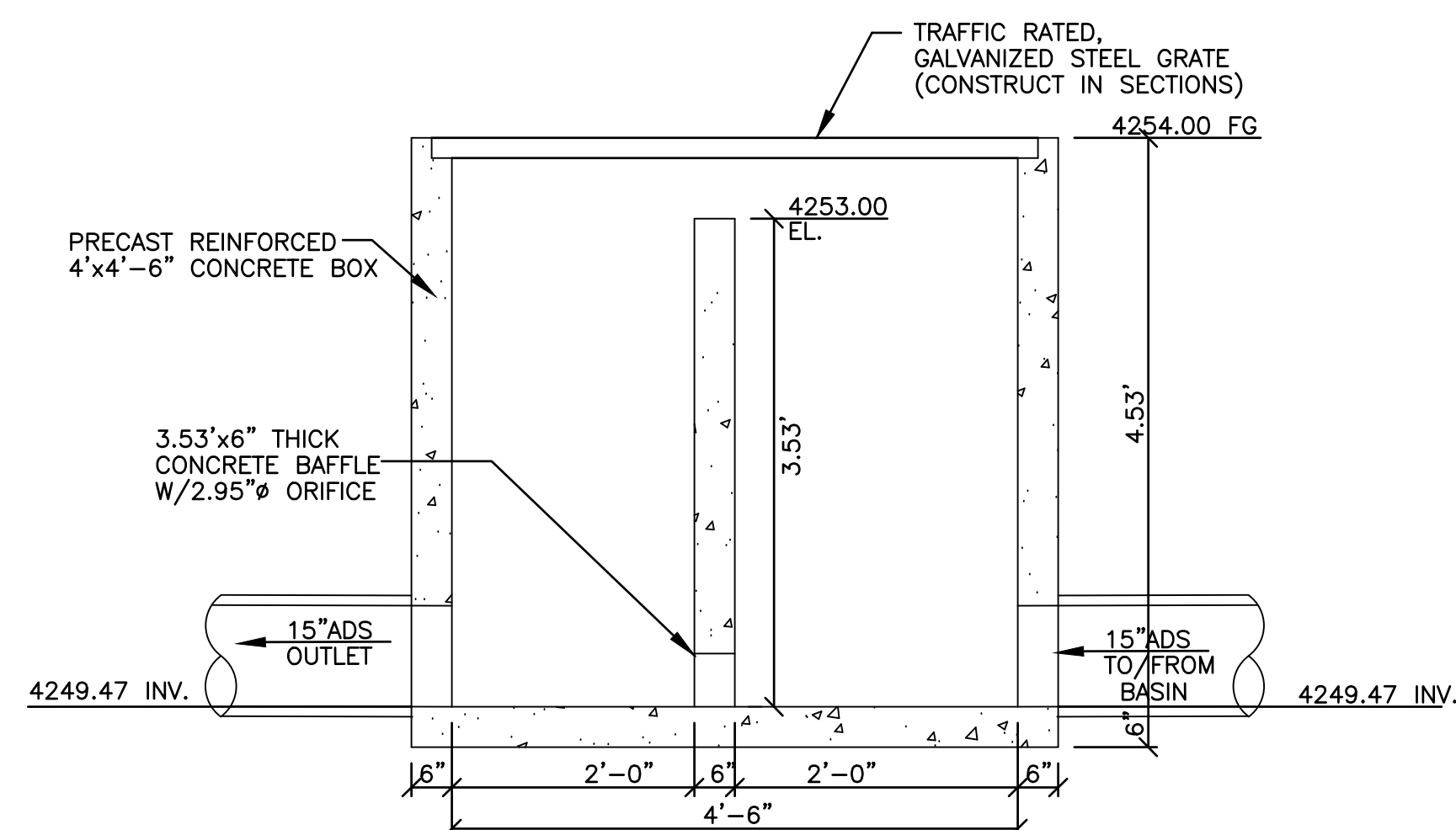
42'-0" PRIVATE ROADWAY SECTION



Private Road Section
SCALE: NONE



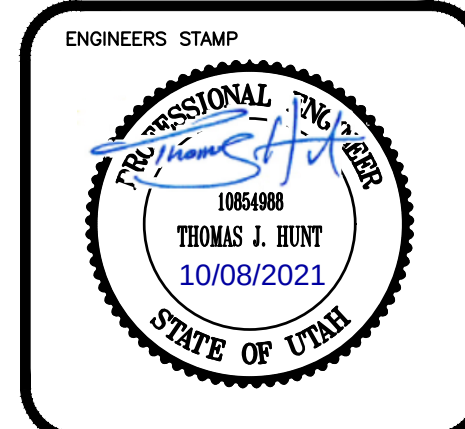
Plan



**Section
Control Box Detail**
SCALE: NONE

NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT PREPARED BY AGEC DATED OCTOBER 6, 2020. THIS REPORT IS TO GOVERN & CONTROL.

Revisions	Date



PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/10/2021
Name: The Lane

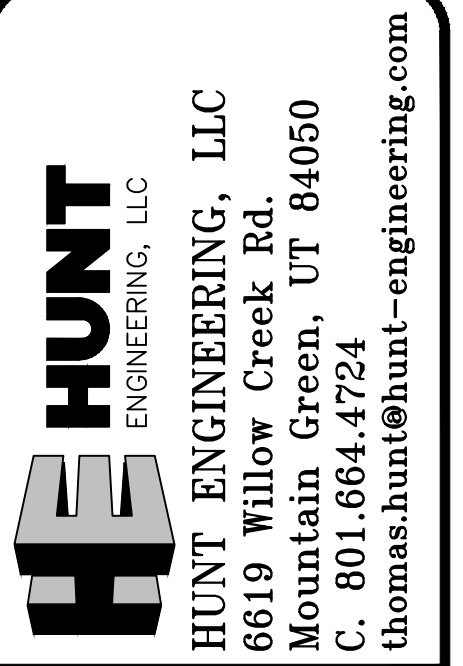
Developer Contact:

Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

SHEET	10
7	SHEETS

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2021

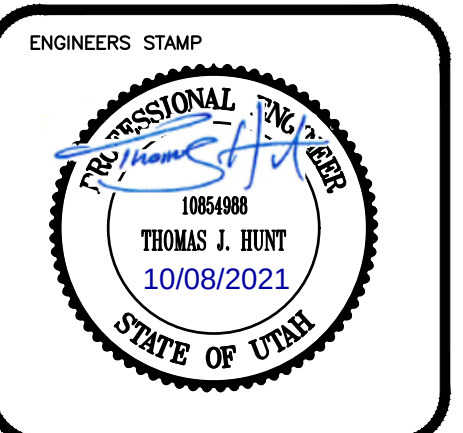
LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2021



The Lane
700 West Porter Lane
Centerville, UT

SWPPP Exhibit

Revisions	Date



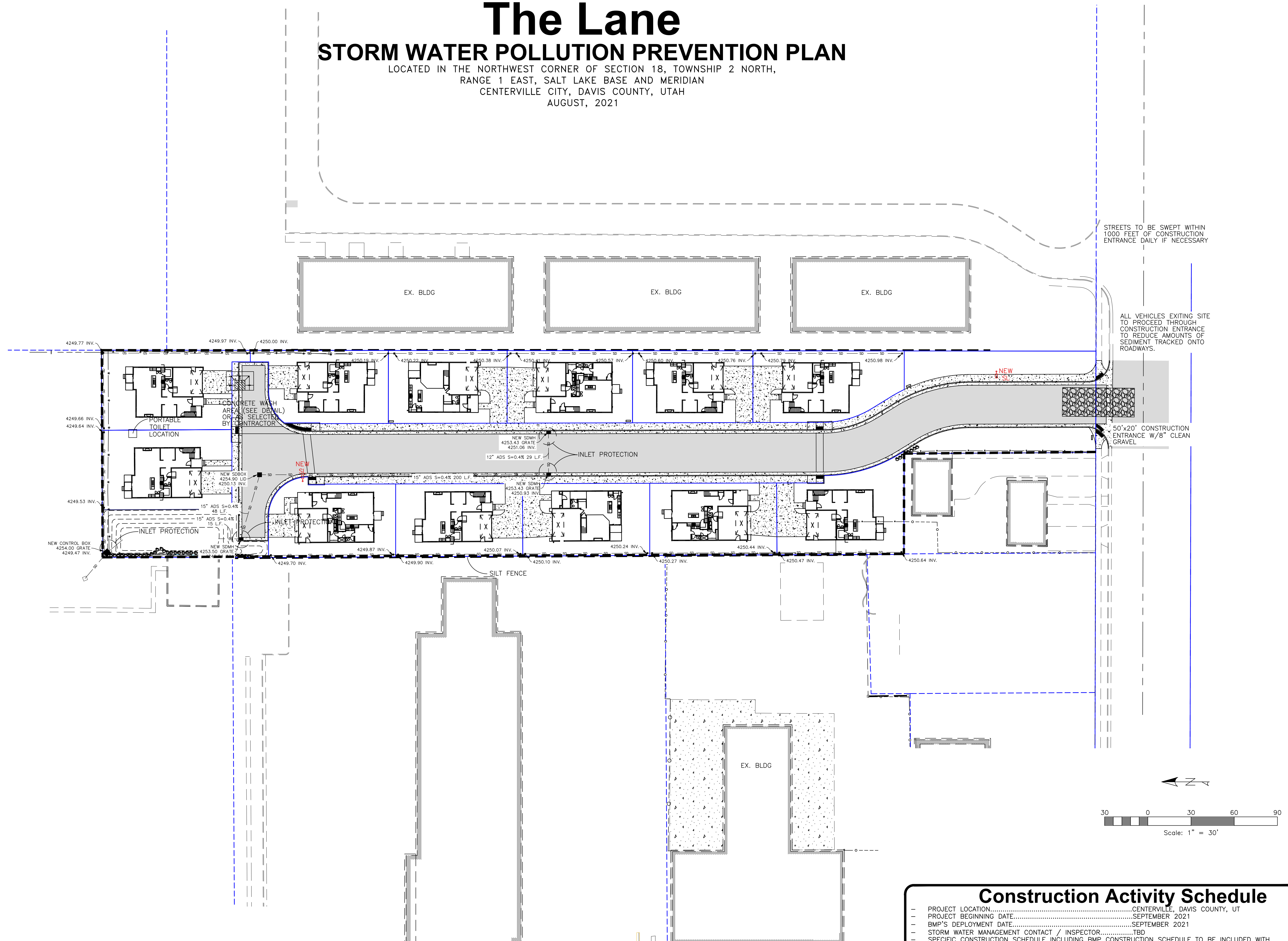
Engineer: T. HUNT

Drafter: T. HUNT

Start Date: 6/10/2021

Name: The Lane

SHEET	10
8	SHEETS

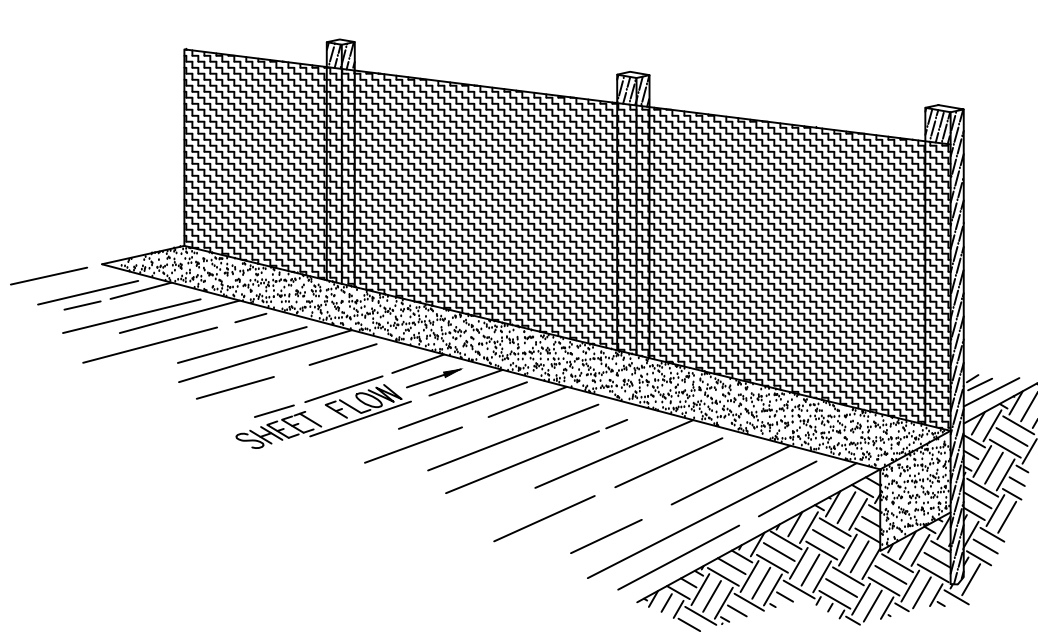


Construction Activity Schedule

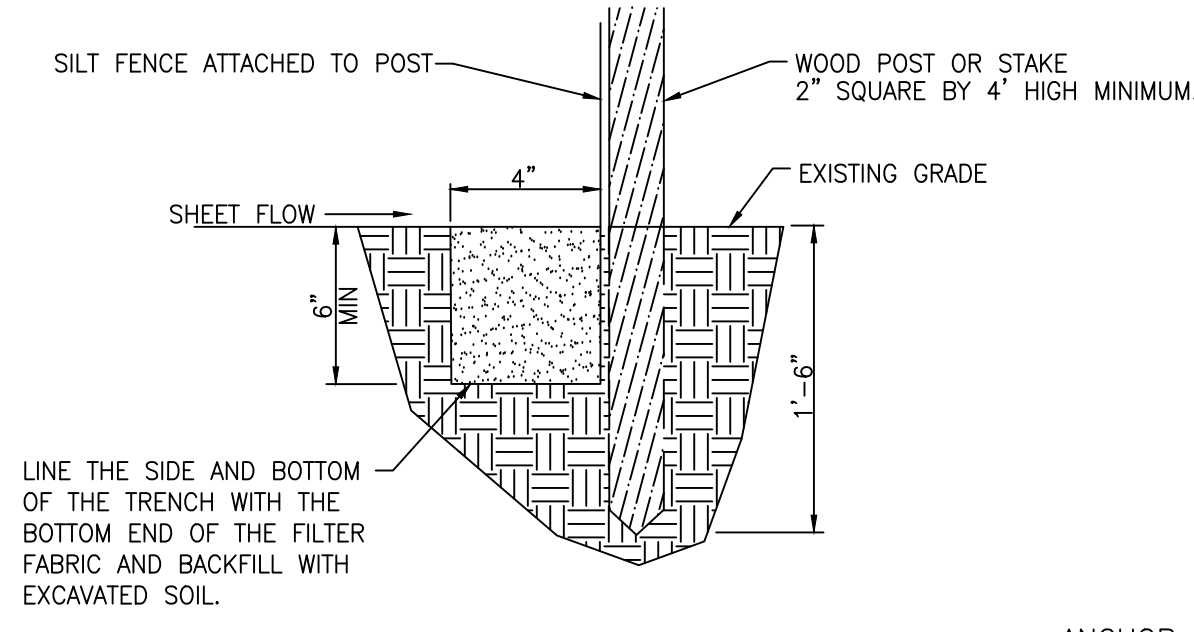
- PROJECT LOCATION.....CENTERVILLE, DAVIS COUNTY, UT
 - PROJECT BEGINNING DATE.....SEPTEMBER 2021
 - BMP'S DEPLOYMENT DATE.....SEPTEMBER 2021
 - STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
 - SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Notes:

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



Perspective View



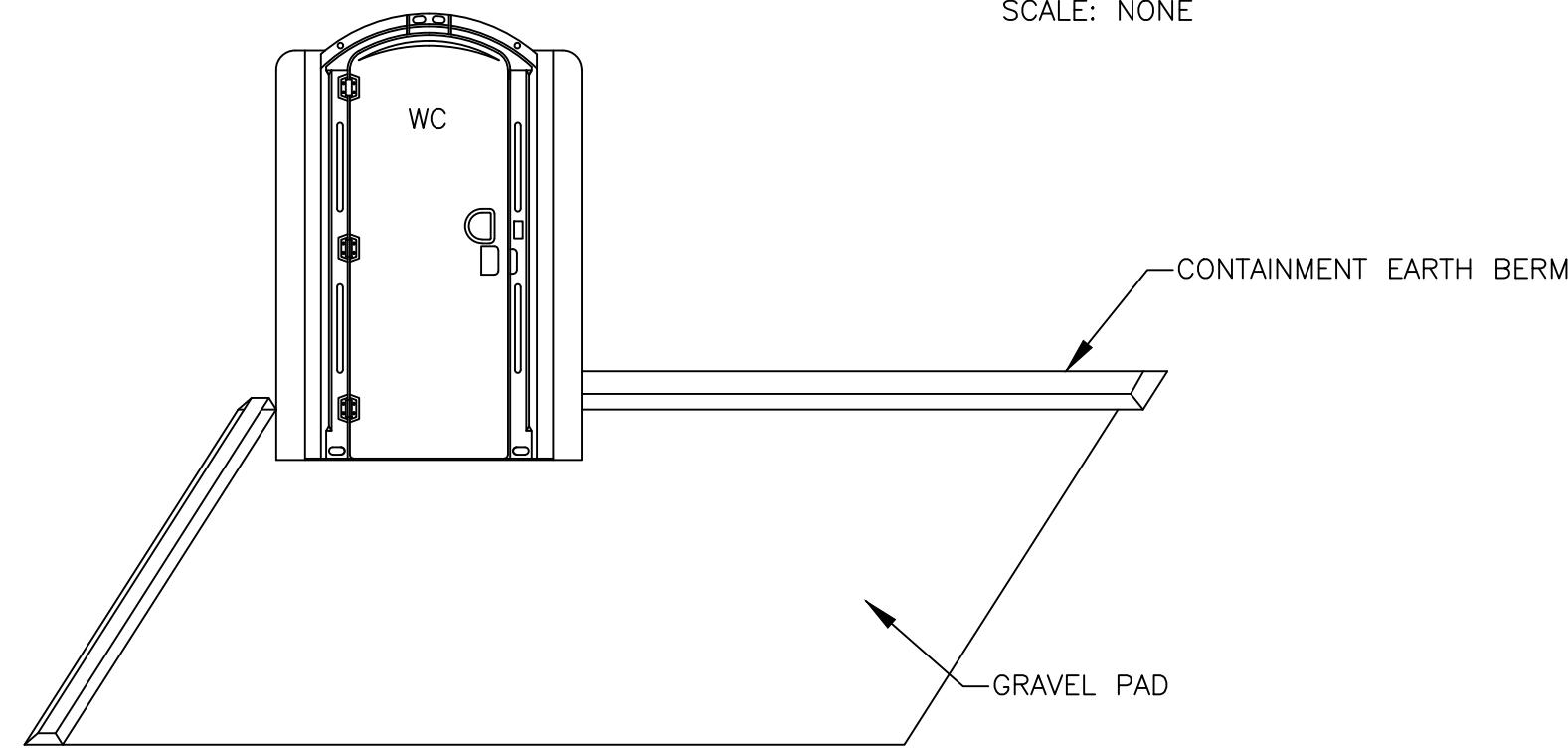
Section

Silt Fence Notes:

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

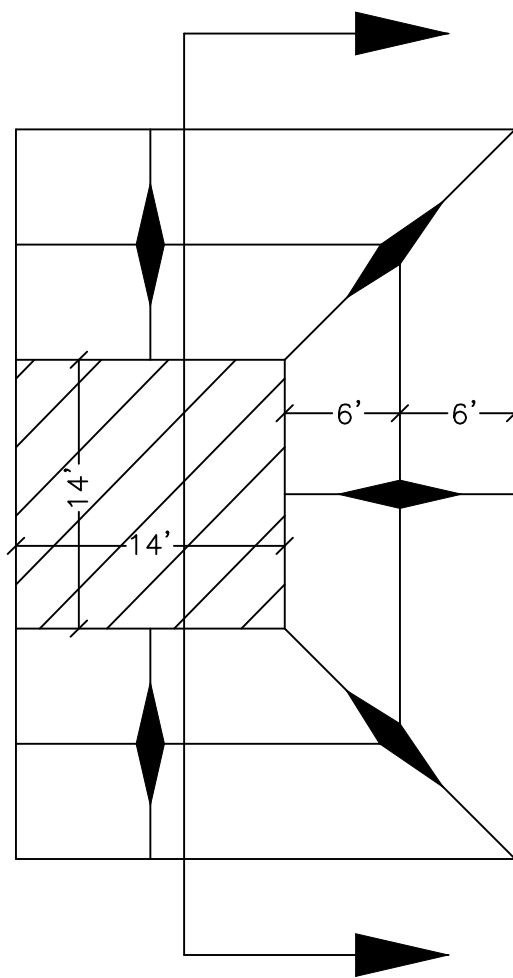
Silt Fence Detail

SCALE: NONE



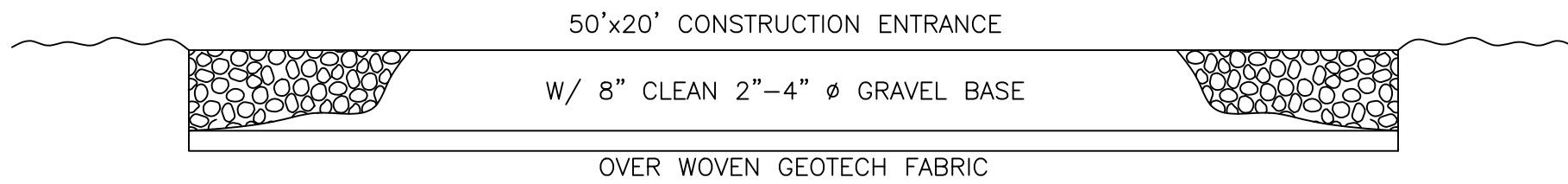
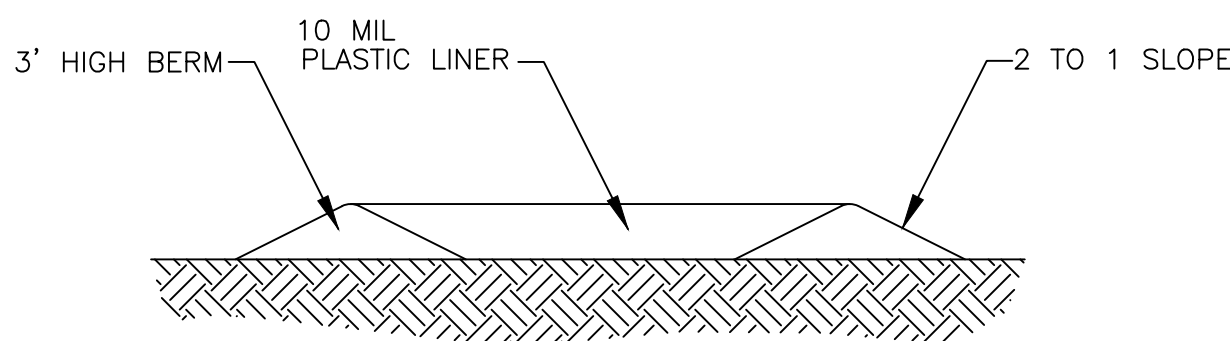
Portable Toilet

SCALE: NONE

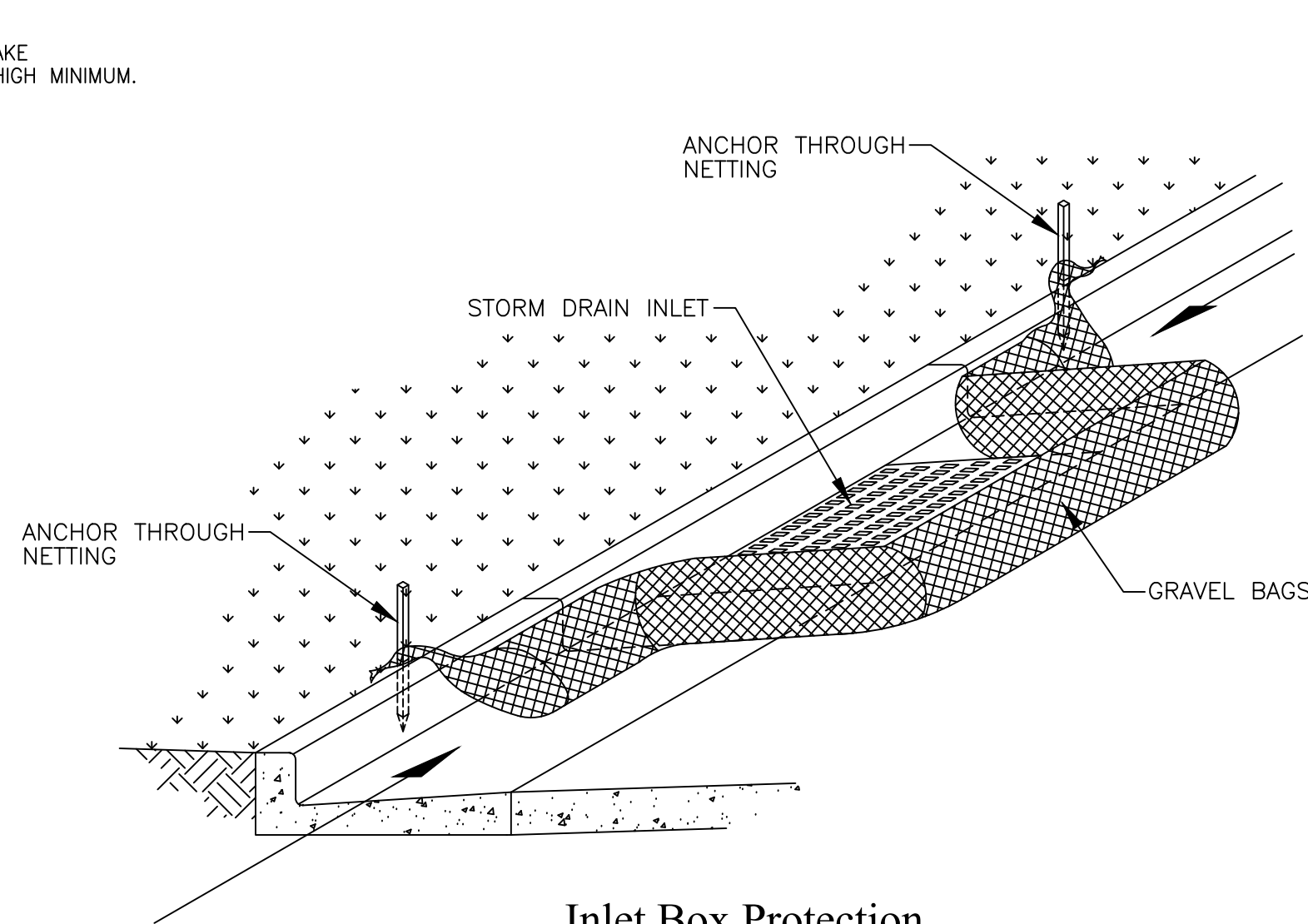


Concrete Washout Area
w/ 10 mil Plastic Liner

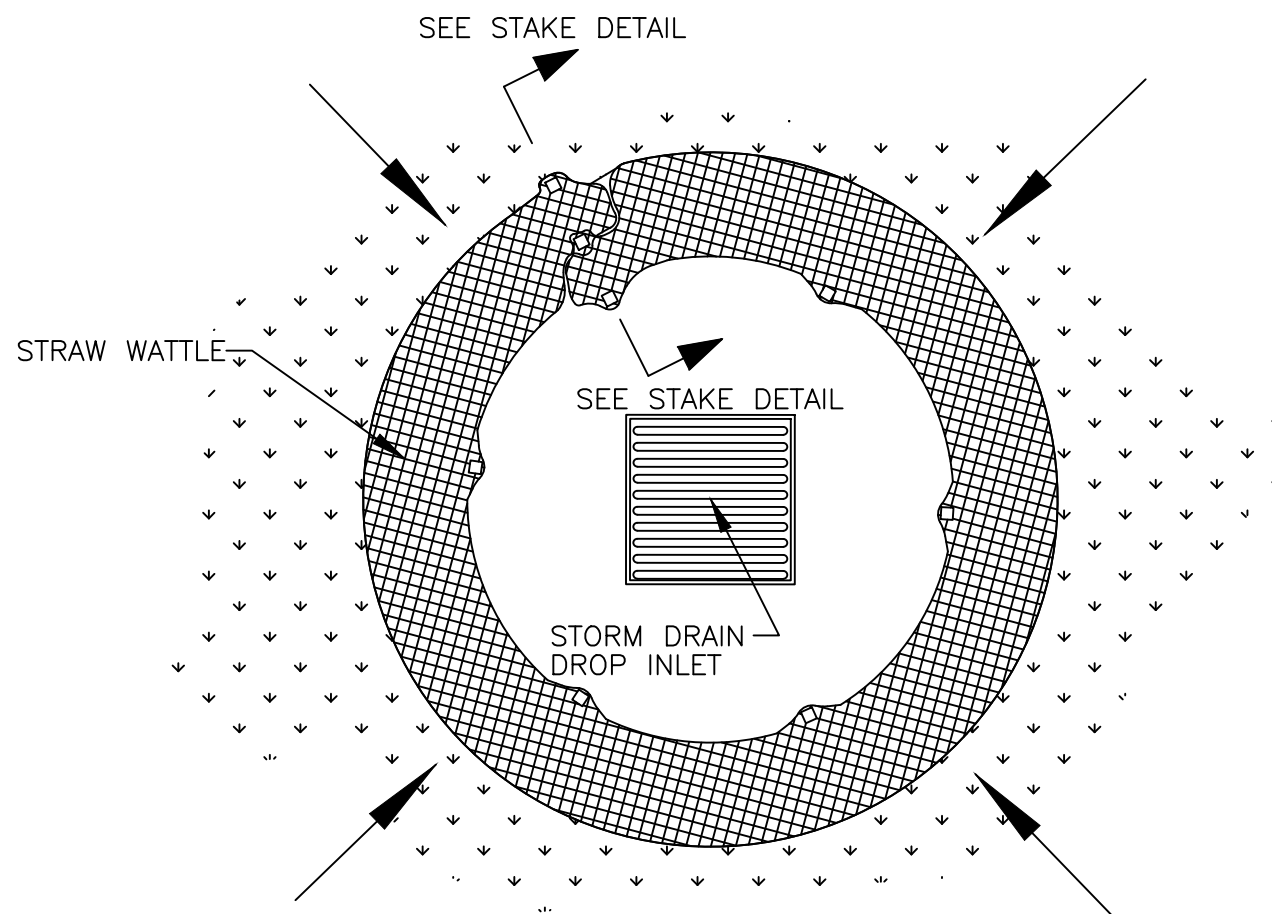
SCALE: NONE



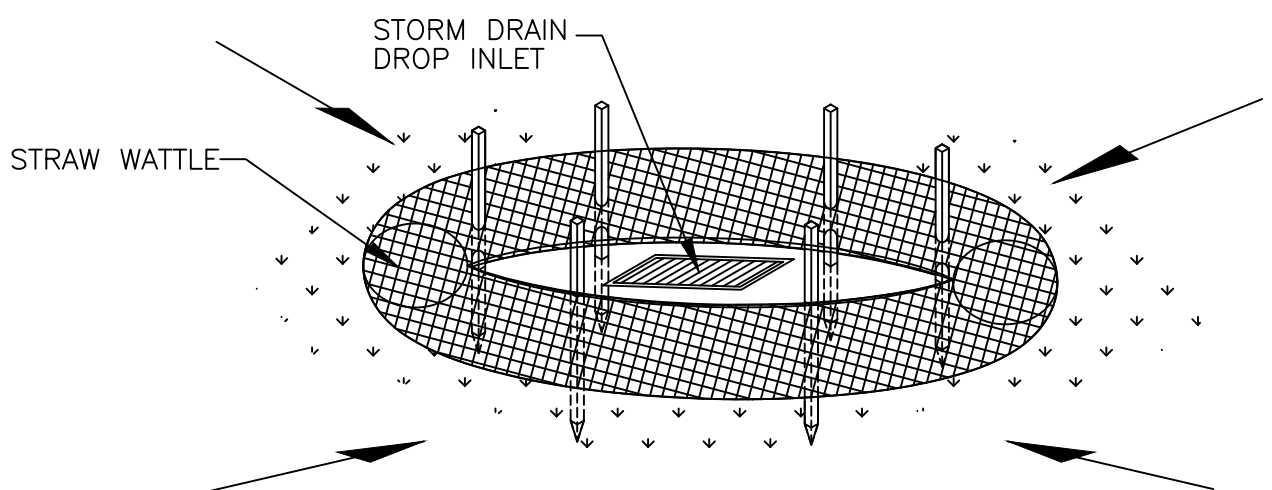
Cross Section 50' x 20' Construction Entrance



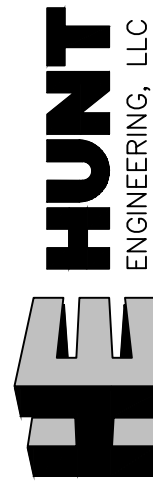
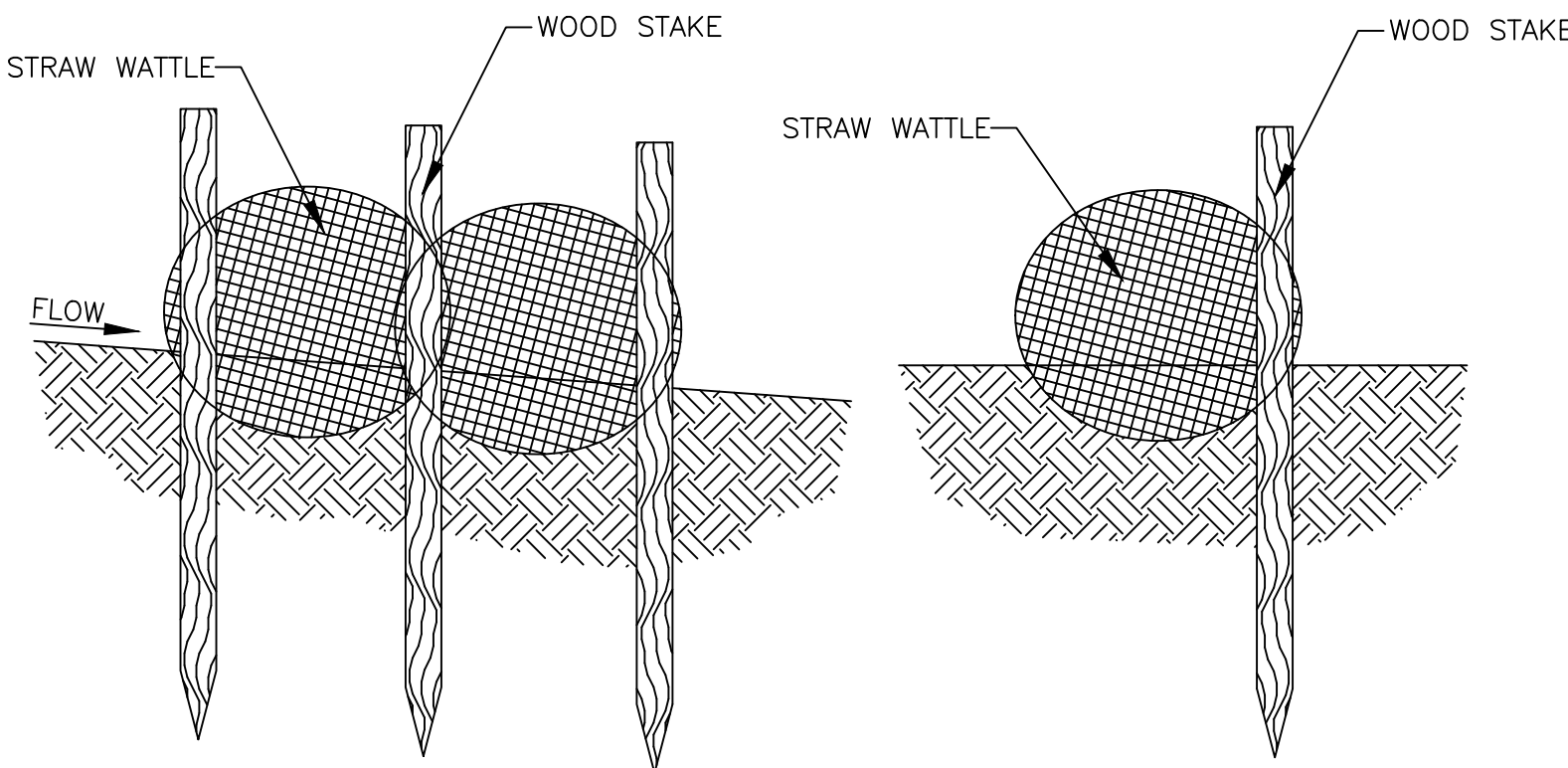
Inlet Box Protection



Plan View



Drop Inlet Protection

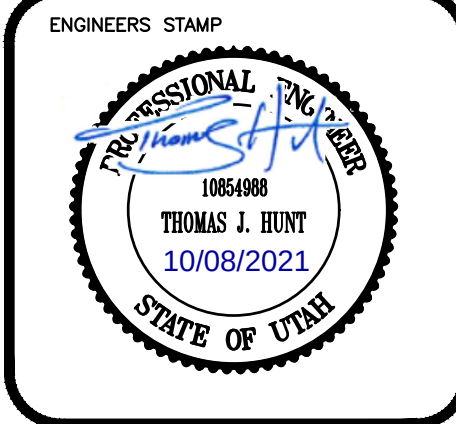


HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.684.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

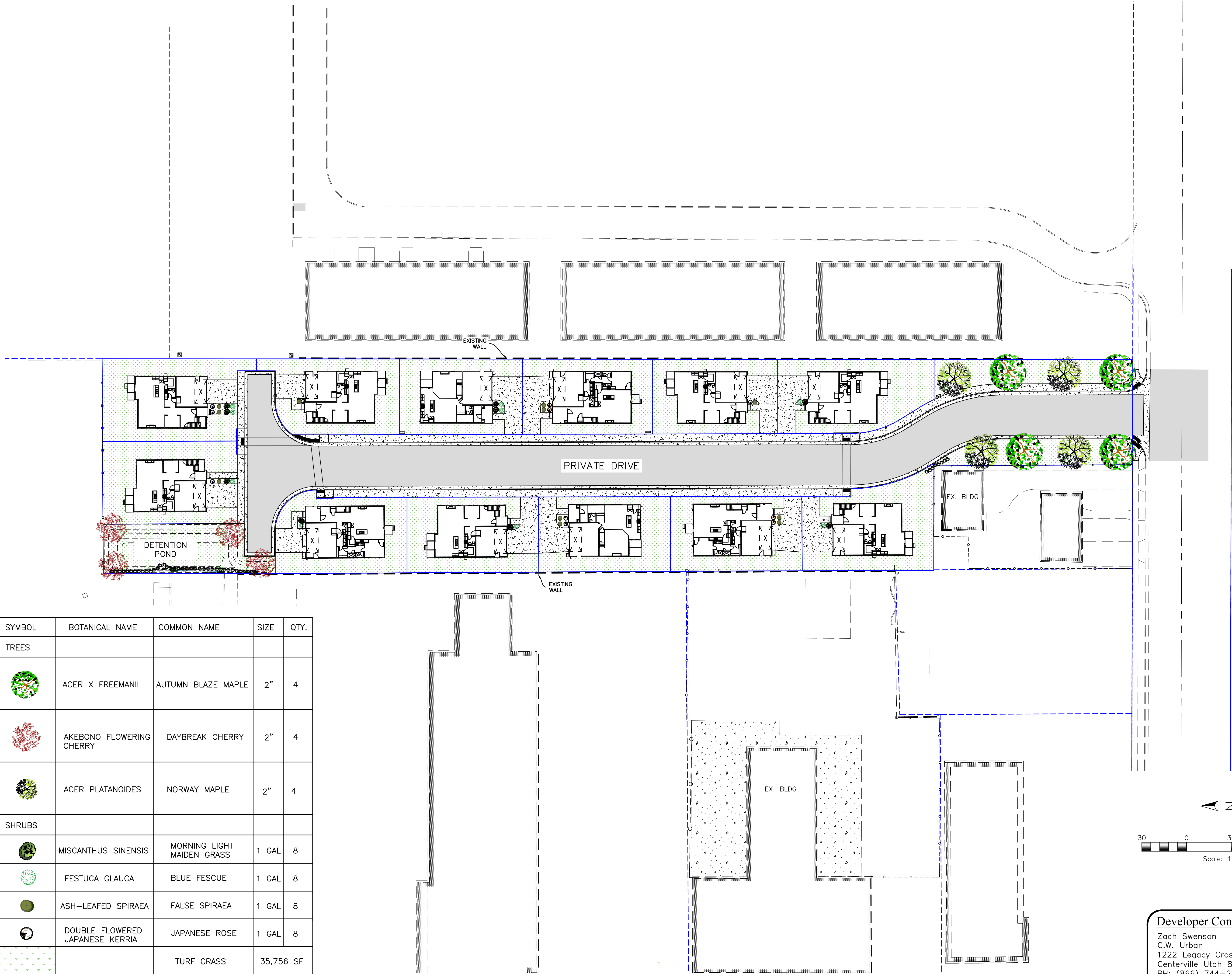
SWPPP Details

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

SHEET	10
9	SHEETS



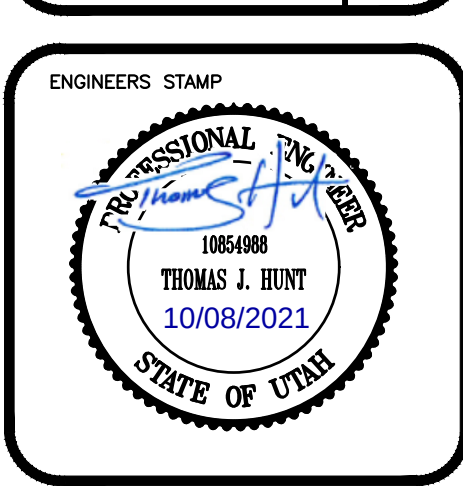
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
	ACER X FREEMANII	AUTUMN BLAZE MAPLE	2"	4
	AKEBONO FLOWERING CHERRY	DAYBREAK CHERRY	2"	4
	ACER PLATANOIDES	NORWAY MAPLE	2"	4
SHRUBS				
	MISCANTHUS SINENSIS	MORNING LIGHT MAIDEN GRASS	1 GAL	8
	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	8
	ASH-LEAFED SPIRAEA	FALSE SPIRAEA	1 GAL	8
	DOUBLE FLOWERED JAPANESE KERRIA	JAPANESE ROSE	1 GAL	8
		TURF GRASS	35,756 SF	

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

The Lane
700 West Porter Lane
Centerville, UT

Landscape Plan

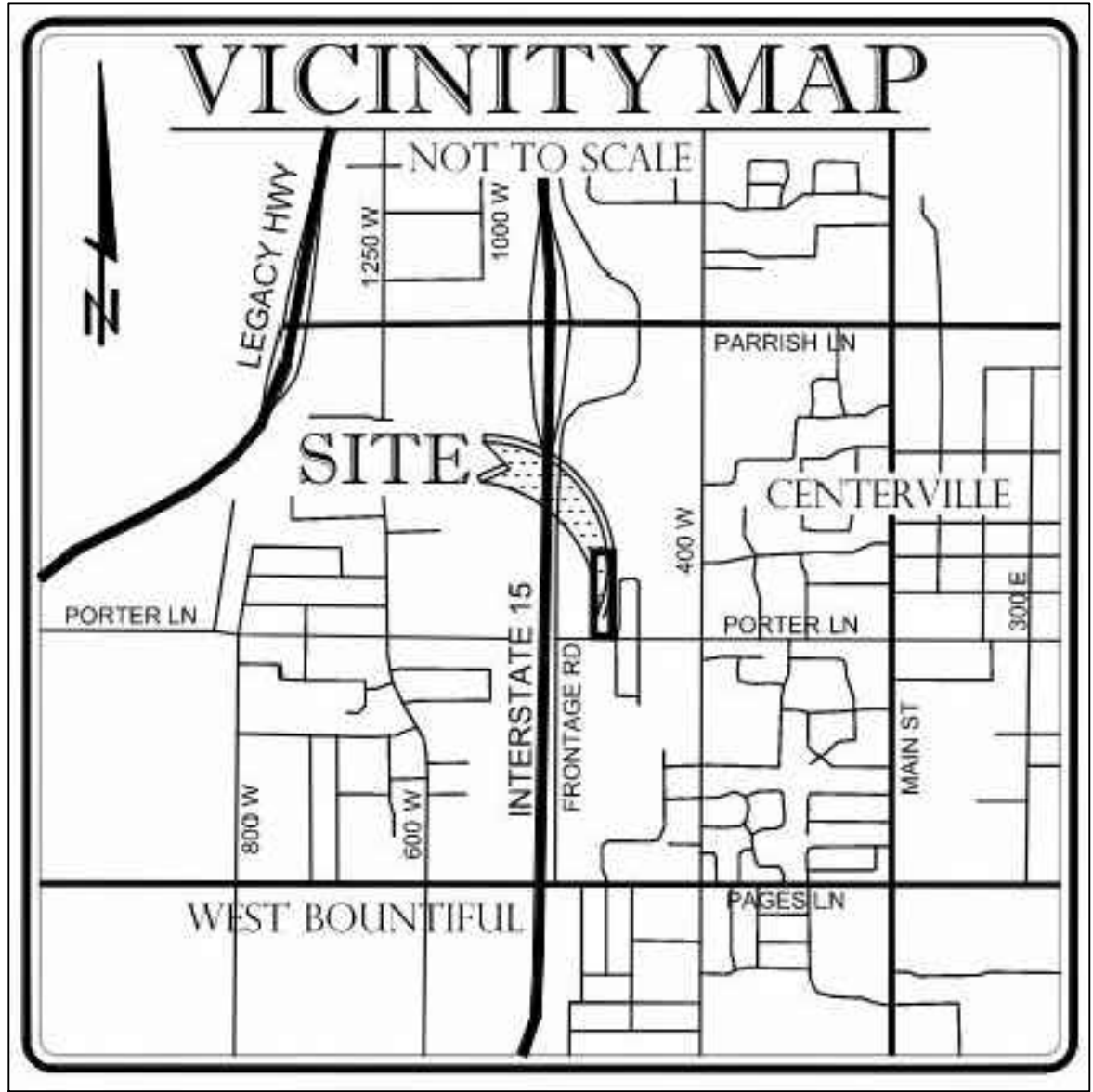
Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

Developer Contact:
Zach Swenson
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

SHEET	10
10	SHEETS



THE LANE SUBDIVISION PLAT

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2021

FOUND DAVIS COUNTY SURVEYOR
BRASS CAP MONUMENT NORTH
QUARTER CORNER, SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

LEGEND	
PROPERTY LINE	—————
ROAD CENTERLINE	—— — — —
TIE TO MONUMENT	-----
EASEMENT LINE	-----
SECTION CORNERS	↕
RECORD CALLS	()
COMMON AREA & PUBLIC UTILITY EASEMENT	

ADDRESSES	
LOT 1:	
LOT 2:	
LOT 3:	
LOT 4:	
LOT 5:	
LOT 6:	
LOT 7:	
LOT 8:	
LOT 9:	
LOT 10:	
LOT 11:	
LOT 12:	

Parcel Line Table		
Line #	Length	Direction
L2	0.50	N89° 51' 26.64"E
L3	11.50	S0° 08' 33.36"E
L4	5.50	S89° 51' 26.64"W
L5	11.38	S89° 56' 50.00"E
L6	0.50	S0° 51' 10.76"W
L7	8.86	N89° 56' 50.00"W
L8	8.14	N89° 59' 48.28"W
L9	0.51	N0° 00' 11.72"E
L10	12.75	N0° 02' 51.83"E
L11	12.75	N0° 03' 24.88"E
L12	20.35	S89° 57' 21.48"E
L13	0.53	N89° 51' 24.30"E

NOTE:
1. ALL COMMON AREA SHALL BE A PUBLIC UTILITY EASEMENT.
2. THE LOWEST FINISHED FLOOR ELEVATION SHALL BE 4252.00.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	43.11	27.50	89.82	S45° 02' 09"E	38.83
C3	25.55	27.50	53.23	N63° 26' 15"E	24.64
C4	35.36	64.50	31.41	N15° 50' 47"W	34.92
C5	10.98	106.50	5.91	N28° 35' 46"W	10.98
C6	55.14	101.50	31.13	S15° 59' 15"E	54.46

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS
ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE
WITNESS CORNER TO THE NORTHWEST CORNER AND THE
NORTH QUARTER CORNER TO SECTION 18, TOWNSHIP 2
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS
SHOWN ON THIS SUBDIVISION PLAT.

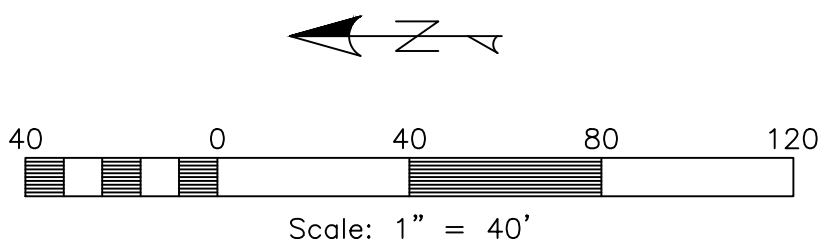
THIS PROJECT IS LOCATED IN
THE FEMA FLOOD ZONE X.

CENTERVILLE MARKETPLACE SUB PHASE 2

PORTER WALTON TOWNHOMES P.U.D.

BASEMENT DEPTH TABLE

LOT	MIN. TOP OF FLOOR SLAB ELEVATION	TOP OF FLOOR SLAB DEPTH BELOW TOP BACK OF CURB (FEET)
1	4252.00	3.5'
2	4252.00	3.0'
3	4252.00	2.75'
4	4252.00	2.75'
5	4252.00	3.0'
6	4252.35	2.75'
7	4252.35	3.0'
8	4252.00	3.25'
9	4252.00	2.75'
10	4252.00	2.75'
11	4252.00	3.0'
12	4252.00	3.5'



Dominion Energy

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY DOMINION ENERGY.

CHAIRMAN

Rocky Mountain Power

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

ROCKY MOUNTAIN POWER

City Engineer's Approval

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY CENTERVILLE CITY ENGINEER.

CITY ENGINEER

City Attorney's Approval

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY CENTERVILLE CITY ATTORNEY.

CITY ATTORNEY

Planning Commission

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY THE CENTERVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN

City Council Acceptance

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY THE CENTERVILLE CITY COUNCIL.

CITY RECORDER

Surveyor's Certificate

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

DATE: _____ MICHAEL L. WANGEMANN
LICENSE NO. 6431156

Boundary Description

A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 18, SAID POINT
BEING NORTH 89°40'15" EAST ALONG SAID SECTION LINE 687.29 FEET FROM
THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH
00°03'10" EAST 125.40 FEET; THENCE NORTH 89°40'15" EAST 143.75 FEET
TO THE WEST LINE OF CENTERVILLE MARKETPLACE SUBDIVISION PHASE 2 AS
RECORDED WITH ENTRY NO. 1378702 IN BOOK 2235 AT PAGE 350 DAVIS
COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'10" WEST ALONG THE
WEST LINE 45.40 FEET TO THE NORTHWEST CORNER OF PORTER WALTON
TOWNHOMES P.U.D. AS RECORDED WITH ENTRY NO. 2916378 IN BOOK 6434
AT PAGE 783 DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'05"
WEST ALONG THE WEST LINE OF SAID PORTER WALTON TOWNHOMES P.U.D.
645.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PORTER LANE; THENCE
NORTH 89°52'05" WEST 70.00 FEET; THENCE NORTH 00°12'21" WEST 164.23
FEET; THENCE NORTH 00°19'45" WEST 266.81 FEET TO THE POINT OF
BEGINNING.

CONTAINS 188,895.79 SQ/FT OR 2.04 ACRES

Owners Dedication:

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

THE LANE SUBDIVISION

THIS SHALL WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST
ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS
WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION
OF STREETS.

THE LANE HOME OWNERS ASSOCIATION WILL MAINTAIN OWNERSHIP OF ALL
OPEN SPACES, INCLUDING THE DETENTION BASIN.

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

NAME HERE _____

Corporate Acknowledgement:

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20 ____, PERSONALLY
APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY
KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE)
AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE
_____ OF _____ AND THAT SAID

DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY
AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS),
AND SAID _____ ACKNOWLEDGED TO ME THAT SAID
*CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

NOTES:

- 1) COMMON SPACE AREA IS OWNED AND MAINTAINED BY THE LANE'S HOME OWNERS ASSOCIATION (HOA). THE HOA CANNOT MODIFY THE DETENTION BASIN WITHOUT WRITTEN PERMISSION FROM CENTERVILLE CITY, UT.
- 2) THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING WITHIN THE COMMON SPACE AREA.
- 3) THE COMMON SPACE AREA IS PERPETUALLY COMMON AND THERE SHALL BE NO FUTURE DEVELOPMENTS IN THIS AREA.
- 4) SNOW REMOVAL ON PARCEL A WILL BE THE RESPONSIBILITY OF THE HOA.
- 5) THE COMMON SPACE AREA IS PERMANENTLY RESTRICTED FROM FUTURE DEVELOPMENT AND SHOWN ON THE SUBDIVISION PLAT AS PERPETUALLY COMMON.

Davis County Recorder

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

BY: _____
DAVIS COUNTY RECORDER
DEPUTY RECORDER

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

**STAFF MEMO
AGENDA: ITEMS 1 & 2**

PROPERTY OWNER: CW THE LANE, LLC

APPLICANT: ZACH SWENSEN
1222 LEGACY CROSSING BLVC, 6
CENTERVILLE, UT 84014
(zach at builtbycw dot com)

PROPERTY LOCATION: 644 WEST 400 SOUTH

PARCELS: 03-001-0178 & 03-001-0179

PARCEL SIZE: 2.04 ACRES

ZONING DISTRICT: RESIDENTIAL-MEDIUM

APPLICATION: FINAL SITE PLAN & PRELIMINARY
SUBDIVISION

UPDATE: The Applicant has provided revised plans addressing some of Staff's comments. (10-8-21 Revised Civil Plans – The Lane)

- a. Lot 7 has been moved south to comply with the 20' rear yard setback. It now sits 21.5' from the northern property line
- b. The private lane has been expanded to meet the required 27' of pavement. This has been accomplished by removing the western portion of the sidewalk at the entrance to the subdivision, and the addition of a pedestrian crosswalk parallel with the first set of homes.
- c. The applicant has provided civil drawings (sheet 5 of 10) that include the drainage to the Frontage Road. The City Engineer has been invited tonight to address any Planning Commissioner questions on the drainage.

Centerville Zoning Code 12.32.055(d)(5) states, “a sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.

Staff Response: An exception is built into the Code about sidewalks on both sides of a private lane. Sheet 4 shows the amended sidewalk. There will be sidewalks on both sides where the houses are, but only one sidewalk into the development. It is the Planning Commission’s discretion if the updated site plan meets this section of code.

In addition, Staff recommends that the two applications (Final Site Plan and Preliminary Subdivision) receive the same motion (approval or tabling).

PLANNING STAFF RECOMMENDATIONS

Final Site Plan

Option 1: I hereby make a motion to **TABLE** the Final Site Plan for The Lane Subdivision at 644 West 400 South (Porter Lane), parcels 03-001-0178 & 03-001-0179 with the following conditions:

1. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.
2. The applicant shall provide drawings that show the required improvements on the ACC Auto Site (aka Truck World) site needed for The Lane Subdivision drainage.

Option 2: I hereby make a motion to **APPROVE** the Final Site Plan for The Lane Subdivision at 644 West 400 South (Porter Lane), parcels 03-001-0178 and 03-001-0179 with the following conditions:

1. The approved use shall be 12 single-family detached dwellings.
2. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.
3. The applicant shall provide drawings that show the required improvements on the ACC Auto Site (aka Truck World) site needed for The Lane Subdivision drainage.
4. The development shall be subject to the terms and conditions of providing adequate utilities to the project, in accordance with applicable law from all related utility providers.

Reasons for action (findings):

- a. The Planning Commission finds that proposed Final Site Plan conforms or is conditioned to conform to the Conceptual Site Plan, as per CZC 12.21.110(f), as outlined in the related Planning Staff Report.

Preliminary Subdivision Review

Option 1: I hereby make a motion to **TABLE** the Preliminary Plat (Subdivision) for The Lane Subdivision at approximately 644 West 400 South (Porter Lane) parcels 03-001-0178 & 03-001-0179 with the following directives:

1. Receive approval of drainage plan from City Engineer and City Drainage Specialist
2. Obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements or restricted build areas.

Option 2: I hereby make a motion to **APPROVE** the Preliminary Plat (Subdivision) for The Lane Subdivision at approximately 644 West 400 South (Porter Lane) parcels 03-001-0178 & 03-001-0179 with the following conditions:

1. Receive approval of drainage plan from City Engineer and City Drainage Specialist
2. Obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements or restricted build areas.
3. The applicant shall combine the two parcels prior to or concurrent with recording the final plat or prior to issuance of any development or building permit within the project, whichever occurs first.
4. A Final Subdivision Application and Plat shall be submitted in accordance of CMC 15.04 of the Subdivision Ordinance, with Licensed Architect's signature and seal.
5. The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04.104.
6. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.

Suggested Reasons for Action:

- a. *The Planning Commission finds that Preliminary Subdivision Plans are substantially consistent with the previous Conceptual Plan Acceptance.*
- b. *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the Subdivision Ordinance.*
- c. *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot development within the R-M Zone.*

CENTERVILLE

Staff Backup Report

10/13/2021

Item No. 2.

Short Title: ADMINISTRATIVE DECISION - Final Site Plan - The Commons at Legacy Crossing

Initiated By: Mitch Vance, Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT

Review Final Site Plan application for properties located at approximately 1025 West Legacy Crossing Boulevard

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 10-13-2021 PC Staff Report Lots 2 & 3 of Legacy Crossing Development
- ▢ The Commons at Legacy Crossing Site Plan
- ▢ The Commons at Legacy Crossing Site Plan Landscape Plan
- ▢ The Commons at Legacy Crossing Architecture Plan
- ▢ The Commons at Legacy Crossing Civil Plans

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER: **DAVID L. PHILLIPS**
 (dlphlls@gmail.com)

AGENT: **MITCH VANCE**
 1148 WEST LEGACY CROSSING BLVD.
 CENTERVILLE, UTAH 84014
 (mitchv@jfisherco.com)

PROPERTY: **LEGACY CROSSING @PARRISH LANE – PLANNED
DEVELOPMENT**

ZONING: **COMMERCIAL VERY-HIGH/PLANNED DEVELOPMENT
(C-VH/PD)**

PROPOSED USE: **RETAIL**

APPLICATION: **FINAL SITE PLAN**

STAFF RECOMMENDATION: **CONSIDER APPROVAL WITH CONDITIONS**

BACKGROUND

The applicant is seeking a Final Site Plan Approval for Lots 2 and 3 of the Legacy Crossing at Parrish Lane. This project is located within the Legacy Crossing at Parrish Lane, which is a customized planned overlay zone approved by the City. A PDO Amendment and Conceptual Site Plan Approval was recently approved by the City, which added additional uses, altered the building and parking development layout along with a change to the stormwater management system. Additionally, it also restores a cross access and parking allowance that was originally established at an earlier time.

APPROVED PDO AMENDMENT AND CONCEPTUAL SITE PLAN – STAFF REVIEW

On **July 20, 2021**, the Centerville City Council voted to “**APPROVE**” the Planned Development Overlay **Amendments for Lots 2 & 3** of the Legacy Crossing at Parrish Lane, subject to the following:

1. The PDO Approval and Conceptual Site Plan shall consist of amending the following elements:
 - a) ***Changes to PDO Approval and Development Agreement***; Language change of Section 5(b) to allow for the proposed “additional uses.” Such uses are limited to the following:
 - i. *General Office, General Retail, General Restaurant*

- ii. Vehicle Sales, Recreational - with accessory use service and repair. All uses shall be conducted within a completely enclosed building.
 - iii. Vehicle Sales, Limited – with accessory use service and repair. Such use shall be limited to no more than 10 vehicles primarily consisting of indoor vehicle display. All uses shall be conducted within a completely enclosed building. Except, outdoor vehicle display may be allowed in a limited manner, as an additional accessory use, upon issuance of a Conditional Use Permit as part of a final site plan approval.
 - iv. One (1) Drive-through facility, which must be attached to a main building and shall meet all other applicable zoning and city ordinances.
- b) **Changes to Exhibit “C” Master Site Plan**; Changes the site layout to reflect the proposed building parking layout, as submitted to the City, along with the proposed new underground storm water detention. This alternative detention system shall be subject to the following:
- i. New system shall be reviewed and deemed acceptable to the City Engineer.
 - ii. The subdivision plat shall be amended to remove/replace easements, as deemed necessary by the City.
 - iii. The Applicant shall obtain approval from the Owner’s Association to ensure maintenance becomes the responsibility of the property owner.
- c) **Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements**; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3, which is to also re-establish a shared Parking and Access Agreement for the entire Legacy Crossing PDO Development.
2. The Applicant shall prepare and submit all applicable language and exhibits for the PDO and other governing documents as deemed necessary by the City Attorney prior to the rezone becoming effective.
 3. The Applicant shall be required to obtain the required Development Agreement amendments, Assignment Agreements, and any other governing document amendments as deemed necessary by the City Attorney prior to the rezone becoming effective. The revised Development Agreement, Assignment Agreements, and other governing document amendments shall be prepared and submitted by the Applicant to the City Council for final review and approval prior to the rezone becoming effective.
 4. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for Lots 2 and 3 that have not been amended with any City Council Approval.

Furthermore, back on February 02, 2021, the Centerville City Council voted to “**APPROVE**” the Subdivision **Plat Amendment for Lots 2 & 3** of the Legacy Crossing at Parrish Lane. According to CZC 15.04.120, **a Final Plat must be recorded within 12 months** of the date of the Council’s approval, which in this case would expire on **02/02/2022**.

FINAL SITE PLAN ANALYSIS

A final site plan submittal review for these lots will involve the applicable standards of the Commercial Very-High Zone and also the applicable Planned Development Overlay (PDO) Zone Approval. A summary review, beginning with the governing PDO provisions will be reviewed and summarized, which are the predominate applicable development provisions for this project.

Staff's review will then be followed by any unaltered Parrish Lane Gateway Design Guidelines and then any unaltered Commercial, Very-High standards.

➤ APPLICABLE LEGACY CROSSING AT PARRISH LANE PDO PROVISIONS:

✓ **PDO Permitted Uses:** General Restaurant, General Retail, General Office

- **Staff Comment:** Proposed Uses of all buildings are depicted as Retail. **Compliance: YES,** at this time, the application does NOT appear to be asking for other uses that were added by the PDO Approval. Therefore, other uses that are to be desired will need a future approval, in accordance with the application terms and conditions of the PDO approval, as amended.

✓ **PDO Allowed Signage:** All signs are subject to CZC 12.54 of the Zoning Ordinance and the Parrish Lane Design Guidelines.

- **Staff Comment:** The applicant has indicated that they plan to forego the allowed pole sign and monument sign. **The signing plan is for business wall signs only.** Wall signs are approved as a separate permit by the City's Zoning Administrator.

✓ **PDO Sidewalks and Pedestrian Pathways:** The PDO approval required specific interconnecting pathways for the project. Exhibit K of the applicable Development Agreement requires a five (5) foot wide pathway connection from both buildings on Lots 2 and 3 to the south side of the theater building (*see related Development Agreement attachment*). Additionally, the adopted amended PDO Conceptual Plan depicts the pathway interconnection between several buildings.

- **Staff Comment:** The proposed plan layout depicts six (6) buildings and provides a sidewalk access (min. 5'widths) circulation system to several retail buildings. Such primary pathways were shown on the PDO Amended Conceptual Plan. **Staff considers the proposed final pedestrian interconnections depicted to be in compliance of the expectations of the PDO Approval.**

✓ **PDO Architectural Guidelines:** The PDO was approved with an "*architectural theme*" outlining expected minimum building design elements, site features, and expected building materials and colors (depicted in the original *PDO and related Conceptual Plan*).

The overall building theme was to use rock, wood, cement fiberboard, and accent stucco as main building materials. The design may also use the materials of the Shorelands Park [*Development Agreement, Paragraph 11, Subsection (a) and (f)*]. Such Shorelands materials consist of decorative concrete block and tile or other similar materials [CZC 12.68.050(a)(6)]. In the Shorelands Park, metal and glass may be used as accent materials. Building design accents are to consist of cornices, columns, window treatments, lintels, and decorative roof vents. Furthermore, the PDO Conceptual amendment for these two (2) lots listed/depicted the expected use of specific building materials and features.

- **Staff Comment:** The proposed plan submittal details the use of concrete tilt-up with two (2) grey tones for the main building materials. Features and accents consist of wood aluminum panel (*walnut brown color*) and black colored metal seam awnings. It appears to staff that the design theme, features, and accent scheme appears to comply with the expectations of the amended PDO Conceptual Plan Submittal and with the general expectations of outlined in the related development agreement.
- ✓ **PDO Landscaping:** Landscaping is expected to meet the Commercial, Very-High Zoning District and Parrish Lane Gateway Design standards and the Development Agreement. According to the Development Agreement, landscaping for the site must comply with the 15% on-site requirement (*Paragraph 13 of Development Agreement*).
 - **Staff Comment:** The Landscape Plan depicts 13% on-site landscaping with 2% hardscaping for a total landscape area of 15%. The ordinance requirement consists of expected planting areas and dedicated walkways, plazas, and other pedestrian oriented hardscape area, which may be included as landscaping, provided that they do not exceed 15% of the required minimum landscaping requirement, which it does not exceed (*5,519 sq. ft. allowed and 4,984 sq. ft. utilized*). According to the Zoning Ordinance, hardscape means sidewalks, urban trails, plazas, and other non-vegetative construction located in areas designated as landscaping.
- ✓ **PDO Common Areas and Amenities:** With the PDO and Conceptual Plan Amendment and the approved Subdivision Plat Amendment, the detention basin is no longer needed to serve the rest of the development. The stormwater management system for this development will be replaced with an underground system. Therefore, the development site no longer has any needed common amenities. However, the CC&Rs will need to be amended to eliminate the previous detention basin from HOA maintenance obligations.
- ✓ **PDO Exterior Lighting:** The PDO requires lighting to comply with the Parrish Lane Design Guidelines and Exhibit “F” of the Development Agreement with regards to shielding. More particularly, the shielding was addressed to mitigate light splay onto the adjacent residential uses. The light fixture style was set with Lot 1, which is the theater use site.
 - **Staff Comment:** The final plan submittal does not specifically call out lighting. The applicant has indicated that the only outdoor lighting that will be utilized will be the wall-pack fixtures on the exterior of the buildings. The use of building wall pack lighting fixtures is NOT regulated by the Zoning Ordinance. Additionally, parking lot lighting is “ONLY” required for parking areas specifically being used at night [see CZC 12.52.110(i)]. If the wall pack lighting satisfies illumination requirement, then pole lighting is not needed. Thus, the applicant will need to further address the anticipated use time for patron parking and providing sufficient illumination.

- ✓ **PDO Drives and Drive Aisles:** The Final Site Plan depicts the accepted access “Drive” locations for Lots 2 and 3. As to the “Drive Aisles,” the proposed layout depicts a reconfiguration of the isles to match the new building layout and the design of landscaped islands to define the aisles.
 - **Staff Comment:** The proposed plan submittal appears to be consistent with the approved PDO Amended Conceptual Site Plan.
- ✓ **PDO Cross Access and Parking:** According to the PDO Amendment, these lots are to be included in the previously recorded cross-access and parking agreement, which remains in effect for the other lots in the development. None the less, the approved parking study associated with the PDO Amendment indicated that Lots 2 and 3 will provide sufficient number of parking stalls for all proposed uses.
 - **Staff Comment:** The proposed plan submittal does address the parking counts. The ordinance tabulations of retail uses require 4 stalls per 1,000 sq. ft. of gross building space.

▪ Total count provided on final plans =	295 parking stalls
▪ Total count required by Ordinance =	235 parking stalls
	(58,756 of Bldg. space)
Over-parked Count = 60 parking stalls	
- ✓ **PDO Truck Route Plan:** The PDO requires all develop to comply with the “depicted truck routes” of Exhibit “P,” or amended at Final Site Plan Approval.
 - **Staff Comment:** The proposed plan submittal amends the original “truck route,” but complies with the expectations of the PDO Plan. There are 26-foot perimeter drive access lanes provide around the entirety of the proposed buildings.
 -
- ✓ **PDO Setbacks and Buffering:** The PDO Exhibits require 10-foot building setbacks and 4-foot parking area setbacks along the lot perimeters.
 - **Staff Comment:** The proposed plan submittal appears to comply. However, the plans do not provide the actual dimensions for the 4-foot parking area buffer.
- APPLICABLE PARRISH LANE GATEWAY DESIGN PROVISIONS
 Many of these provisions were implemented in the original and amended PDO approvals. Nonetheless, a few were not addressed with the PDO Amendment and Conceptual Plan Approval.
- ✓ **Guidelines for Building Articulation:** Large buildings shall be "stepped", both vertically and horizontally, to break up the building mass and provide aesthetic relief.
 - **Staff Comment:** From review of the submitted plans, it appears the expected articulation has been designed into the buildings.

- ✓ **Guidelines for Screening:** Screening is required for all roof-top equipment, ground-based utility boxes or equipment, and for trash containers.
 - **Staff Comment:** It appears that roof-top screening is planned in the building design. Additionally, the plans provide the required screening of the dumpster locations. However, the plans lack the screening details
 - ✓ **Guidelines for Parking Area Landscaping:** At least 5% of the interior parking lot areas are to be landscaped.
 - **Staff Comment:** From staff' review of the plans, the parking lot design likely plan meets this standard. However, the plans do not provide the actual percentage of the interior parking lot landscaping.
- APPLICABLE COMMERCIAL, VERY -HIGH ZONING PROVISIONS:
- ✓ **C-VH Allowable Building Heights:** Building heights are generally limited to 45 feet. Building heights are measure from final grade to the topmost level of habitable space. Parapets, roof top mechanical, lofts, and other elements are exempted from the height requirements. However, an increased height may be allowed through issuance of a Conditional Use Permit. Previously within the development, CUPs have been issued for the theater and an office building allowing for increased height.
 - **Staff Comment:** The proposed retail buildings habitable space heights are depicted at 30 feet.

Staff Comment:

➤ OTHER APPLICABLE DEVELOPMENT PROVISIONS

- ✓ **Site Plan Development Phasing:** The entire site is expected to develop at one time. However, the Planning Commission may approve a Phasing Plan, subject to CZC 12.21.110.f.
 - **Staff Comment:** Staff is assuming from the submittal plans that the entire site will be developed in its entirety at one time. However, the applicant has previously indicated that they may develop the buildings as the market allows. If this is the case, the applicant will need to provide a phasing plan to ensure that as buildings develop, the needed parking, drive lanes, and associated landscaping can support each building that is proposed to be phased.

STAFF RECOMMENDATION FOR FINAL SITE PLAN

In considering the complexity of this project, there are a few objectives that need to be accomplished in order to finalize any and all approvals for this remaining component of the Legacy Crossing at Parrish Lane Development area. As indicated in earlier reports, it's taken about a decade to develop the entire original plan for the area. Over time, the market has

changed, needs have shifted, and costs have risen. Lots 2 and 3 are the final culmination of ownership changes, PDO amendments, uses changes, and even design changes. Thus, to move this forward towards completion, staff is recommending **APPROVAL**, but **WITH CONDITIONS** until specific objectives are finalized and recorded. Here is our recommendation:

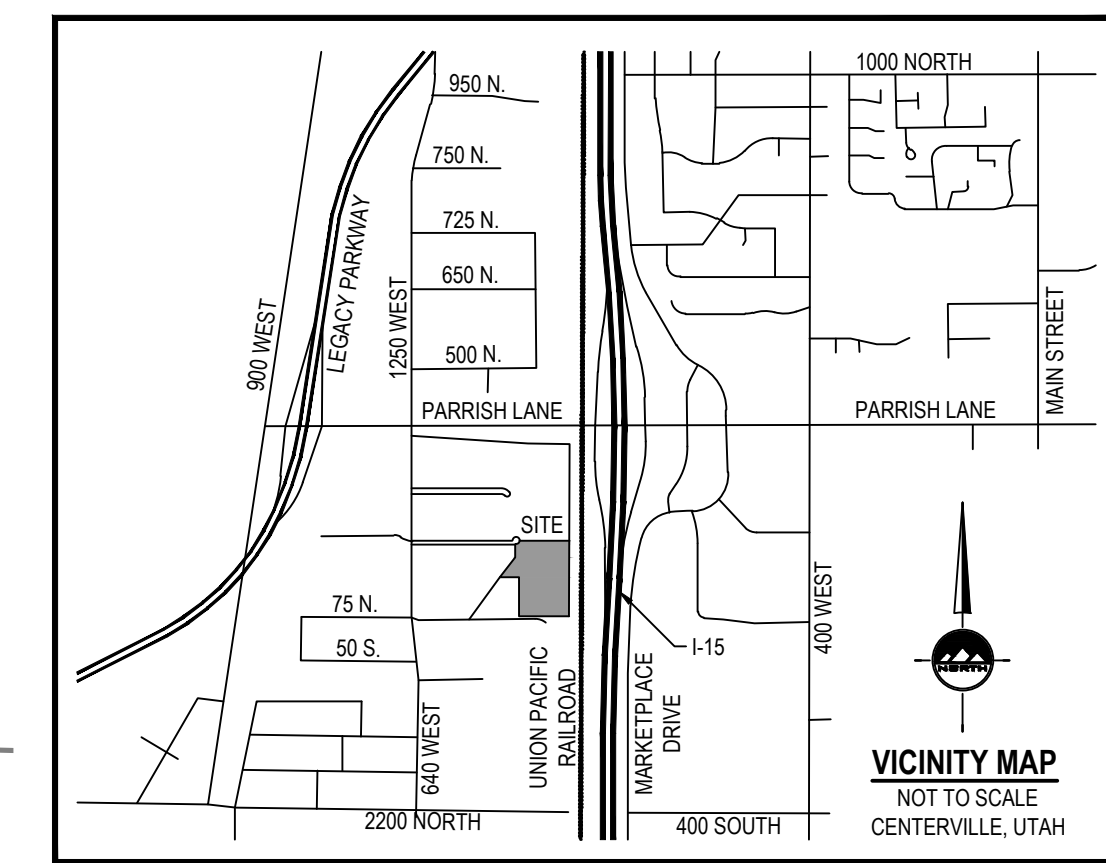
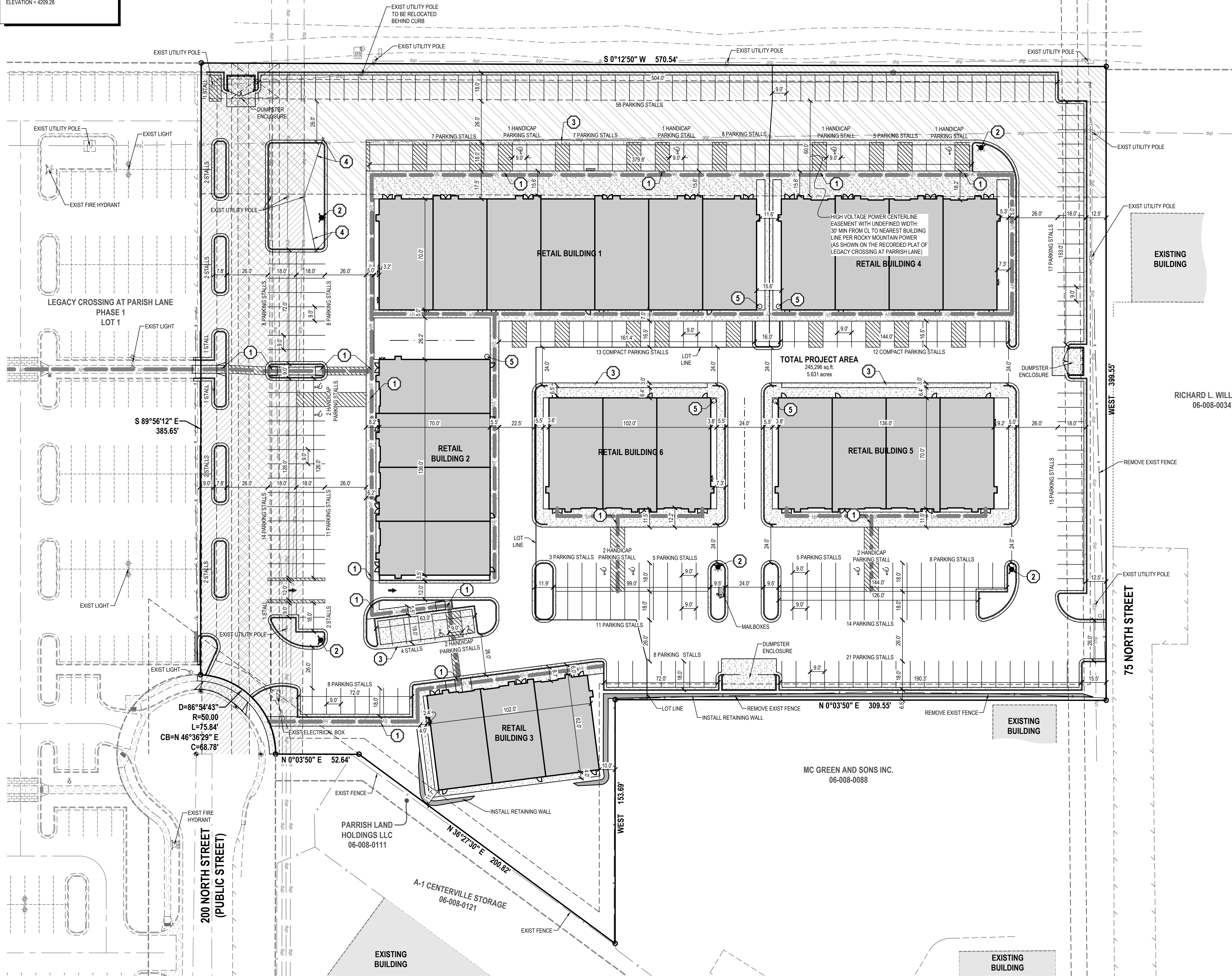
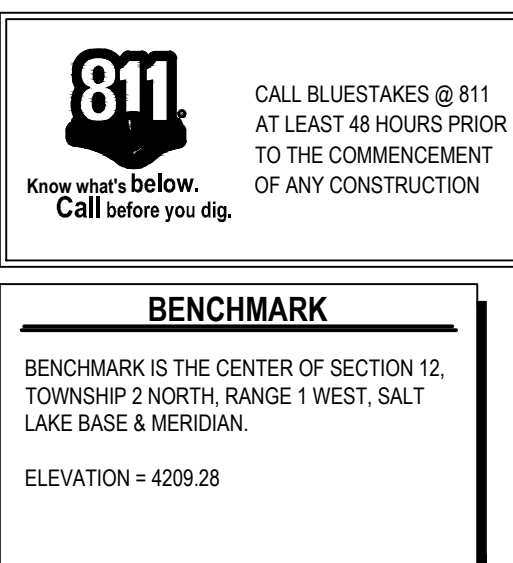
[Motion] “I hereby make a motion for the Planning Commission to **CONDITIONALLY APPROVE** the Final Site Plan for Lots 2 and 3 of the Legacy Crossing Development, subject to the following:

- 1) The revised PDO Development Agreement, Assignment Agreements, and other governing document amendments shall be prepared and submitted by the Applicant to the City Council and shall obtain Council approval in order for this Final Site Plan Approval to become effective.
- 2) The Applicant shall prepare, submit, and record the plat linen related to the Approved Subdivision Plat Amendment in order for this Final Site Plan Approval to become effective.
- 3) The development of the property shall comply with the Final Site Plans Submittal given to the City and as reviewed by the Planning Commission, unless otherwise amended either by this approval or any subsequent amended approved in accordance with the Zoning Ordinance.
- 4) With this Final Approval, the site is approved for “retail uses.” Other uses to be established in the future shall be reviewed and approved in accordance with approved PDO provisions and/or applicable City Ordinances.
- 5) Prior to receiving any development related construction permit for the site, the Applicant shall complete the following tasks:
 - i. In accordance with CZC 12.52.110(i), the applicant shall submit a lighting plan that conforms to the requirements for parking lot night illumination.
 - ii. The Final Site Plan shall verify/comply with the required four-foot (4') parking lot perimeter.
 - iii. The Final Site Plan shall verify/comply with the required 5% internal parking area landscaping requirement.
 - iv. The Final Site Plan shall depict the required design details for the dumpster locations.
 - v. The applicant shall depict or alter the Final Site Plan to accomplish these tasks and shall submit the changes to the Zoning Administrator for review and compliance with this approval or applicable regulation.
 - vi. Any disputes that arise from performing these talks shall be remanded back to the Planning Commission for review and making the final decision.
- 6) The site shall be developed in its entirety and all related bonding, fees, etc. shall be submitted prior to commencing construction. Nonetheless if desired, the applicant may subsequently submit a “phasing plan” in accordance with CZC 12.21.110(f), which is to be reviewed and approved by the Planning Commission at a later date.

REASONS FOR ACTION (findings)

- a) “The Planning Commission finds that the submitted final site plan, with the conditions imposed, complies with the provisions and regulations of the related PDO Amendment and Conceptual Site Plan approval granted by the City.

- b) The Planning Commission finds that the submitted final site plan, with the conditions imposed, complies with the provisions and regulations of the related original PDO Amendment, as also outlined in the report to the Commission.*
- c) The Planning Commission finds that the submitted final site plan, with the conditions imposed, complies with the applicable provisions and regulations of the Commercial Very-High Zone, as also outlined in the report to the Commission.*
- d) The Planning Commission finds that the submitted final site plan, with the conditions imposed, complies with the applicable provisions and regulations of the Parrish Lane Gateway Design Standards, as also outlined in the report to the Commission.*
- e) Therefore, the Planning Commission finds that the Final Site Plan submittal is eligible to receive a Final Site Plan Approval.”*



- ## NOTES
1. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CENTREVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
 3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
 4. REFER TO ARCHITECTURAL PLANS FOR LIGHTING & PLANT.
 5. ALL SITE CURB & GUTTER SHALL BE 24" CURB & GUTTER.
 6. SITE PAVEMENT: 3" ASPHALTIC CONCRETE OVER 8" BASE COURSE PER SOILS REPORT.
 7. ALL SITE SIDEWALKS ARE THE "ACCESSIBLE" ROUTE TO AND FROM BUILDINGS, STREETS AND COMMON AREAS UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ACCESSIBILITY CRITERIA INCLUDING THE FOLLOWING:
 - LANDINGS AT ALL EXIST DOORS - 1:48 SLOPE MAX
 - LANDINGS AT TOP AND BOTTOM OF EACH RAMP - 1:48 SLOPE MAX
 - 1:12 MAX SLOPE FOR RAMPS
 - 1:20 MAX SLOPE FOR WALKWAYS
 - 1:48 MAX CROSS SLOPE FOR ALL RAMPS, LANDINGS & WALKWAYS
- SEE GRADING & DRAINAGE PLAN FOR SPOT ELEVATIONS AND DESIGN SLOPES.

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

1. INSTALL HANDICAP ACCESSIBLE RAMP WITH TRUNCATED DOME MARKINGS, PER ADA REQUIREMENTS
2. INSTALL FIRE HYDRANT PER CENTERVILLE CITY STANDARDS
3. INSTALL 3" WATERWAY
4. RELOCATE UTILITY POLE GUY WIRE
5. ROOF ACCESS LADDER LOCATION

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	154,730 sq.ft.	63.0%
ROOF	58,756 sq.ft.	24.0%
LANDSCAPING	31,810 sq.ft.	13.0%
TOTAL SITE	245,296 sq.ft.	100%

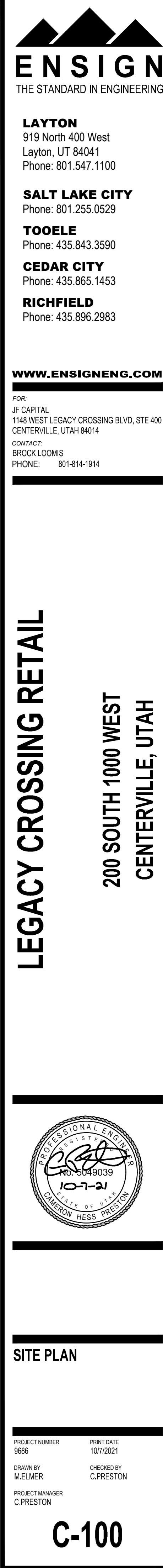
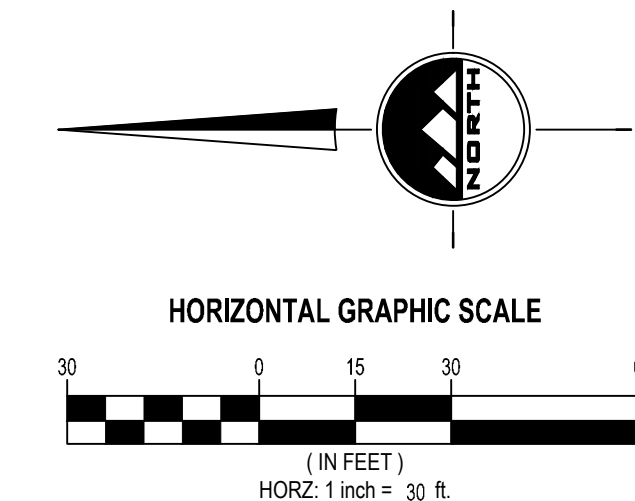
OPEN SPACE TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
SOFTSCAPE OPEN SPACE	31,810 sq.ft.	13.0%
HARDSCAPE OPEN SPACE	4,984 sq.ft.	2.0%
TOTAL OPEN SPACE	36,794 sq.ft.	15.0%

NOTE: THIS PROJECT HAS A SURPLUS OF HARDSCAPE OPEN SPACE.

HARDSCAPE OPEN SPACE NEEDED TO MEET THE 15% OPEN SPACE REQUIREMENT IS 4,984 sq.ft.

MAXIMUM HARDSCAPE OPEN SPACE ALLOWED IN THE CALCULATION IS 5,519 sq.ft.

STANDARD STALLS	257
HANDICAP-ACCESSIBLE STALLS	12
COMPACT STALLS	25
TOTAL STALLS	294





ISSUE DESCRIP.	DATE
	9.07.2021

#	REV.	DESCRIPTION	DATE
▲			
▲			
▲			
▲			

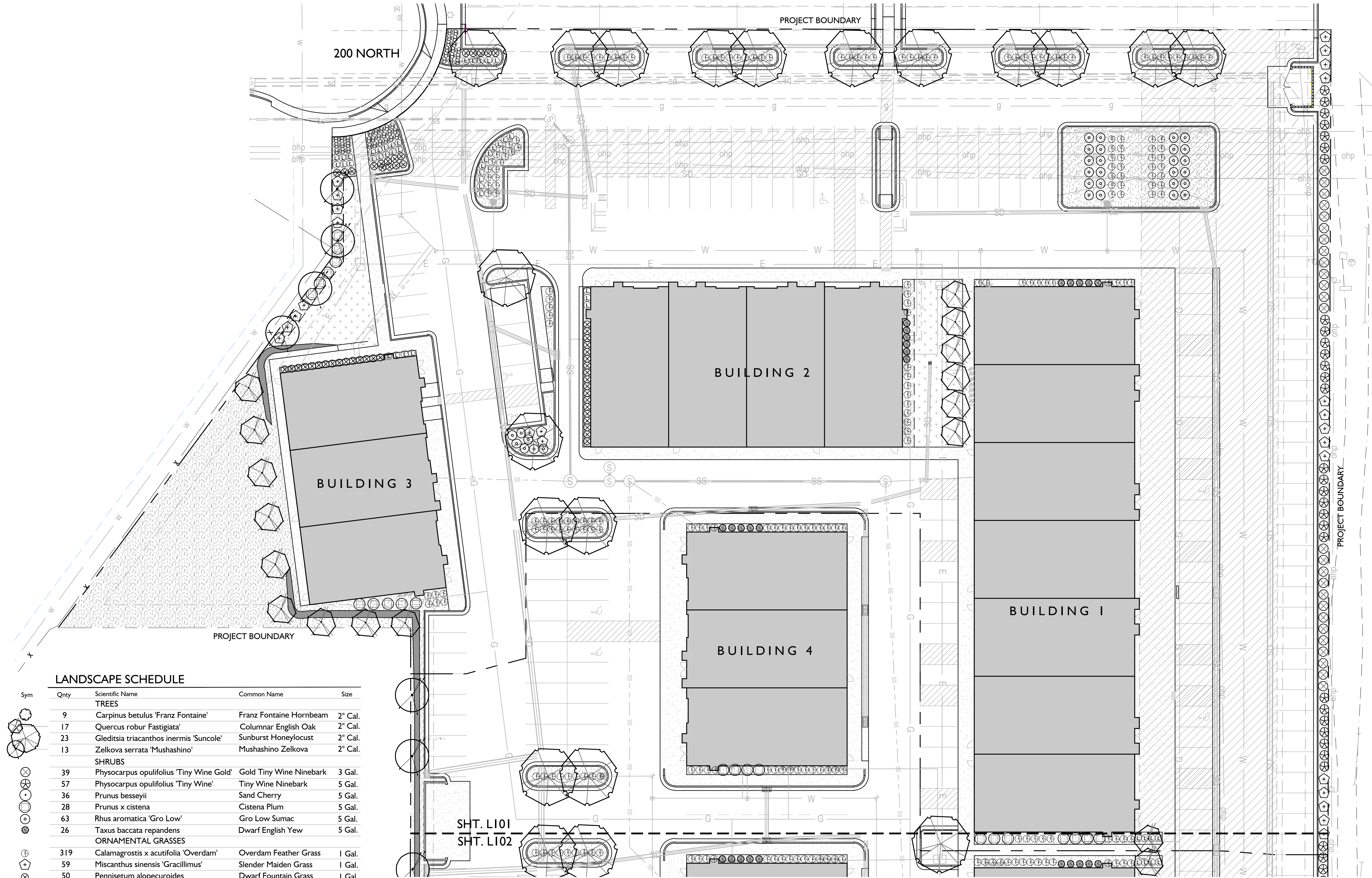
This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2021

Commons at Legacy Crossing

200 South 1000 East
Centerville Utah

LANDSCAPE
PLAN

L101



LANDSCAPE SCHEDULE

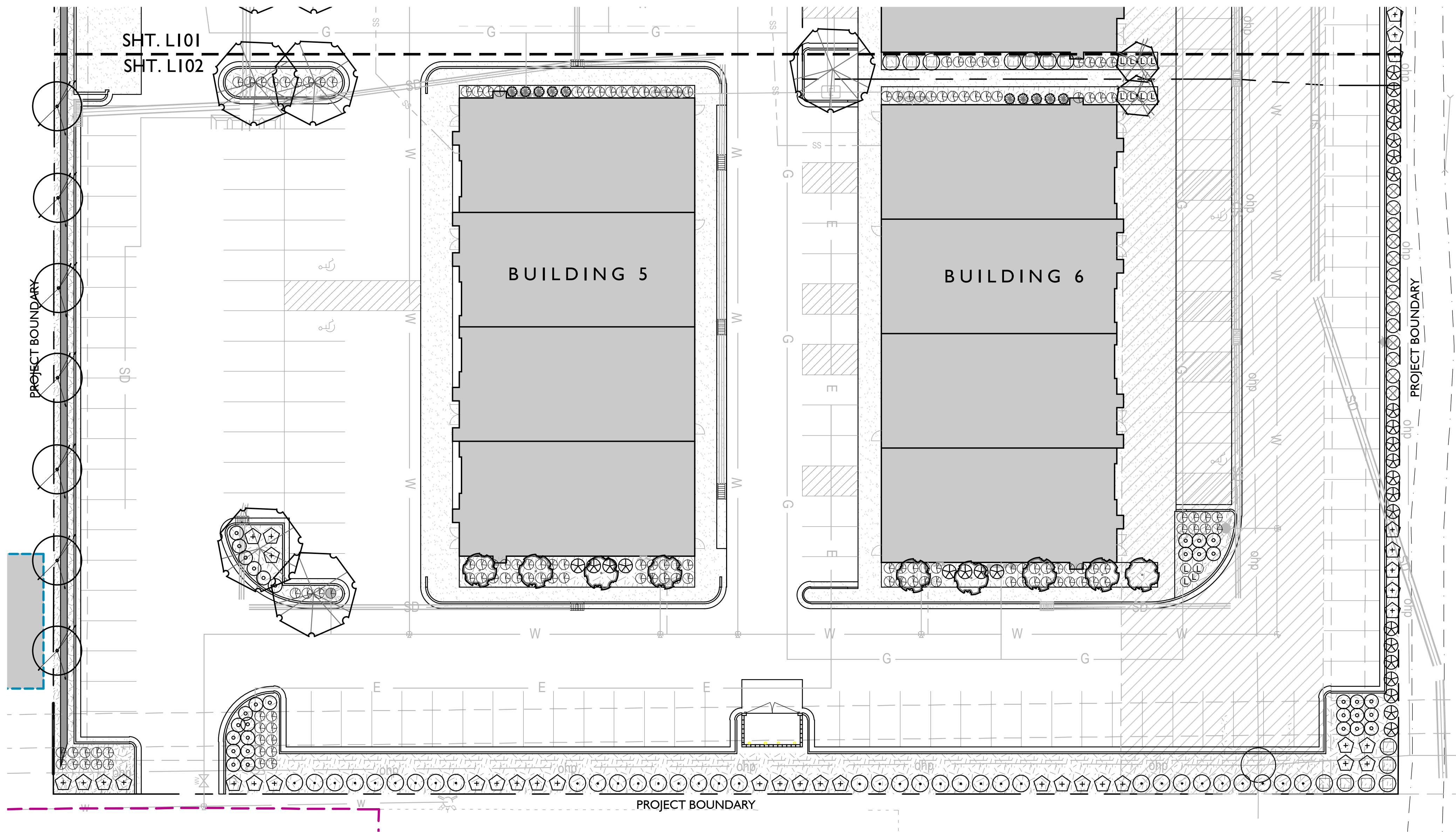
Sym	Qty	Scientific Name	Common Name	Size
TREES				
9	9	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.
17	17	Quercus robur 'Fastigiata'	Columnar English Oak	2" Cal.
23	23	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.
13	13	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
39	39	Physocarpus opulifolius 'Tiny Wine Gold'	Gold Tiny Wine Ninebark	3 Gal.
57	57	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 Gal.
36	36	Prunus besseyii	Sand Cherry	5 Gal.
28	28	Prunus x cistena	Cistena Plum	5 Gal.
63	63	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.
26	26	Taxus baccata repandens	Dwarf English Yew	5 Gal.
ORNAMENTAL GRASSES				
319	319	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
59	59	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
50	50	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
PERENNIALS				
41	41	Hemerocallis	Daylily	1 Gal.
51	51	Lavandula angustifolia 'Hidcote Blue'	Lavender	1 Gal.
TURF				
2,950 S.F.	2,950 S.F.	Chanshare Imperial Blue		Sod
MULCH				
27,835 S.F.	27,835 S.F.	Staker Parsons, Apache Gold, 1", Over DeWitt PRO5 Weed Barrier, All Planters		3"
MOWSTRIP				
		Metal - 4" x 3/16"		

LANDSCAPE TABULATIONS

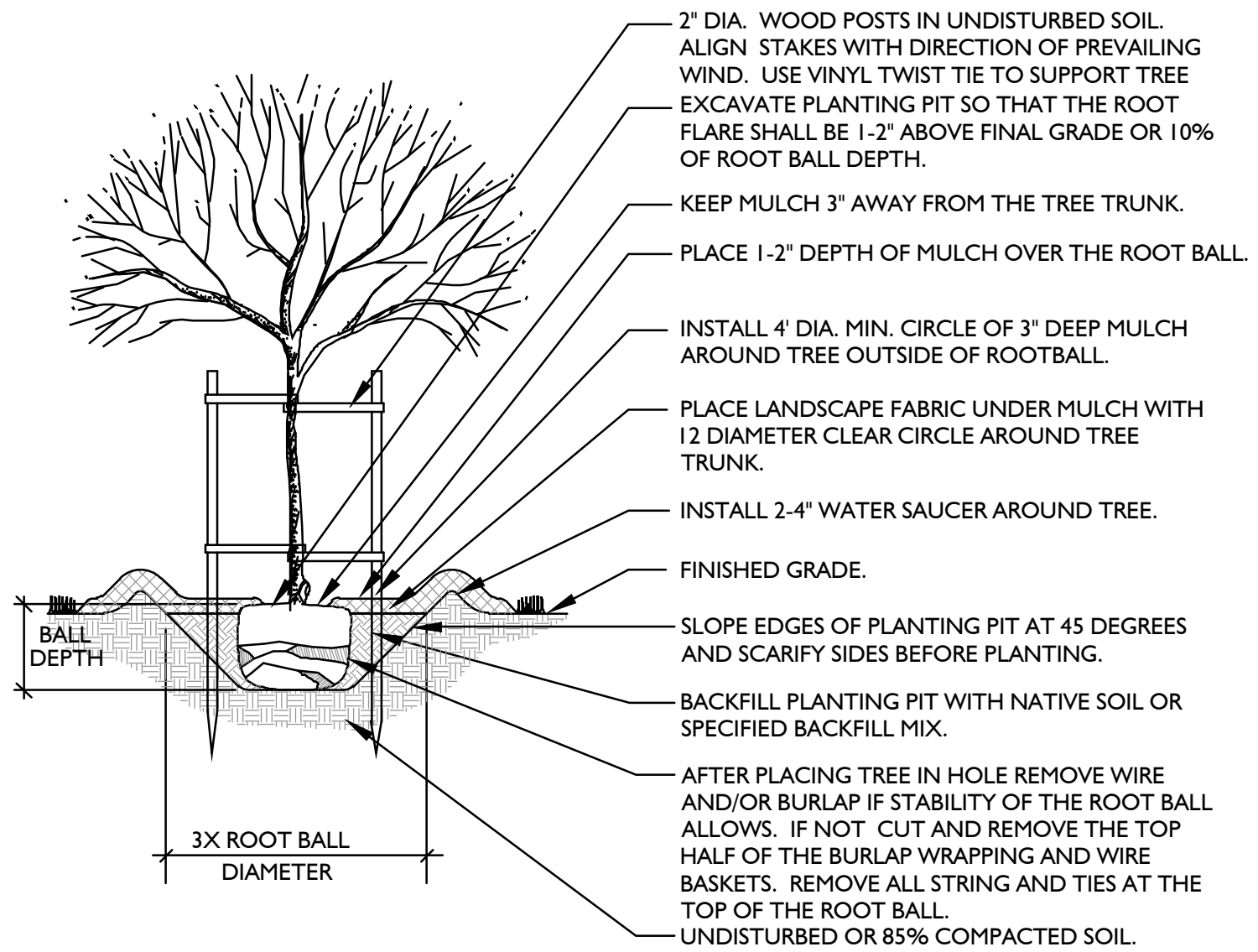
PROJECT AREA	245,295 S.F.	
LANDSCAPE AREA	30,785 S.F.	12.5%
TREES REQUIRED - 1 / 500 S.F.	61.6 TREES	
TREES PROVIDED	62 TREES	

A

LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



A LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



B TREE PLANTING
NOT TO SCALE

LANDSCAPE SCHEDULE				
Sym	Qty	Scientific Name	Common Name	Size
	TREES			
	9	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.
	17	Quercus robur 'Fastigiata'	Columnar English Oak	2" Cal.
	23	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.
	SHRUBS			
	13	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
	39	Physocarpus opulifolius 'Tiny Wine Gold'	Gold Tiny Wine Ninebark	3 Gal.
	57	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 Gal.
	ORNAMENTAL GRASSES			
	319	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
	59	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	50	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	PERENNIALS			
	41	Heemerocallis	Daylily	1 Gal.
	51	Lavandula angustifolia 'Hidcote Blue'	Lavender	1 Gal.
	MULCH			
	2,950 S.F.	Chanshare Imperial Blue	Sod	
	27,835 S.F.	Staker Parsons, Apache Gold, 1", Over DeWitt PRO5 Weed Barrier, All Planters		3"
	MOWSTRIP			
	Metal - 4" x 3/16"			

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on 'as Built' drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



#	REV. DESCRIPTION	DATE
1		
2		
3		
4		
5		

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2021



ISSUE DESCRIP.	DATE
	9.07.2021

#	REV. DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

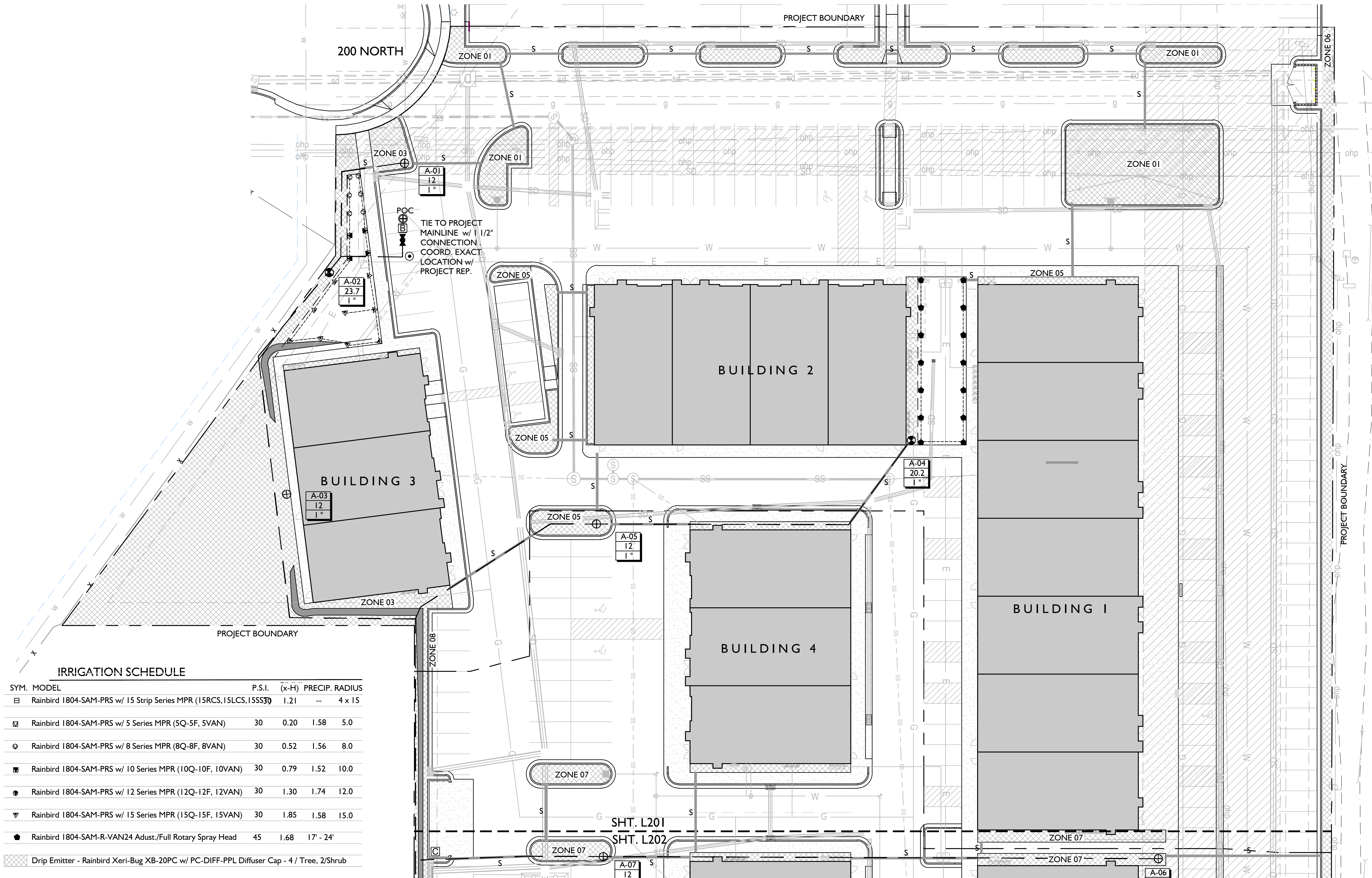
This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2021

Commons at Legacy Crossing

200 South 1000 East
Centerville Utah

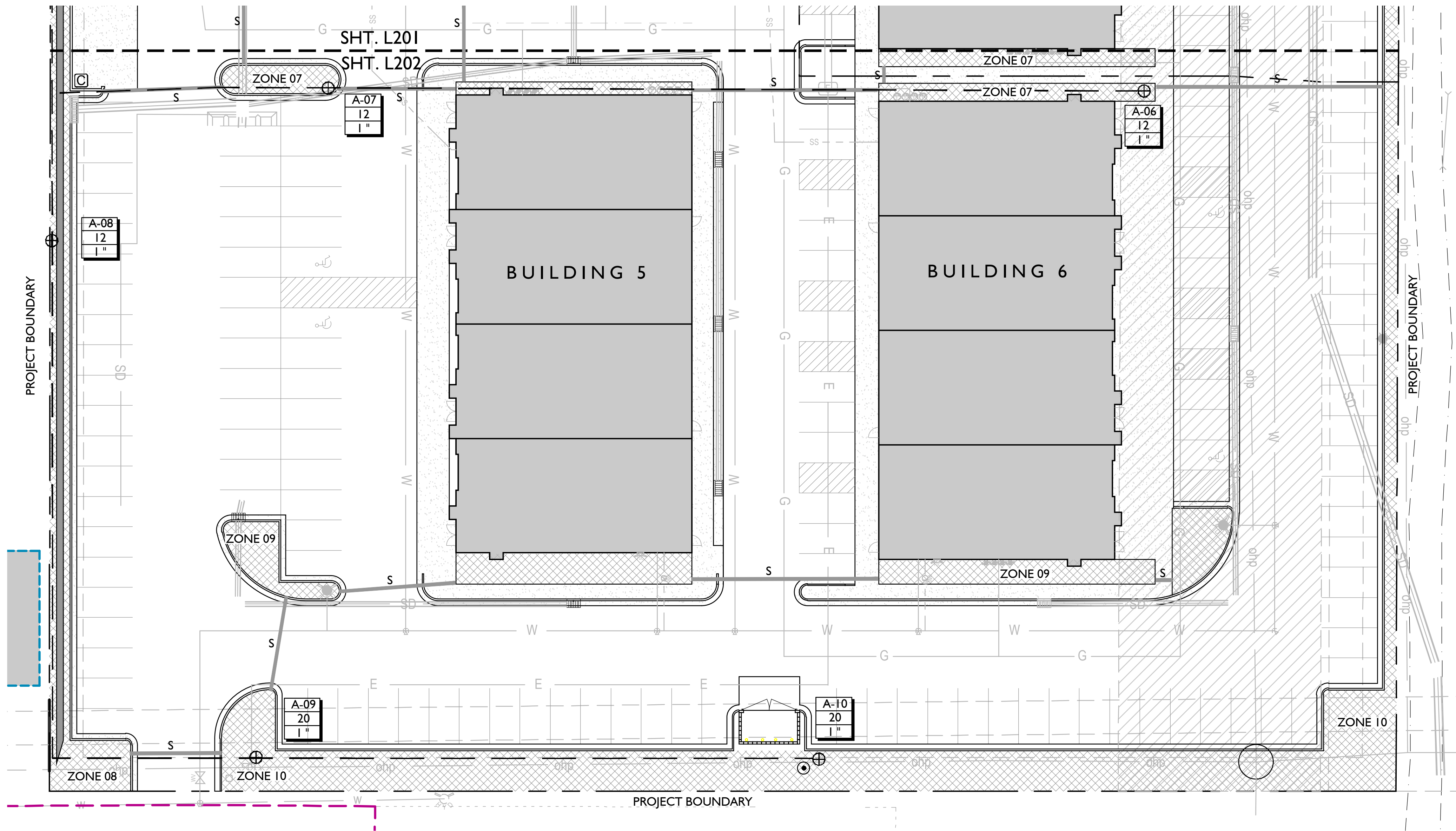
IRRIGATION PLAN

L201

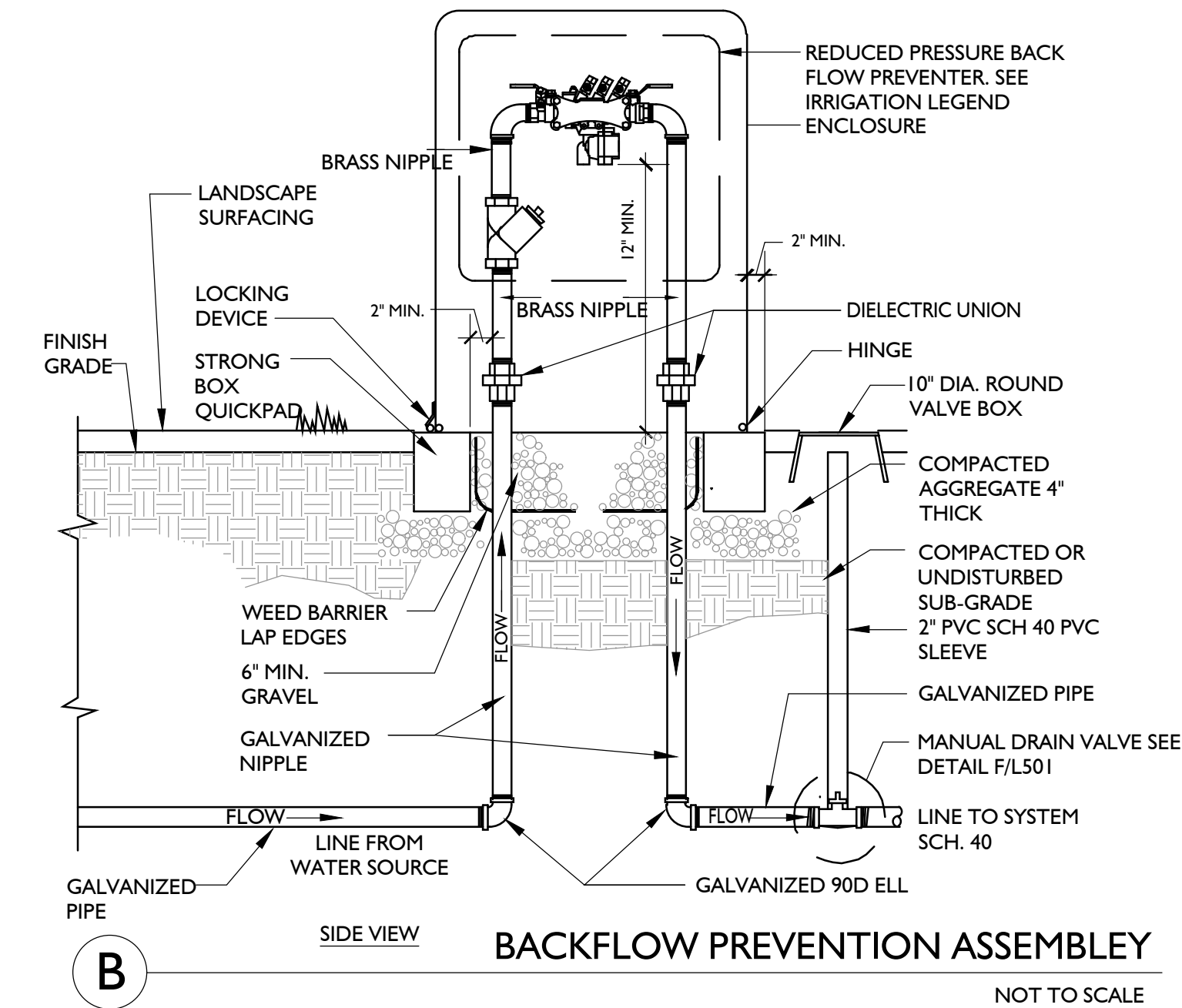


A

IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH



IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	PRECIP.	RADIUS
☐	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (15RCS, 15LCS, 15SS37)	30	1.21	--	4 x 15
☑	Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58	5.0
⊙	Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56	8.0
■	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
⦿	Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
▼	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0
◆	Rainbird 1804-SAM-R-VAN24 Adjust./Full Rotary Spray Head	45	1.68	17' - 24'	
▨	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub				
⊕	Automatic Control Valve - Rainbird PEB - See Plan for Sizes				
⊕	Drip Control Zone - Rainbird XCZ-100-PRBCOM				
⊕	Quick Coupling Valve Assembly				
⊕	Backflow Preventer - 1 1/2"				
⊕	Controller - Rainbird ESP12LXME - 12 Stations				
⊕	Stop and Waste - 1 1/2"				
---	Lateral Pipe - Schedule 40 PVC				
---	1 1/2" Sch 40 PVC Mainline				
S	Irrigation Sleeving (See Plan)				

IRRIGATION PIPE SIZING SCHEDULE

Distance-valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Sprinklers are placed at various percentages of manufacturers published radii. See Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published coverage radius. Contractor to insure heads are located per these percentages.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
- Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
- POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.



ISSUE DESCRIP.	DATE
	9.07.2021

#	REV. DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2021

C:\Users\wall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R20 - wall\Beecherwalker.com.rvt
This drawing, as an instrument of professional service, is the property of BEECHER WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER WALKER & ASSOCIATES, L.C.

C

B

A

PRINTED AT 4/13/2021 10:18:42 AM

1

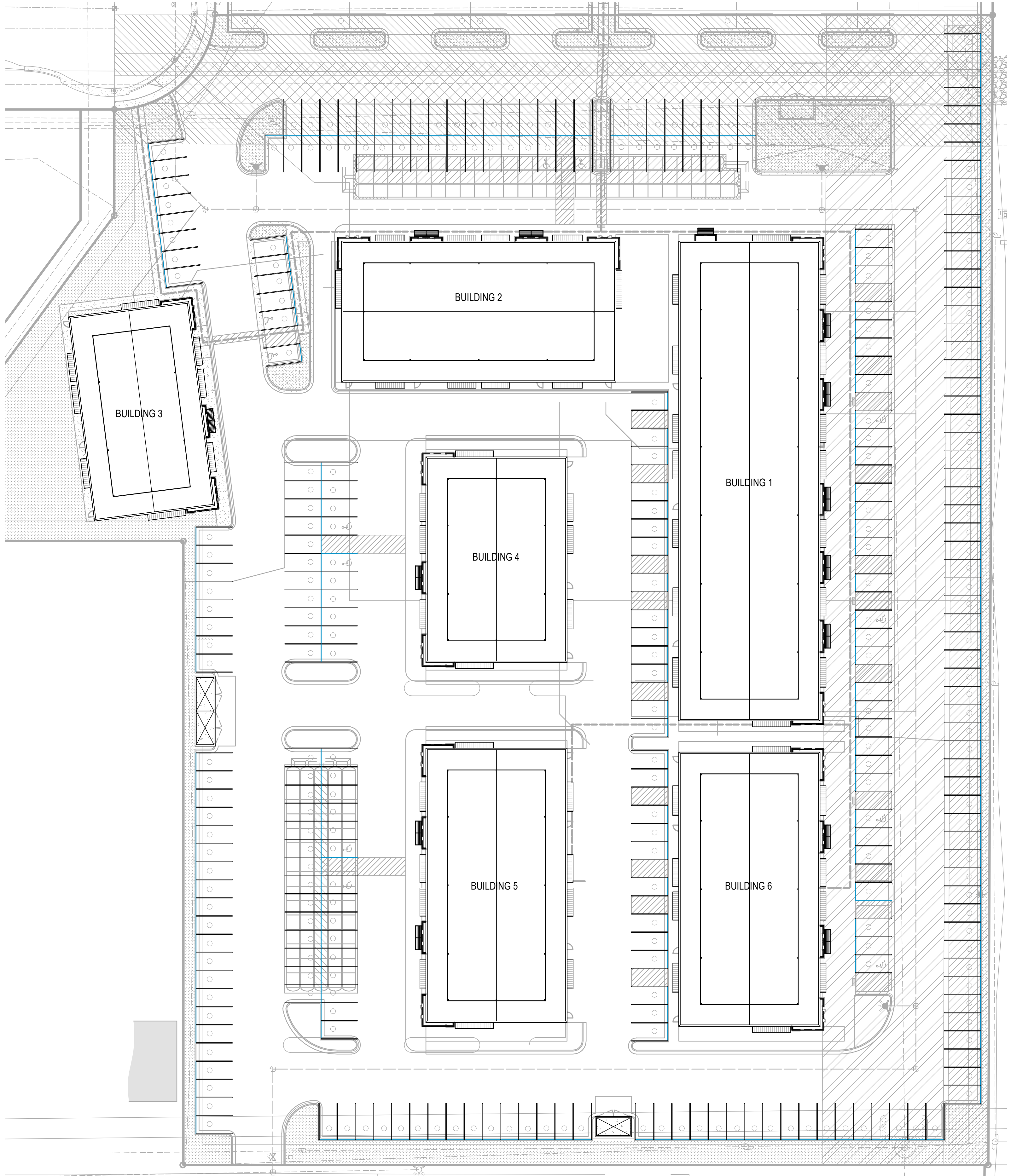
2

3

4

5

6



A2 SITE PLAN
AS101 1" = 30'-0"

PARKING SCHEDULE	
STALL TYPE	AMOUNT
9' x 18' - 90 deg	293
	293
TOTAL	293

D

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

B

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

DWN BY WC CHKD BY AL

SCHEMATIC DESIGN

ARCHITECTURAL SITE
PLAN

DRAWING NUMBER

AS101

MARK	ISSUE DESCRIPTION	ISS DATE	REV DESCRIPTION	REV DATE
1	CITY SITE SUBMITTAL	03.31.21		

1

2

3

4

5

6

C:\Users\swall\Documents\Local Files\Revit\2020\The Commons At Legacy Crossing (Tilt) R200 - west\BeecherWalker.com.rvt

PRINTED AT 4/13/2021 10:19:57 AM

4/13/2021 10:19:57 AM

C

B

A

D1 SOUTH-EAST 2
AS201

C1 SOUTH-WEST
AS201

A1 SOUTH-EAST
AS201



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	SUBMITTAL	03/31/21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecherwalker
Architecture/Interiors
o. 801.438.9600 3115 EAST LION LANE, #200
f. 801.438.9501 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY WC	CHKD BY AL

SCHEMATIC DESIGN

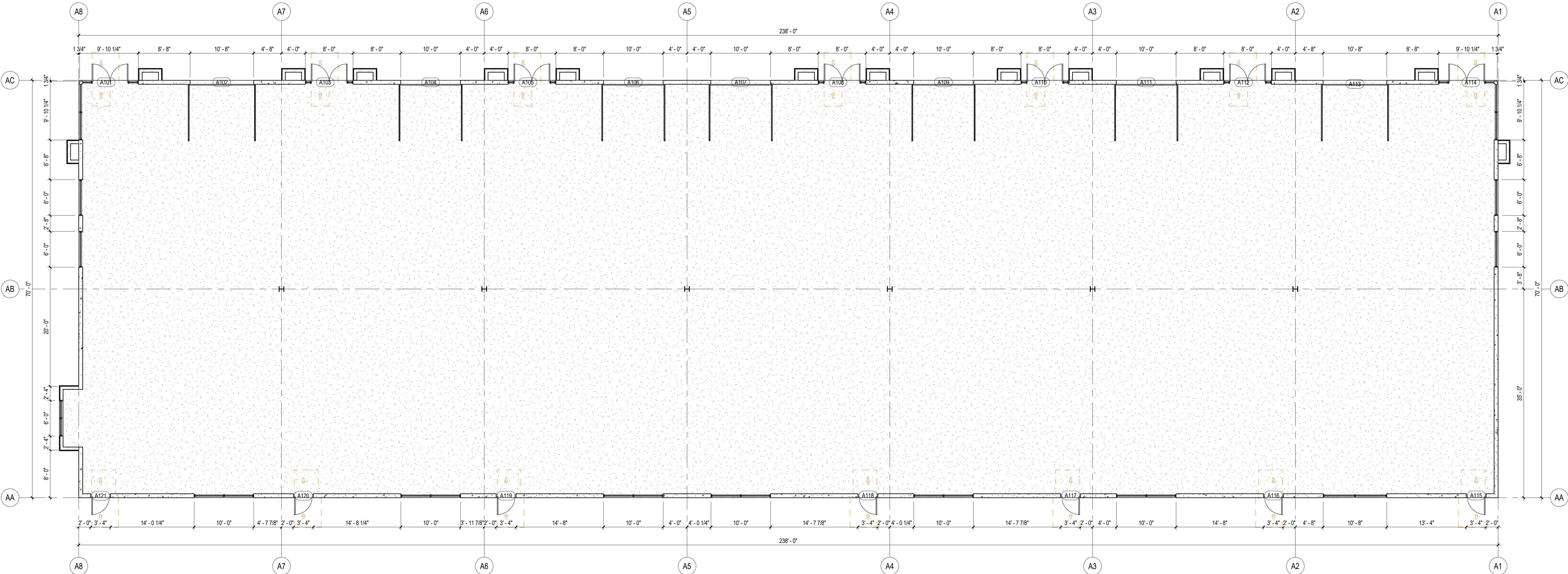
SITE PERSPECTIVES

DRAWING NUMBER
AS201

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.C.

C:\Users\wall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (111) R200 - wall\Beecherwalker.com.rvt

PRINTED AT 4/13/2021 10:17:52 AM



A1 BUILDING 1 - LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS DATE	REV DESCRIPTION	REV DATE
1	CITY SITE	03/1/21		
	SUBMITTAL			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecherwalker
Architecture/Interiors
o. 801.438.9600 3115 EAST LION LANE, #200
f. 801.438.9501 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY	CHKD BY
WC	AL

SCHEMATIC DESIGN

BUILDING 1 - LEVEL 1
FLOOR PLAN

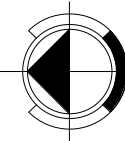
DRAWING NUMBER

AA101

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.C.

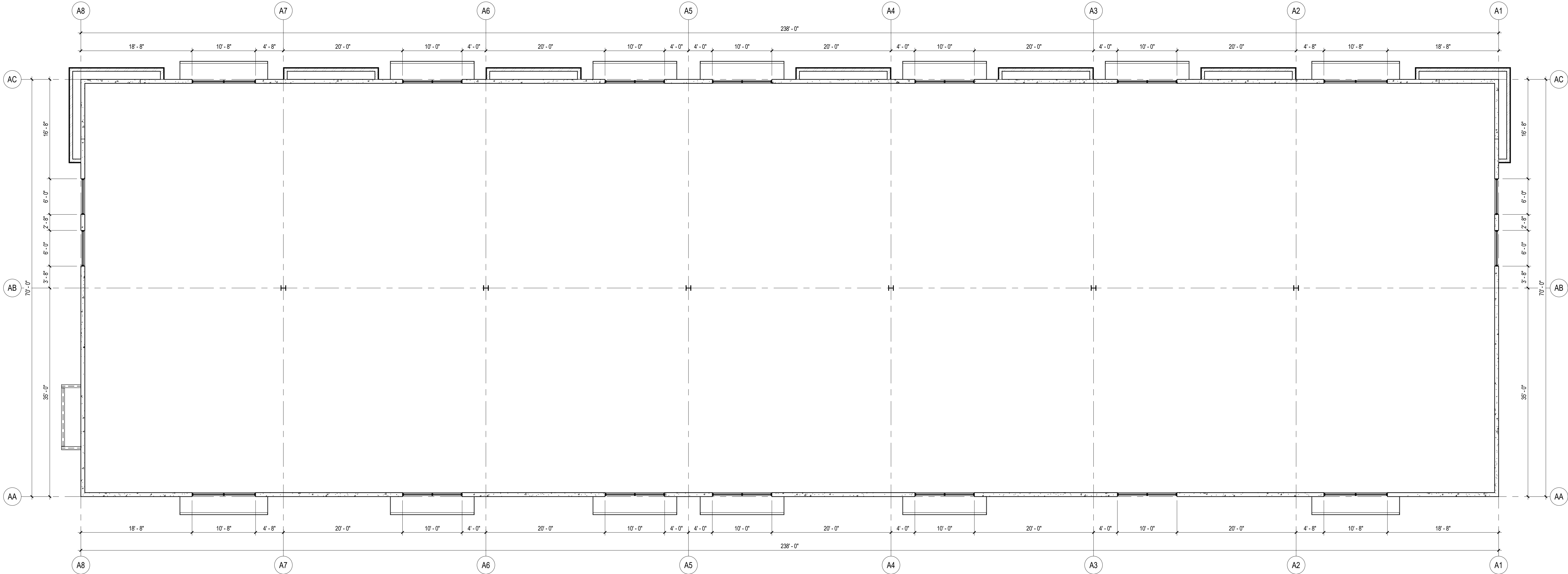
C:\Users\wall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R200_west\Beecherwalker.com.rvt

PRINTED AT 4/13/2021 10:17:53 AM



A1
AA102

BUILDING 1 - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



MARK	ISSUE DESCRIPTION	ISS DATE	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	03/31/21		

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number
DWN BY WC
CHKD BY AL
SCHEMATIC DESIGN

BUILDING 1 - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

AA102

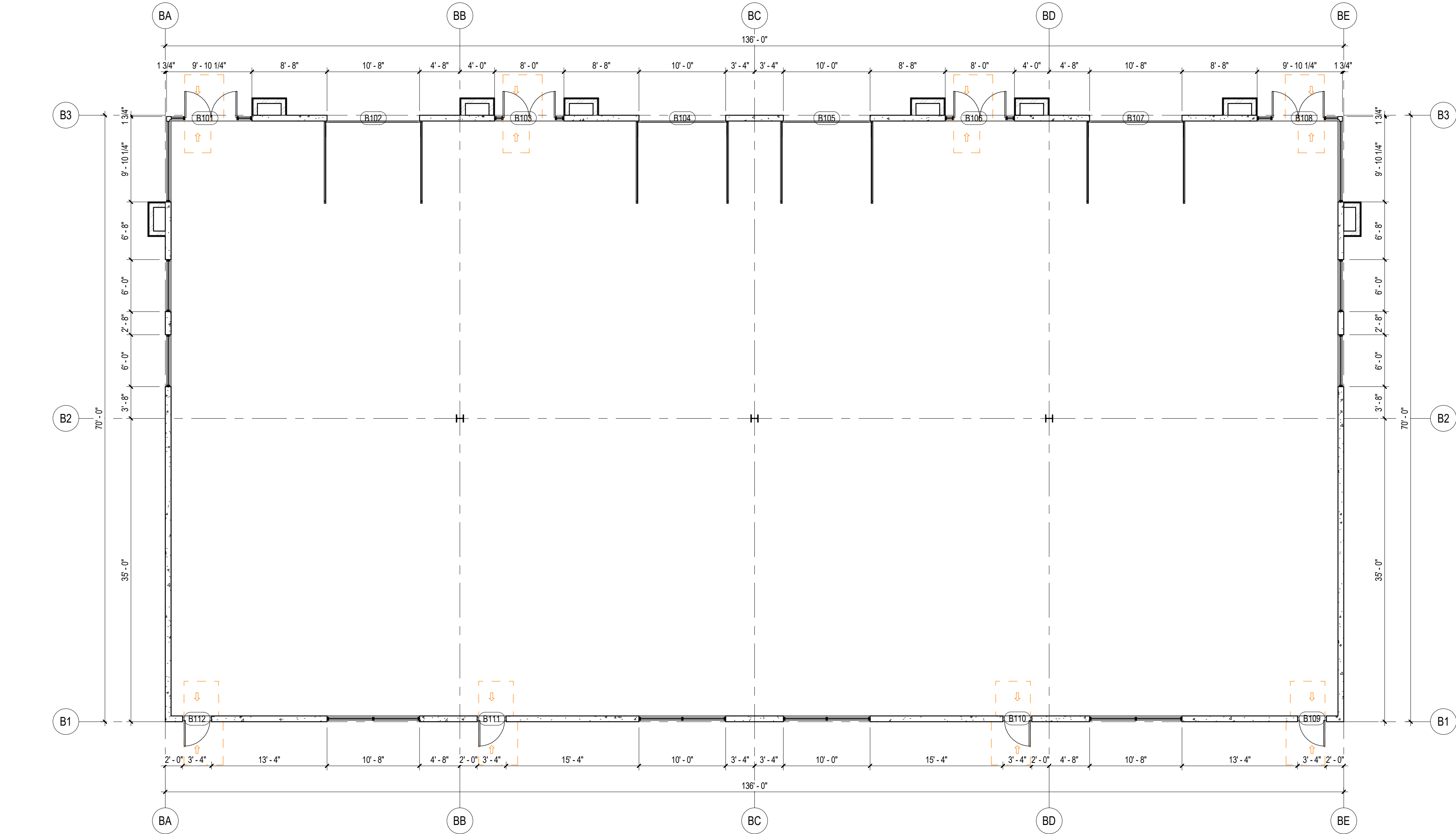
PRINTED AT 4/13/2021 10:18:05 AM

AA201

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.C.

C:\Users\wall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R200.dwg (Beecherwalker.com) v1

PRINTED AT 4/13/2021 10:18:08 AM



BUILDING 2 - LEVEL 1 FLOOR PLAN
A2
AB101
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	03/31/21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9501 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number
DWN BY WC
CHKD BY AL
SCHEMATIC DESIGN

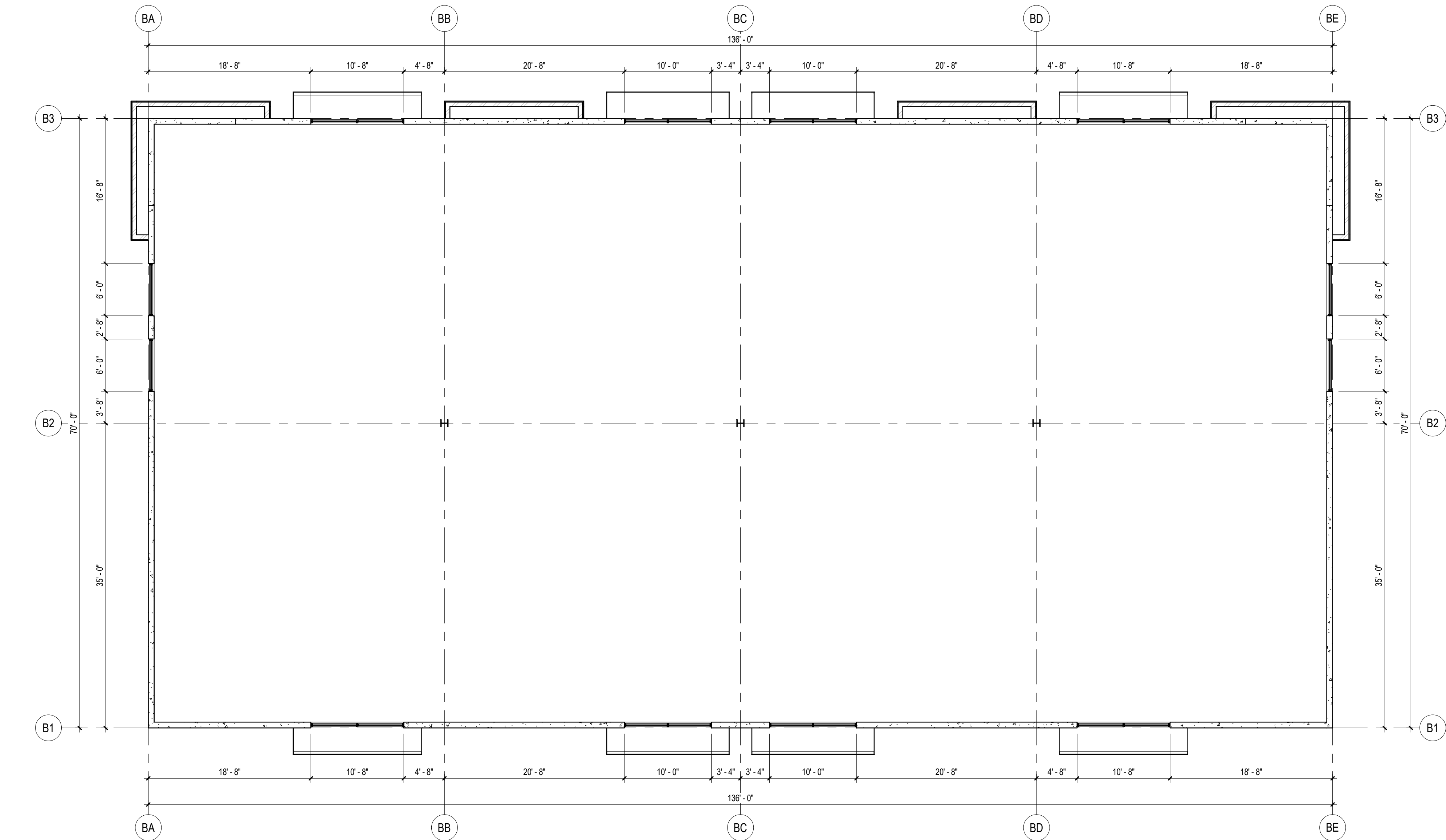
BUILDING 2 - LEVEL 1
FLOOR PLAN

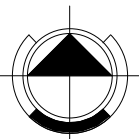
DRAWING NUMBER
AB101

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.C.

C:\Users\swall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R200.dwg (Beecher Walker.com.rvt)

PRINTED AT 4/13/2021 10:18:06 AM





A2

AB102

BUILDING 2 - LEVEL 2 FLOOR PLAN

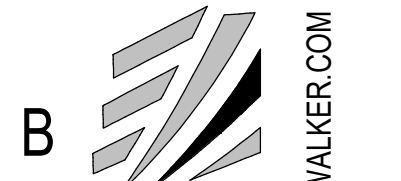
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	03.31.21			

THE COMMONS AT LEGACY CROSSING

APPROX. 1025 WEST LEGACY CROSSING BLVD.

CENTERVILLE, UTAH 84014



beecherwalker

Architecture/Interiors

o. 801.438.9600

f. 801.438.9501

3115 EAST LION LANE, #200

HOLLADAY, UTAH 84121

BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY	CHKD BY
WC	AL
SCHEMATIC DESIGN	

BUILDING 2 - LEVEL 2

FLOOR PLAN

DRAWING NUMBER

AB102



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	03.31.21			

beecherwalker
Architecture/Interiors

o. 801.338.9500 | 3115 EAST LION LANE, #200
f. 801.338.9501 | HOLLADAY, UTAH 84121

BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY WC	CHKD BY AL
SCHEMATIC DESIGN	

BUILDING 2 - EXTERIOR ELEVATIONS

DRAWING NUMBER

AB201

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.L.C.

C:\Users\swall\Documents\Local Files\Revit\2020\The Commons At Legacy Crossing (Tilt) R20 - wswall@beecherwalker.com.rvt

PRINTED AT 4/13/2021 10:18:13 AM

C

B

A

1

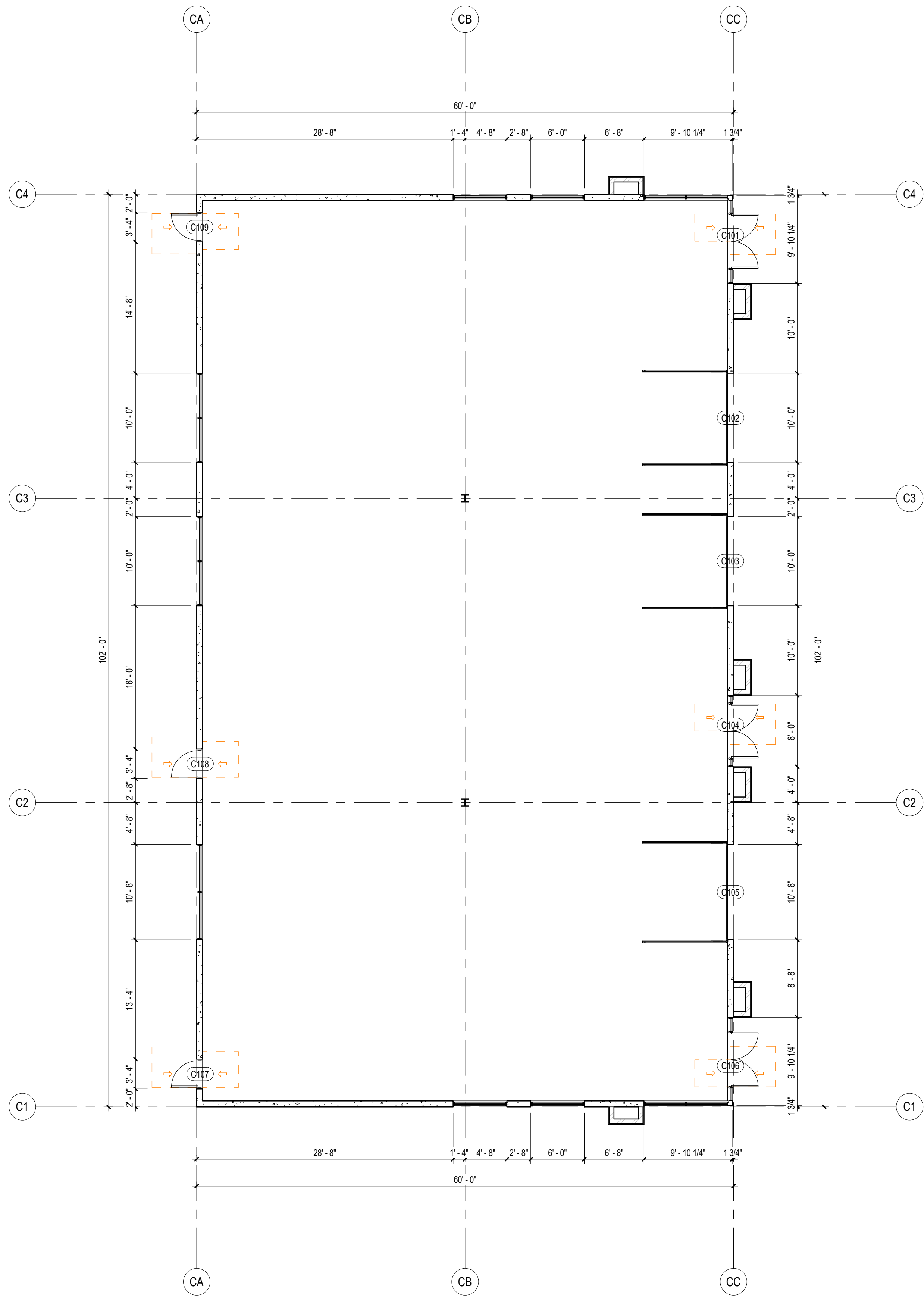
2

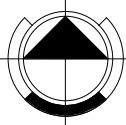
3

4

5

6



 A3 AC101 BUILDING 3 - LEVEL 1 FLOOR PLAN 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS DATE	#	REV DESCRIPTION	REV DATE
1	CITY SITE SUBMITTAL	03/31/21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014


beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY	CHKD BY
WC	AL

SCHEMATIC DESIGN

BUILDING 3 - LEVEL 1
FLOOR PLAN

DRAWING NUMBER

AC101

1

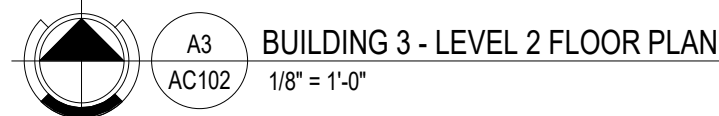
2

3

4

5

6

AC102



B



beecherwalker
Architecture/Interiors

o. 801.438.9500 3115 EAST LION LANE, #200
f. 801.438.9501 HOLLADAY, UTAH 84121

BEETCHERWALKER.COM

A

PROJECT NUMBER
Project Number

DWN BY WC	CHKD BY AL
--------------	---------------

SCHEMATIC DESIGN

BUILDING 3 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

AC201

C:\Users\wall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R200 - wall\Beecherwalker.com.rvt

PRINTED AT 4/13/2021 10:18:19 AM

PROJECT NUMBER
Project Number

DWN BY
WC

CHKD BY
AL

SCHEMATIC DESIGN

BUILDING 4 - LEVEL 1
FLOOR PLAN

DRAWING NUMBER

AD101

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

C:\Users\swall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R200_1.rvt
This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.L.C.

C:\Users\swall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Tilt) R200_1.rvt
B

PRINTED AT 4/13/2021 10:18:20 AM
A

1

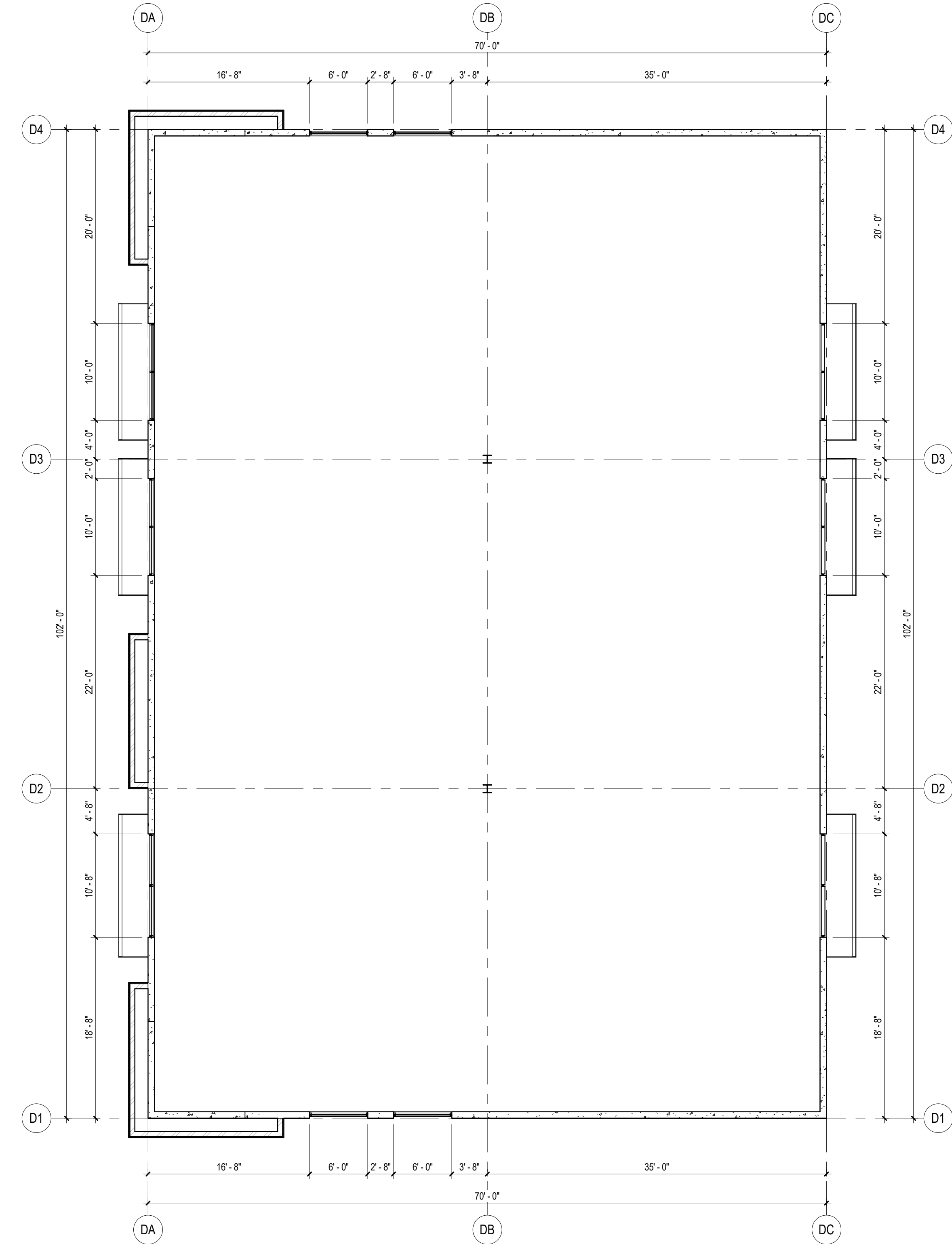
2

3

4

5

6



A3 BUILDING 4 - LEVEL 2 FLOOR PLAN
AD102 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	03.31.21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER Project Number	
DWN BY WC	CHKD BY AL

SCHEMATIC DESIGN

BUILDING 4 - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

AD102

1

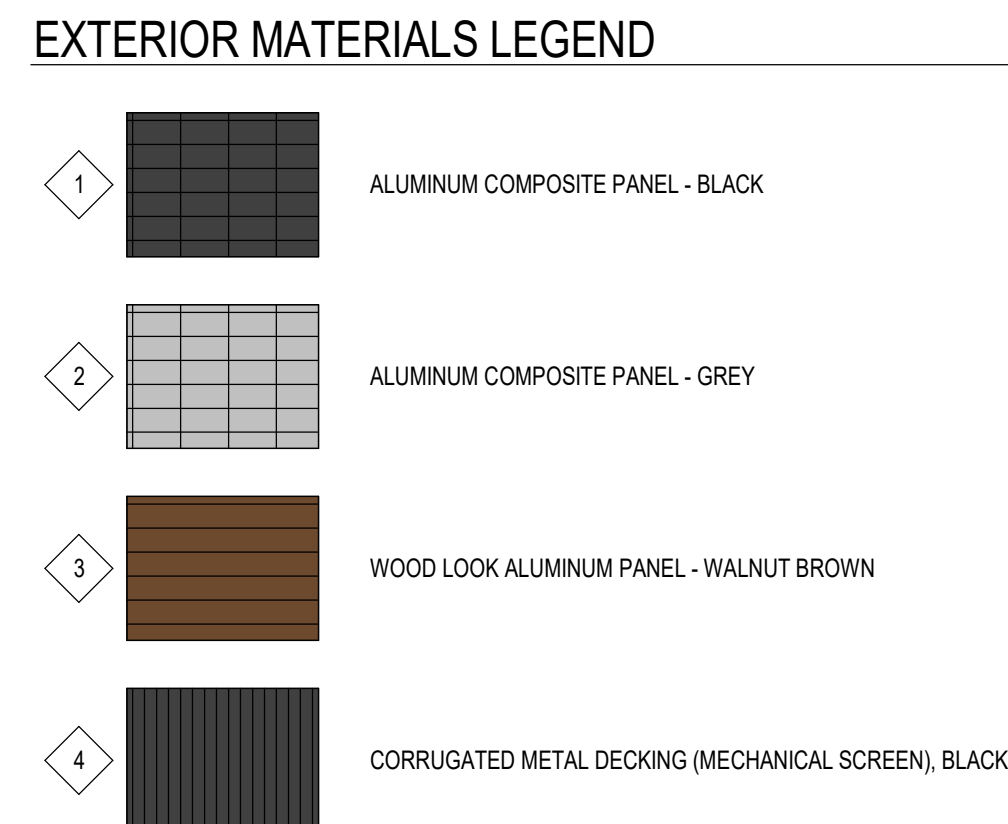
2

3

4

5

6



MARK	ISSUE DESCRIPTION	ISS DATE	#	REV DESCRIPTION	REV DATE
1	CITY SITE SURMITAI	03/1/21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecheerwalker
Architecture/Interiors

3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121

o. 801.438.9500
f. 801.438.9501

BE
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY WC	CHKD BY AL

A SCHEMATIC DESIGN

BUILDING 4 - EXTERIOR ELEVATIONS

DRAWING NUMBER

AD201

C:\Users\wall\Documents\Local Files\Revit\2020\The Commons At Legacy Crossing (Tilt) R200 - wall\Beecherwalker.com.rvt

PRINTED AT 4/13/2021 10:18:25 AM

AE101

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

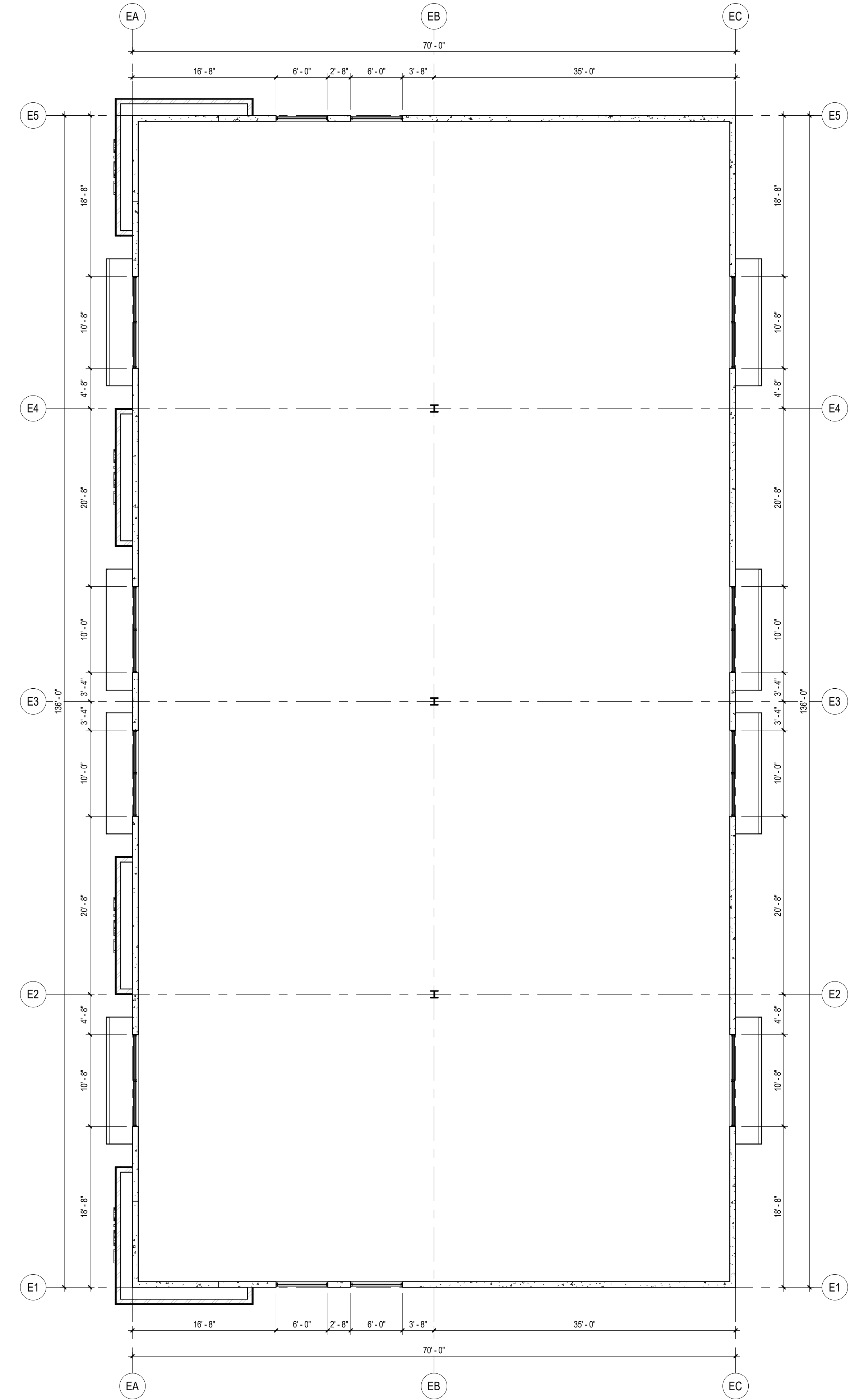
351

352

C:\Users\swall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Ttl) R200 - wall@beecherwalker.com.rvt
This drawing, as an instrument of professional service, is the property of BEECHER WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER WALKER & ASSOCIATES, L.C.

PRINTED AT 4/13/2021 10:18:28 AM
C:\Users\swall\Documents\Local Files\Revit 2020\The Commons At Legacy Crossing (Ttl) R200 - wall@beecherwalker.com.rvt

AE102



MARK	ISSUE DESCRIPTION	ISS DATE	REV. DESCRIPTION	REV. DATE
1	SUBMITTAL	03/31/21		

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

DWN BY
WC

CHKD BY
AL

SCHEMATIC DESIGN

BUILDING 5 - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

AE102



AE201



A3 BUILDING 6 - LEVEL 1 FLOOR PLAN
AF101 1/8" = 1'-0"

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



B

beecherwalker
Architecture/Interiors

o. 801.438.9500
f. 801.438.9501

BEECHERWALKER.COM

3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121

PROJECT NUMBER

Project Number

DWYN BY WC	CHKO BY AL
-------------------	-------------------

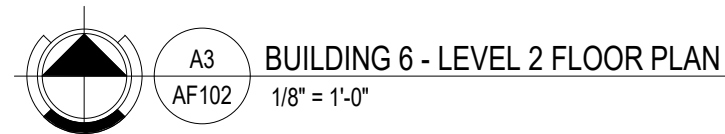
A

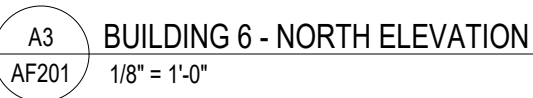
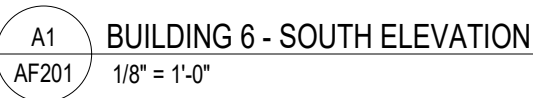
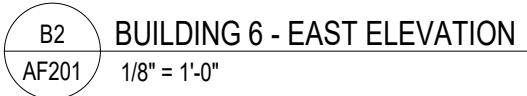
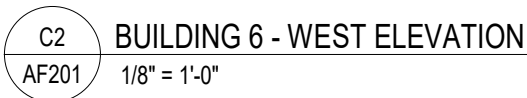
SCHEMATIC DESIGN

**BUILDING 6 - LEVEL 1
FLOOR PLAN**

DRAWING NUMBER

AF101

AF102



THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



beechwalker
Architecture/Interiors

o. 801.438.9500
f. 801.438.9501

3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121

BECHERWALKER.COM

PROJECT NUMBER

Project Number

DOWN BY WC	CHKD BY AL
---------------	---------------

SCHEMATIC DESIGN

BUILDING 6 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

AF201

C:\Users\swall\Documents\Local Files\Revit\2021\The Commons At Legacy Crossing (Tilt.v2).R22_wall@beecherwalker.com.rvt

PRINTED AT 10/1/2021 2:01:38 PM

B

A

C

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2021 by BEECHER, WALKER & ASSOCIATES, L.C.

1

2

3

4

5

6

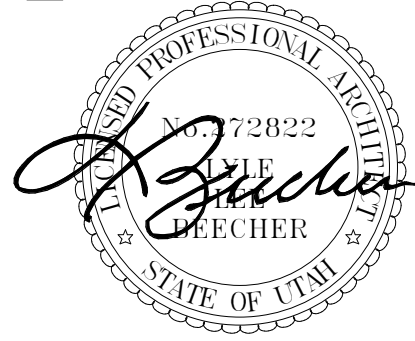


EXTERIOR MATERIALS LEGEND

- 1 CONCRETE TILT PANEL, PAINTED GREY
- 2 CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT)
- 3 WOOD LOOK ALUMINUM PANEL, WALNUT BROWN
- 4 STANDING SEAM ROOFING, BLACK
- 5 CORRUGATED METAL WALL PANEL, DARK GREY
- 6 INSULATED GLAZING UNIT

C

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



B

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121

PROJECT NUMBER
417.2001

DWN BY
Author

CHKD BY
Checker

PERMIT SET

BUILDING 1 - EXTERIOR
ELEVATIONS

DRAWING NUMBER
A201A

1

2

3

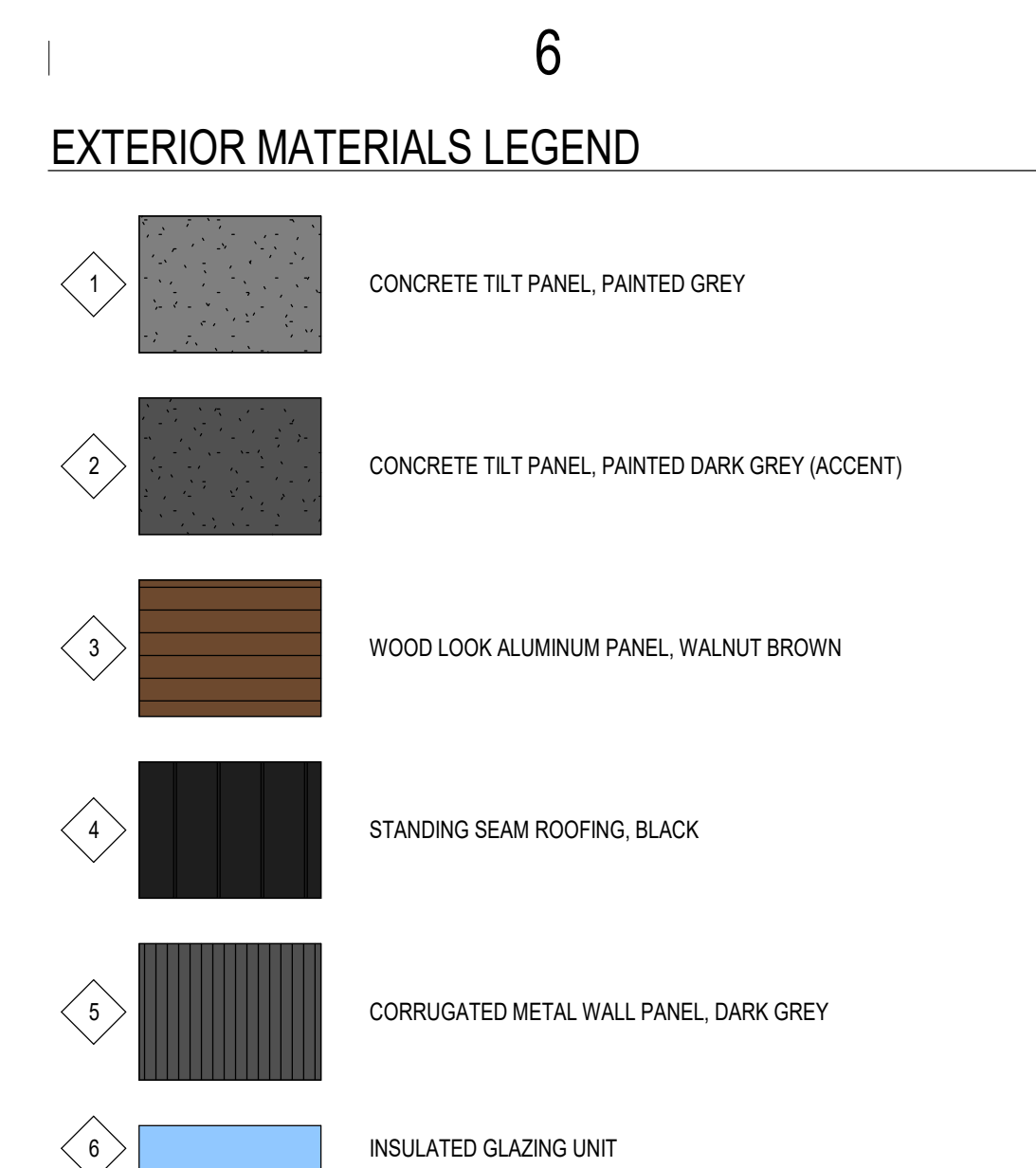
4

5

6







MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
2	PERMIT SET	09.24.21			
1	CITY SITE SUBMITTAL	03.31.21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



PROJECT NUMBER 417.2001	
DWN BY Author	CHKD BY Checker

PERMIT SET

BUILDING 2 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

A202A

PRINTED AT 10/1/2021 2:02:04 PM
C:\Users\wall\Documents\Local Files\Revit 2021\The Commons At Legacy Crossing (Tilt v2)\P02_wall@beecherwalker.com.rvt
This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.C.



EXTERIOR MATERIALS LEGEND

- 1 CONCRETE TILT PANEL, PAINTED GREY
- 2 CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT)
- 3 WOOD LOOK ALUMINUM PANEL, WALNUT BROWN
- 4 STANDING SEAM ROOFING, BLACK
- 5 CORRUGATED METAL WALL PANEL, DARK GREY
- 6 INSULATED GLAZING UNIT

T.O. MECH. SCREEN
134' - 6"

T.O. WALL
130' - 0"
DECK BEARING
128' - 0"

LEVEL 2
116' - 0"

LEVEL 1
100' - 0"

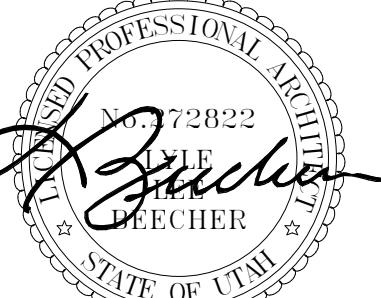
T.O. MECH. SCREEN
134' - 6"

T.O. WALL
130' - 0"
DECK BEARING
128' - 0"

LEVEL 2
116' - 0"

LEVEL 1
100' - 0"

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



beecherwalker
Architecture Interiors
o. 801.438.9600 3115 EAST LION LANE, #200
f. 801.438.9601 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
417.2001

DWN BY Author CHKD BY Checker

PERMIT SET

BUILDING 2 - EXTERIOR ELEVATIONS

DRAWING NUMBER

A202B



C2 BUILDING 3 - NORTH ELEVATION
A203A 1/4" = 1'-0"



A1 BUILDING 3 - EAST ELEVATION
A203A 1/4" = 1'-0"

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



PROJECT NUMBER 417.2001	
DWN BY Author	CHKD BY Checker

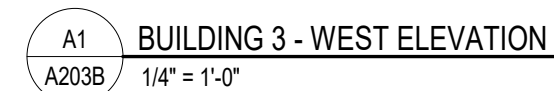
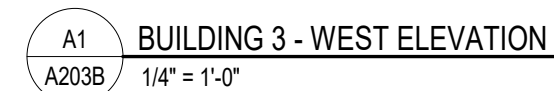
A

PERMIT SET

BUILDING 3 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

A203A



MARK	ISSUE DESCRIPTION	ISS DATE	#	REV DESCRIPTION	REV DATE
2	PERMIT SET	08.24.21			
1	CITY SITE SUBMITTAL	03.31.21			

A203B

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2022 by BEECHER, WALKER & ASSOCIATES, L.C.

C

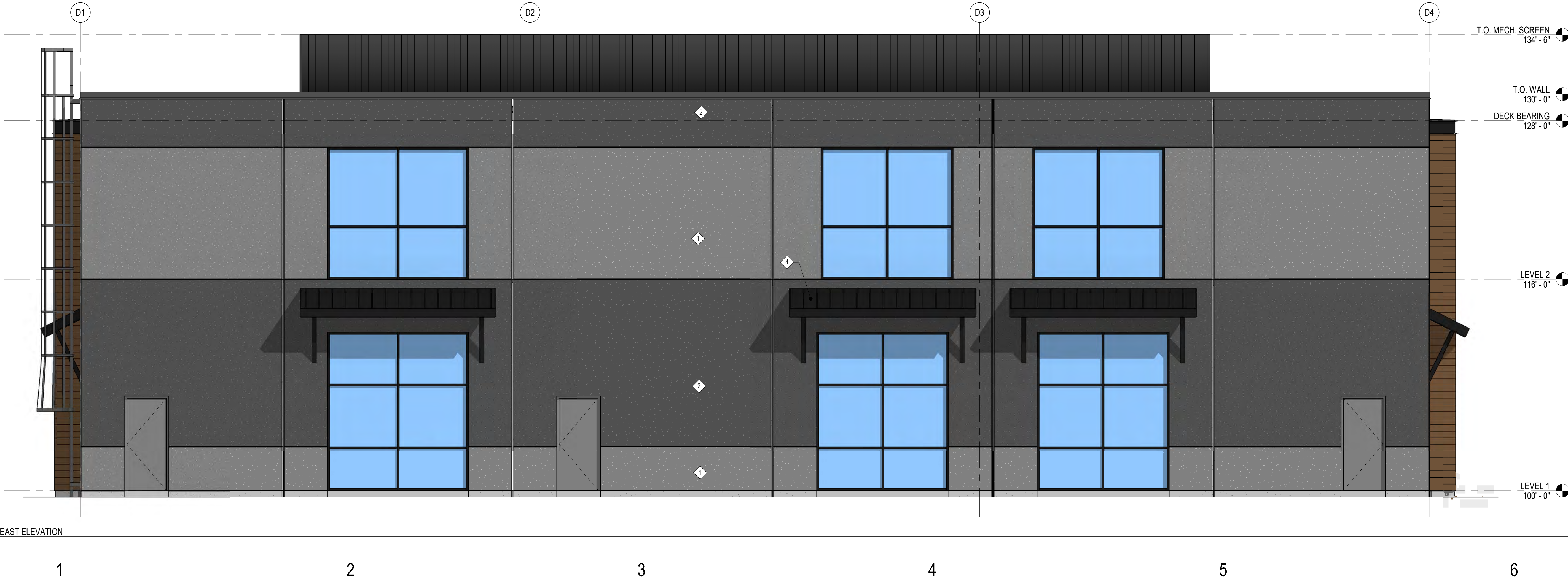
C:\Users\wall\Documents\Local Files\Revit 2022\The Commons At Legacy Crossing (Tilt v2) P02_wall@becherwalker.com.rvt

A

PRINTED AT 10/1/2021 2:02:28 PM

A1
A204A

BUILDING 4 - EAST ELEVATION
1/4" = 1'-0"



C2
A204A

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



EXTERIOR MATERIALS LEGEND

1	CONCRETE TILT PANEL, PAINTED GREY
2	CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT)
3	WOOD LOOK ALUMINUM PANEL, WALNUT BROWN
4	STANDING SEAM ROOFING, BLACK
5	CORRUGATED METAL WALL PANEL, DARK GREY
6	INSULATED GLAZING UNIT

C

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



becherwalker
Architecture/Interiors
o. 801.438.9600 3115 EAST LION LANE, #200
f. 801.438.9601 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
417.2001

DWN BY
Author

CHKD BY
Checker

PERMIT SET

BUILDING 4 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

A204A

MARK	ISS. DATE	ISS. DESCRIPTION	REV. DESCRIPTION	REV. DATE
2	08/24/21	PERMIT SET		
1	03/31/21	CITY SITE SUBMITTAL		

PRINTED AT 10/1/2021 2:02:36 PM



PROJECT NUMBER
417.2001

DWN BY Author	CHKD BY Check
------------------	------------------

PERMIT SET

BUILDING 4 - EXTER
ELEVATIONS

DRAWING NUMBER

A204I

PRINTED AT 10/1/2021 2:02:45 PM
C:\Users\wall\Documents\Local Files\Revit\2021\The Commons At Legacy Crossing (Tilt.v2) P02_wal\@beecherwalker.com.rvt
This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2021 by BEECHER, WALKER & ASSOCIATES, L.C.

A1
A205A
BUILDING 5 - EAST ELEVATION
3/16" = 1'-0"



B2
A205A
BUILDING 5 - NORTH ELEVATION
1/4" = 1'-0"



EXTERIOR MATERIALS LEGEND

- 1 CONCRETE TILT PANEL, PAINTED GREY
- 2 CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT)
- 3 WOOD LOOK ALUMINUM PANEL, WALNUT BROWN
- 4 STANDING SEAM ROOFING, BLACK
- 5 CORRUGATED METAL WALL PANEL, DARK GREY
- 6 INSULATED GLAZING UNIT



beecherwalker
Architecture Interiors
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500 f. 801.438.9501
BEECHERWALKER.COM

PROJECT NUMBER
417.2001

DWN BY
Author

CHKD BY
Checker

PERMIT SET

BUILDING 5 - EXTERIOR ELEVATIONS

DRAWING NUMBER
A205A

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D				
2	PERMIT SET	08/24/21		
1	CITY SITE SUBMITTAL	03/31/21		

This drawing is an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C., and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2022 by BEECHER, WALKER & ASSOCIATES, L.C.

C

C:\Users\wall\Documents\Local Files\Revit 2022\The Commons At Legacy Crossing (Tilt v2) P02_west.beechervalker.com.rvt

A

PRINTED AT 10/1/2021 2:02:53 PM

1

2

3

4

5

6

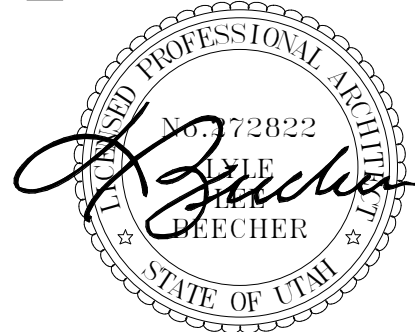


B2 BUILDING 5 - SOUTH ELEVATION
A205B
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- | | | |
|---|--|---|
| 1 | | CONCRETE TILT PANEL, PAINTED GREY |
| 2 | | CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT) |
| 3 | | WOOD LOOK ALUMINUM PANEL, WALNUT BROWN |
| 4 | | STANDING SEAM ROOFING, BLACK |
| 5 | | CORRUGATED METAL WALL PANEL, DARK GREY |
| 6 | | INSULATED GLAZING UNIT |

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
p. 801.438.9600 3115 EAST LION LANE, #200
f. 801.438.9601 HOLLADAY, UTAH 84121

PROJECT NUMBER
417.2001

DWN BY
Author

CHKD BY
Checker

PERMIT SET

BUILDING 5 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

A205B



A1 BUILDING 5 - WEST ELEVATION
A205B
3/16" = 1'-0"

1

2

3

4

5

6

C:\Users\wall\Documents\Local Files\Revit 2022\The Commons At Legacy Crossing (Tilt v2) P02_wall@beecherwalker.com.rvt
PRINTED AT 10/1/2021 2:03:02 PM
This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2021 by BEECHER, WALKER & ASSOCIATES, L.C.



EXTERIOR MATERIALS LEGEND

- 1 CONCRETE TILT PANEL, PAINTED GREY
- 2 CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT)
- 3 WOOD LOOK ALUMINUM PANEL, WALNUT BROWN
- 4 STANDING SEAM ROOFING, BLACK
- 5 CORRUGATED METAL WALL PANEL, DARK GREY
- 6 INSULATED GLAZING UNIT

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014



beecherwalker
Architecture/Interiors
o. 801.438.9600 3115 EAST LION LANE, #200
f. 801.438.9501 HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
417.2001

DWN BY
Author

CHKD BY
Checker

PERMIT SET

BUILDING 6 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

A206A

C:\Users\wall\Documents\Local Files\Revit\2022\The Commons At Legacy Crossing (Tilt.v2)\R02_wall@beecherwalker.com.rvt

PRINTED AT 10/1/2021 2:03:10 PM

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by BEECHER, WALKER & ASSOCIATES, L.C.



PROJECT NUMBER
417.2001

DWN BY
Author

CHKD BY
Checker

PERMIT SET

BUILDING 6 - EXTERIOR ELEVATIONS

DRAWING NUMBER
A206B

beecherwalker
Architecture Interiors
o. 801.438.9500 3115 EAST LION LANE, #200 HOLLADAY, UTAH 84121
f. 801.438.9501 BEECHERWALKER.COM

PROFESSIONAL SEAL
STATE OF UTAH
BEECHER
72822

811

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

Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.

ELEVATION = 4209.28

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 27, 2021

INDEX OF DRAWINGS

- C-000 PLAT
- C-001 GENERAL NOTES
- C-100 SITE PLAN
- C-200 OVERALL GRADING PLAN
- C-201 GRADING PLAN
- C-202 GRADING PLAN
- C-203 DRAINAGE PLAN
- C-300 UTILITY PLAN
- C-400 EROSION CONTROL PLAN
- C-500 DETAILS
- C-501 DETAILS
- C-502 DETAILS

NOTICE TO CONTRACTOR

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

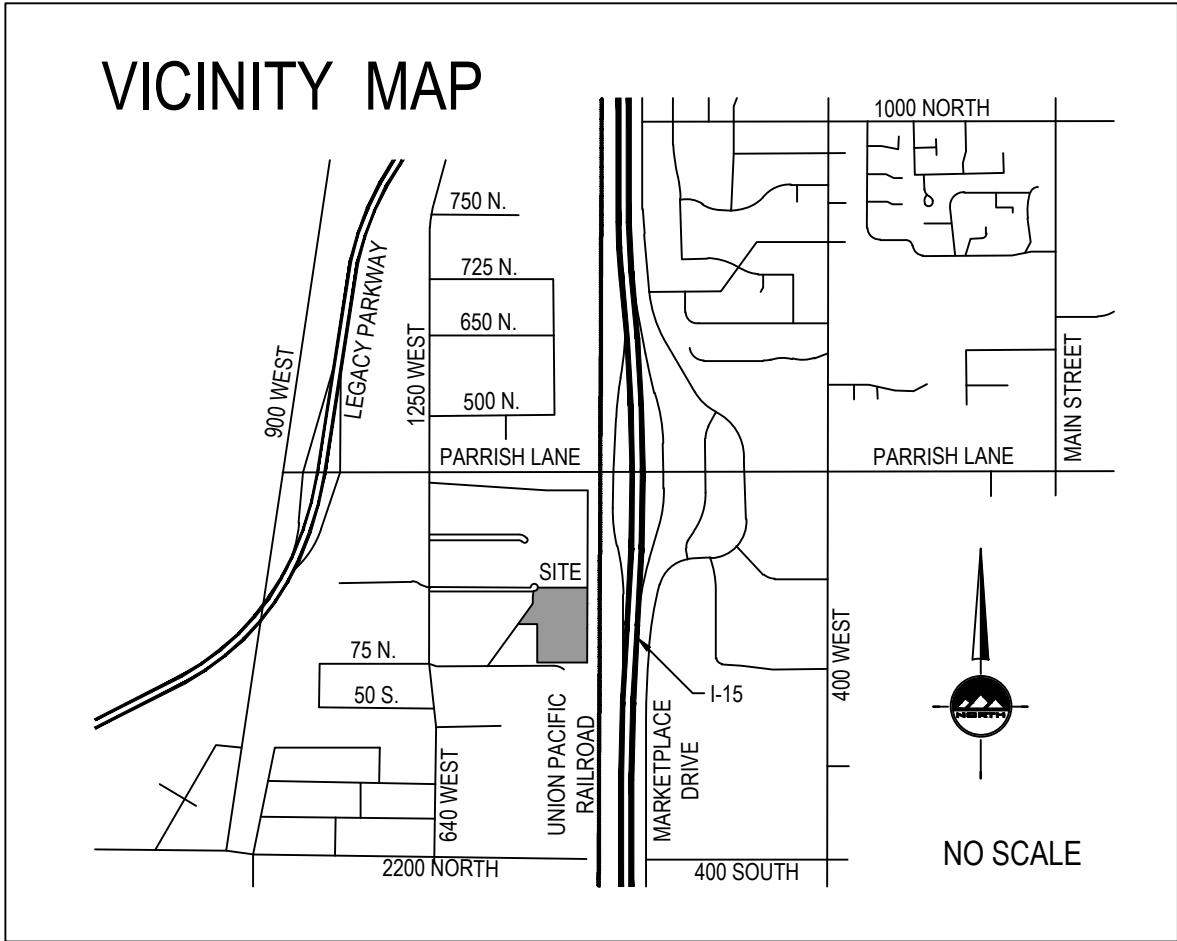
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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



GENERAL NOTES

- ALL WORK SHALL CONFORM TO CENTERVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD., STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER
9886
DRAWN BY
M.ELMER
PROJECT MANAGER
C.PRESTON
PRINT DATE
8/27/2021
CHECKED BY
C.PRESTON

LEGACY CROSSING RETAIL AND OFFICE

AMENDING LOT 2 AND LOT 3, LEGACY CROSSING AT PARRISH LANE

LOCATED IN THE SOUTHEAST QUARTER

OF SECTION 12

TOWNSHIP 2 NORTH RANGE 1 WEST

SALT LAKE BASE & MERIDIAN

CENTERVILLE CITY, DAVIS COUNTY, UTAH

CENTER
SECTION 12
T2N, R1W
SLB&M
(FOUND)

N 89°54'27" W 2643.55' RECORD

EAST QUARTER CORNER
SECTION 12
T2N, R1W
SLB&M
(NOT FOUND)

200 NORTH STREET
(PUBLIC STREET)

PARRISH LAND
HOLDINGS LLC
06-008-0111

A-1 CENTERVILLE
STORAGE
06-008-0121

MC GREEN AND
SONS INC.
06-008-0088

LOT 2A
130,040 sq.ft.
2.985 acres
1025 WEST

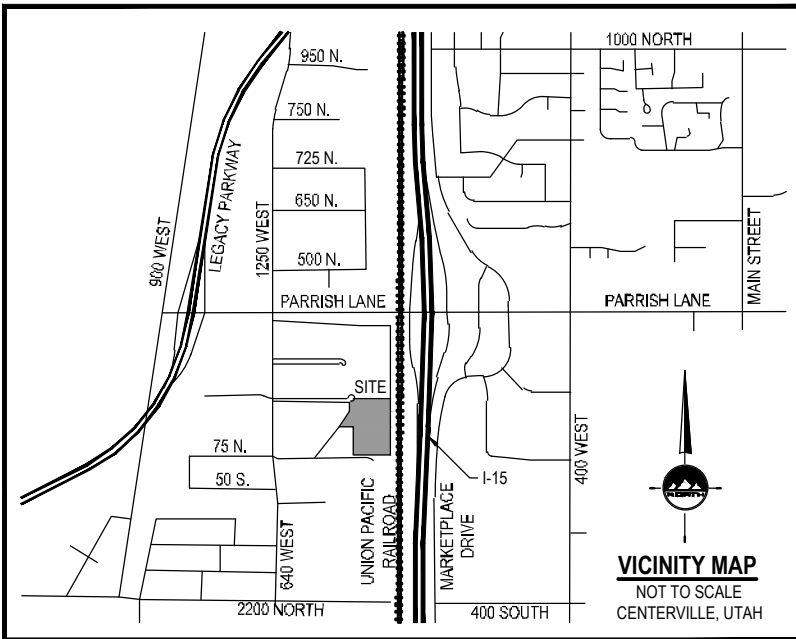
LOT 3A
115,256 sq.ft.
2.646 acres
1055 WEST

RICHARD L. WILLIAMS
06-008-0034

NOTE: THE BASIS OF BEARING IS THE WITNESS CORNER
WEST OF THE SOUTHEAST CORNER TO THE
CENTER OF SECTION 12, TOWNSHIP 2 NORTH,
RANGE 1 WEST SALT LAKE BASE AND MERIDIAN
N 43°41'54" W 3671.49' RECORD 3671.76' MEASURED

WITNESS MONUMENT
(FOUND)

UNION PACIFIC RAILROAD / FRONT RUNNER
(RAILROAD RIGHT OF WAY 100 FT)



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' UNLESS OTHERWISE NOTED HEREON.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- THE OWNERS AND DEVELOPERS OF LOT 1 LEGACY CROSSING AT PARRISH LANE, INSTALLED ONSITE, AND OFFSITE IMPROVEMENTS INCLUDING UTILITIES, STREET IMPROVEMENTS, SIDEWALKS, ROUNDABOUTS, PAVING ALONG 1255 WEST AND 200 NORTH LOOPING OF WATER LINES AND OTHER INFRASTRUCTURE. THESE ARE LISTED IN DETAIL IN A DEVELOPMENT AGREEMENT WHICH IS RECORDED AGAINST THE PROPERTY AT THE COUNTY. OTHER IMPROVEMENTS, SOME OF WHICH MAY BE OFFSITE AS LISTED IN SAID DEVELOPMENT AGREEMENT, MAY BE THE RESPONSIBILITY OF THE OWNERS AND DEVELOPERS OF LOTS 2A, AND 3A AND WILL NEED TO BE INSTALLED BEFORE LOTS 2A AND 3A ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY, IN ACCORDANCE WITH APPLICABLE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND CENTERVILLE CITY ORDINANCES.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- APPROVAL OF THIS PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER. THE DEVELOPER IS TO FOLLOW THE RECOMMENDATIONS OF THEIR SOILS ENGINEER AND THE CITY ENGINEER. NO SUB-GRADE EASEMENTS/HABITABLE SPACE SHALL BE ALLOWED TO BE BUILT IN THIS DEVELOPMENT.
- THE PROPERTY OWNERS AND DEVELOPERS SHALL BE RESPONSIBLE TO MAINTAIN, IRRIGATE, PROVIDE IRRIGATION WATER AND MOW THE DETENTION BASIN AREAS AND DRAINAGE WAYS. THE CITY WILL PROVIDE SILT REMOVAL AND CLEANING OF THE DETENTION BASINS AND WATER WAYS AFTER MAJOR STORM EVENTS THAT EQUAL OR EXCEED A 100 YEAR STORM. ON SITE STORM DRAINS SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS.
- SUBJECT TO THOSE SPECIFIC WATERLINE AND STORM DRAIN EASEMENTS IN FAVOR OF CENTERVILLE CITY AS RECORDED WITH THE COUNTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN RECIPROCAL PARKING AND CROSS-ACCESS EASEMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE CERTAIN COVENANTS AND RESTRICTIONS AS RECORDED AGAINST THE PROPERTY.

SURVEY RECORDING DATA

DATE: _____
DRAWING NO. _____

DEVELOPER
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
801-814-1914
BROCK LOOMIS

CITY ATTORNEY'S APPROVAL

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

CENTERVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, CENTERVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

CENTERVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LEGACY CROSSING RETAIL AND OFFICE, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of a Union Pacific Railroad Right-of-Way, said point being North 0°05'33" West 956.36 feet along the section line and West 112.25 feet from the Southeast Corner Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running:

thence West 399.55 feet;
thence North 00°03'50" East 309.55 feet;
thence West 153.69 feet;
thence North 30°27'30" East 200.82 feet;
thence North 0°03'50" East 52.64 feet to the Southeast Corner of a parcel in the ownership of the Utah Department of Transportation, (UDOT) 200 North Street;
thence northeasterly 75.84 feet along the arc of a 50.00 foot radius curve to the left, (center bears North 0°03'50" East and long chord bears North 46°36'29" East 88.78 feet, with a central angle of 86°54'43 to the Southwest corner of Lot 1, Legacy Crossing at Parrish lane;
thence South 89°50'12" East 385.65 feet along the south line and to the Southeast corner of said Lot 1, Legacy Crossing at Parrish lane, said point also being on the west line of a Union Pacific Railroad Right-of-Way;
thence South 00°12'50" West 570.54 feet along the west line of said Union Pacific Railroad Right-of-Way to the point of beginning.

Contains: 245.296 square feet, 5.631 acres, 2 lots.

DATE: _____ MICHAEL B. HERBST
Licence no. 5046930

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

LEGACY CROSSING RETAIL AND OFFICE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____
By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis
On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

LEGACY CROSSING RETAIL AND OFFICE

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 12
TOWNSHIP 2 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.365.1463
RICHFIELD
Phone: 435.096.2983

HORIZONTAL GRAPHIC SCALE



GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2012 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHenever existing facilities are removed, damaged, broken, or cut in the installation of the work covered by these plans or specifications, said facilities shall be replaced at the contractor's expense with materials equal to or better than the materials used in the original existing facilities. The finished product shall be subject to the approval of the owner, the engineer, and the respective regulatory agency.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL, OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1480-862-4114 148 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2012 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HISHER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2012 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, 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 THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL
200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER: 9886
PRINT DATE: 8/27/2021
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

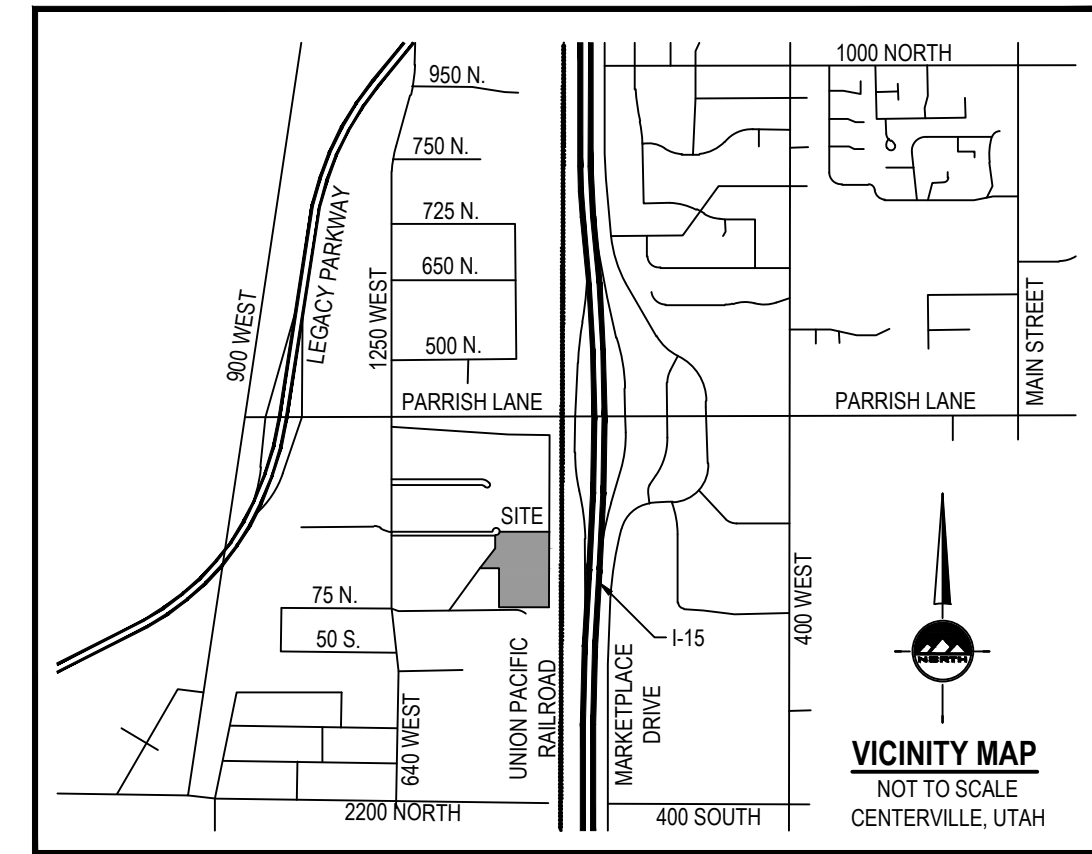
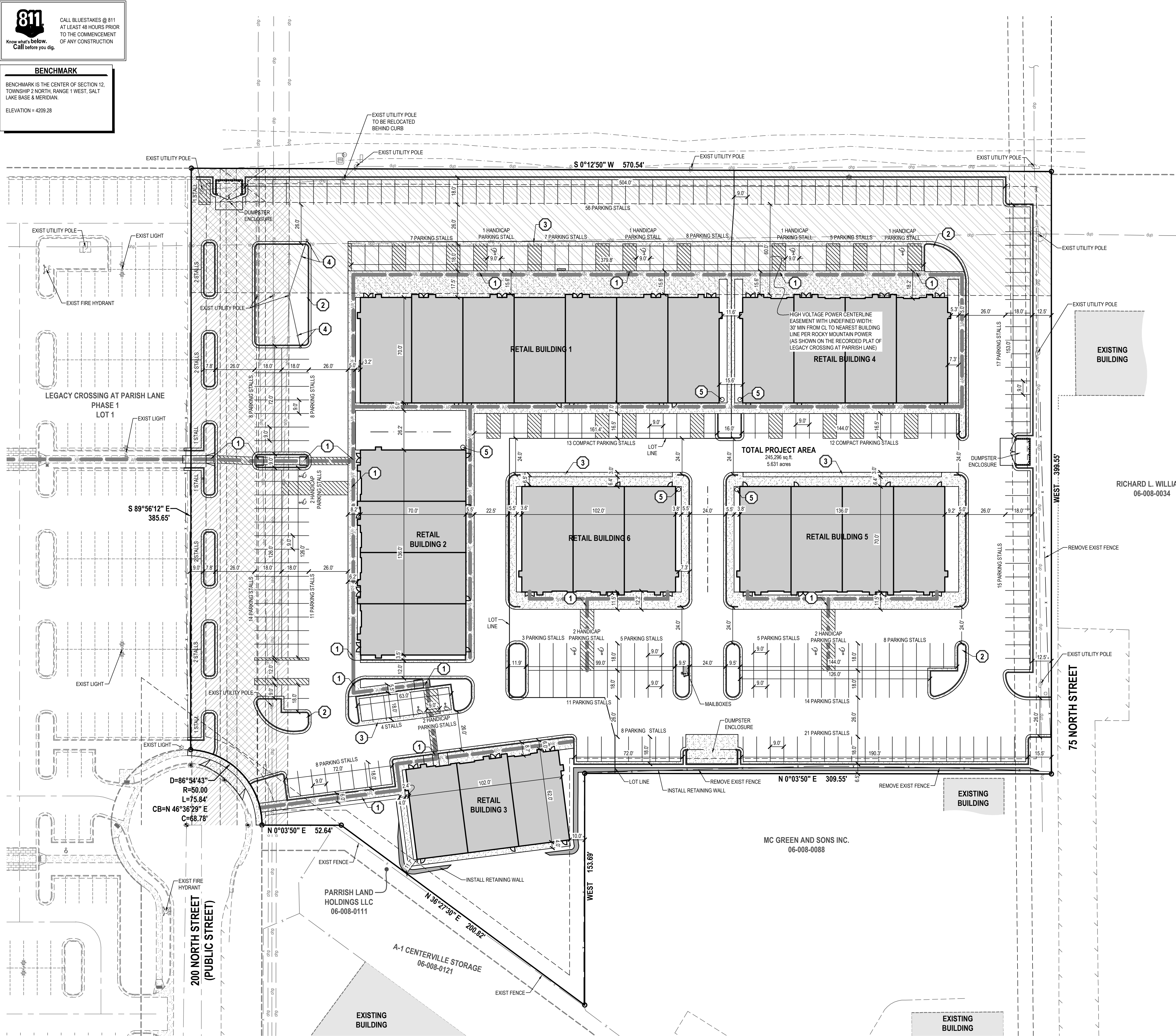
C-001

811

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

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28



- NOTES
1.

ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
2.

ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
3.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
4.

REFER TO ARCHITECTURAL PLANS FOR LIGHTING PLAN.
5.

ALL SITE CURB & GUTTER SHALL BE 24" CURB & GUTTER.
6.

SITE PAVEMENT: 3" ASPHALTIC CONCRETE OVER 8" BASE COURSE PER SOILS REPORT.
7.

ALL SITE SIDEWALKS ARE THE "ACCESSIBLE" ROUTE TO AND FROM BUILDINGS, STREETS AND COMMON AREAS UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ACCESSIBILITY CRITERIA INCLUDING THE FOLLOWING:
- LANDINGS AT ALL EXIT DOORS - 1:48 SLOPE MAX
- LANDINGS AT TOP AND BOTTOM OF EACH RAMP - 1:48 SLOPE MAX
- 1:12 MAX SLOPE FOR RAMPS
- 1:20 MAX SLOPE FOR WALKWAYS
- 1:48 MAX CROSS SLOPE FOR ALL RAMPS, LANDINGS & WALKWAYS
SEE GRADING & DRAINAGE PLAN FOR SPOT ELEVATIONS AND DESIGN SLOPES.

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

INSTALL HANDICAP ACCESSIBLE RAMP WITH TRUNCATED DOME MARKINGS, PER ADA REQUIREMENTS
- 2

INSTALL FIRE HYDRANT PER CENTERVILLE CITY STANDARDS
- 3

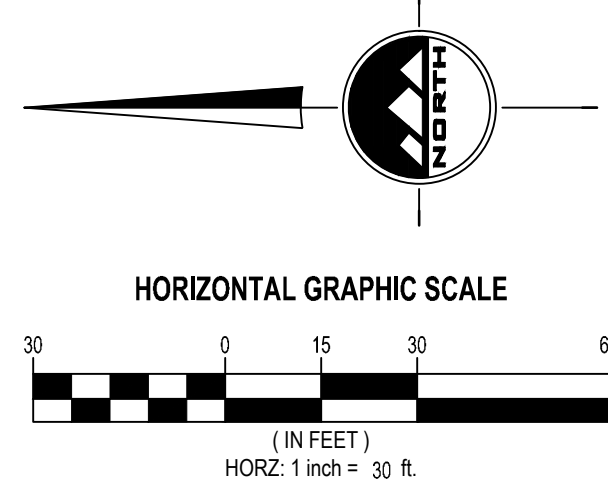
INSTALL 3" WATERWAY
- 4

RELOCATE UTILITY POLE GUY WIRE
- 5

ROOF ACCESS LADDER LOCATION

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	155,308 sq. ft.	63.3%
ROOF	58,756 sq. ft.	24.0%
LANDSCAPING	31,232 sq. ft.	12.7%
TOTAL SITE	245,296 sq. ft.	100%

PARKING DATA TABLE	
STANDARD STALLS	258
HANDICAP-ACCESSIBLE STALLS	12
COMPACT STALLS	25
TOTAL STALLS	295



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER

UTAH

NO. 5049039

9-27-21

CARLSON, HESS, PRESTON

SITE PLAN

PROJECT NUMBER
9886

PRINT DATE
8/26/2021

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

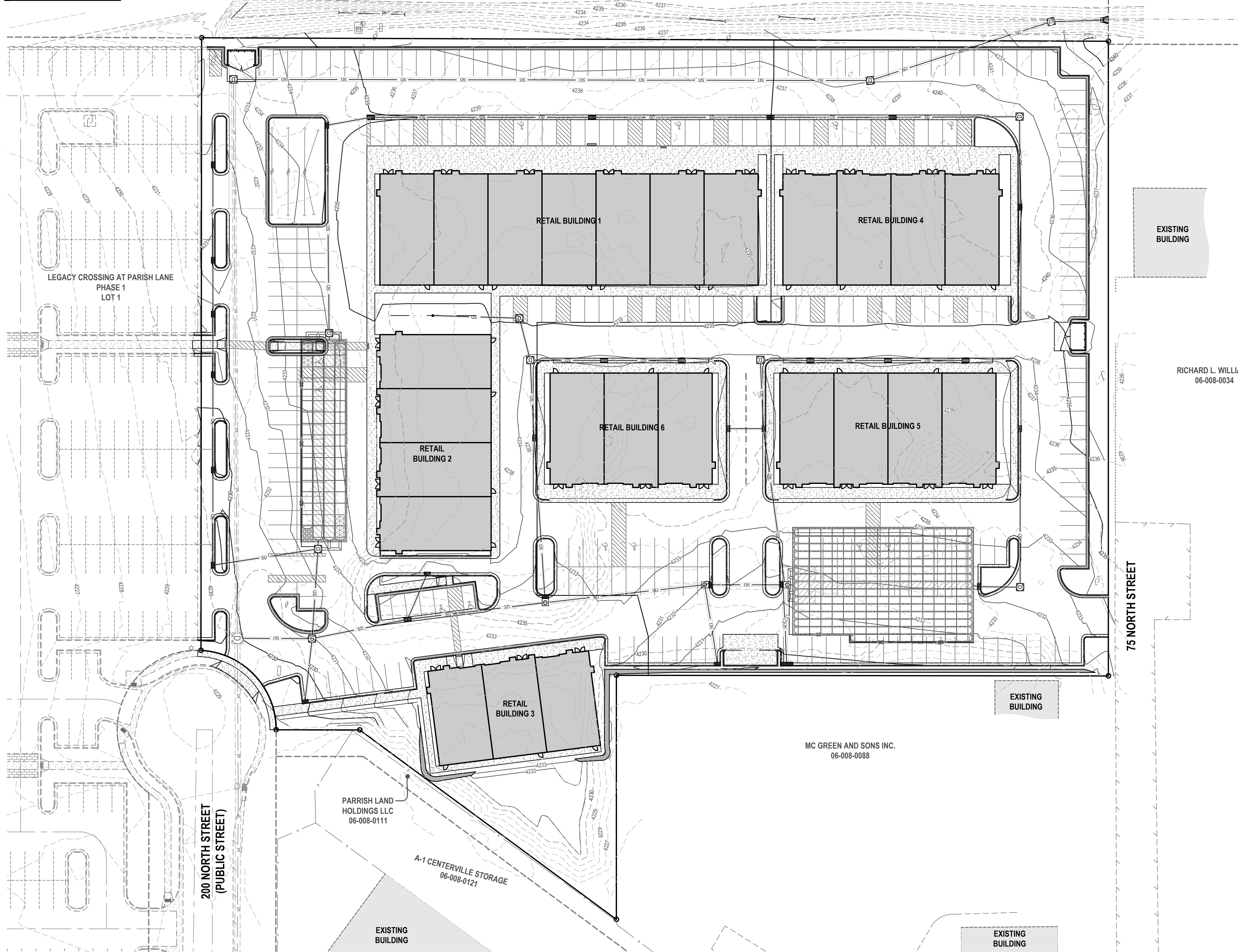
C-100

811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE CENTERVILLE CITY STANDARDS AND SPECIFICATIONS.
2.

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

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER CENTERVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
11.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
12.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
13.

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

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014

CONTACT:

BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER

NO. 5049039

9-27-21

CARRON HESS PRESTON

OVERALL GRADING PLAN

PROJECT NUMBER
9886

PRINT DATE
8/26/2021

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-200

811

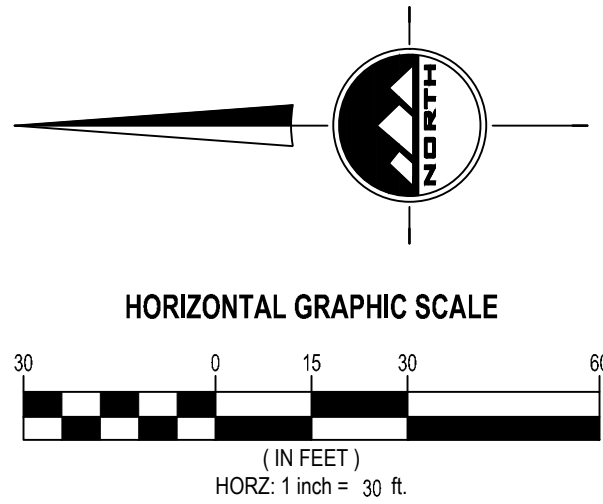
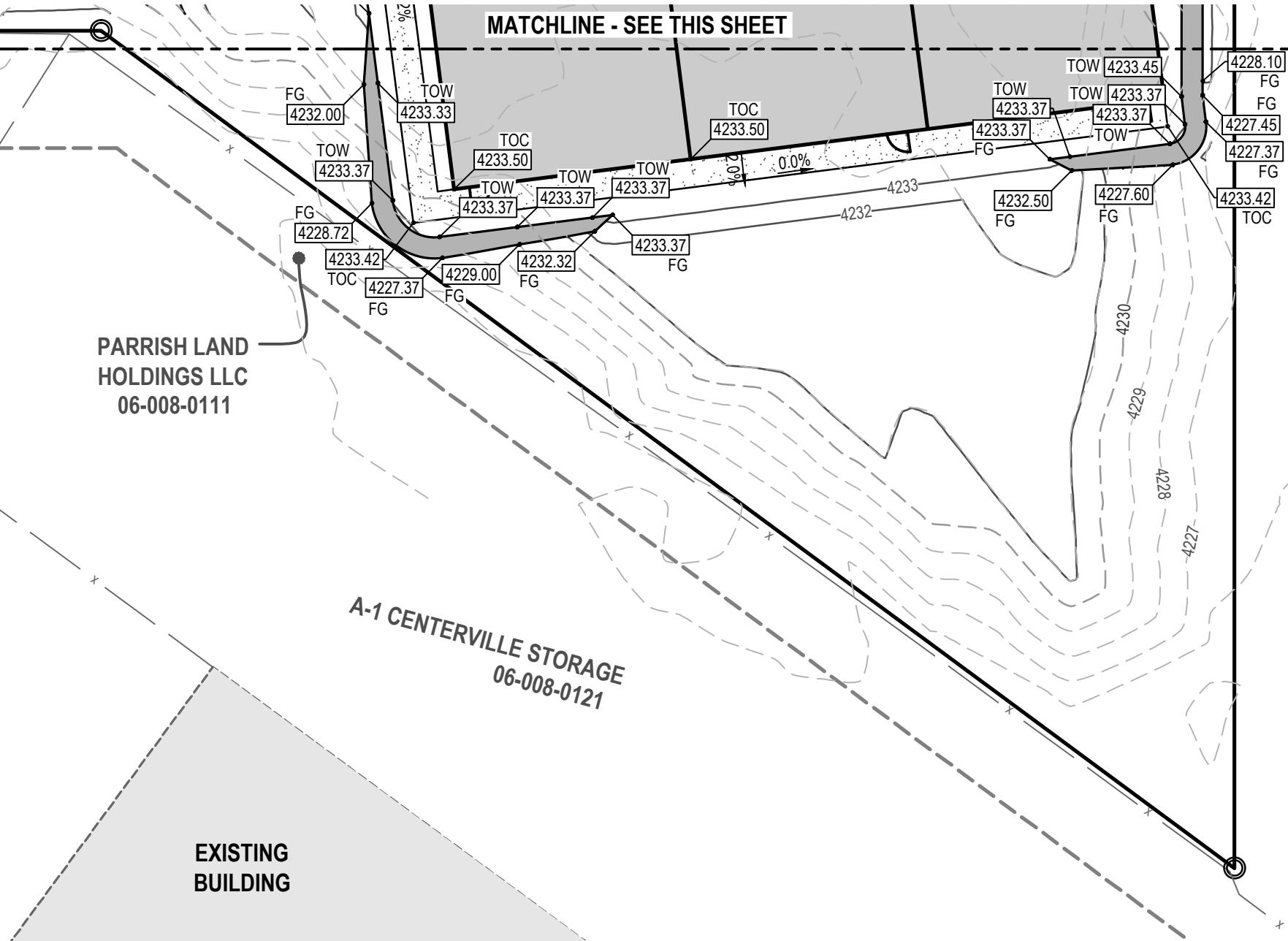
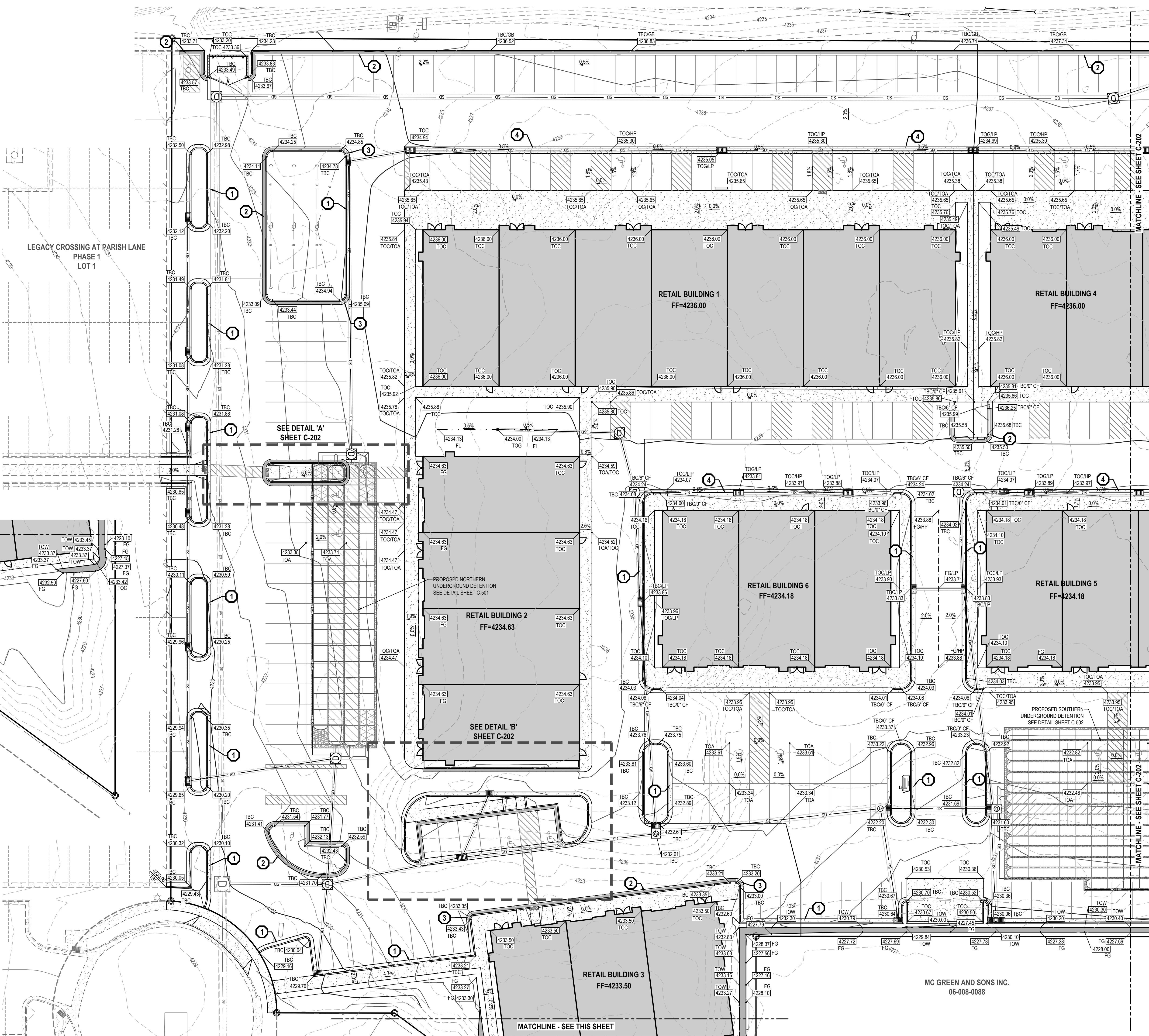
CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

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

- 1 INSTALL 24" CURB AND GUTTER
- 2 INSTALL 24" REVERSE PAN CURB AND GUTTER
- 3 TRANSITION FROM STANDARD TO REVERSE PAN CURB AND GUTTER
- 4 INSTALL 3" WATERWAY



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER
C. PRESTON
NO. 5049039
9-27-21
STATE OF UTAH
CAROLAN HESS PRESTON

GRADING PLAN

PROJECT NUMBER
9886
PRINT DATE
8/26/2021
DRAWN BY
M. ELMER
CHECKED BY
C. PRESTON
PROJECT MANAGER
C. PRESTON

C-201

811

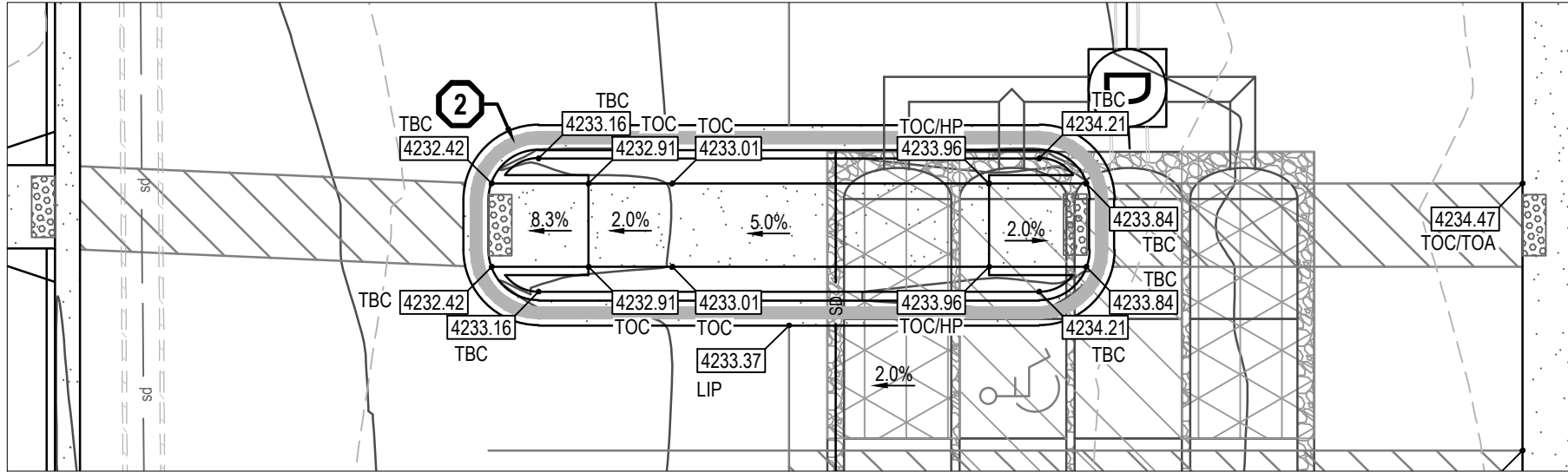
CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

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

- 1
- 2
- 3
- 4
- INSTALL 24" CURB AND GUTTER
- INSTALL 24" REVERSE PAN CURB AND GUTTER
- TRANSITION FROM STANDARD TO REVERSE PAN CURB AND GUTTER
- INSTALL 3" WATERWAY

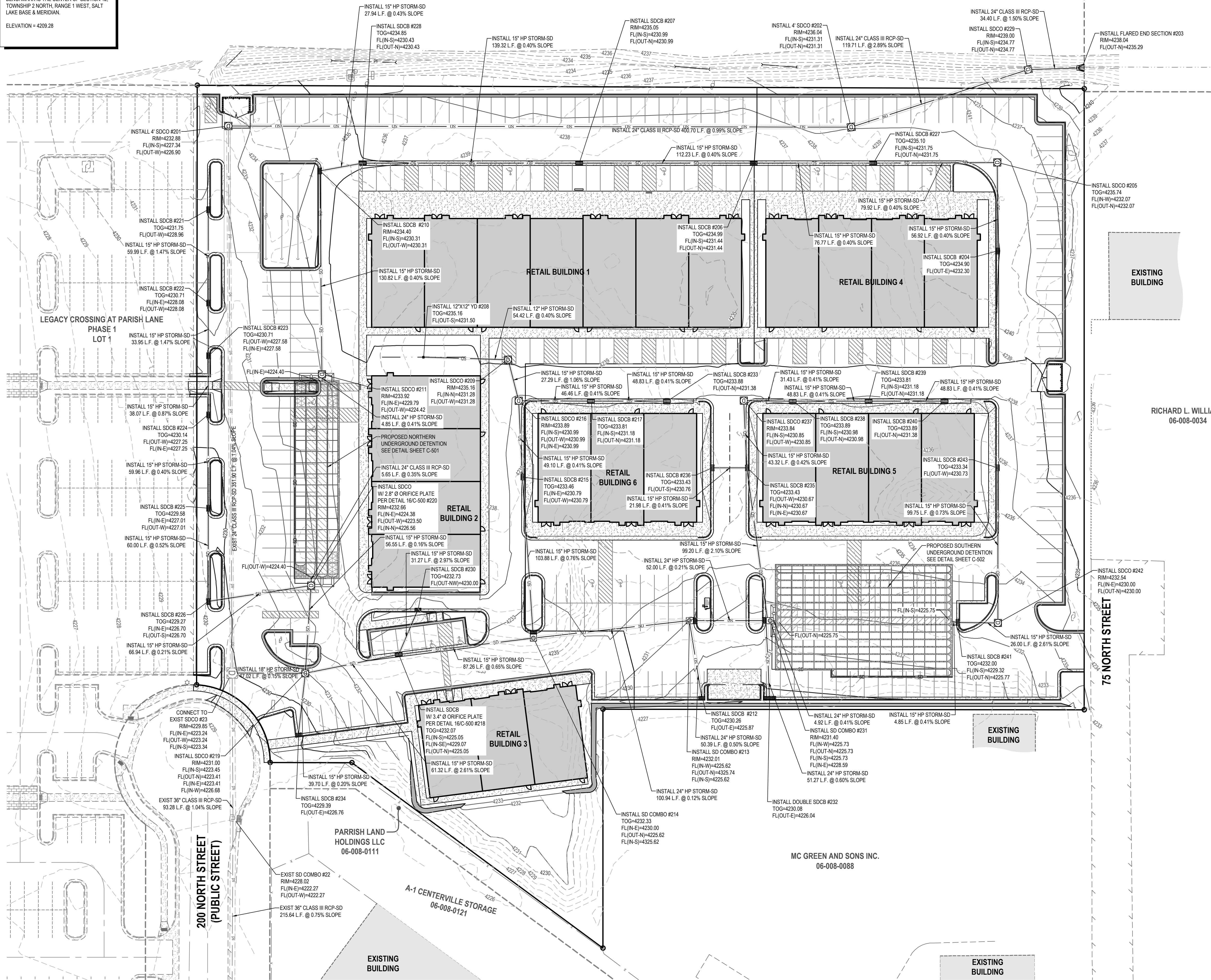


811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE CENTERVILLE CITY STANDARDS AND SPECIFICATIONS.
2.

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

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER CENTERVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
11.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
12.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
13.

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

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014

CONTACT:

BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER

NO. 5049039

9-27-21

STATE OF UTAH

CARRON HESS PRESTON

DRAINAGE PLAN

PROJECT NUMBER

9886

PRINT DATE

8/26/2021

DRAWN BY

M.ELMER

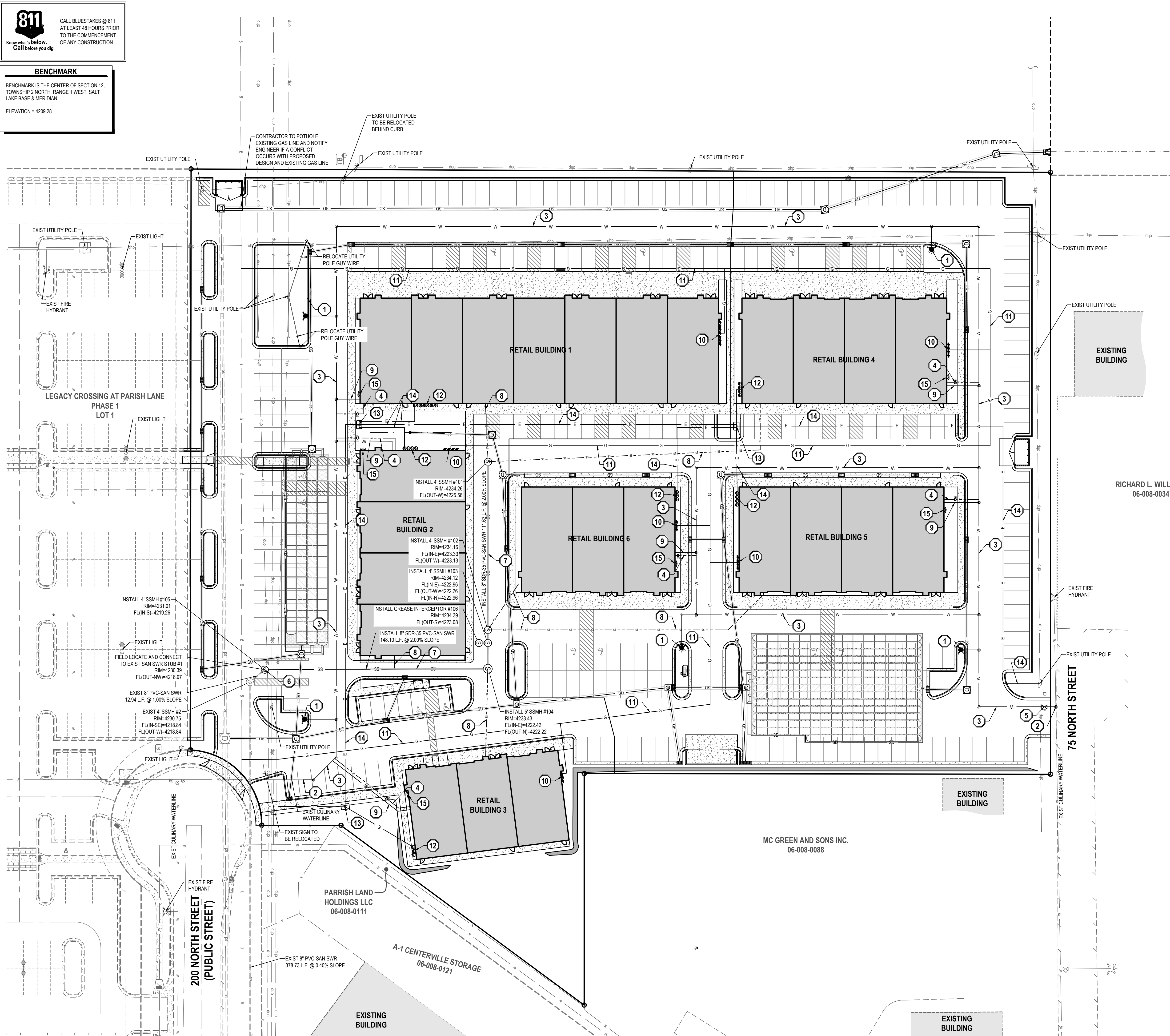
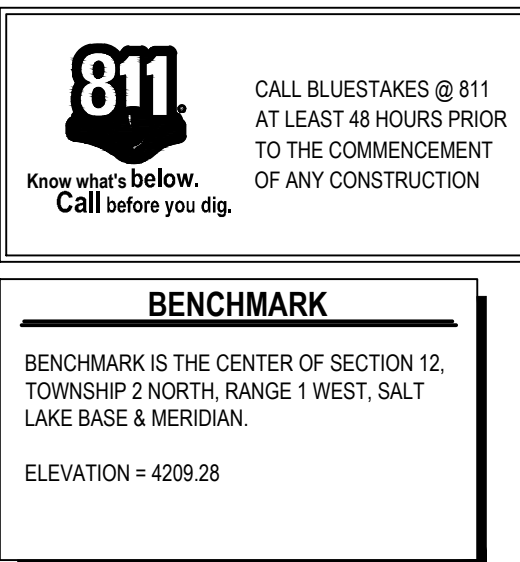
CHECKED BY

C.PRESTON

PROJECT MANAGER

C.PRESTON

C-203



GENERAL NOTES

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

SCOPE OF WORK:

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

1. INSTALL FIRE HYDRANT PER CENTERVILLE CITY STANDARDS
2. CONNECT TO EXISTING CULINARY WATERLINE
3. INSTALL 8" C900 PVC CULINARY WATERLINE
4. INSTALL 2" PVC CULINARY WATER SERVICE LINE AND 2" METER
5. INSTALL 8" GATE VALVE
6. CONNECT TO EXISTING SANITARY SEWER LINE
7. INSTALL 8" SDR-35 PVC SANITARY SEWER LINE
8. INSTALL 6" SDR-35 PVC SANITARY SEWER SERVICE @ 2.00% MINIMUM SLOPE
9. INSTALL 6" FIRE WATERLINE. SEE ARCH PLANS FOR CONNECTION TO BUILDING
10. INSTALL GAS METERS (BY OTHERS)
11. INSTALL GAS LINE (BY OTHERS)
12. INSTALL ELECTRICAL METERS (BY OTHERS)
13. INSTALL ELECTRICAL BOX (BY OTHERS)
14. INSTALL ELECTRICAL LINE (BY OTHERS)
15. INSTALL FIRE DEPARTMENT CONNECTION. SEE ARCH PLANS. CONTRACTOR TO VERIFY INSTALLATION IS WITHIN 100' OF A FIRE HYDRANT



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

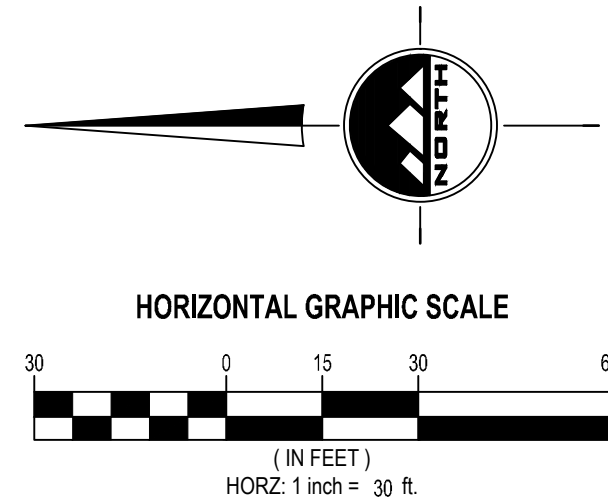
**200 SOUTH 1000 WEST
CENTERVILLE, UTAH**



UTILITY PLAN

PROJECT NUMBER	PRINT DATE
9686	8/27/202
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-300

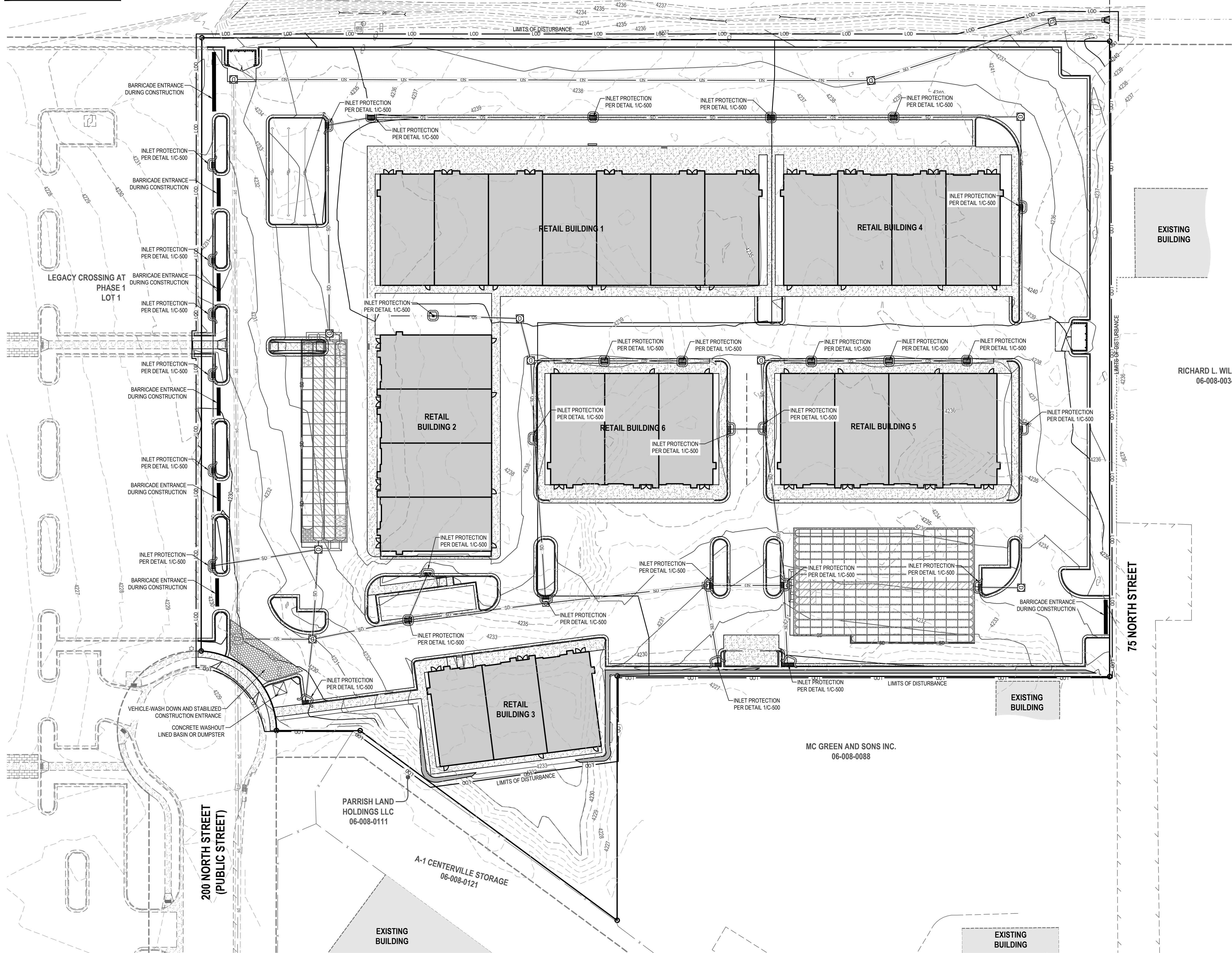


811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28



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

- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
 - COORDINATE THE SWPPP WITH WEST HAVEN CITY AND THE WEST HAVEN CITY STORM WATER MANAGER.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



EROSION CONTROL
PLAN

PROJECT NUMBER
9886

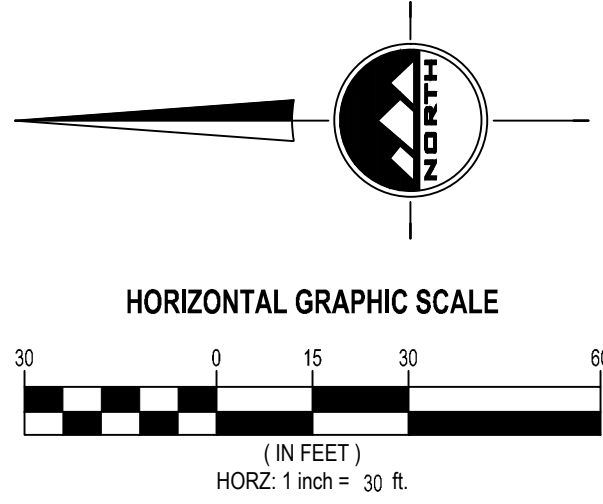
PRINT DATE
8/27/2021

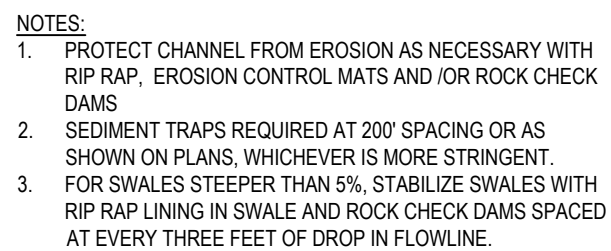
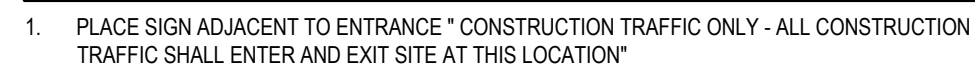
DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-400





811

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

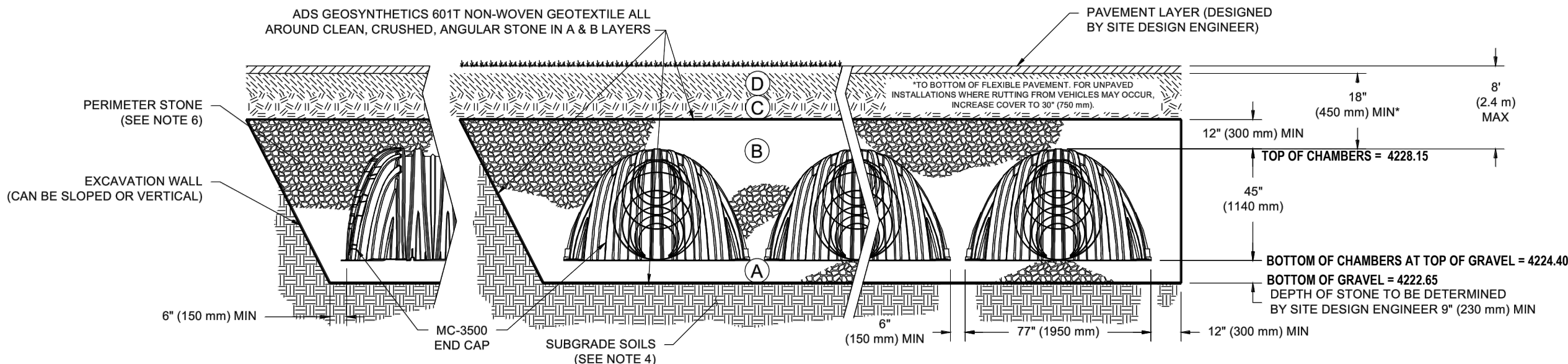
BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

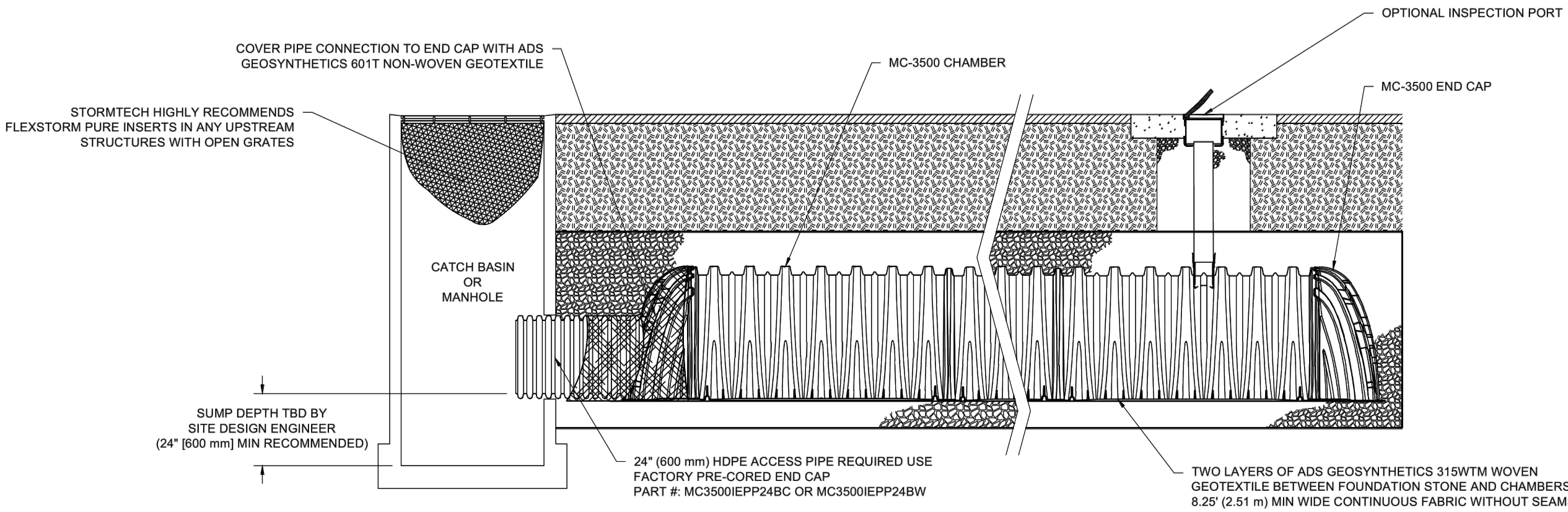
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2.4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

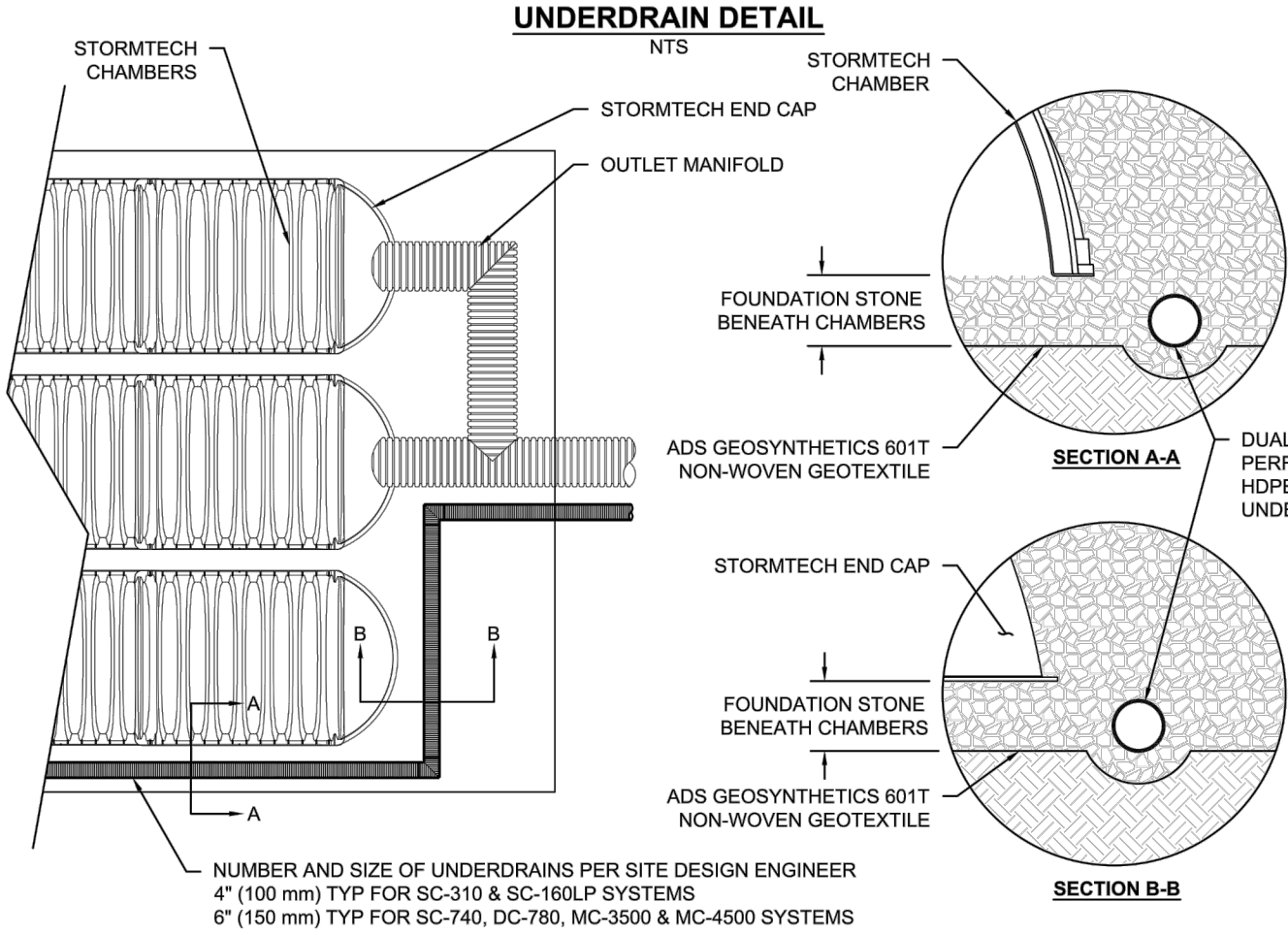


INSPECTION & MAINTENANCE

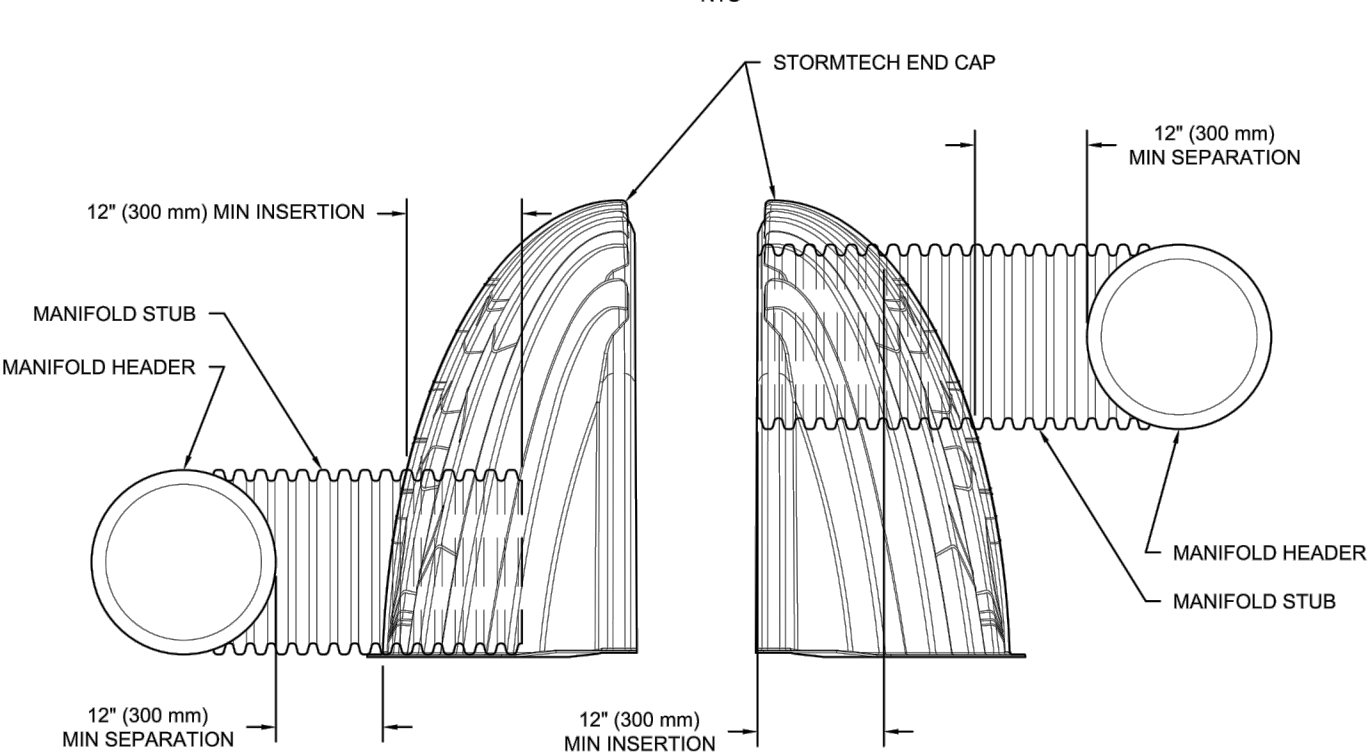
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED GULVERTY CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

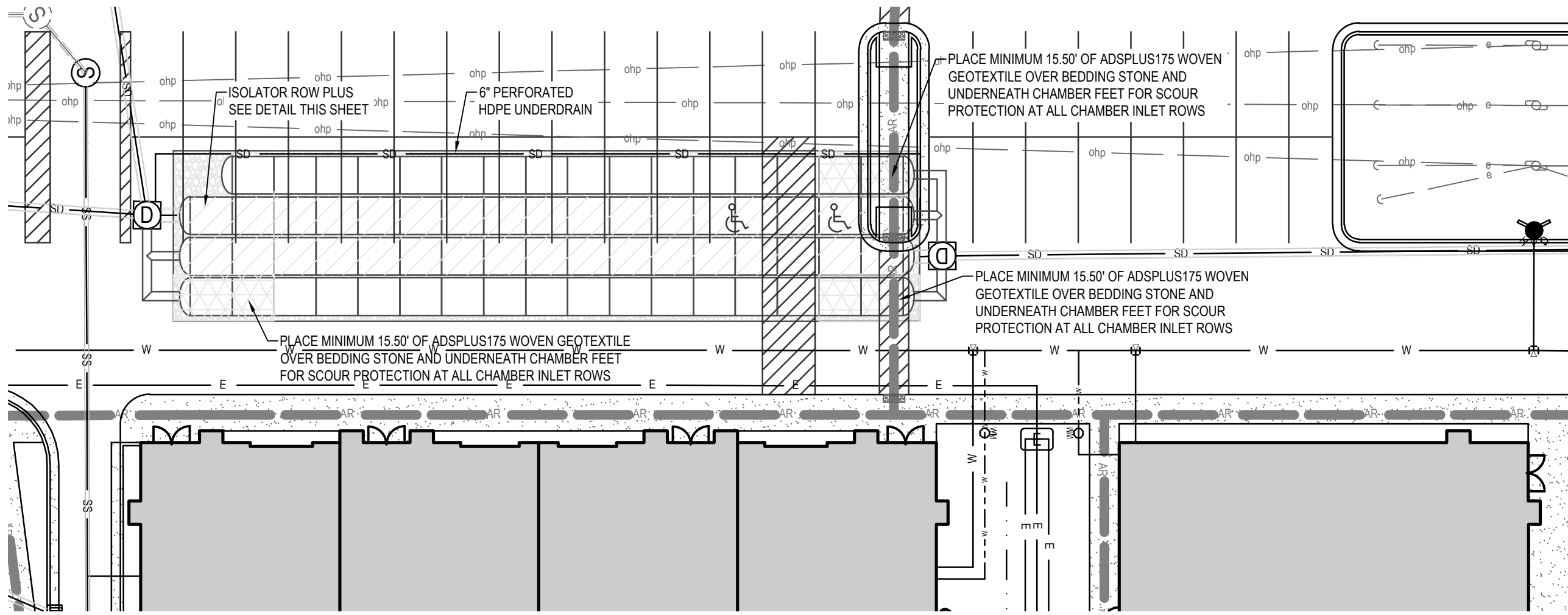
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



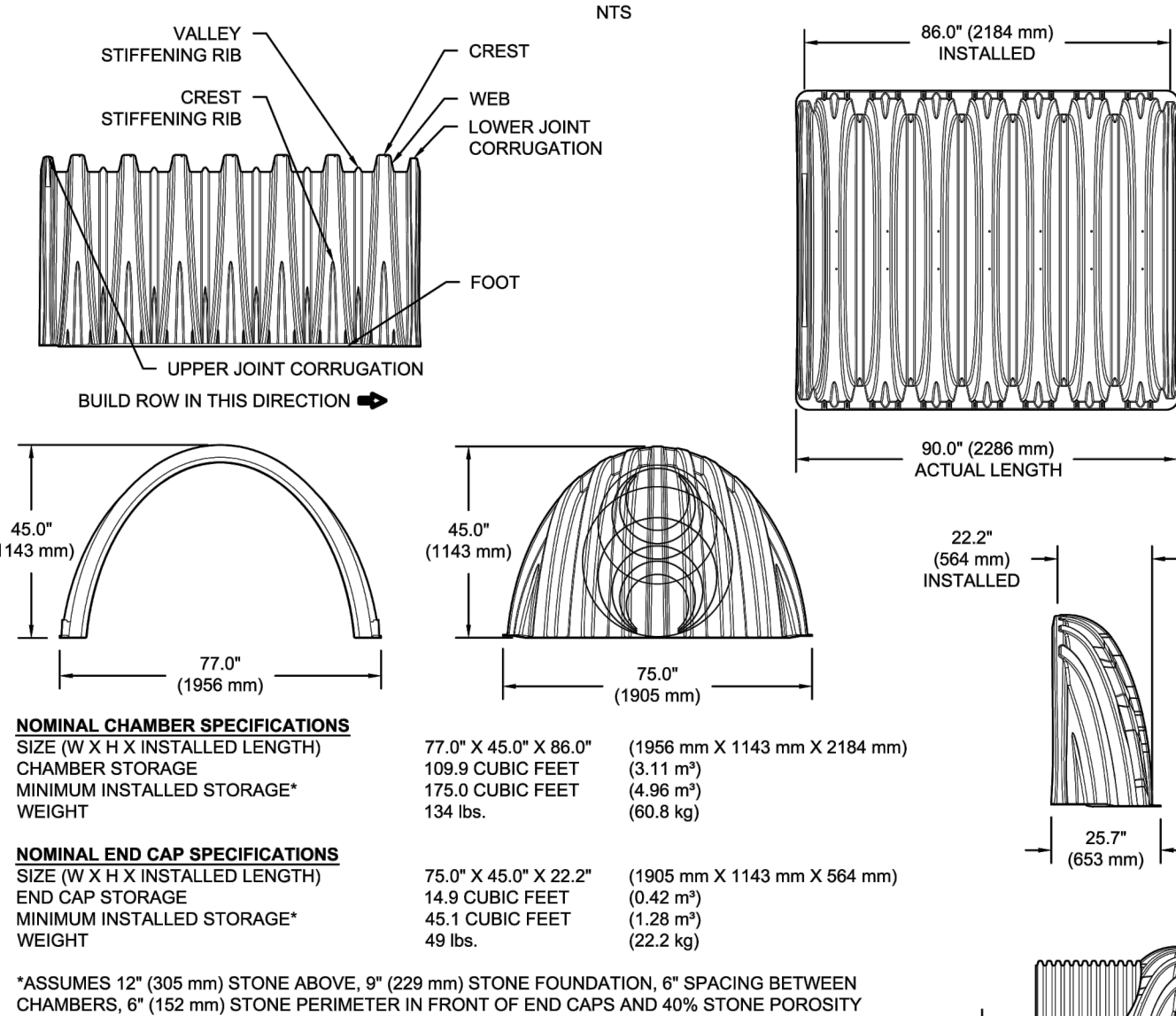
MC-SERIES END CAP INSERTION DETAIL



NORTHERN UNDERGROUND CHAMBER LAYOUT



MC-3500 TECHNICAL SPECIFICATION



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A WELDED CROWN PLATE END WITH "C" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	0.68" (17 mm)
MC3500IEPP08B	---	31.16" (791 mm)	---
MC3500IEPP08T	---	---	0.81" (21 mm)
MC3500IEPP08B	8" (200 mm)	29.04" (738 mm)	---
MC3500IEPP10T	10" (250 mm)	---	0.93" (24 mm)
MC3500IEPP10B	---	26.36" (670 mm)	---
MC3500IEPP12T	12" (300 mm)	1.35" (34 mm)	---
MC3500IEPP12B	---	23.39" (594 mm)	---
MC3500IEPP15T	15" (375 mm)	---	1.50" (38 mm)
MC3500IEPP15B	---	20.03" (509 mm)	---
MC3500IEPP18TC	18" (450 mm)	---	1.77" (45 mm)
MC3500IEPP18TW	---	14.48" (368 mm)	---
MC3500IEPP18BC	---	---	2.06" (52 mm)
MC3500IEPP18BW	---	---	2.75" (70 mm)
MC3500IEPP24TC	24" (600 mm)	---	---
MC3500IEPP24TW	---	---	---
MC3500IEPP24BC	---	---	---
MC3500IEPP24BW	---	---	---
MC3500IEPP30BC	30" (750 mm)	---	---

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL
200 SOUTH 1000 WEST
CENTERVILLE, UTAH



DETAILS

PROJECT NUMBER
9886

PRINT DATE
8/27/2021

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

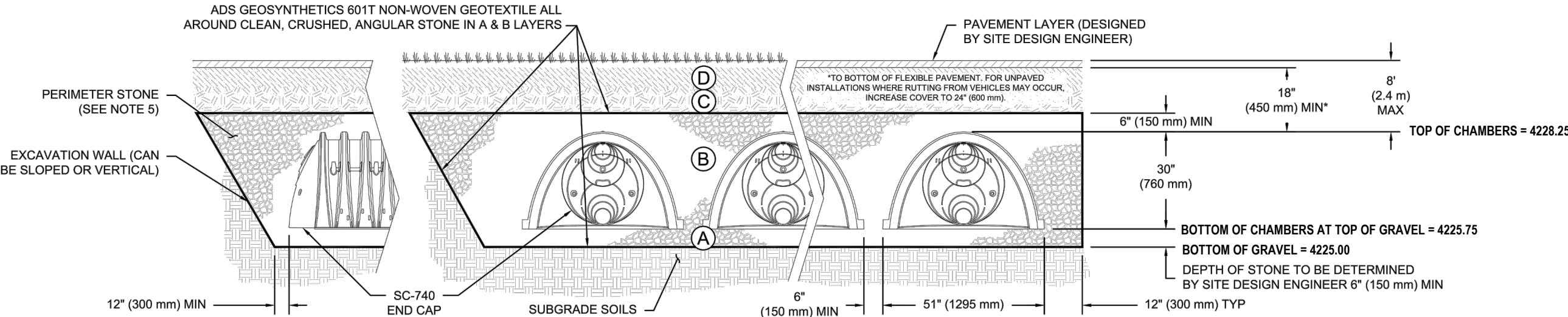
BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

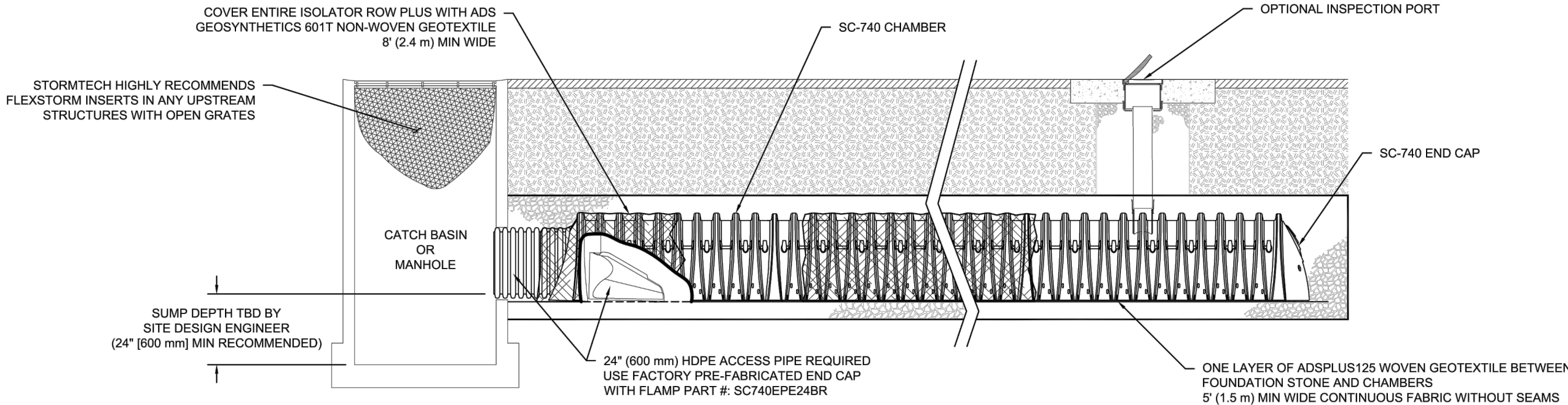
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/(IN·IN) AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



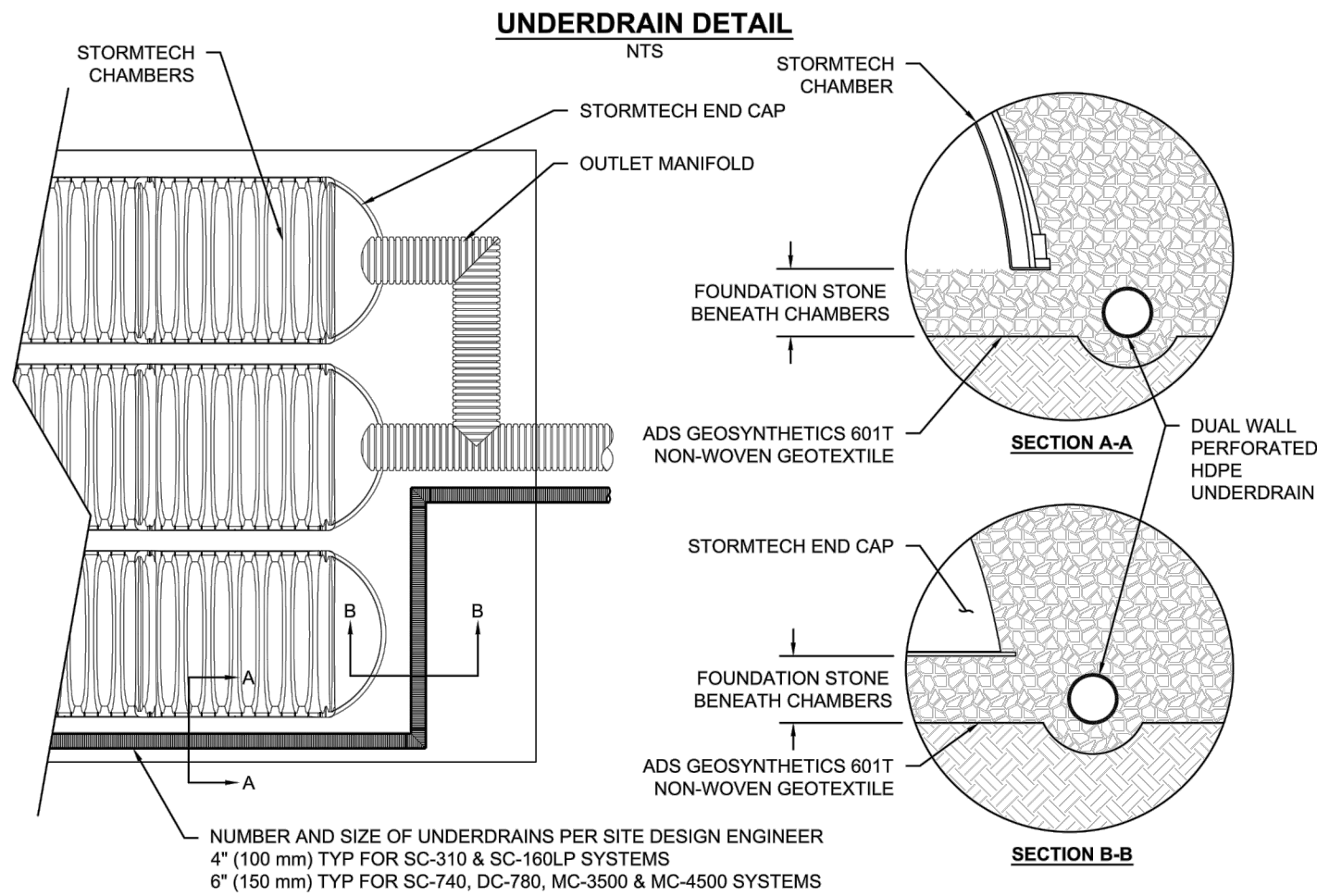
SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

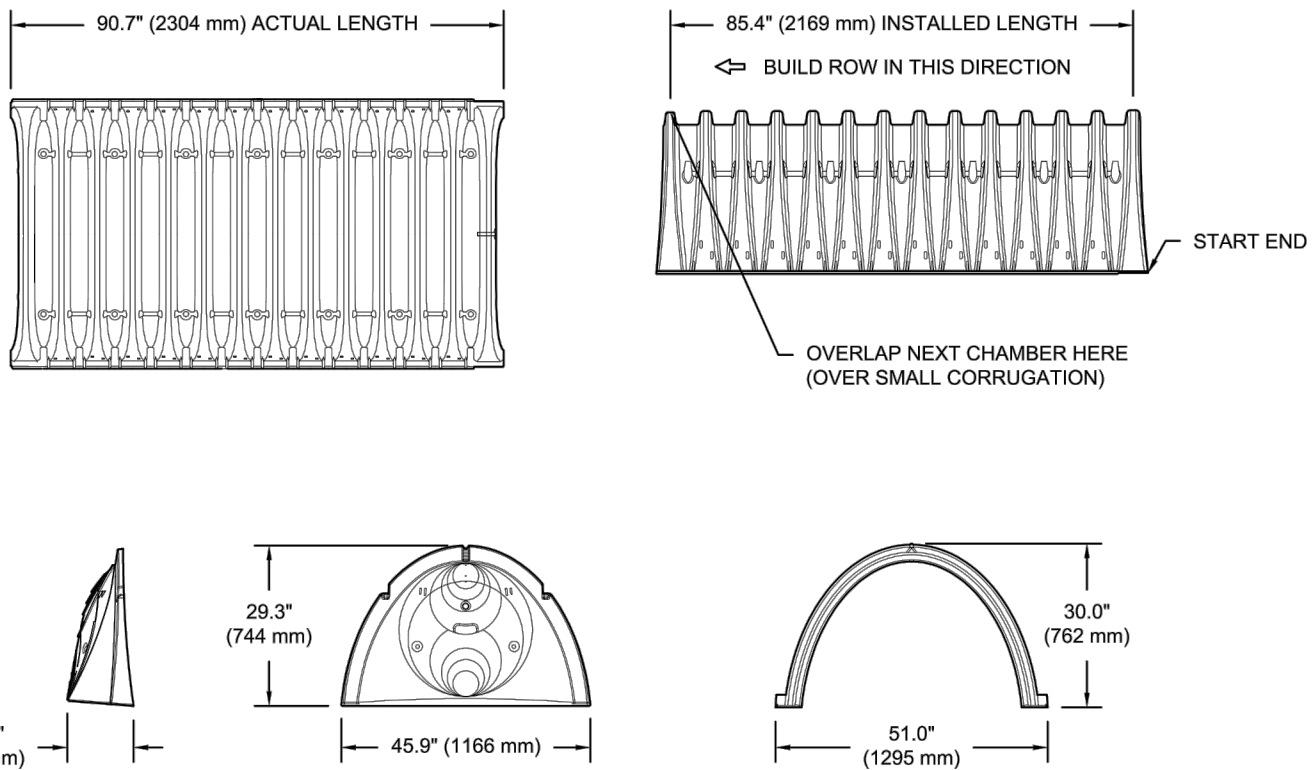
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
SIZE (W X H X INSTALLED LENGTH)	45.9 CUBIC FEET	(1.30 m³)
CHAMBER STORAGE	74.9 CUBIC FEET	(2.12 m³)
MINIMUM INSTALLED STORAGE*	75.0 lbs	(33.6 kg)
WEIGHT	*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS	

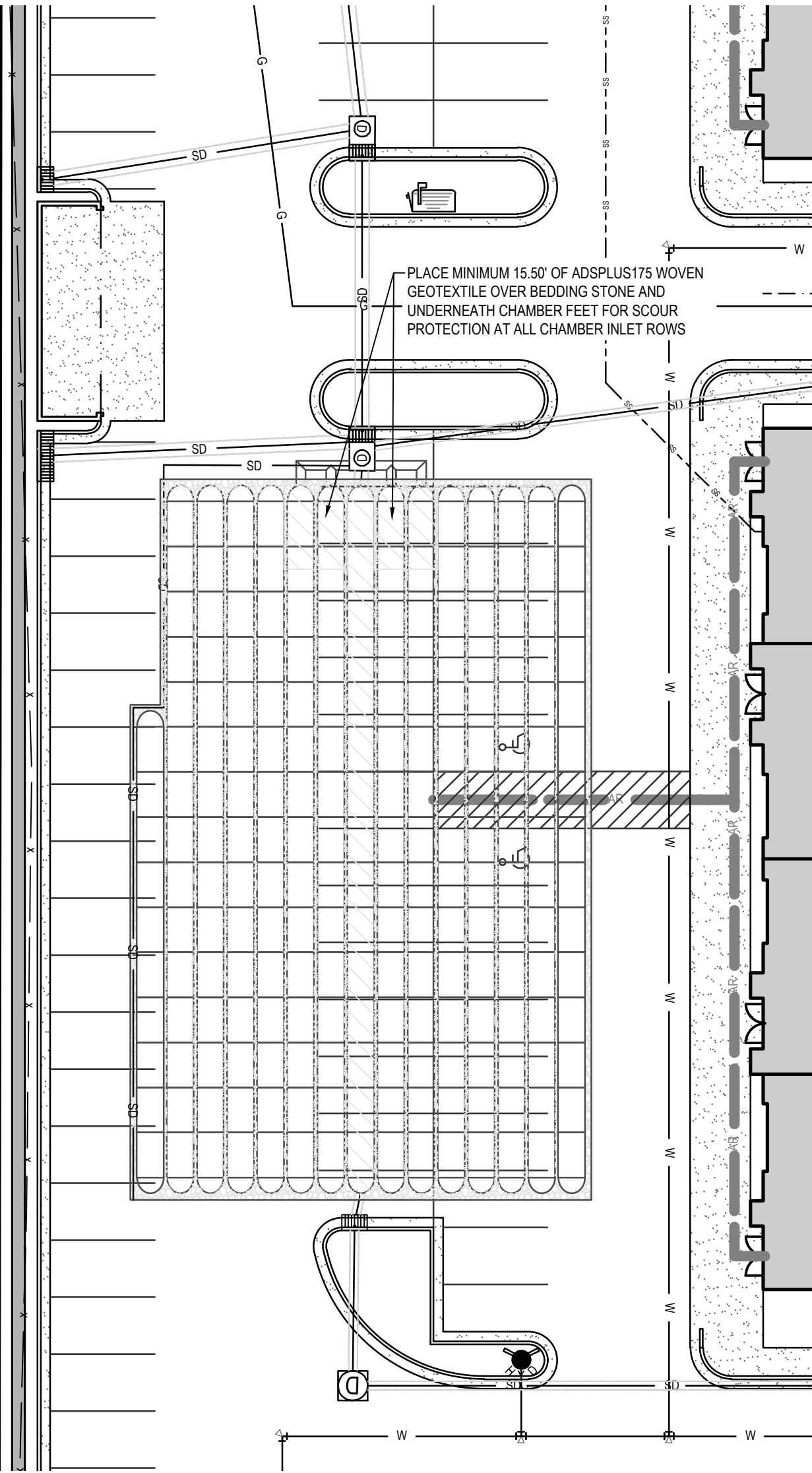
- PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
- PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
- PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
- PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE08T / SC740EPE08TPC	8" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SOUTHERN UNDERGROUND CHAMBER LAYOUT



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014

CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



DETAILS

PROJECT NUMBER
9886

PRINT DATE
8/27/2021

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-502

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/13/2021**

Item No. 3.

Short Title: Land Use Training - Municipal Land Use, Development, and Management Act - Part 8 - District Court Review

Initiated By: Lisa Romney, City Attorney

Staff Representative: Lisa Romney, City Attorney

SUBJECT

Land use training and discussion regarding Part 8 (District Court Review) of the Municipal Land Use, Development, and Management Act

RECOMMENDATION

BACKGROUND

The Planning Commission has agreed to read the Municipal Land Use, Development, and Management Act (LUDMA) as a 2021 training goal. This month's training includes reading and discussing Part 8 (District Court Review).

ATTACHMENTS:

Description

- ▣ LUDMA - Part 8 - District Court Review

Part 8 District Court Review

10-9a-801 No district court review until administrative remedies exhausted -- Time for filing -- Tolling of time -- Standards governing court review -- Record on review -- Staying of decision.

- (1) No person may challenge in district court a land use decision until that person has exhausted the person's administrative remedies as provided in Part 7, Appeal Authority and Variances, if applicable.
- (2)
 - (a) Subject to Subsection (1), a land use applicant or adversely affected party may file a petition for review of a land use decision with the district court within 30 days after the decision is final.
 - (b)
 - (i) The time under Subsection (2)(a) to file a petition is tolled from the date a property owner files a request for arbitration of a constitutional taking issue with the property rights ombudsman under Section 13-43-204 until 30 days after:
 - (A) the arbitrator issues a final award; or
 - (B) the property rights ombudsman issues a written statement under Subsection 13-43-204(3) (b) declining to arbitrate or to appoint an arbitrator.
 - (ii) A tolling under Subsection (2)(b)(i) operates only as to the specific constitutional taking issue that is the subject of the request for arbitration filed with the property rights ombudsman by a property owner.
 - (iii) A request for arbitration filed with the property rights ombudsman after the time under Subsection (2)(a) to file a petition has expired does not affect the time to file a petition.
- (3)
 - (a) A court shall:
 - (i) presume that a land use regulation properly enacted under the authority of this chapter is valid; and
 - (ii) determine only whether:
 - (A) the land use regulation is expressly preempted by, or was enacted contrary to, state or federal law; and
 - (B) it is reasonably debatable that the land use regulation is consistent with this chapter.
 - (b) A court shall:
 - (i) presume that a final land use decision of a land use authority or an appeal authority is valid; and
 - (ii) uphold the land use decision unless the land use decision is:
 - (A) arbitrary and capricious; or
 - (B) illegal.
 - (c)
 - (i) A land use decision is arbitrary and capricious if the land use decision is not supported by substantial evidence in the record.
 - (ii) A land use decision is illegal if the land use decision is:
 - (A) based on an incorrect interpretation of a land use regulation; or
 - (B) contrary to law.
 - (d)
 - (i) A court may affirm or reverse a land use decision.

- (ii) If the court reverses a land use decision, the court shall remand the matter to the land use authority with instructions to issue a land use decision consistent with the court's ruling.
- (4) The provisions of Subsection (2)(a) apply from the date on which the municipality takes final action on a land use application, if the municipality conformed with the notice provisions of Part 2, Notice, or for any person who had actual notice of the pending land use decision.
- (5) If the municipality has complied with Section 10-9a-205, a challenge to the enactment of a land use regulation or general plan may not be filed with the district court more than 30 days after the enactment.
- (6) A challenge to a land use decision is barred unless the challenge is filed within 30 days after the land use decision is final.
- (7)
 - (a) The land use authority or appeal authority, as the case may be, shall transmit to the reviewing court the record of the proceedings of the land use authority or appeal authority, including the minutes, findings, orders, and, if available, a true and correct transcript of the proceedings.
 - (b) If the proceeding was recorded, a transcript of that recording is a true and correct transcript for purposes of this Subsection (7).
- (8)
 - (a)
 - (i) If there is a record, the district court's review is limited to the record provided by the land use authority or appeal authority, as the case may be.
 - (ii) The court may not accept or consider any evidence outside the record of the land use authority or appeal authority, as the case may be, unless that evidence was offered to the land use authority or appeal authority, respectively, and the court determines that the evidence was improperly excluded.
 - (b) If there is no record, the court may call witnesses and take evidence.
- (9)
 - (a) The filing of a petition does not stay the land use decision of the land use authority or appeal authority, as the case may be.
 - (b)
 - (i) Before filing a petition under this section or a request for mediation or arbitration of a constitutional taking issue under Section 13-43-204, a land use applicant may petition the appeal authority to stay the appeal authority's land use decision.
 - (ii) Upon receipt of a petition to stay, the appeal authority may order the appeal authority's land use decision stayed pending district court review if the appeal authority finds the order to be in the best interest of the municipality.
 - (iii) After a petition is filed under this section or a request for mediation or arbitration of a constitutional taking issue is filed under Section 13-43-204, the petitioner may seek an injunction staying the appeal authority's land use decision.
- (10) If the court determines that a party initiated or pursued a challenge to a land use decision on a land use application in bad faith, the court may award attorney fees.

Amended by Chapter 385, 2021 General Session

10-9a-802 Enforcement.

- (1)
 - (a) A municipality or an adversely affected party may, in addition to other remedies provided by law, institute:
 - (i) injunctions, mandamus, abatement, or any other appropriate actions; or

- (ii) proceedings to prevent, enjoin, abate, or remove the unlawful building, use, or act.
- (b) A municipality need only establish the violation to obtain the injunction.
- (2)
 - (a) A municipality may enforce the municipality's ordinance by withholding a building permit.
 - (b) It is an infraction to erect, construct, reconstruct, alter, or change the use of any building or other structure within a municipality without approval of a building permit.
 - (c) A municipality may not issue a building permit unless the plans of and for the proposed erection, construction, reconstruction, alteration, or use fully conform to all regulations then in effect.
 - (d) A municipality may not deny an applicant a building permit or certificate of occupancy because the applicant has not completed an infrastructure improvement:
 - (i) that is not essential to meet the requirements for the issuance of a building permit or certificate of occupancy under the building code and fire code; and
 - (ii) for which the municipality has accepted an improvement completion assurance for landscaping or infrastructure improvements for the development.

Amended by Chapter 434, 2020 General Session

10-9a-803 Penalties -- Notice.

- (1) The municipality may, by ordinance, establish civil penalties for violations of any of the provisions of this chapter or of any ordinances adopted under the authority of this chapter.
- (2) Violation of any of the provisions of this chapter or of any ordinances adopted under the authority of this chapter is punishable as a class C misdemeanor upon conviction either:
 - (a) as a class C misdemeanor; or
 - (b) by imposing the appropriate civil penalty adopted under the authority of this section.
- (3) Prior to imposing upon an owner of record a civil penalty established by ordinance under authority of this chapter, a municipality shall provide:
 - (a) written notice, by mail or hand delivery, of each ordinance violation to the address of the:
 - (i) owner of record on file in the office of the county recorder; or
 - (ii) person designated, in writing, by the owner of record as the owner's agent for the purpose of receiving notice of an ordinance violation;
 - (b) the owner of record a reasonable opportunity to cure a noticed violation; and
 - (c) a schedule of the civil penalties that may be imposed upon the expiration of a time certain.

Amended by Chapter 218, 2012 General Session

CENTERVILLE

**Staff Backup Report
10/13/2021**

Item No. 4.

Short Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Community Development Director

SUBJECT

Next Planning Commission Meeting - **October 27, 2021:**

Tentative Items:

- *The Pastures, Phase 3 Final Site Plan*
- *Canyon Point - Final Site Plan*
- *Summerhill Lane - Final Subdivision*

City Council Report:

- *Rezone C-H to C-VH - Young Powers Sports - APPROVED*

Commission Goals Update:

- *ESI will perform analysis - Awaiting City to Sign Contract*

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 10/13/2021

Item No.

Short Title: September 22, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 09-22-2021 Draft Planning Commission Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, September 22, 2021**
3 **7:00 p.m.**
4

5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
7

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Cheylynn Hayman
11 Heidi Shegrud
12 Spencer Summerhays
13 Christina Wilcox
14

15 **MEMBER ABSENT**

16 Mason Kjar
17 Becki Wright
18

19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Lisa Romney, City Attorney
22 Mackenzie Wood, Assistant Planner
23

24 **VISITORS**

25 Steve Peterson, Case, Lowe & Hart, Inc.
26 Ron Hales, Center Point Construction
27

28 **PLEDGE OF ALLEGIANCE**

29
30 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Wilcox
31

32 **PUBLIC HEARING – ZONE MAP AMENDMENT – YOUNG POWERSPORTS**
33

34 Community Development Director Cory Snyder explained that the applicant desired to
35 assimilate the subject property (former steel fabrication facility) and add it to the commercial
36 property partially developed as the former Tri-City Power Sports location. The subject tract of
37 land was currently zoned Commercial High (C-H), and the former powersports site was currently
38 zoned Commercial Very High (C-VH). Both zones allowed for vehicle sales, but the applicant
39 desired to combine the sites into a single development site. Mr. Snyder said staff believed the
40 rezone request was consistent with General Plan policies and would remain consistent with the
41 commercial development policy for the area.
42

43 Steve Peterson, architect for Young Automotive Group, explained the desire to combine
44 the parcels and have uniformity in the zoning.
45

46 Chair Daly opened a public hearing at 8:12 p.m., and closed the public hearing seeing
47 that no one wished to comment. Commissioner Summerhays **moved** for the Planning
48 Commission to recommend approval of the Zone Map Amendment for Parcel 03-001-0038, as
49 submitted to the City on August 31, 2021, and as presented to the City, from Commercial High
50 to Commercial Very High, subject to the following requirement and for the following reasons for
51 action. Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0).
52

Requirement:

1. Any rezone of the tract of land cannot become effective until the subject property is legally combined and recorded with Davis County, thereby absorbing it into the applicable partially developed lot to the west, also owned by the Young Automotive Group.

Reasons for Action:

- a) The Planning Commission finds that there has been a sufficient review and consideration of the criteria outlined in CZC 12.21.080.e of the Zoning Ordinance for rezone consideration.
- b) The Planning Commission finds that the rezone is substantially consistent with the goals of the General Plan and the rezone approval criteria, as described in the staff report.
- c) The Planning Commission finds that the requirement condition of the rezone for parcel absorption facilitates compliance with applicable zoning development regulations adopted by the City and is desired by the petitioner.
- d) Therefore, the Planning Commission finds that the request for C-VH Zoning designation is appropriate.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – YOUNG POWERSPORTS

Mr. Snyder advised the Planning Commission that the conceptual approval level was designed to be fairly preliminary. He discussed the intent of the conceptual level with the Commissioners. Mr. Snyder spoke of occasional inaccuracies in FEMA (Federal Emergency Management Agency) floodplain maps, and explained that the applicant was involved in updating and amending the floodplain map for the subject property. Mr. Snyder explained that, although he believed it was feasible to mitigate the floodplain designation, it would take some time to receive a federal approval. This would need to be accomplished prior to the City granting final site plan approval. He suggested the process would provide adequate time for the applicant to address parking requirements and correct any deficiencies for obtaining conceptual site plan acceptance.

The Planning Commission discussed parking for the property. Commissioner Summerhays suggested a separate sheet showing a division of uses and parking needs on the property would be beneficial.

Responding to a question from Commissioner Hayman, Mr. Snyder explained the current floodplain designation covered a good portion of the property, and a failure to change the floodplain map would greatly impact the potential for development. Mr. Snyder answered questions from the Commission regarding water infrastructure and surface improvement responsibility.

Representatives of the applicant described the process to update the floodplain map, and emphasized the applicant had the option to raise the proposed structure above the flood level. Steve Peterson requested the ability to move forward at the applicant's risk. The Planning Commission and staff discussed possible conditions to allow conceptual site plan approval. A representative of the applicant stated the applicant would be able to provide a sheet showing division of uses for parking requirement purposes.

Chair Daly opened a public hearing at 7:58 p.m., and closed the public hearing seeing that no one wished to comment. The Planning Commission discussed surface improvements. It

1 was suggested the City should have a design plan in place for the area to guide future
2 redevelopment.

3
4 Commissioner Hayman **moved** for the Planning Commission to accept the Conceptual
5 Site Plan for the proposed Young Powersports complex with the following conditions and based
6 on the following reasons for action. Chair Daly seconded the motion, which passed by
7 unanimous vote (5-0).

8
9 Conditions:

- 10
11 1. The applicant is to address compliance with the ordinance parking requirements. The
12 following options are suggested:
- 13 a. Correct the site plan layout to provide the required parking.
 - 14 b. Re-review use spaces in the building and account for the retail space, office
15 space, repair space, and storage space and see if the parking counts are
16 better reflective of the various uses of the building.
 - 17 c. Seek a "parking modification," as outlined in CZC 12-52-110(a) & (e).
- 18 2. If the applicant decides to pursue Options "a" or "b," the applicant shall also modify
19 the conceptual plan submittal to address the ordinance compliance matters raised in
20 the Staff Report to Commission dated 9/22/2021 and bring this matter back to the
21 Commission.
- 22 3. If the applicant decides to seek a parking modification, such modification shall be
23 submitted to the City and scheduled for Commission review before re-reviewing the
24 conceptual submittal. Afterwards, the applicant shall also modify the site plan
25 submittal to address the ordinance compliance matters raised in the Staff Report to
26 Commission dated 9/22/2021 and bring this matter back to the Commission.
- 27 4. The applicant shall obtain approval from FEMA to amend flood plain map to remove
28 property from any flood plain designation or address flood plain designation by other
29 acceptable means such as waiver or increased base floor elevation.
- 30 5. In addressing compliance with parking ordinance requirements, applicant shall
31 submit parking and use calculations to support parking calculations or provide other
32 acceptable means of compliance with ordinances.

33
34 Reasons for Action:

- 35
36 a) The Conceptual Site Plan has clearly depicted how the property could be developed
37 [CZC 12-21-110(d)(2)].
- 38 b) The conceptual Site Plan is consistent with the goals of the General Plan [CZC 12-
39 480-3(c)].
- 40 c) The vehicle sales use is a conditional use in the C-VH Zone [CZC 12-36 Table of
41 Uses Allowed].

42
43 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

44
45 The Planning Commission was scheduled to meet next on October 13, 2021. Mr. Snyder
46 spoke of items that may appear on the next meeting agenda.

47
48 **MINUTES REVIEW AND ACCEPTANCE**

49
50 Minutes of the September 8, 2021 meeting were reviewed. Commissioner Hayman
51 **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed
52 by unanimous vote (5-0). Commissioner Hayman expressed appreciation for the opportunity to
53 have served on the Planning Commission.

ADJOURNMENT

At 8:17 p.m., Commissioner Hayman **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

Jennifer Hansen, City Recorder

Date Approved

Katie Rust, Recording Secretary

DRAFT