PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 13, 2023 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. CALL TO ORDER

1. ROLL CALL

2. LEGISLATIVE PRAYER OR THOUGHT

3. PLEDGE OF ALLEGIANCE

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Open and Public Meetings Act Training
   Required annual training on the Open and Public Meetings Act

2. PUBLIC HEARING - Conditional Use Permit for 8-12 units per acre - Pheasantbrook PUD Subdivision located at approximately 265 Pheasantbrook Dr. - ADMINISTRATIVE DECISION
   The applicant has applied for a Conditional Use Permit seeking approval of an increase in the current density of the Pheasantbrook Subdivision Development. The applicant recently received Conceptual Site Plan approval for the addition of 12 new units (3 buildings, 4 units per building) in this development but a Conditional Use Permit is required for the increase in density.

3. PUBLIC MEETING - Final Site Plan, Pheasantbrook Townhome Expansion Project, Approximately 265 Pheasantbrook Dr. - ADMINISTRATIVE DECISION
   The developer, representing the Pheasantbrook Homeowners Association, is seeking final site plan approval to expand the number of townhomes in the Pheasantbrook PUD Subdivision. This expansion would include the development of 12 new townhomes (3 buildings, 4 units per building) in the south-west corner of the existing subdivision.

4. PUBLIC HEARING - Conceptual Site Plan, Huffaker Mixed Use, 134 South Main Street - ADMINSTRATIVE DECISION
   The applicant desires to construct a duplex on spare land area of the existing commercial (*i.e. dental office*) site. The South Main Street Corridor Overlay District provides opportunity to allow mixed commercial and residential development for the site. This Conceptual Application submittal is seeking for such an opportunity.

5. PUBLIC HEARING - Preliminary Subdivision, Parrish Creek Park, Lots 1,2, 4 - 1160 North 950 West -ADMINSTRATIVE DECISION

, the applicant desires now to amend and re-subdivide the property and convert the original lots into a single planned unit development (PUD). This would allow future independent ownership of the proposed two buildings (one existing/one to be constructed) and transform the approved parking, landscaping and storage area into common areas for use of the future building owners.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
   Next Planning Commission Meeting - **September 27, 2023**
   Tentative Items:

   - *Planning Commission By-laws Review*
   - *Questions & Answers for New Commissioners*

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder

PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 1.
Title: Open and Public Meetings Act Training
Initiated By: Jennifer Robison, City Recorder
Staff Representative: Jennifer Robison, City Recorder

SUBJECT:

Required annual training on the Open and Public Meetings Act

RECOMMENDATION:

BACKGROUND:

The City Recorder will provide a brief presentation on the basics of the Utah Open and Public Meetings Act. This training is required by law to be provided annually. A copy of the applicable statutes is attached.

ATTACHMENTS:

1. Utah Open and Public Meetings Act - UCA 52-4-101
2. Open Meetings - Info Sheet
3. Closed Meetings - Info Sheet

Chapter 4
Open and Public Meetings Act

Part 1
General Provisions

52-4-101 Title.
This chapter is known as the "Open and Public Meetings Act."

Enacted by Chapter 14, 2006 General Session

52-4-102 Declaration of public policy.
(1) The Legislature finds and declares that the state, its agencies and political subdivisions, exist to aid in the conduct of the people's business.
(2) It is the intent of the Legislature that the state, its agencies, and its political subdivisions:
(a) take their actions openly; and
(b) conduct their deliberations openly.

Renumbered and Amended by Chapter 14, 2006 General Session

52-4-103 Definitions.
As used in this chapter:
(1) "Anchor location" means the physical location from which:
(a) an electronic meeting originates; or
(b) the participants are connected.
(2) "Capitol hill complex" means the grounds and buildings within the area bounded by 300 North Street, Columbus Street, 500 North Street, and East Capitol Boulevard in Salt Lake City.
(3)
(a) "Convening" means the calling together of a public body by a person authorized to do so for the express purpose of discussing or acting upon a subject over which that public body has jurisdiction or advisory power.
(b) "Convening" does not include the initiation of a routine conversation between members of a board of trustees of a large public transit district if the members involved in the conversation do not, during the conversation, take a tentative or final vote on the matter that is the subject of the conversation.
(4) "Electronic meeting" means a public meeting convened or conducted by means of a conference using electronic communications.
(5) "Electronic message" means a communication transmitted electronically, including:
(a) electronic mail;
(b) instant messaging;
(c) electronic chat;
(d) text messaging, as that term is defined in Section 76-4-401; or
(e) any other method that conveys a message or facilitates communication electronically.
(6)
(a) "Meeting" means the convening of a public body or a specified body, with a quorum present, including a workshop or an executive session, whether in person or by means of electronic communications, for the purpose of discussing, receiving comments from the public about, or

acting upon a matter over which the public body or specific body has jurisdiction or advisory power.

(b) "Meeting" does not mean:

(i) a chance gathering or social gathering;

(ii) a convening of the State Tax Commission to consider a confidential tax matter in accordance with Section 59-1-405; or

(iii) a convening of a three-member board of trustees of a large public transit district as defined in Section 17B-2a-802 if:

(A) the board members do not, during the conversation, take a tentative or final vote on the matter that is the subject of the conversation; or

(B) the conversation pertains only to day-to-day management and operation of the public transit district.

(c) "Meeting" does not mean the convening of a public body that has both legislative and executive responsibilities if:

(i) no public funds are appropriated for expenditure during the time the public body is convened; and

(ii) the public body is convened solely for the discussion or implementation of administrative or operational matters:

(A) for which no formal action by the public body is required; or

(B) that would not come before the public body for discussion or action.

(7) "Monitor" means to hear or observe, live, by audio or video equipment, all of the public statements of each member of the public body who is participating in a meeting.

(8) "Participate" means the ability to communicate with all of the members of a public body, either verbally or electronically, so that each member of the public body can hear or observe the communication.

(9)

(a) "Public body" means:

(i) any administrative, advisory, executive, or legislative body of the state or its political subdivisions that:

(A) is created by the Utah Constitution, statute, rule, ordinance, or resolution;

(B) consists of two or more persons;

(C) expends, disburses, or is supported in whole or in part by tax revenue; and

(D) is vested with the authority to make decisions regarding the public's business; or

(ii) any administrative, advisory, executive, or policymaking body of an association, as that term is defined in Section 53G-7-1101, that:

(A) consists of two or more persons;

(B) expends, disburses, or is supported in whole or in part by dues paid by a public school or whose employees participate in a benefit or program described in Title 49, Utah State Retirement and Insurance Benefit Act; and

(C) is vested with authority to make decisions regarding the participation of a public school or student in an interscholastic activity, as that term is defined in Section 53G-7-1101.

(b) "Public body" includes:

(i) an interlocal entity or joint or cooperative undertaking, as those terms are defined in Section 11-13-103;

(ii) a governmental nonprofit corporation as that term is defined in Section 11-13a-102; and

(iii) the Utah Independent Redistricting Commission.

(c) "Public body" does not include:

(i) a political party, a political group, or a political caucus;

(ii) a conference committee, a rules committee, or a sifting committee of the Legislature;
(iii) a school community council or charter trust land council, as that term is defined in Section 53G-7-1203;
(iv) a taxed interlocal entity, as that term is defined in Section 11-13-602; or
(v) the following Legislative Management subcommittees, which are established in Section 36-12-8, when meeting for the purpose of selecting or evaluating a candidate to recommend for employment, except that the meeting in which a subcommittee votes to recommend that a candidate be employed shall be subject to the provisions of this act:
(A) the Research and General Counsel Subcommittee;
(B) the Budget Subcommittee; and
(C) the Audit Subcommittee.

(10) "Public statement" means a statement made in the ordinary course of business of the public body with the intent that all other members of the public body receive it.

(11)
(a) "Quorum" means a simple majority of the membership of a public body, unless otherwise defined by applicable law.
(b) "Quorum" does not include a meeting of two elected officials by themselves when no action, either formal or informal, is taken.

(12) "Recording" means an audio, or an audio and video, record of the proceedings of a meeting that can be used to review the proceedings of the meeting.

(13) "Specified body":
(a) means an administrative, advisory, executive, or legislative body that:
(i) is not a public body;
(ii) consists of three or more members; and
(iii) includes at least one member who is:
(A) a legislator; and
(B) officially appointed to the body by the president of the Senate, speaker of the House of Representatives, or governor; and
(b) does not include a body listed in Subsection (9)(c)(ii) or (9)(c)(v).

(14) "Transmit" means to send, convey, or communicate an electronic message by electronic means.

Amended by Chapter 25, 2019 General Session
Amended by Chapter 246, 2019 General Session

52-4-104 Training.

(1) The presiding officer of the public body shall ensure that the members of the public body are provided with annual training on the requirements of this chapter.
(2) The presiding officer shall ensure that any training described in Subsection (1) complies with Title 63G, Chapter 22, State Training and Certification Requirements.

Amended by Chapter 200, 2018 General Session

Part 2
Meetings

52-4-201 Meetings open to the public -- Exceptions.

(1) A meeting is open to the public unless closed under Sections 52-4-204, 52-4-205, and 52-4-206.

(2)

(a) A meeting that is open to the public includes a workshop or an executive session of a public body in which a quorum is present, unless closed in accordance with this chapter.

(b) A workshop or an executive session of a public body in which a quorum is present that is held on the same day as a regularly scheduled public meeting of the public body may only be held at the location where the public body is holding the regularly scheduled public meeting unless:

(i) the workshop or executive session is held at the location where the public body holds its regularly scheduled public meetings but, for that day, the regularly scheduled public meeting is being held at different location;

(ii) any of the meetings held on the same day is a site visit or a traveling tour and, in accordance with this chapter, public notice is given;

(iii) the workshop or executive session is an electronic meeting conducted according to the requirements of Section 52-4-207; or

(iv) it is not practicable to conduct the workshop or executive session at the regular location of the public body's open meetings due to an emergency or extraordinary circumstances.

Renumbered and Amended by Chapter 14, 2006 General Session
Amended by Chapter 263, 2006 General Session

52-4-202 Public notice of meetings -- Emergency meetings.

(1)

(a)

(i) A public body shall give not less than 24 hours' public notice of each meeting.

(ii) A specified body shall give not less than 24 hours' public notice of each meeting that the specified body holds on the capitol hill complex.

(b) The public notice required under Subsection (1)(a) shall include the meeting:

(i) agenda;

(ii) date;

(iii) time; and

(iv) place.

(2)

(a) In addition to the requirements under Subsection (1), a public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule as provided in this section.

(b) The public notice under Subsection (2)(a) shall specify the date, time, and place of the scheduled meetings.

(3)

(a) A public body or specified body satisfies a requirement for public notice by:

(i) posting written notice:

(A) except for an electronic meeting held without an anchor location under Subsection 52-4-207(4), at the principal office of the public body or specified body, or if no principal office exists, at the building where the meeting is to be held; and

(B) on the Utah Public Notice Website created under Section 63A-16-601; and

(ii) providing notice to:

(A) at least one newspaper of general circulation within the geographic jurisdiction of the public body; or
(B) a local media correspondent.
(b) A public body or specified body is in compliance with the provisions of Subsection (3)(a)(ii) by providing notice to a newspaper or local media correspondent under the provisions of Subsection 63A-16-601(4)(d).
(c) A public body whose limited resources make compliance with Subsection (3)(a)(i)(B) difficult may request the Division of Archives and Records Service, created in Section 63A-12-101, to provide technical assistance to help the public body in its effort to comply.
(4) A public body and a specified body are encouraged to develop and use additional electronic means to provide notice of their meetings under Subsection (3).
(5)
(a) The notice requirement of Subsection (1) may be disregarded if:
(i) because of unforeseen circumstances it is necessary for a public body or specified body to hold an emergency meeting to consider matters of an emergency or urgent nature; and
(ii) the public body or specified body gives the best notice practicable of:
(A) the time and place of the emergency meeting; and
(B) the topics to be considered at the emergency meeting.
(b) An emergency meeting of a public body may not be held unless:
(i) an attempt has been made to notify all the members of the public body; and
(ii) a majority of the members of the public body approve the meeting.
(6)
(a) A public notice that is required to include an agenda under Subsection (1) shall provide reasonable specificity to notify the public as to the topics to be considered at the meeting. Each topic shall be listed under an agenda item on the meeting agenda.
(b) Subject to the provisions of Subsection (6)(c), and at the discretion of the presiding member of the public body, a topic raised by the public may be discussed during an open meeting, even if the topic raised by the public was not included in the agenda or advance public notice for the meeting.
(c) Except as provided in Subsection (5), relating to emergency meetings, a public body may not take final action on a topic in an open meeting unless the topic is:
(i) listed under an agenda item as required by Subsection (6)(a); and
(ii) included with the advance public notice required by this section.
(7) Except as provided in this section, this chapter does not apply to a specified body.

Amended by Chapter 84, 2021 General Session
Amended by Chapter 345, 2021 General Session

52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;

(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.
(3) A recording of an open meeting shall:
(a) be a complete and unedited record of all open portions of the meeting from the commencement of the meeting through adjournment of the meeting; and
(b) be properly labeled or identified with the date, time, and place of the meeting.
(4)
(a) As used in this Subsection (4):
(i) "Approved minutes" means written minutes:
(A) of an open meeting; and
(B) that have been approved by the public body that held the open meeting.
(ii) "Electronic information" means information presented or provided in an electronic format.
(iii) "Pending minutes" means written minutes:
(A) of an open meeting; and
(B) that have been prepared in draft form and are subject to change before being approved by the public body that held the open meeting.
(iv) "Specified local public body" means a legislative body of a county, city, town, or metro township.
(v) "State public body" means a public body that is an administrative, advisory, executive, or legislative body of the state.
(vi) "State website" means the Utah Public Notice Website created under Section 63A-16-601.
(b) Pending minutes, approved minutes, and a recording of a public meeting are public records under Title 63G, Chapter 2, Government Records Access and Management Act.
(c) Pending minutes shall contain a clear indication that the public body has not yet approved the minutes or that the minutes are subject to change until the public body approves them.
(d) A public body shall require an individual who, at an open meeting of the public body, publicly presents or provides electronic information, relating to an item on the public body's meeting agenda, to provide the public body, at the time of the meeting, an electronic or hard copy of the electronic information for inclusion in the public record.
(e) A state public body shall:
(i) make pending minutes available to the public within 30 days after holding the open meeting that is the subject of the pending minutes;
(ii) within three business days after approving written minutes of an open meeting:
(A) post to the state website a copy of the approved minutes and any public materials distributed at the meeting;
(B) make the approved minutes and public materials available to the public at the public body's primary office; and

(C) if the public body provides online minutes under Subsection (2)(b), post approved minutes that comply with Subsection (2)(b) and the public materials on the public body's website; and

(iii) within three business days after holding an open meeting, post on the state website an audio recording of the open meeting, or a link to the recording.

(f) A specified local public body shall:

(i) make pending minutes available to the public within 30 days after holding the open meeting that is the subject of the pending minutes;

(ii) within three business days after approving written minutes of an open meeting, post and make available a copy of the approved minutes and any public materials distributed at the meeting, as provided in Subsection (4)(e)(ii); and

(iii) within three business days after holding an open meeting, make an audio recording of the open meeting available to the public for listening.

(g) A public body that is not a state public body or a specified local public body shall:

(i) make pending minutes available to the public within a reasonable time after holding the open meeting that is the subject of the pending minutes;

(ii) within three business days after approving written minutes of an open meeting:

(A) post and make available a copy of the approved minutes and any public materials distributed at the meeting, as provided in Subsection (4)(e)(ii); or

(B) comply with Subsections (4)(e)(ii)(B) and (C) and post to the state website a link to a website on which the approved minutes and any public materials distributed at the meeting are posted; and

(iii) within three business days after holding an open meeting, make an audio recording of the open meeting available to the public for listening.

(h) A public body shall establish and implement procedures for the public body's approval of the written minutes of each meeting.

(i) Approved minutes of an open meeting are the official record of the meeting.

(5) All or any part of an open meeting may be independently recorded by any person in attendance if the recording does not interfere with the conduct of the meeting.

(6) The written minutes or recording of an open meeting that are required to be retained permanently shall be maintained in or converted to a format that meets long-term records storage requirements.

(7) Notwithstanding Subsection (1), a recording is not required to be kept of:

(a) an open meeting that is a site visit or a traveling tour, if no vote or action is taken by the public body; or

(b) an open meeting of a local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, or special service district under Title 17D, Chapter 1, Special Service District Act, if the district's annual budgeted expenditures for all funds, excluding capital expenditures and debt service, are $50,000 or less.

Amended by Chapter 84, 2021 General Session
Amended by Chapter 176, 2021 General Session
Amended by Chapter 345, 2021 General Session

52-4-204 Closed meeting held upon vote of members -- Business -- Reasons for meeting recorded.

(1) A closed meeting may be held if:

(a)

(i) a quorum is present;
(ii) the meeting is an open meeting for which notice has been given under Section 52-4-202; and
(iii)
(A) two-thirds of the members of the public body present at the open meeting vote to approve closing the meeting;
(B) for a meeting that is required to be closed under Section 52-4-205, if a majority of the members of the public body present at an open meeting vote to approve closing the meeting;
(C) for an ethics committee of the Legislature that is conducting an open meeting for the purpose of reviewing an ethics complaint, a majority of the members present vote to approve closing the meeting for the purpose of seeking or obtaining legal advice on legal, evidentiary, or procedural matters, or for conducting deliberations to reach a decision on the complaint; or
(D) for the Political Subdivisions Ethics Review Commission established in Section 63A-15-201 that is conducting an open meeting for the purpose of reviewing an ethics complaint in accordance with Section 63A-15-701, a majority of the members present vote to approve closing the meeting for the purpose of seeking or obtaining legal advice on legal, evidentiary, or procedural matters, or for conducting deliberations to reach a decision on the complaint; or
(b)
(i) for the Independent Legislative Ethics Commission, the closed meeting is convened for the purpose of conducting business relating to the receipt or review of an ethics complaint, provided that public notice of the closed meeting is given under Section 52-4-202, with the agenda for the meeting stating that the meeting will be closed for the purpose of "conducting business relating to the receipt or review of ethics complaints";
(ii) for the Political Subdivisions Ethics Review Commission established in Section 63A-15-201, the closed meeting is convened for the purpose of conducting business relating to the preliminary review of an ethics complaint in accordance with Section 63A-15-602, provided that public notice of the closed meeting is given under Section 52-4-202, with the agenda for the meeting stating that the meeting will be closed for the purpose of "conducting business relating to the review of ethics complaints"; or
(iii) for the Independent Executive Branch Ethics Commission created in Section 63A-14-202, the closed meeting is convened for the purpose of conducting business relating to an ethics complaint, provided that public notice of the closed meeting is given under Section 52-4-202, with the agenda for the meeting stating that the meeting will be closed for the purpose of "conducting business relating to an ethics complaint."
(2) A closed meeting is not allowed unless each matter discussed in the closed meeting is permitted under Section 52-4-205.
(3)
(a) An ordinance, resolution, rule, regulation, contract, or appointment may not be approved at a closed meeting.
(b)
(i) A public body may not take a vote in a closed meeting, except for a vote on a motion to end the closed portion of the meeting and return to an open meeting.
(ii) A motion to end the closed portion of a meeting may be approved by a majority of the public body members present at the meeting.

(4) The following information shall be publicly announced and entered on the minutes of the open meeting at which the closed meeting was approved:
(a) the reason or reasons for holding the closed meeting;
(b) the location where the closed meeting will be held; and
(c) the vote by name, of each member of the public body, either for or against the motion to hold the closed meeting.
(5) Except as provided in Subsection 52-4-205(2), nothing in this chapter shall be construed to require any meeting to be closed to the public.

Amended by Chapter 217, 2021 General Session

52-4-205 Purposes of closed meetings -- Certain issues prohibited in closed meetings.
(1) A closed meeting described under Section 52-4-204 may only be held for:
(a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual;
(b) strategy sessions to discuss collective bargaining;
(c) strategy sessions to discuss pending or reasonably imminent litigation;
(d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
(i) disclose the appraisal or estimated value of the property under consideration; or
(ii) prevent the public body from completing the transaction on the best possible terms;
(e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
(i) public discussion of the transaction would:
(A) disclose the appraisal or estimated value of the property under consideration; or
(B) prevent the public body from completing the transaction on the best possible terms;
(ii) the public body previously gave public notice that the property would be offered for sale; and
(iii) the terms of the sale are publicly disclosed before the public body approves the sale;
(f) discussion regarding deployment of security personnel, devices, or systems;
(g) investigative proceedings regarding allegations of criminal misconduct;
(h) as relates to the Independent Legislative Ethics Commission, conducting business relating to the receipt or review of ethics complaints;
(i) as relates to an ethics committee of the Legislature, a purpose permitted under Subsection 52-4-204(1)(a)(iii)(C);
(j) as relates to the Independent Executive Branch Ethics Commission created in Section 63A-14-202, conducting business relating to an ethics complaint;
(k) as relates to a county legislative body, discussing commercial information as defined in Section 59-1-404;
(l) as relates to the Utah Higher Education Assistance Authority and its appointed board of directors, discussing fiduciary or commercial information as defined in Section 53B-12-102;
(m) deliberations, not including any information gathering activities, of a public body acting in the capacity of:
(i) an evaluation committee under Title 63G, Chapter 6a, Utah Procurement Code, during the process of evaluating responses to a solicitation, as defined in Section 63G-6a-103;
(ii) a protest officer, defined in Section 63G-6a-103, during the process of making a decision on a protest under Title 63G, Chapter 6a, Part 16, Protests; or

(iii) a procurement appeals panel under Title 63G, Chapter 6a, Utah Procurement Code, during the process of deciding an appeal under Title 63G, Chapter 6a, Part 17, Procurement Appeals Board;

(n) the purpose of considering information that is designated as a trade secret, as defined in Section 13-24-2, if the public body's consideration of the information is necessary in order to properly conduct a procurement under Title 63G, Chapter 6a, Utah Procurement Code;

(o) the purpose of discussing information provided to the public body during the procurement process under Title 63G, Chapter 6a, Utah Procurement Code, if, at the time of the meeting:

(i) the information may not, under Title 63G, Chapter 6a, Utah Procurement Code, be disclosed to a member of the public or to a participant in the procurement process; and

(ii) the public body needs to review or discuss the information in order to properly fulfill its role and responsibilities in the procurement process;

(p) as relates to the governing board of a governmental nonprofit corporation, as that term is defined in Section 11-13a-102, the purpose of discussing information that is designated as a trade secret, as that term is defined in Section 13-24-2, if:

(i) public knowledge of the discussion would reasonably be expected to result in injury to the owner of the trade secret; and

(ii) discussion of the information is necessary for the governing board to properly discharge the board's duties and conduct the board's business; or

(q) a purpose for which a meeting is required to be closed under Subsection (2).

(2) The following meetings shall be closed:

(a) a meeting of the Health and Human Services Interim Committee to review a report described in Subsection 62A-16-301(1)(a), and the responses to the report described in Subsections 62A-16-301(2) and (4);

(b) a meeting of the Child Welfare Legislative Oversight Panel to:

(i) review a report described in Subsection 62A-16-301(1)(a), and the responses to the report described in Subsections 62A-16-301(2) and (4); or

(ii) review and discuss an individual case, as described in Subsection 62A-4a-207(5);

(c) a meeting of the Opioid and Overdose Fatality Review Committee, created in Section 26-7-13, to review and discuss an individual case, as described in Subsection 26-7-13(10);

(d) a meeting of a conservation district as defined in Section 17D-3-102 for the purpose of advising the Natural Resource Conservation Service of the United States Department of Agriculture on a farm improvement project if the discussed information is protected information under federal law;

(e) a meeting of the Compassionate Use Board established in Section 26-61a-105 for the purpose of reviewing petitions for a medical cannabis card in accordance with Section 26-61a-105; and

(f) a meeting of the Colorado River Authority of Utah if:

(i) the purpose of the meeting is to discuss an interstate claim to the use of the water in the Colorado River system; and

(ii) failing to close the meeting would:

(A) reveal the contents of a record classified as protected under Subsection 63G-2-305(82);

(B) reveal a legal strategy relating to the state's claim to the use of the water in the Colorado River system;

(C) harm the ability of the Colorado River Authority of Utah or river commissioner to negotiate the best terms and conditions regarding the use of water in the Colorado River system; or

(D) give an advantage to another state or to the federal government in negotiations regarding the use of water in the Colorado River system.

(3) In a closed meeting, a public body may not:
(a) interview a person applying to fill an elected position;
(b) discuss filling a midterm vacancy or temporary absence governed by Title 20A, Chapter 1, Part 5, Candidate Vacancy and Vacancy and Temporary Absence in Elected Office; or
(c) discuss the character, professional competence, or physical or mental health of the person whose name was submitted for consideration to fill a midterm vacancy or temporary absence governed by Title 20A, Chapter 1, Part 5, Candidate Vacancy and Vacancy and Temporary Absence in Elected Office.

Amended by Chapter 179, 2021 General Session
Amended by Chapter 231, 2021 General Session

52-4-206 Record of closed meetings.
(1) Except as provided under Subsection (6), if a public body closes a meeting under Subsection 52-4-205(1), the public body:
(a) shall make a recording of the closed portion of the meeting; and
(b) may keep detailed written minutes that disclose the content of the closed portion of the meeting.
(2) A recording of a closed meeting shall be complete and unedited from the commencement of the closed meeting through adjournment of the closed meeting.
(3) The recording and any minutes of a closed meeting shall include:
(a) the date, time, and place of the meeting;
(b) the names of members present and absent; and
(c) the names of all others present except where the disclosure would infringe on the confidentiality necessary to fulfill the original purpose of closing the meeting.
(4) Minutes or recordings of a closed meeting that are required to be retained permanently shall be maintained in or converted to a format that meets long-term records storage requirements.
(5) A recording, transcript, report, and written minutes of a closed meeting are protected records under Title 63G, Chapter 2, Government Records Access and Management Act, except that the records may be disclosed under a court order only as provided under Section 52-4-304.
(6) If a public body closes a meeting exclusively for the purposes described under Subsection 52-4-205(1)(a), (1)(f), or (2):
(a) the person presiding shall sign a sworn statement affirming that the sole purpose for closing the meeting was to discuss the purposes described under Subsection 52-4-205(1)(a),(1)(f), or (2); and
(b) the provisions of Subsection (1) of this section do not apply.

Amended by Chapter 425, 2018 General Session

52-4-207 Electronic meetings -- Authorization -- Requirements.
(1) Except as otherwise provided for a charter school in Section 52-4-209, a public body may convene and conduct an electronic meeting in accordance with this section.
(2)
(a) A public body may not hold an electronic meeting unless the public body has adopted a resolution, rule, or ordinance governing the use of electronic meetings.
(b) The resolution, rule, or ordinance may:
(i) prohibit or limit electronic meetings based on budget, public policy, or logistical considerations;

(ii) require a quorum of the public body to:
(A) be present at a single anchor location for the meeting; and
(B) vote to approve establishment of an electronic meeting in order to include other members of the public body through an electronic connection;
(iii) require a request for an electronic meeting to be made by a member of a public body up to three days prior to the meeting to allow for arrangements to be made for the electronic meeting;
(iv) restrict the number of separate connections for members of the public body that are allowed for an electronic meeting based on available equipment capability; or
(v) establish other procedures, limitations, or conditions governing electronic meetings not in conflict with this section.
(3) A public body that convenes or conducts an electronic meeting shall:
(a) give public notice of the meeting:
(i) in accordance with Section 52-4-202; and
(ii) except for an electronic meeting under Subsection (5)(a), post written notice at the anchor location; and
(b) in addition to giving public notice required by Subsection (3)(a), provide:
(i) notice of the electronic meeting to the members of the public body at least 24 hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and
(ii) a description of how the members will be connected to the electronic meeting.
(4)
(a) Except as provided in Subsection (5), a public body that convenes and conducts an electronic meeting shall provide space and facilities at an anchor location for members of the public to attend the open portions of the meeting.
(b) A public body that convenes and conducts an electronic meeting may provide means by which members of the public who are not physically present at the anchor location may attend the meeting remotely by electronic means.
(5) Subsection (4)(a) does not apply to an electronic meeting if:
(a)
(i) the chair of the public body determines that:
(A) conducting the meeting as provided in Subsection (4)(a) presents a substantial risk to the health or safety of those present or who would otherwise be present at the anchor location; or
(B) the location where the public body would normally meet has been ordered closed to the public for health or safety reasons; and
(ii) the public notice for the meeting includes:
(A) a statement describing the chair's determination under Subsection (5)(a)(i);
(B) a summary of the facts upon which the chair's determination is based; and
(C) information on how a member of the public may attend the meeting remotely by electronic means; or
(b)
(i) during the course of the electronic meeting, the chair:
(A) determines that continuing to conduct the electronic meeting as provided in Subsection (4)(a) presents a substantial risk to the health or safety of those present at the anchor location; and
(B) announces during the electronic meeting the chair's determination under Subsection (5)(b)(i)(A) and states a summary of the facts upon which the determination is made; and

(ii) in convening the electronic meeting, the public body has provided means by which members of the public who are not physically present at the anchor location may attend the electronic meeting remotely by electronic means.

(6) A determination under Subsection (5)(a)(i) expires 30 days after the day on which the chair of the public body makes the determination.

(7) Compliance with the provisions of this section by a public body constitutes full and complete compliance by the public body with the corresponding provisions of Sections 52-4-201 and 52-4-202.

Amended by Chapter 242, 2021 General Session

52-4-208 Chance or social meetings.

(1) This chapter does not apply to any chance meeting or a social meeting.

(2) A chance meeting or social meeting may not be used to circumvent the provisions of this chapter.

Enacted by Chapter 14, 2006 General Session

52-4-209 Electronic meetings for charter school board.

(1) Notwithstanding the definitions provided in Section 52-4-103 for this chapter, as used in this section:

(a) "Anchor location" means a physical location where:

(i) the charter school board would normally meet if the charter school board were not holding an electronic meeting; and

(ii) space, a facility, and technology are provided to the public to monitor and, if public comment is allowed, to participate in an electronic meeting during regular business hours.

(b) "Charter school board" means the governing board of a school created under Title 53G, Chapter 5, Charter Schools.

(c) "Meeting" means the convening of a charter school board:

(i) with a quorum who:

(A) monitors a website at least once during the electronic meeting; and

(B) casts a vote on a website, if a vote is taken; and

(ii) for the purpose of discussing, receiving comments from the public about, or acting upon a matter over which the charter school board has jurisdiction or advisory power.

(d) "Monitor" means to:

(i) read all the content added to a website by the public or a charter school board member; and

(ii) view a vote cast by a charter school board member on a website.

(e) "Participate" means to add content to a website.

(2)

(a) A charter school board may convene and conduct an electronic meeting in accordance with Section 52-4-207.

(b) A charter school board may convene and conduct an electronic meeting in accordance with this section that is in writing on a website if:

(i) the chair verifies that a quorum monitors the website;

(ii) the content of the website is available to the public;

(iii) the chair controls the times in which a charter school board member or the public participates; and

(iv) the chair requires a person to identify himself or herself if the person:

(A) participates; or
(B) casts a vote as a charter school board member.
(3) A charter school that conducts an electronic meeting under this section shall:
(a) give public notice of the electronic meeting:
(i) in accordance with Section 52-4-202; and
(ii) by posting written notice at the anchor location as required under Section 52-4-207;
(b) in addition to giving public notice required by Subsection (3)(a), provide:
(i) notice of the electronic meeting to the members of the charter school board at least 24 hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present;
(ii) a description of how the members and the public may be connected to the electronic meeting;
(iii) a start and end time for the meeting, which shall be no longer than 5 days; and
(iv) a start and end time for when a vote will be taken in an electronic meeting, which shall be no longer than four hours; and
(c) provide an anchor location.
(4) The chair shall:
(a) not allow anyone to participate from the time the notice described in Subsection (3)(b)(iv) is given until the end time for when a vote will be taken; and
(b) allow a charter school board member to change a vote until the end time for when a vote will be taken.
(5) During the time in which a vote may be taken, a charter school board member may not communicate in any way with any person regarding an issue over which the charter school board has jurisdiction.
(6) A charter school conducting an electronic meeting under this section may not close a meeting as otherwise allowed under this part.
(7)
(a) Written minutes shall be kept of an electronic meeting conducted as required in Section 52-4-203.
(b)
(i) Notwithstanding Section 52-4-203, a recording is not required of an electronic meeting described in Subsection (2)(b).
(ii) All of the content of the website shall be kept for an electronic meeting conducted under this section.
(c) Written minutes are the official record of action taken at an electronic meeting as required in Section 52-4-203.
(8)
(a) A charter school board shall ensure that the website used to conduct an electronic meeting:
(i) is secure; and
(ii) provides with reasonably certainty the identity of a charter school board member who logs on, adds content, or casts a vote on the website.
(b) A person is guilty of a class B misdemeanor if the person falsely identifies himself or herself as required by Subsection (2)(b)(iv).
(9) Compliance with the provisions of this section by a charter school constitutes full and complete compliance by the public body with the corresponding provisions of Sections 52-4-201 and 52-4-202.

Amended by Chapter 415, 2018 General Session

52-4-210 Electronic message transmissions.

Nothing in this chapter shall be construed to restrict a member of a public body from transmitting an electronic message to other members of the public body at a time when the public body is not convened in an open meeting.

Enacted by Chapter 25, 2011 General Session

Part 3
Enforcement

52-4-301 Disruption of meetings.

This chapter does not prohibit the removal of any person from a meeting, if the person willfully disrupts the meeting to the extent that orderly conduct is seriously compromised.

Enacted by Chapter 14, 2006 General Session

52-4-302 Suit to void final action -- Limitation -- Exceptions.

(1)
- (a) Any final action taken in violation of Section 52-4-201, 52-4-202, 52-4-207, or 52-4-209 is voidable by a court of competent jurisdiction.
- (b) A court may not void a final action taken by a public body for failure to comply with the posting written notice requirements under Subsection 52-4-202(3)(a)(i)(B) if:
  - (i) the posting is made for a meeting that is held before April 1, 2009; or
  - (ii)
    - (A) the public body otherwise complies with the provisions of Section 52-4-202; and
    - (B) the failure was a result of unforeseen Internet hosting or communication technology failure.

(2) Except as provided under Subsection (3), a suit to void final action shall be commenced within 90 days after the date of the action.

(3) A suit to void final action concerning the issuance of bonds, notes, or other evidences of indebtedness shall be commenced within 30 days after the date of the action.

Amended by Chapter 403, 2012 General Session

52-4-303 Enforcement of chapter -- Suit to compel compliance.

(1) The attorney general and county attorneys of the state shall enforce this chapter.

(2) The attorney general shall, on at least a yearly basis, provide notice to all public bodies that are subject to this chapter of any material changes to the requirements for the conduct of meetings under this chapter.

(3) A person denied any right under this chapter may commence suit in a court of competent jurisdiction to:
- (a) compel compliance with or enjoin violations of this chapter; or
- (b) determine the chapter's applicability to discussions or decisions of a public body.

(4) The court may award reasonable attorney fees and court costs to a successful plaintiff.

Renumbered and Amended by Chapter 14, 2006 General Session
Amended by Chapter 263, 2006 General Session

52-4-304 Action challenging closed meeting.

(1) Notwithstanding the procedure established under Subsection 63G-2-202(7), in any action brought under the authority of this chapter to challenge the legality of a closed meeting held by a public body, the court shall:
  (a) review the recording or written minutes of the closed meeting in camera; and
  (b) decide the legality of the closed meeting.
(2)
  (a) If the judge determines that the public body did not violate Section 52-4-204, 52-4-205, or 52-4-206 regarding closed meetings, the judge shall dismiss the case without disclosing or revealing any information from the recording or minutes of the closed meeting.
  (b) If the judge determines that the public body violated Section 52-4-204, 52-4-205, or 52-4-206 regarding closed meetings, the judge shall publicly disclose or reveal from the recording or minutes of the closed meeting all information about the portion of the meeting that was illegally closed.
(3) Nothing in this section may be construed to affect the ability of a public body to reclassify a record, as defined in Section 63G-2-103, as provided in Section 63G-2-307.

Amended by Chapter 425, 2018 General Session

52-4-305 Criminal penalty for closed meeting violation.

In addition to any other penalty under this chapter, a member of a public body who knowingly or intentionally violates or who knowingly or intentionally abets or advises a violation of any of the closed meeting provisions of this chapter is guilty of a class B misdemeanor.

Enacted by Chapter 263, 2006 General Session

CENTERVILLE CITY ATTORNEY'S OFFICE

250 North Main Street
Centerville, Utah 84014
801.335.8842

OPEN AND PUBLIC MEETINGS ACT

The Utah Legislature has adopted the Open and Public Meetings Act (Open Meetings Act), as set forth in *Utah Code Ann*. §§ 52-4-101, *et seq*. The Open Meetings Act applies to all administrative, advisory, elected, appointed and legislative public bodies of the City, including the City Council, Planning Commission, Board of Adjustment, and other boards and committees of the City. As a matter of public policy, the Utah Legislature has declared that the State and all of its entities and political subdivisions exist to aid in the conduct of the public's business. As such, the purpose of the Open Meetings Act is to ensure that the City takes its actions and conducts its deliberations regarding the public's business openly. By law, the Mayor is required to ensure that the members of the City Council receive annual training on the Open Meetings Act.

Every Meetings Is Public (Unless Closed for Reasons Allowed by Law)

Every meeting of the City Council shall be open to the public unless such meeting is closed for legitimate reasons provided by law. Meetings include regular meetings, special meetings, executive sessions, work sessions, field trips, or other meetings of the City Council where a quorum of its members is present and the purpose of the meeting is to discuss or take action on matters within the City Council's jurisdiction. A quorum of the City Council is defined by statute as three members, excluding the mayor. A chance meeting of a quorum of the City Council or a social event, such as the annual City dinner, does not constitute a "meeting" under the Open Meetings Act so long as the members of the City Council do not discuss or act upon matters of public business at the party. Lawful reasons to go into a closed session are summarized in a separate handout on Closed Meetings.

Public Notice

In order to provide the public with an opportunity to attend and participate in the public's business, the City is required to give at least 24 hours public notice of each meeting of the City Council. This public notice must include the agenda for the meeting and the date, time, and place of the meetings. The City must also provide public notice at least once each year of the City Council's annual meetings schedule. Public notice of the annual meetings schedule and the 24 hour notice of each meeting requires: (1) posting written notice at City Hall; (2) posting notice on the Utah Public Notice Website; and (3) providing notice to at least one local newspaper or local media correspondent. The City is encouraged to develop and use additional electronic means to provide notice of its meetings, which Centerville does by providing notice of all of its meetings on the City website. The City also provides public electronic access to all of its City Council meeting agendas and packet information through Novus as found on the City website. Other noticing requirements apply to various applications under Centerville City Ordinances in addition to notice required under the Open Meetings Act.

Written Minutes and Recordings

Except otherwise provided by law, written minutes and a recording shall be kept of all open meetings of the City Council. Written minutes are not a verbatim transcript of the meeting but should include the substance in brief of the discussions of the Council and any testimony or public comment. The minutes must also include a record, by individual member, of each vote taken by the City Council. Approval of minutes by City Council shall comply with the City's Minutes Approval Policy. Pending minutes, approved minutes, and the recording of an open meeting are public records. Pending minutes of the City Council must be made available to the public within 30 days after holding the meeting. Approved minutes of the City Council must be posted to the Utah Public Notice Website within 3 days after approval. The recording of an open meeting of the City Council must be available to the public within 3 business days after the meeting. The City also posts audio recordings of City Council meetings on the Utah Public Notice Website. Written minutes from open meetings, once approved by the City Council, are the official record of the meetings and are generally retained permanently by the City Recorder. The Council should make sure the minutes properly reflect the actions taken by the Council.

Electronic Meetings

The City Council may hold electronic meetings, such as conference call or video conferencing, in accordance with the City's Electronic Meeting Policy. In general, there must be an anchor location for the electronic meeting (usually City Hall), and there must be sufficient facilities and technology available at the anchor location to allow all participants of the meeting the ability to communicate with the members of the City Council, and so that each member of Council can communicate with all participants and other members. As extra noticing and facility set up is required for electronic meetings, it is requested that Council members provide sufficient advanced notice to staff of the need for an electronic meeting.

Fun Rules

- A work session or executive session of the City Council that is held on the same day as a regularly scheduled public meeting of the Council is required to be held at the same place as the regular meeting (unless otherwise allowed by law); i.e. you can't have your work session at Dairy Queen.
- The City Council must list the proposed agenda topics and items for discussion and action by the Council. Each agenda item must be listed with reasonable specificity to notify the public as to the topics to be considered at the meeting.
- The City Council should avoid talking about matters that are not listed on the agenda and is prohibited from taking final action on any matter that is not listed on the agenda or included with the advance public notice of the meeting.
- Recordings of open meetings must be a complete and unedited record of all portions of the open meeting; i.e. you can't stop and start the recording to exclude discussions.
- You don't have to make a recording of an open meeting that is a site visit or traveling tour so long as no vote or action is taken by the City Council during the site visit or travelling tour.
- Notice requirements may be disregarded to consider matters of an emergency or urgent nature if the City gives the best notice practicable. Check with City Attorney for applicable requirements.
- Council members should not send emails or texts to other members of the Council when the Council is convened and Council members should avoid creating an electronic meeting through group email chats.
- Anyone can independently record all or any part of an open meeting so long as the recording does not interfere with the conduct of the meeting.
- Members of the City Council who knowingly or intentionally violate the Open Meetings Act may be guilty of a class B misdemeanor.

CENTERVILLE CITY ATTORNEY'S OFFICE

250 North Main Street
Centerville, Utah 84014
801.335.8842

CLOSED MEETINGS

The Utah Legislature has adopted the Open and Public Meetings Act (Open Meetings Act), as set forth in *Utah Code Ann*. §§ 52-4-101, *et seq*. The Open Meetings Act applies to all administrative, advisory, elected, appointed and legislative public bodies of the City, including the City Council, Planning Commission, Board of Adjustment, and other boards and committees of the City. Under the Open Meetings Act, all meetings of the City Council shall be open to the public unless lawfully closed for reasons permitted by law.

Lawful Reasons to go into a Closed Meeting

Pursuant to *Utah Code Ann*. § 52-4-205, the City Council may only go into a closed session for the following reasons:

- ⇨ Discussion of the character, professional competence, or physical or mental health of an individual;
- ⇨ Strategy sessions to discuss pending or reasonably imminent litigation;
- ⇨ Strategy sessions to discuss the purchase, sale, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would: (i) disclose the appraisal or estimated value of the property under consideration; or (ii) prevent the City from completing the transaction on the best possible terms;
- ⇨ Discussion regarding deployment of security personnel, devices or systems; and
- ⇨ Investigative proceedings regarding allegations of criminal misconduct.

Procedures to go into a Closed Meeting

In order to go into a closed session, a quorum of the City Council must be present at an open meeting for which notice has been provided. Two-thirds of the members of the City Council present at the open meeting must vote to approve going into a closed meeting. The following information is required to be publicly announced and entered into the minutes of the open meeting when the closed meeting is approved: (1) the reason or reasons for holding the closed meeting; (2) the location where the closed meeting will be held; and (3) the vote by name of each member of the City Council either for or against the motion to go into a closed meeting.

Minutes and Recording.

Generally, the City is required to record all closed meetings and "may" keep detailed written minutes of such closed meetings. The recording of the closed meeting must be complete and unedited from commencement of the closed meeting through adjournment of the closed meeting. The recording and minutes of a closed meeting shall include: (1) the date, time, and place of the closed meeting; (2) the names of members present and absent; and (3) the names of all others present except where the disclosure would infringe on the confidentiality necessary to fulfill the original purpose of the closed meeting. If the City Council closes a meeting exclusively for the purpose to discuss the character, professional competence, or physical or mental health of an individual or to discuss deployment of security personnel, devices or systems, a recording does not have to be made of the closed meeting so long as the person presiding signs a sworn statement affirming that the sole purpose for closing the meeting was to discuss such exempted topics.

Additional Restrictions

A closed meeting is only allowed if each matter discussed in the closed meeting is permitted under Section 52-4-205. The Council's discussion is limited to the lawful reasons for which the Council voted to go into the closed meeting. No ordinance, resolution, rule, regulation, contract, or appointment may be approved in a closed meeting. The City Council is also prohibited from interviewing a person applying to fill an elected position or discussing the character, professional competence, or physical or mental health of a person whose name has been submitted for consideration to fill a midterm vacancy or temporary absence under Title 20A regarding vacancies in elected offices.

Challenges and Enforcement

The Attorney General and the County Attorneys of the State are authorized to enforce the provisions of the Open Meetings Act. A person denied a right under the Act may commence suit in court to compel compliance with the Act, to enjoin violations of the Act, or to determine the Act's applicability to discussions or decisions of the City Council. The court may award attorneys' fees and court costs to a successful plaintiff. In a challenge to the legality of a closed meeting held by the City Council, the court shall review the recording or written minutes of the closed meeting *in camera* and decide the legality of the closed meeting. If the judge determines that the Council did not comply with the Act regarding closed meetings, the judge shall publicly disclose from the recording or minutes of the closed meeting all information about the portion of the meeting that was illegally closed. If the judge determines that the Council did comply with the Act in going into the closed meeting, the judge will dismiss the case without disclosing or revealing any information from the recording or minutes of the closed meeting.

Criminal Penalties

In addition to any other penalty provided in the Open Meetings Act, any member of the City Council who knowingly or intentionally violates or knowingly or intentionally abets or advises a violation of any of the closed meeting provisions of the Act is guilty of a class B misdemeanor.

PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 2.

Title: PUBLIC HEARING - Conditional Use Permit for 8-12 units per acre - Pheasantbrook PUD Subdivision located at approximately 265 Pheasantbrook Dr. - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whittney Black, Assistant Planner

SUBJECT:

The applicant has applied for a Conditional Use Permit seeking approval of an increase in the current density of the Pheasantbrook Subdivision Development. The applicant recently received Conceptual Site Plan approval for the addition of 12 new units (3 buildings, 4 units per building) in this development but a Conditional Use Permit is required for the increase in density.

RECOMMENDATION:

Consider approving with conditions

BACKGROUND:

The applicant has applied for a Conditional Use Permit seeking approval of an increase in the current density of the Pheasantbrook Subdivision Development. The original Pheasantbrook Development was constructed in the late 1970s. This new development would be in the south-west corner of the existing subdivision. The applicant recently received Conceptual Site Plan approval for the addition of 12 new units (3 buildings, 4 units per building) in this development but a Conditional Use Permit is required for the increase in density. That piece of property is currently being used for RV storage and sports courts.

ATTACHMENTS:

1. 09-13-2023 PC Staff Report - CUP - Pheasantbrook Townhome Expansion Project
2. Pheasantbrook CUP Applicant Narrative
3. Pheasntbrook Site Plan

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

STAFF REPORT
AGENDA: ITEM 1

PROPERTY OWNER:	**PHEASANTBROOK HOMEOWNERS ASSOCATION** **MATTHEW GIBSON, HOA BOARD PRESIDENT**
APPLICANT:	**ERIC WOOD – GEC DEVELOPMENT** **ericrobertwood@gmail.com**
PROPERTY LOCATION:	**265 PHEASANTBROOK DR**
PARCEL SIZE:	**3.03 acre**
ZONING DISTRICT:	**RESIDENTIAL - HIGH**
APPLICATION:	**CONDITIONAL USE PERMIT FOR DENSITY**
RECOMMENDATION:	**CONSIDER APPROVING WITH CONDITIONS**

BACKGROUND

The applicant has applied for a Conditional Use Permit seeking approval of an increase in the current density of the Pheasantbrook Subdivision Development. The original Pheasantbrook Development was constructed in the late 1970s. This new development would be in the south-west corner of the existing subdivision. The applicant recently received Conceptual Site Plan approval for the addition of 12 new units (3 buildings, 4 units per building) in this development but a Conditional Use Permit is required for the increase in density. That piece of property is currently being used for RV storage and sports courts.

CODE REQUIREMENTS

TABLE OF USES ALLOWED *CZC 12.36*

The subject property is in the Residential-High (R-H) Zone. Under the table of uses found in *CZC 12.36.020*, dwelling, multiple-family is listed as a conditional use in the R-H zone. In addition, *CZC 12.32.300* explains that anything over 8 units per acre in the R-H zone requires a Conditional Use Permit. The maximum gross density with a conditional use permit is 12 units per acre.

Density Calculations

	Current	Max Permitted	Max with CUP	Proposed
Units per acre (Total acreage of property is 17.77)	8.1	8	12	8.8
Total number of Units	144	142	213	156

**Per CZC 12.12.030, density calculations shall be rounded to the nearest tenth of a number.*

APPROVE STANDARDS TO BE REVIEWED PER *CZC 12.21.100(e)*

The General Plan

According to the General Plan, it is the desire of the community to maintain the single-family residential character of development. The Plan continues to explain that when medium or high-density residential development is allowed, it should be in appropriate locations. It should also provide "usable open spaces, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred." (*CMC 12-420-2).*

Per the City's General Plan, this development is in the Northwest – Neighborhood 4. This neighborhood plan strives to provide for the future land use pattern for the area located between Lund Lane, Main Street, Parrish Lane, and I-15. One goal of this plan is to establish appropriate land-use patterns and land-use transitions. This should be accomplished by allowing compatible land-uses adjacent to each other.

It is the opinion of staff that the proposed expansion meets the intent of the General Plan. The proposal is consistent with existing land-uses in the area and would eliminate incompatible uses (i.e., outside storage). The development already exists within a Planned Unit Development (PUD) that ensures usable open spaces, landscaping, and

other amenities that are consistent with the residential character of development in the area.

Suitability and Harmony with the Proposed Site and Adjacent Property (*CZC 12.21.100(e)(5) (A-C, F)*

The proposed units will be an extension of an existing development. The land is currently being used for RV and trailer storage and includes a dilapidated sports court. As a note, RV and trailer storage is no longer permitted and is considered a nonconformity. This development would replace that nonconformity and the aging sports court with 12 new units matching the other existing units. Adjacent developments include a multi-family development (Pineae Village), an LDS Church meetinghouse, and several single-family homes. Staff believes that this project has the potential to be suitable for the area and harmonious with the adjacent properties.

The surrounding area is mostly developed so this project would not injure potential development. The applicant has been working with the utility companies to verify that water, sewer, and other services will be provided to the new units. Transportation and traffic will also be considered in the site plan reviews, but staff do not see it being a major issue.

Impact on the Community and Safeguards to Minimize Impact (*CZC 12.21.100(e)(5) (D, E, H-J)*

Providing a variety of housing types is a good economic policy for any city. In addition, while the market is still high for all types of housing, townhomes are still more affordable than single-family homes. The applicant has explained that some of the funds from this project will be used to help supplement the HOAs budget. The applicant has also explained that these new units will aesthetically match the existing units.

Staff does not anticipate any noise, glare, dust, pollutants, or odors besides those that are normal in a residential development. If this project is approved, during construction there will also be the normal noise, dust, pollutants, and odors associated with building. During the final site plan review staff will verify that all their plans are in line with the city code and standards and specifications. This will help protect the health, safety, and welfare of the City and surrounding property owners.

During the public hearing held at the conceptual site plan approval, residents of Pheasantbrook brought up concerns about adequate garbage receptables. Based on those comments, staff is recommending that a condition of the CUP be that one additional garbage receptable be added or the current dumpsters be upgraded in size to accommodate the addition of residents. During a meeting with the applicant, he explained

that they are planning on upgrading the two current dumpsters in this area of the development to a larger size.

The applicant has discussed the potential impacts in his submittal. See the applicant narrative attached to the meeting packet.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulations *(CZC 12.21.100(e)(5)(G)*

As addressed in the Conceptual Site Plan review, no new roadways will be added with this development. The property currently has access to Pheasantbrook Dr which leads north to Chase Lane and leads east to Main Street. The City Code currently requires 2 parking spaces per dwelling unit. This development is averaging 2.5 spaces per unit. The Fire Marshal will need to review the final site plan to verify fire protection requirements, but the planning staff does not anticipate this being an issue. Pedestrian and vehicular circulation patterns will not change. Landscaping, open space, and screening are all being provided and will be finalized during the final site plan process.

PLANNING STAFF RECOMMENDATIONS

SUGGESTED MOTION

"I hereby make a motion for the Planning Commission to ***APPROVE*** *a Conditional Use Permit (CUP) for the Pheasantbrook Townhomes Project, with the following conditions:*

1. *This conditional use permit is limited and subject to the further development of the Pheasantbrook Part VI PUD Subdivision, parcel number 02-034-0093, as per the plans submitted to the City on August 22, 2023 and September 9, 2023.*
2. *The density use of the entire development shall not exceed 156 total units and no more than 8.8 units per gross acre.*
3. *The developer shall provide a minimum of two garbage receptacles (a.k.a. dumpsters) in this area of the development and upgrade them to a larger size to mitigate the additional waste created by the residents of the 12 newly proposed units. The Developer shall work with the HOA for placement of the garbage receptables.*
4. *This Conditional Use Permit is contingent on the approval of a corresponding Final Site Plan application.*

Suggested Reasons for the Action (Findings):

a. *A complete application for a conditional use permit (CUP) has been submitted per CZC 12.21.100(d)(1).*
b. *The proposed use, dwelling, multiple-family is a conditional use in the Residential-High Zone under CZC 12.36.020.*
c. *Per CZC 12.32.300, a gross use density of 8-12 units per acre may be established through an approved conditional use permit (CUP).*
d. *The application meets the requirement of established evidence for an approval of a conditional use permit per CZC 12.21.100(e)(3).*
e. *The request for a conditional use permit meets the factors to be reviewed and considered for an approval under CZC 12.21.100(e)(5) (A-J).*
f. *Therefore, the Planning Commission finds that the approval of this Conditional Use Permit is warranted."*

The Developer and Pheasantbrook Homeowners Association are seeking to expand the number of townhomes in the Pheasantbrook PUD Subdivision by developing 12 new townhomes (3 buildings, 4 units per building) in the south-west corner of the existing subdivision. That piece of property is currently being used for RV storage and dilapidated sports courts.

The zone allows up to 12 units per acre. At just over 3 acres, this would allow for up to 36 units. There are currently 20 units and we propose to add 12 units, bringing the total to 32 units. The property is already being used for the proposed use and has been for over 50 years, showing it will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community; the proposed use will comply with regulations and conditions specified in this Title for such use; and the proposed use will comply with applicable provisions of the General Plan.

Utilities: To ensure adequate utilities, we have conducted a comprehensive analysis of the existing infrastructure and have worked closely with the appropriate utility providers to ensure capacity is available to accommodate the increased demand from the expanded townhomes. We have also designed the development to optimize utility efficiency and have incorporated sustainable practices where possible.

Transportation Access: No impact anticipated. Drainage: Our development incorporates a comprehensive stormwater management plan that includes installing adequate drainage systems, retention ponds, and other appropriate measures to effectively control and direct stormwater runoff.

Parking and Loading Space: Ample parking is already available.

Lighting: To enhance safety and security, our development includes a well-designed lighting plan. We have implemented appropriate lighting fixtures and layouts to ensure sufficient illumination in public areas, walkways, parking lots, and other common spaces, while being mindful of minimizing light pollution and energy consumption.

Screening and Landscaping: We are committed to preserving the aesthetic integrity of the community. Our development incorporates screening elements, such as fences and vegetation, to maintain privacy and mitigate visual impacts. Moreover, we have integrated a comprehensive landscaping plan that includes the planting of trees, shrubs, and other greenery to enhance the overall appearance of the community and contribute to its ecological balance.

Open Space: The expansion project includes converting unusable space to open-space for recreating.

Fire Protection: We have worked closely with the local fire department to incorporate their recommendations into our development plans. The townhomes will meet or exceed fire safety codes, and we have included fire hydrants, emergency access routes, and other necessary measures to enhance fire protection capabilities.

Pedestrian and Vehicular Circulation: Sidewalks have been included to promote safe and convenient movement within the development. Traffic flow has been carefully planned, taking into account the expected volume and patterns, to minimize congestion and maximize efficiency.

Noise: We are committed to complying with local noise regulations and ensuring that the noise levels are within acceptable limits. Based on our study, we don't see any offensive noise omissions coming from the project.

Glare: To minimize glare from lighting fixtures and other potential sources, we have employed a careful lighting design that utilizes shielded and directed lighting fixtures. This approach directs the light downward and reduces the potential for glare. Our goal is to ensure that the lighting within the expanded townhome community is aesthetically pleasing, functional, and does not create an undue visual disturbance for residents or neighboring properties.

Dust: We will implement industry-standard best practices for dust suppression during construction activities.

Pollutants: Our project will comply with all relevant environmental regulations governing air quality, water quality, and waste management. We will utilize environmentally friendly construction materials and practices where feasible, and implement measures such as the proper handling and disposal of hazardous substances.

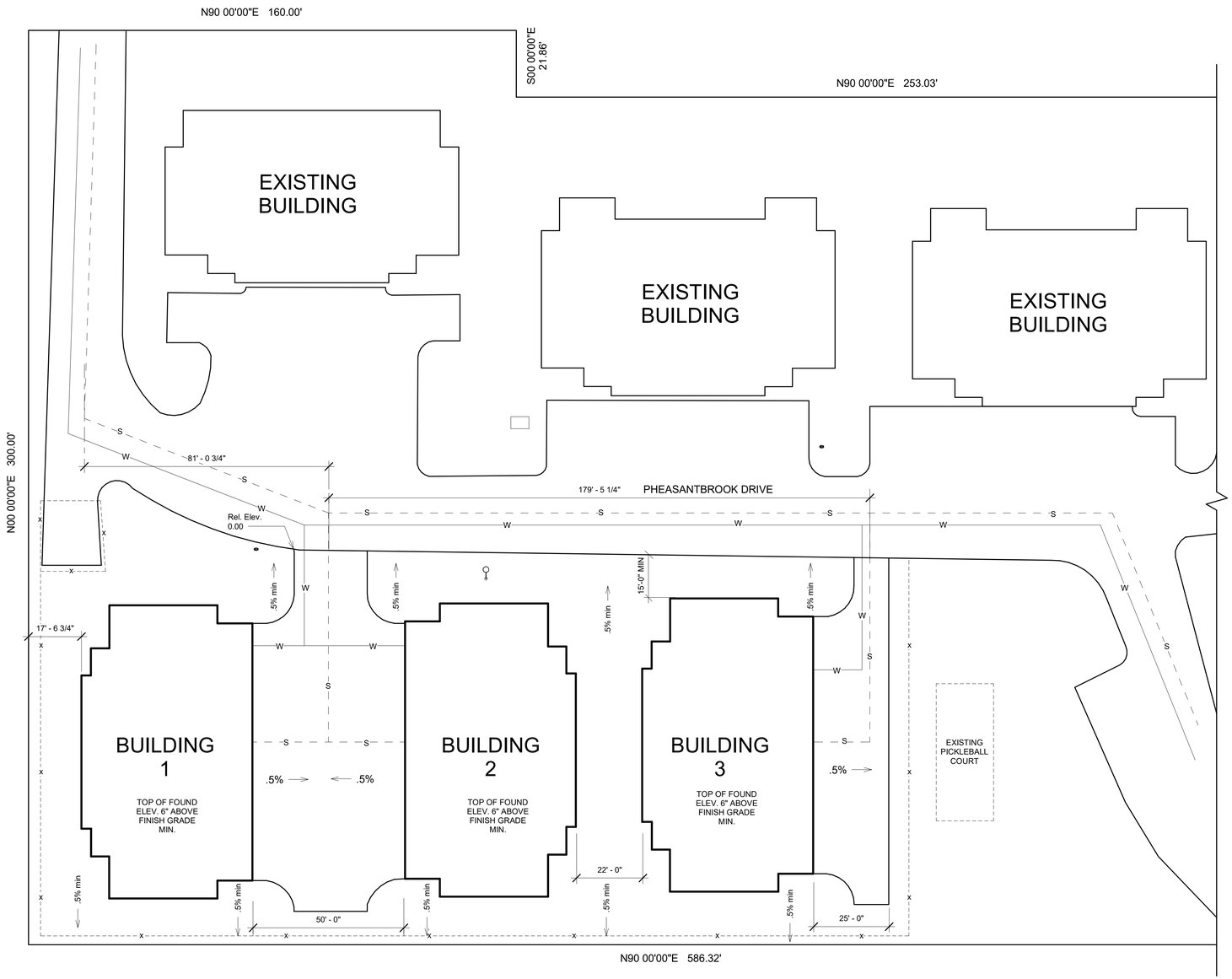
Odor: Preventing offensive odors is a key consideration in our development plans. Based on our study, we don't see any offensive odor omissions coming from the project.

Safety and Security: We will incorporate proper lighting, fencing, and access control to maintain a secure environment.

Structural Integrity: We are committed to adhering to applicable building codes and regulations to ensure the safety and stability of the structures. We work closely with professional architects and engineers to design and construct buildings that meet or exceed the required standards for structural soundness. Regular inspections and maintenance protocols will be implemented to ensure ongoing safety and minimize any adverse effects on nearby properties.

Construction Mitigation: During the construction phase, we are committed to implementing mitigation measures to minimize adverse effects on persons and property in the area. These measures may include establishing a construction management plan that outlines protocols for minimizing noise, dust, and disruption to neighboring properties.

Community Engagement and Communication: Open and transparent communication with the HOA is integral to our approach. We will establish channels of communication to keep residents informed about the project's progress, potential impacts, and mitigation efforts.



FIRE HYDRANT
STREET LIGHT
ELEC. DISTRIB.BOX
WATER LINE
SEWER LINE
NEW FENCE

N

PROPOSED SITE PLAN AND UTILITY IMPORVEMENTS. FIELD VERIFY ALL UTILITY LOCATIONS BEFORE BEGINNING WORK

PROPOSED BUILDINGS IN PHEASANTBROOK PUD PORTIONS OF PARCEL 020340093

For Eric Wood with GEC Development

RELATIVE LEGAL DESCRIPTIONS

Building 1 (west building)
From the NW corner of parcel 020340093
south easterly along a line that is S05,00,00E 189.46'
To the point of beginning
Thence S 96.0'
Thence E 56'
Thence N 96.0'
Thence W 56' to point of beginning.

Building 2 (center building)
From the NW corner of parcel 020340093
south easterly along a line that is S33,00,00E 225.5'
To the point of beginning
Thence S 96.0'
Thence E 56'
Thence N 96.0'
Thence W 56' to point of beginning.

Building #3 (east building)
From the NW corner of parcel 020340093
south easterly along a line that is S47,00,00E 274.73'
To the point of beginning
Thence S 96.0'
Thence E 56'
Thence N 96.0'
Thence W 56' to point of beginning.

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A002	SECOND FLOOR LAYOUT
A003	FIRST FLOOR DIMENSIONED
A004	SECOND FLOOR DIMENSIONED
A005	ELEVATIONS
A006	ELEVATIONS
E001	FIRST FLOOR ELECTRICAL PLAN
E002	SECOND FLOOR ELECTRICAL PLAN
S0	ENGINEERING GENERAL NOTES
S1	ENGINEERING GENERAL NOTES
S2	ROOF FRAMING PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	FIRST FLOOR FRAMING PLAN
S5	DETAILS
S6	DETAILS

MJ DRAFTING & DESIGN

265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1"=20'-0"

SITE PLAN

SHEET

C1

PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 3.

Title: PUBLIC MEETING - Final Site Plan, Pheasantbrook Townhome Expansion Project, Approximately 265 Pheasantbrook Dr. - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whittney Black, Assistant Planner

SUBJECT:

The developer, representing the Pheasantbrook Homeowners Association, is seeking final site plan approval to expand the number of townhomes in the Pheasantbrook PUD Subdivision. This expansion would include the development of 12 new townhomes (3 buildings, 4 units per building) in the south-west corner of the existing subdivision.

RECOMMENDATION:

CONSIDER APPROVING WITH CONDITIONS

BACKGROUND:

The developer, representing the Pheasantbrook Homeowners Association, is seeking final site plan approval to expand the number of townhomes in the Pheasantbrook PUD Subdivision. The piece of the subdivision that is being proposed for the expansion is 3.03 acres and is zoned Residential-High. This expansion would include the development of 12 new townhomes (3 buildings, 4 units per building) in the south-west corner of the existing subdivision. That piece of property is currently being used for storage and sports courts. The original development was constructed in the late 1970s and there are currently 144 units in the subdivision.

ATTACHMENTS:

1. 09-13-2023 PC Staff Report Final Site Plan Approval - Pheasantbrook Townhome Expansion Project
2. Plan Set 8-22-23
3. Updated Sheet C400 9-7-23
4. Site Plan & Elevations 8-10-23
5. Landscaping Plan 8-10-23
6. Dumpster Specs & Site Plan
7. Survey 8-10-23

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM #2

OWNER:	**PHEASANTBROOK HOMEOWNERS ASSOCAITION** **MATTHEW GIBSON, HOA BOARD PRESEIDENT** **250 NORTH MAIN ST** **CENTERVILLE, UT 84014**
AGENT CONTACT:	**ERIC WOOD – GEC DEVELOPMENT** **ericrobertwood@gmail.com**
PROPERTY:	**265 PHEASANTBROOK DR, PARCEL 02-034-0093**
ACREAGE:	**3.03 ACRES**
ZONING:	**RESIDENTIAL-HIGH (R-H)**
APPLICATION:	**REQUEST FOR FINAL SITE PLAN APPROVAL**
RECOMMENDATION:	**CONSIDER APPROVING WITH CONDITIONS**

BACKGROUND

The developer, representing the Pheasantbrook Homeowners Association, is seeking final site plan approval to expand the number of townhomes in the Pheasantbrook PUD Subdivision. The piece of the subdivision that is being proposed for the expansion is 3.03 acres and is zoned Residential-High.

This expansion would include the development of 12 new townhomes (3 buildings, 4 units per building) in the south-west corner of the existing subdivision. That piece of property is currently being used for storage and

sports courts. The original development was constructed in the late 1970s and there are currently 144 units in the subdivision.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

On June 28, 2023, the Planning Commission ***ACCEPTED THE CONCEPTUAL SITE PLAN*** *for the Pheasantbrook Part VI PUD Subdivision, with the following directives:*

1. *A final site plan shall be submitted as outlined in CZC 12.21.110(e).*
2. *The final site plan shall provide a complete landscaping plan, designed by a landscape architect.*
3. *The landscaping plan shall include the following:*
    a. *1 tree and 2 shrubs shall be provided per dwelling unit.*
    b. *A buffer zone on the west site of the project, abutting the Residential-Low Zone, with a depth of 25 feet.*
    c. *A six feet high architectural buffer shall be located within the buffer zone.*
    d. *1 tree shall be provided for every 500 square feet of landscaped area.*
4. *The final site plan shall address how the proposed development achieves the standards described in CZC 12.32.055(a,b) for architectural and exterior design.*
5. *In conjunction with the Final Site Plan submittal, a Conditional Use Permit Application shall be submitted for the requested density of up to 12 units per acre.*
6. *If necessary for the sale of individual units, a PUD Subdivision amendment shall be applied for beginning with the submittal of a concept subdivision plan as outlined in CMC 15.02.*

FINAL SITE PLAN REVIEW – *CZC 12.21.110(e)*

General Plan – *Northwest – Neighborhood 4 Plan (General Plan 12-480-5)*

According to the General Plan, it is the desire of the community to maintain the single-family residential character of development. The Plan continues to explain that when medium or high-density residential development is allowed, it should be in appropriate locations. It should also provide "usable open spaces, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred." (*CMC 12-420-2).*

Per the City's General Plan, this development is in the Northwest – Neighborhood 4. This neighborhood plan strives to provide for the future land use pattern for the area located between Lund Lane, Main Street, Parrish Lane, and I-15. One goal of this plan is to establish appropriate land-use patterns and land-use transitions. This should be accomplished by allowing compatible land-uses adjacent to each other.

Staff Comments: It is the opinion of staff that the proposed expansion meets the intent of the General Plan. The proposal is consistent with existing land-uses in the area and would eliminate incompatible uses (i.e., outside storage). The development already exists within a Planned Unit Development (PUD) that ensures usable open spaces, landscaping, and other amenities that are consistent with the residential character of development in the area.

Table of Uses – *Residential-High Zone - CZC 12.36.020*

The developer is wanting to construct 4 new buildings with 3 units each for a total of 12 new units. This would be considered multiple-family dwellings as it is defined as, "A dwelling having three or more dwelling units". The table of uses currently lists dwelling, multiple-family as a conditional use in the Residential-High Zone.

Staff Comments: The applicant has applied for a Conditional Use Permit for the proposed multiple-family use.

Development Standards for the R-H Zone

Development Standards for the Residential-High Zone			
Standard	Requirement	Depicted	Compliance
Building Standards			
Distance Between Buildings	6 feet	50ft/24.2ft *per C400 of Civil Plans*	Yes
Building Height, max.	35 feet	32ft	Yes
Lot and Parcel Standards			
Minimum Area	1 acre	3.03acres	Yes
Setback Standards			
Front	25ft	>25ft – Main St	Yes
Rear	20ft	21.57ft *per C400 of Civil Plans*	Yes
Side	12ft	12.3ft *per C400 of Civil Plans*	Yes
Site Standards			
Buildable Area	3,000sqft	Not depicted	Likely
Gross Density (Permitted)	Max 8 units per acre	9 units per acre	No
Gross Density (Conditional Use Permit)	Max 12 units per acre	9 units per acre	Yes
Hard Surfacing, Total	60%	60%	Yes
Outside Storage	Not permitted	Removing	Yes

Off-Street Parking and Loading - *CZC 12.52.300*

Use	Standard	Provided	Compliance
Dwelling, multiple-family	2 or more-bedroom units: 2 spaces per dwelling unit	392 Total Spaces *(Averages 2.5spaces per unit)*	Yes

Landscaping – *CZC 12.51.070(g)*

Required Landscaping Summary - CZC 12.51		
Standard	Required	Provided
Total Area Landscaping	40%	33%
Landscaping Buffer Depth	R-H to R-L = 25ft	21.57ft
Architectural Buffer Height	6ft	6ft vinyl fence
Trees Requirement	1 tree per dwelling unit and 1 tree per 500sqft of landscaped area. (37 Total)	39 Total
Shrubs Requirement	2 shrubs per dwelling unit (24 Total)	34 Total

Per *CZC 12.51.070(g)*, non-single-family projects are required to have at least 40% of landscaped open space. This landscaping should be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation. This design should also include a minimum of 1 tree and 2 shrubs per dwelling unit.

Nonetheless, per CZC 12.22.080 Other Nonconformity, the development was originally approved with only 30.5% landscaping and the expansion would not trigger the criteria to be brought into conformance with the 40%, so long as there is not a reduction in the amount of the original extent. This development will increase the landscaping area by about 2.5%.

Buffer landscaping is also required on the west side of the proposed buildings. According to *CZC 12.51.070(b)* the buffer depth when high intensity zones meet low intensity zone is 25ft. A six feet high architectural buffer is also required and has been provided in the form of a 6ft vinyl fence. Also, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

Staff Comments: An official landscaping plan has been submitted for this review. The total amount of landscaping for the entire development after this

project is complete will be 33%. This is not less than the original approval of 30.5% and therefore does not trigger a need to come into compliance with the current standard of 40%. The necessary number of trees, shrubs, and an architectural buffer have been provided. The landscaping buffer of 25ft has not been indicated on the plan. The current setback is 21.57ft, so the developer will need to shift things to accommodate for that 3.43ft deficiency.

Screening – *CZC 12.51.110(a)*

Per CZC *12.51.110(a)*, trash receptacles (aka: dumpsters) shall be screened from view by a wall or fence. The screen must be at least 6 feet in height, provide complete visual screening, and be compatible in material and color to the main building on the parcel.

Staff Comments: The location of the trash receptables has yet to be determined. The applicant has laid out two options in their submittal. Planning Staff does not have a strong opinion of the location of the dumpsters and recommends leaving it up to the HOA to decide. The location will be verified with the building permit.

The applicant is proposing an 8-feet white vinyl dumpster enclosure. According to *CZC 12.55.110(a)(3)*, the Planning Commission may approve a fence not to exceed 10-feet if the Commission finds that it is a benefit to the surrounding properties and/or helps to buffer the use and is in the City's best interest. Planning Staff is neutral on this issue.

Signs – *CZC 12.54*

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application process.

Staff Comments: The applicant has communicated to staff that no new signs will be part of this project.

Outdoor Lighting – *CZC 12.55.140*

Staff Comments: There is no outdoor lighting planned for this project, besides what would be expected for residential housing (i.e., porch/garage lighting).

Adequate Public Facilities & Services – *CZC 12.55.050*

Per the City Code, land shall only be developed where existing infrastructure is in place or will be provided in the timely manner to service the proposed development.

The applicant has provided the following utility provider letters as evidence that the public utilities will be available for the development.

- ✓ South Davis Metro Fire
- ✓ Dominion Energy
- ✓ South Davis Sewer District
- ✓ Utopia
- ✓ Rocky Mountain Power

The applicant is in communication with Centerville Deuel Creek Irrigation, and they are reviewing the plans. The applicant is hopeful to have a review completed soon.

Staff Comments: Proper utility connections will need to be verified by the City Engineer during his review of the Construction Drawings.

Easements

Staff Comments: Due to the subdivision being developed in the late 1970s and being a Planned Unit Development (PUD) there are little to no records on what easements exist at this site. The City Engineer will need to verify that the utility lines are being laid in the proper locations during his review of the Construction Drawings.

Fences and Walls – *CZC 12.55.110*

The site currently has a 10ft chain link fence around the sport courts and a vinyl fence running parallel to Pheasantbrook Drive. Both will be removed. A 6ft vinyl fence will continue to run along the west and southern boundaries of the property.

Staff Comments: A 6ft vinyl fence satisfies the requirements per *CZC 12.55.110* and will act as the architectural buffer required under *CZC 12.51.070(b)(3).*

Architectural Design and Exterior Design Standards

The submitted plans have indicated that a red brick and an off-white exterior fiber-cement will be used for the siding. This matches the existing dwellings in the Pheasantbrook development.

Staff Comments: Staff believes that the proposed red brick and off-white fiber-cement siding satisfies the requirements listed in *CZC 12.32.055(a,b).*

Public and Private Roadways – *CZC 12.32.055(d)*

Per the City Code, "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."

Staff Comments: The existing Pheasantbrook Development has access to Chase Lane and Main Street from Pheasantbrook Drive. The applicant is not proposing any new roadways, public or private.

OTHER REALTED DEVELOPMENT MATTERS – SUBDIVISION PROCESS

As a note, if the property owner wants to sell these proposed units for individual ownership the original PUD Subdivision approval will need to be amended. This would trigger the subdivision process. This is a separate three-application process including the conceptual plan, preliminary plan, and the final plat. If the property owner would like to retain ownership and rent out the units all that is required is the site plan process and the necessary building permits.

PLANNING STAFF RECOMMENDATION

[Suggested Motion] - *"I hereby make a motion for the Planning Commission to* APPROVE THE FINAL SITE PLAN *for the proposed Pheasantbrook Part VI PUD Expansion Project, parcel number 02-034-0093, with the following conditions of approval:*

1. *This Final Site Plan approval is limited to the section of Pheasantbrook Part VI PUD within parcel number 02-034-0093.*
2. *The Final Site Plan Approval consists of the following exhibits:*
    a. *Landscaping Plan – Received 8/10/2023.*
    b. *Dumpster Specifications Sheet – Received 8/10/2023.*
    c. *Topographic Survey – Received 8/10/2023.*
    d. *Elevations Sheets A005 and A006 – Received 8/10/2023.*
    e. *Civil Drawing Sheets, except Sheet C400 – Received 8/22/2023.*
    f. *Civil Drawing Sheet C400 – Received 9/6/2023.*
3. *The entire Pheasantbrook development shall have an average of 2 parking spaces per dwelling unit.*
4. *The entire Pheasantbrook development shall have at least 30.5% of landscaping.*
5. *The Final Site Plan shall be corrected to include a 25 feet landscaping buffering along the west property boundary. The Zoning Administrator shall verify this setback with the issuance of a building permit.*
6. *The Final Site Plan approval shall include an 8-feet white vinyl dumpster enclosure. The location of the dumpsters will be verified with the issuance of a building permit.*
7. *The Final Construction Drawings shall be submitted for final review and acceptance by the City Engineer.*
8. *This Final Site Plan is contingent upon the approval of a corresponding Conditional Use Permit.*

9. *A Planned United Development (PUD) Subdivision Plat must go through the Centerville City Subdivision Process prior to the listing or selling of any individual dwelling units.*

Suggested Reasons for Action (findings):

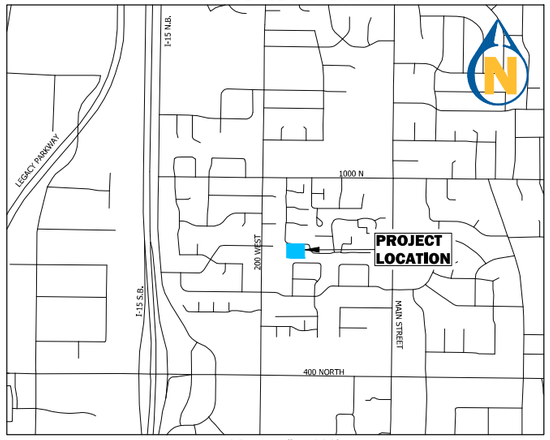
a. *The Planning Commission finds that after considering the goals and objectives of the Northwest-Neighborhood 4 Plan as also reviewed in the related staff reports, the Final Site Plan can be deemed consistent with the City's General Plan.*
b. *The Planning Commission finds after considering the applicable development standards of the R-H Zone, the proposed Final Site Plan with the conditions imposed does comply with the expected Zoning and applicable municipal code standards, as reviewed in the applicable Staff Report dated September 13, 2023.*
c. *Therefore, the Planning Commission finds that the approval of the Final Site Plan, with the conditions imposed for the proposed development, is warranted.*

PHEASANTBROOK PH 6 ADDITION

265 Pheasantbrook Dr,

LOCATED IN THE SECTION 07, T.2N., R.1E., S.L.B.&M.
Centerville CITY, Davis COUNTY, UTAH

VICINITY MAP



SCALE: 1"=1000'

CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER AND INDEX
C101	NOTES AND LEGEND
C200	EXISTING CONDITIONS
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C640	STORM SEWER PLAN
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL DETAILS
C692	STORMTECH 1 DETAILS
C700	SANITARY SEWER PROFILE MAIN
C710	SANITARY SEWER PROFILE 2
C720	STORM SEWER PROFILE MAIN
C730	STORM SEWER PROFILE 2
C910	UTILITY DETAILS

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

DEVELOPER

ERIC WOODS
Contact: ERIC WOODS

Phone: 801-971-7086
ERICROBERTWOOD@GMAIL.COM

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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

BENCHMARK MONUMENT AT 800N CIRCLE
ELEVATION 4247.75

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

DEVELOPER
ERIC WOOD
Contact: ERIC WOOD

Phone: 801-971-7086
ERICROBERTWOOD@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 02034093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C100
COVER

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC, TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANT'S TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - CENTERVILLE CITY
    SEWER - CENTERVILLE CITY
    STORM DRAIN - CENTERVILLE CITY
    IRRIGATION - CENTERVILLE CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
30.82 — EXISTING SPOT ELEVATION
30.82 — PROPOSED SPOT ELEVATION
1.5% — DOWNWARD GRADE
(4258) — EXISTING INDEX CONTOUR
EXISTING MINOR CONTOUR
4258 — PROPOSED CONTOUR
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
ADA PARKING
STREET LIGHT
PWR — POWER POLE
TEL — TELEPHONE POLE
UTIL — UTILITY POLE
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
FO — EXISTING FIBER OPTIC
FO — PROPOSED FIBER OPTIC
GAS — EXISTING NATURAL GAS
GAS — PROPOSED NATURAL GAS
PWR — EXISTING POWER
PWR — PROPOSED POWER
OHP — EXISTING OVERHEAD POWER
OHP — PROPOSED OVERHEAD POWER
UGP — EXISTING UNDERGROUND POWER
UGP — PROPOSED UNDERGROUND POWER
TEL — EXISTING TELEPHONE
TEL — PROPOSED TELEPHONE
IRR — EXISTING IRRIGATION LINE
IRR — PROPOSED IRRIGATION LINE
IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

WTR — EXISTING WATER LINE
WTR — PROPOSED WATER LINE
WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
SS — EXISTING SEWER LINE
SS — PROPOSED SEWER LINE
SEWER MANHOLE
LD — EXISTING LAND DRAIN
LD — PROPOSED LAND DRAIN
LAND DRAIN MANHOLE
SD — EXISTING STORM DRAIN
SD — PROPOSED STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

●	DIAMETER
∆	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LP	LIGHT POLE
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SL	STREET LIGHT
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
UP	UTILITY POLLE
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

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REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 02034-0093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C101
NOTES AND LEGEND

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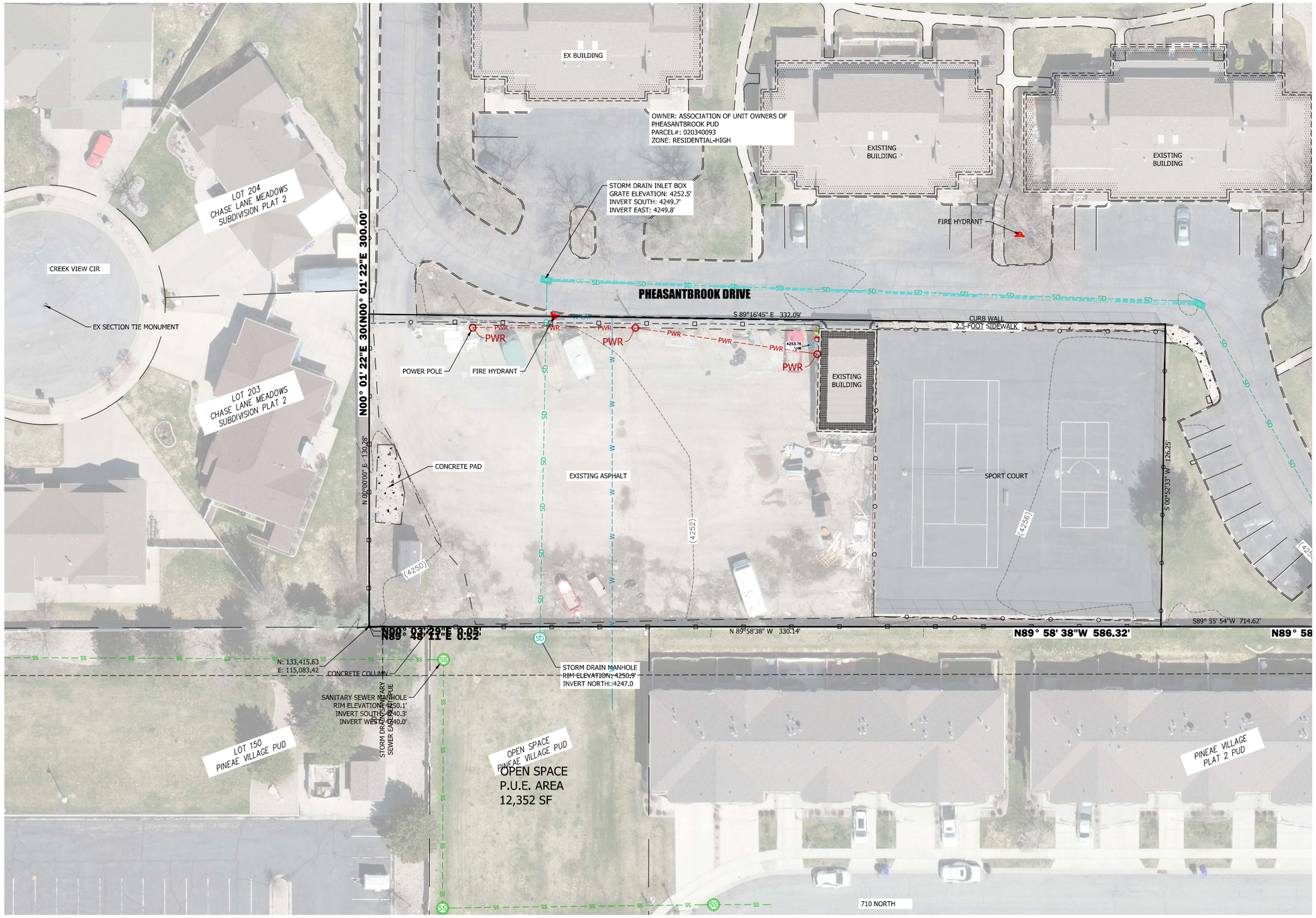

SCALE: 1" = 20'

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DEVELOPER
ERIC WOOD
Contact: ERIC WOOD

Phone: 801-971-7086
ERICROBERTWOOD@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 020340093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C200
TOPOGRAPHY

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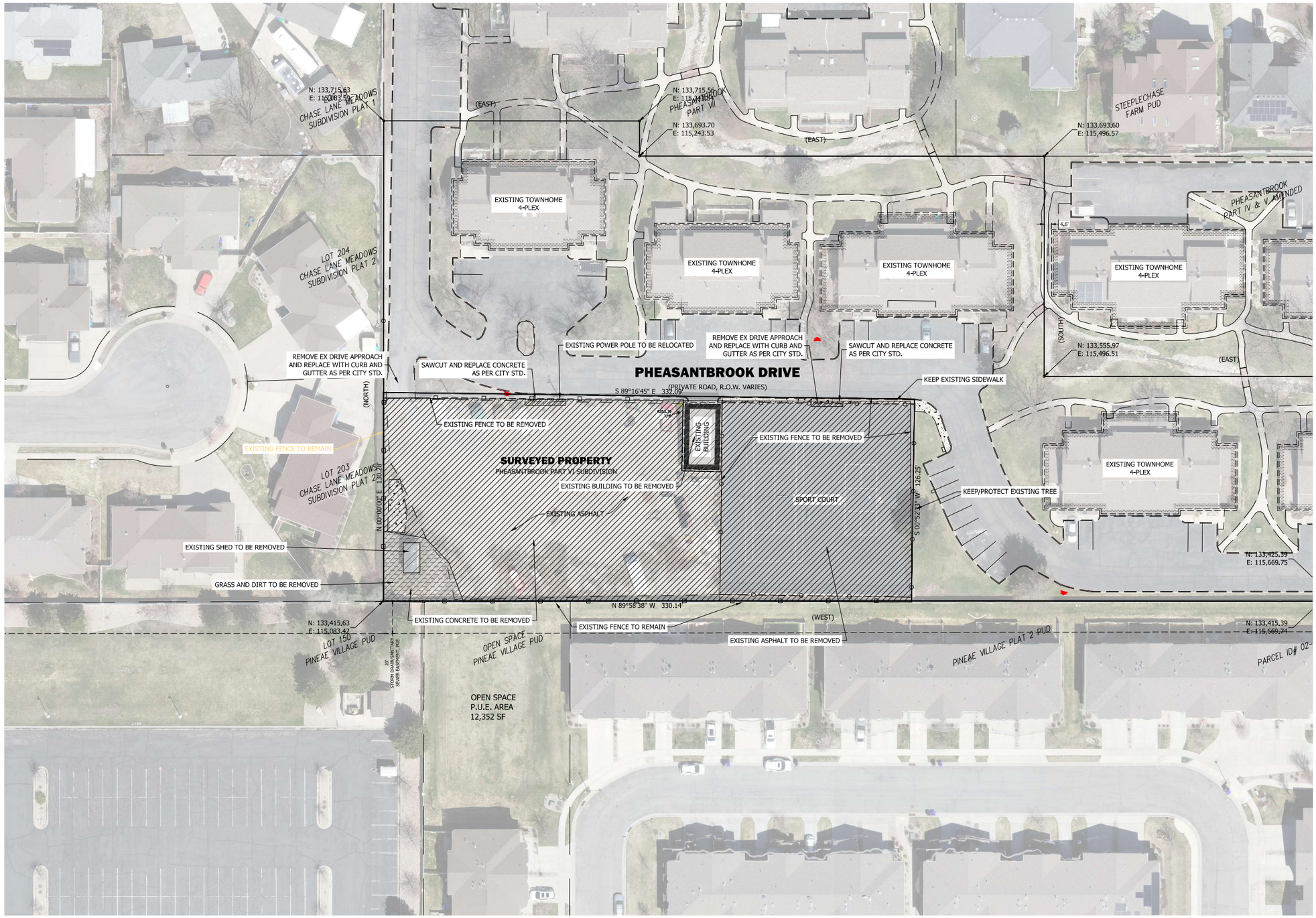

30 0 30 60 90

SCALE: 1" = 30'

DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB

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CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C300
DEMO PLAN

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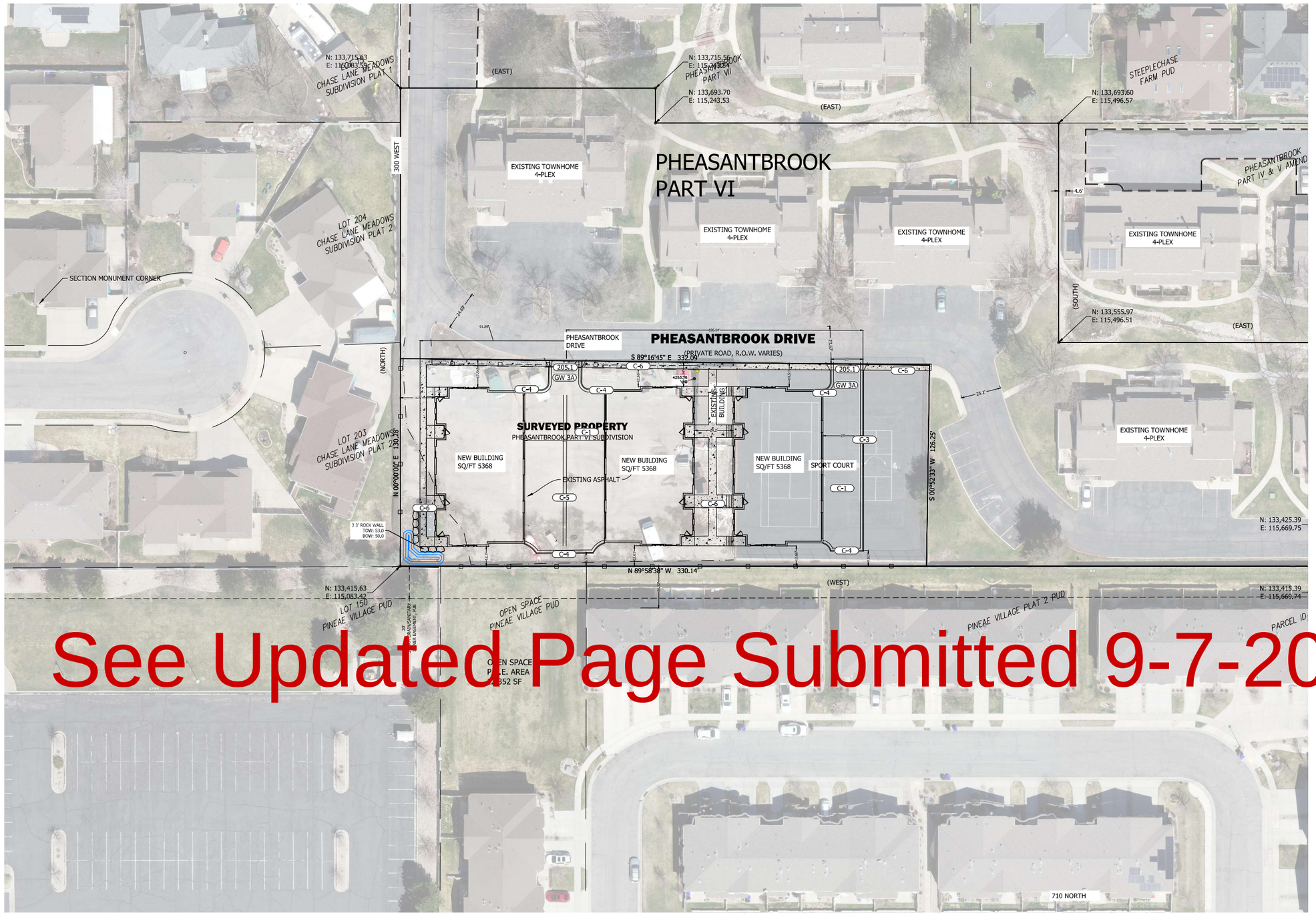

See Updated Page Submitted 9-7-2023

SCALE: 1" = 30'

AREA TABULATION

	SQ.FT.	ACRES	%
BUILDING	16,104	0.370	35%
IMPROVEMENTS	11,290	0.259	25%
LANDSCAPE	18,224	0.418	40%
TOTAL	45,618	1.047	100%

SYMBOL LEGEND

- (205.1) REMOVE AND REPLACE CITY CURB & GUTTER PER APWA PLAN 205.1, SHEET C902 (TYPE A)
- (231) REMOVE AND REPLACE CITY SIDEWALK PER APWA PLAN 231, SHEET C902
- (255) REMOVE AND REPLACE CITY ASPHALT PER APWA PLAN 255, SHEET C902
- (A-1) ACCESSIBLE PARKING AREA & SIDEWALK RAMP PER DETAIL, SHEET C900
- (A-2) INTERNATIONAL ACCESSIBLE PARKING SYMBOL PER DETAIL, SHEET C900
- (A-3.1) ADA PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C900
- (A-3.2) ADA PARKING SIGN - RESERVED TYPE PER DETAIL, SHEET C900
- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C901
- (C-2) PRIVATE CONCRETE SLAB SECTION PER DETAIL, SHEET C901
- (C-3) PRIVATE CONCRETE CURB & GUTTER PER DETAIL, SHEET C901
- (C-4) PRIVATE CONCRETE CURB WALL PER DETAIL, SHEET C901
- (C-5) PRIVATE CONCRETE WATERWAY PER DETAIL, SHEET C901
- (C-6) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C901
- (G-1) PRIVATE DUMPSTER ENCLOSURE PER DETAIL, SHEET C901
- (R-1) MINOR CONCRETE RETAINING PER DETAIL, SHEET C901
- (R-2) MINOR LANSCAPE RETAINING PER DETAIL, SHEET C901
- (GW 2A) REMOVE AND REPLACE CURB & GUTTER PER CITY STD.
- (GW 3A) REMOVE AND REPLACE SIDEWALK PER CITY STD.
- (GW 3A) NEW CONCRETE DRIVE APPROACH PER CITY STD.

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

ZONE: RESIDENTIAL-HIGH

NOTE:
THERE ARE 3 PROPOSED BUILDINGS, 4 DWELLINGS PER BUILDING.
EACH DWELLING HAS A GARAGE (ONE PARKING SPOT).

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LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C400
SITE PLAN

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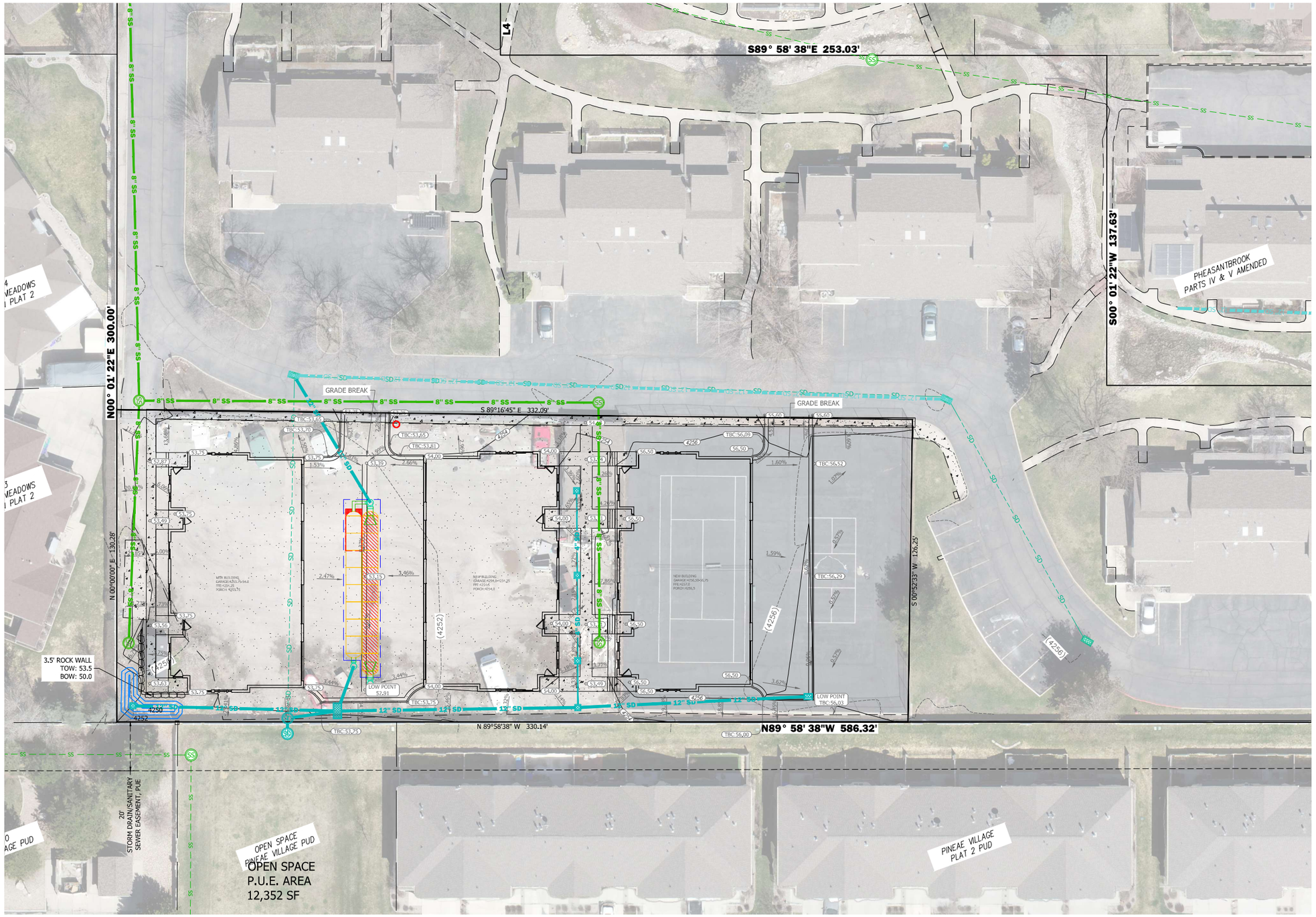

SCALE: 1" = 20'

NOTE;
PROJECT AREA IS IN FLOOD PLAIN
ZONE X

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
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MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

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CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
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PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C500

GRADING PLAN

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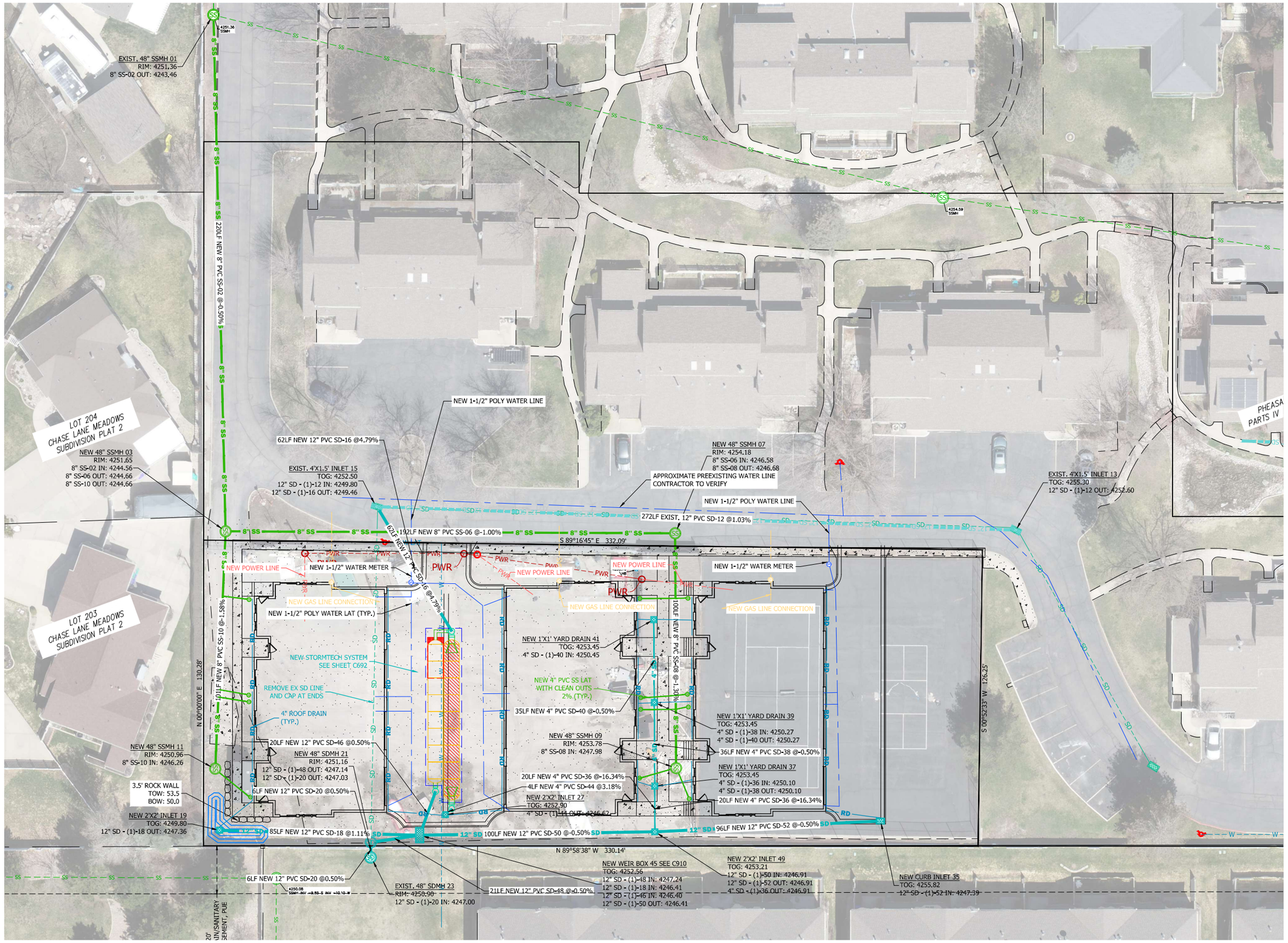


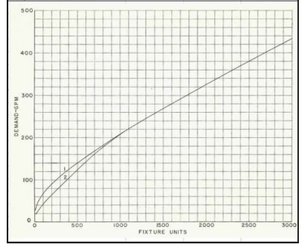
SCALE: 1" = 20'

METER SIZING

4/3 BEDROOM	Fixtures	Units/Fixture	Fixture Units
Bath/Shower	2	1.4	2.8
Lavatory	3	0.7	2.1
Dishwasher / Sink	5	1.4	7
Flush Tank Toilet	3	2.2	6.6
Clothes Washer	1	1.4	1.4
		Total	19.9

3 BEDROOM	Fixtures	Units/Fixture	Fixture Units
Bath/Shower	2	1.4	2.8
Lavatory	3	0.7	2.1
Dishwasher / Sink	6	1.4	8.4
Flush Tank Toilet	3	2.2	6.6
Clothes Washer	1	1.4	1.4
		Total	21.3

	APTS	FU/APT	Fixture Units
4/3 Bedroom Units	6	19.9	119
3 Bedroom Units	6	21.3	128
Total Fixture Units			247
GPM from Hunter's Curve			68
Required Meter Size			1-1/2"



NOTE:
CONTRACTOR TO VERIFY WATER LINE SIZE AND LOCATION FOR THE SITE BEFORE CONSTRUCTION.

CONTRACTOR TO VERIFY GAS LINE SIZE AND LOCATION FOR THE SITE BEFORE CONSTRUCTION.

POWER LINE CONNECTION UNDERGROUND FROM RELOCATED POWER LINES.

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07/17/2023
No.189586
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STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 020304093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C600
UTILITY PLAN

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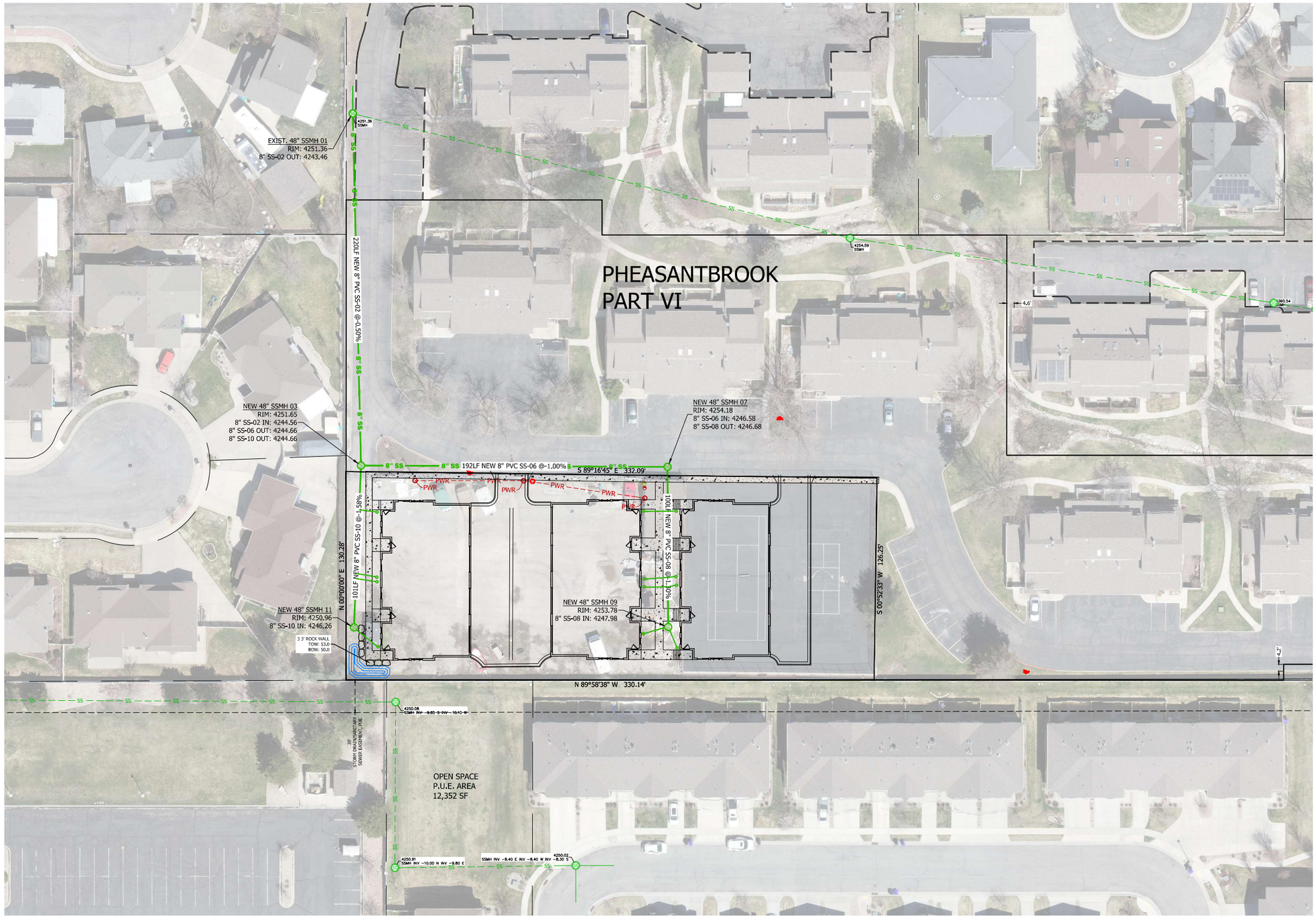

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No.189586
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PHEASANTBROOK PH 6 ADDITION

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PARCEL # 02039040093 PHEASANTBROOK PUD PHASE IV
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CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

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PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C610
SANITARY SEWER PLAN

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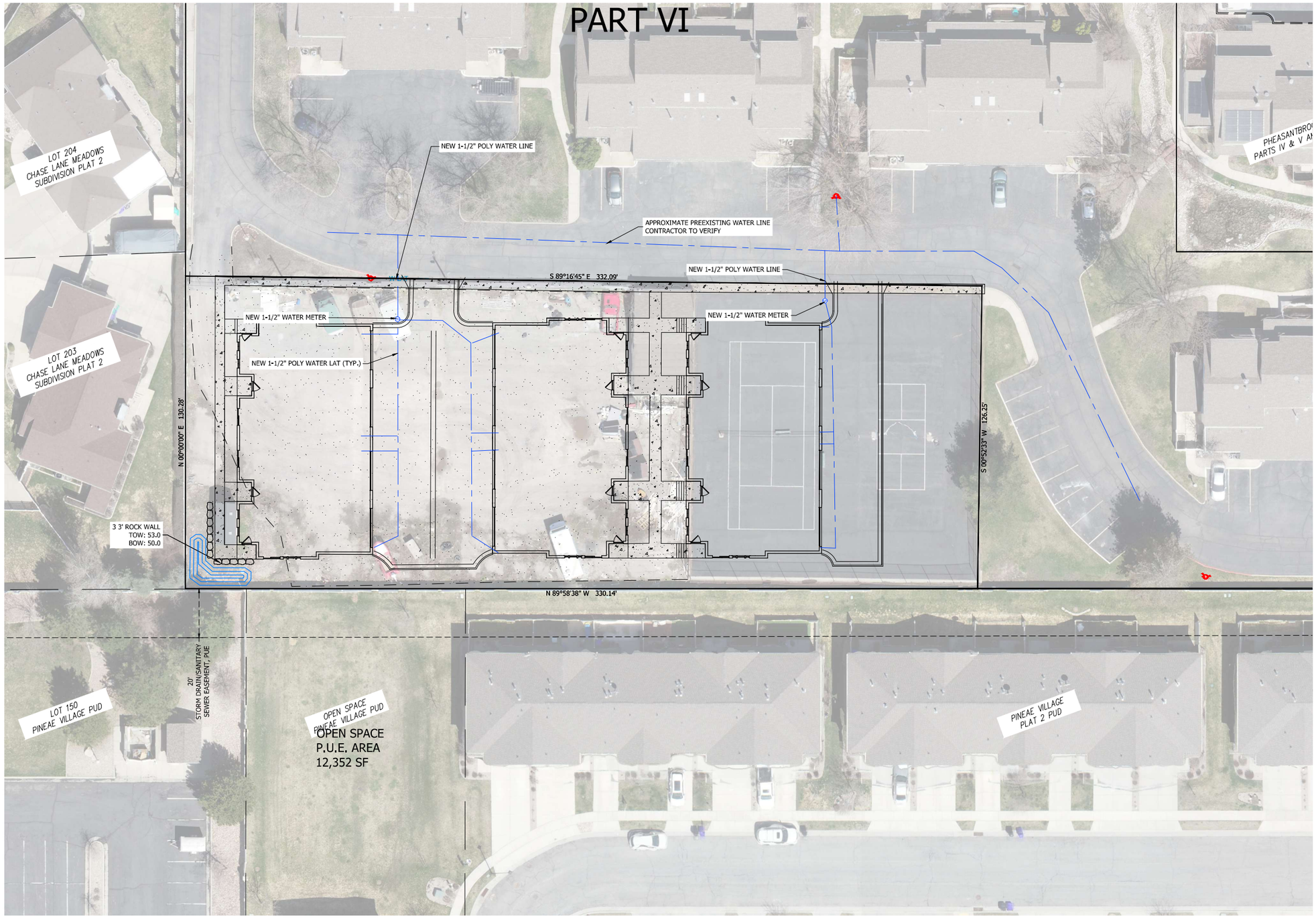
PART VI



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

NOTE:
MINIMUM FIRE FLOW REQUIRED 1500 GPM (5678 L/MIN)
FIRE HYDRANT <250 FT FROM FARTHEST BUILDING

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REVISIONS

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PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C630
CULINARY WATER PLAN

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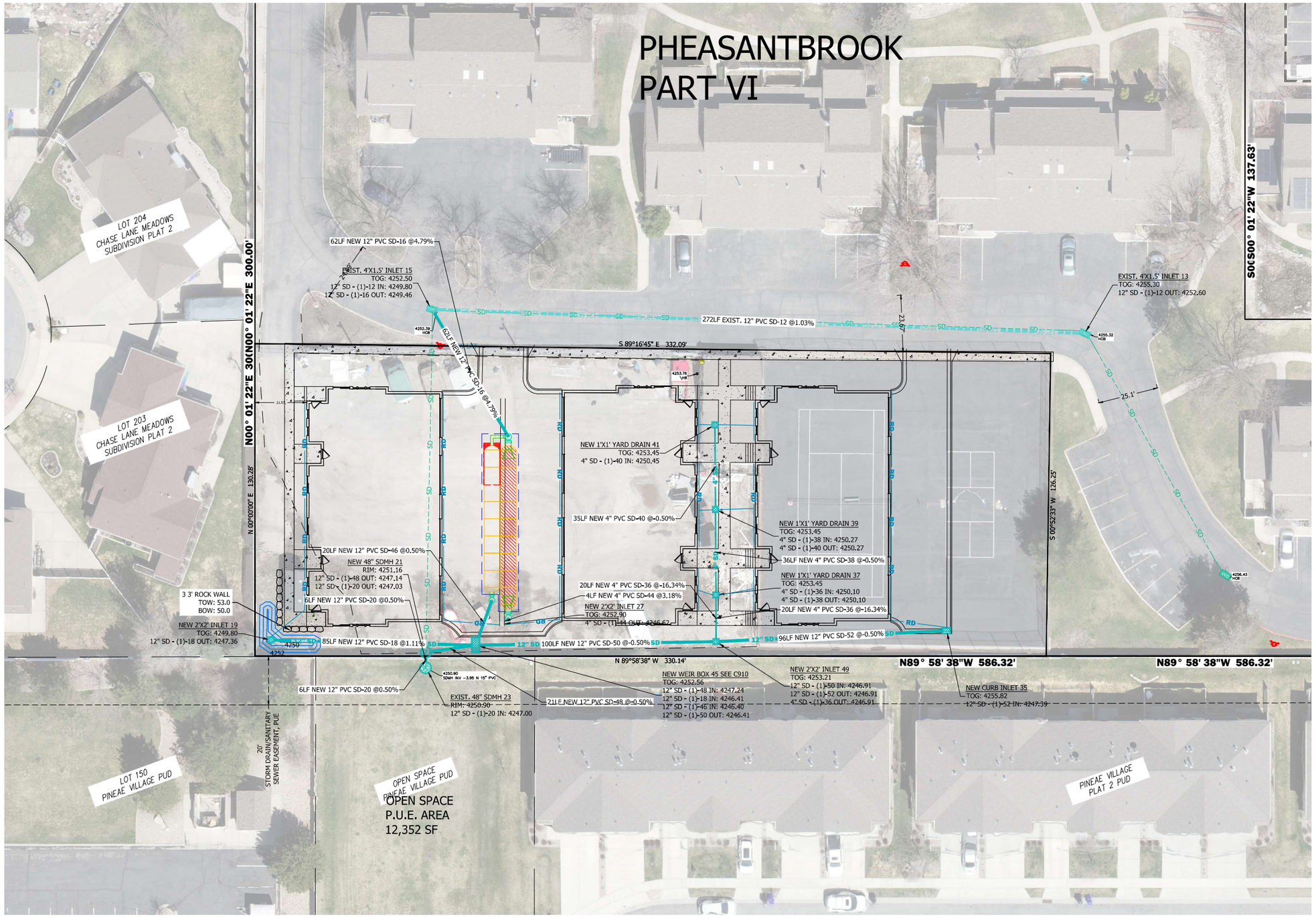

SCALE: 1" = 20'

DRAINAGE CALCULATIONS

8-May-23

Pre-Development Area Analysis

Area	sq.ft.	Acres	C
Building	1,024	0.02	0.85
Improvements	41,001	0.94	0.90
Landscape	42,170	0.97	0.15
Total	42,170	0.97	1.05

Post-Development Area Analysis

Area	sq.ft.	Acres	C
Building	16,106	0.37	0.85
Improvements	12,075	0.28	0.90
Landscape	13,989	0.32	0.15
Total	42,170	0.97	0.63

100 Year Storage Analysis

NOAA Precipitation Frequency Data Serv

Latitude: 40.9263° **Longitude: -111.8836°**

Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Runoff ft^3	Allowable Runoff ft^3	Storage ft^3
5	7.000	1,285	58	1,227
10	5.320	1,953	116	1,837
15	4.400	2,423	174	2,249
30	2.960	3,260	349	2,912
60	1.830	4,031	697	3,334
120	1.060	4,670	1,394	3,276
180	0.731	4,831	2,091	2,740
360	0.396	5,234	4,182	1,052
720	0.238	6,292	8,364	0
1440	0.138	7,296	16,729	0
			Required Detention	**3,334**

80th Percentile Retention Analysis

P_{new} EQ. A *Rnew = 0.225(Imp)-.05 when Imp<55%*	
P_{new} EQ. B *Rnew = 1.14(Imp)-.371 when Imp>55%*	
WQRV EQ. *WQRV = ($P_{80\%}$ *R_{new} *A)/12*	
Retention *Retention = WQRV*43560*	
$P_{80\%}$	0.50 (in.)
Imp_{pre}	1.00
Imp_{new}	67%
A	0.97 (acre)
R_{pre}	0.77
R_{new}	0.39
WQRV	-0.015 ac-ft
Retention	-658 cu.ft.

Combined Storage

Retention	**-658** cu.ft.
Detention	**3992** cu.ft.
Combined Storage	3,334 cu.ft.

Orifice Sizing

Highwater Elevation	0.00 ft
Orifice Elevation	0.00 ft
Flow	0.19 cfs
C_d	0.62 square
Orifice Size	**#DIV/0!** in.

REQUIRED: 3334 CU FT
STORMTECH BASIN 1: 3550 CU FT

TOTAL: 3550 CU FT

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PARCEL # 02-034-0093 PHEASANTBROOK PUD PHASE IV
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CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C640
STORM SEWER PLAN

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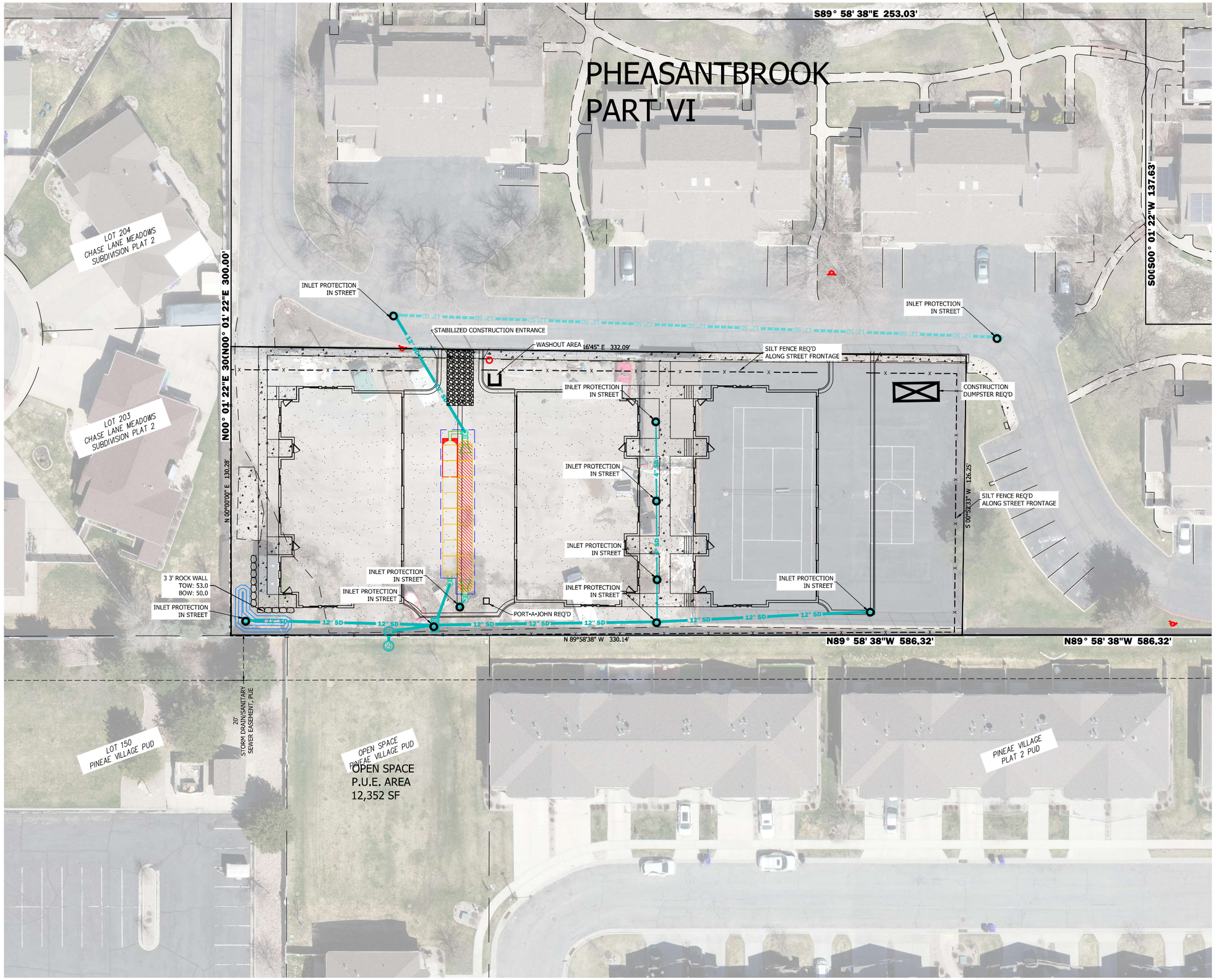

SCALE: 1" = 20'

CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

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REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 020340093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

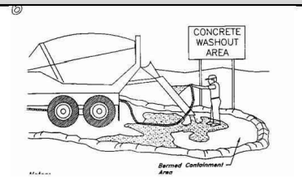
REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C690
EROSION CONTROL PLAN

\\Entellus-DC-UTAH\2009002\D_PRODUCTION\Civil\04_Plan Set\SET 2009002 23-05-03.dwg 2023-08-17 9:01:35 AM CHRISTOPHER ARGYLE

BMP: Concrete Waste Management — CWM



DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout ina designated area, and training employees and subcontractors.

APPLICATION:

This technique is applicable to all types of sites

INSTALLATION / APPLICATION CRITERIA:

- Store dry materials under cover, away from drainage areas
- Minimize excess mixing of fresh concrete, mortar or cement on site
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams
- Do not allow excess concrete to be dumped on-site, except in designated areas
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area (6" tall X 6' wide)
- Train employees and subcontractors in proper concrete waste management

LIMITATIONS:

- Off-site washout or concrete wastes may not always be possible

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed
- If using a temporary pit, dispose of hardened concrete on a regular basis

OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS

H	M	L	
☐	☐	☒	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☒	☐	☐	Other Waste

IMPLEMENTATION REQUIREMENTS

H	M	L	
☐	☐	☒	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☒	☐	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

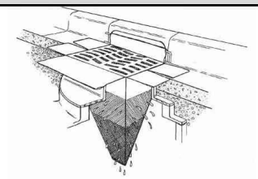
H = High **M** = Medium **L** = Low

DAVIS COUNTY STORM WATER COALITION

1500 East 650 North
Fruit Heights, UT 84037

Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources 2006

BMP: Inlet Protection- Silt Bags — IP-SB



DESCRIPTION:

Collect and trap sediment and debris entering catch basins from either grated or curb inlets. Insert is made of fabric and is placed in the drain inlet around the perimeter of the grate. Runoff passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.

APPLICATIONS:

- Storm drain inlet boxes

INSTALLATION / APPLICATION CRITERIA:

- Regular Maintenance is necessary
- Evaluation of the device chosen should be balanced with cost
- Hydraulic capacity controls effectiveness
- Most useful in small drainage areas (< 1 Acre)
- Ideal in combination with other BMP's

LIMITATIONS:

- Cost
- Maintenance required to prevent plugging and remain effective

MAINTENANCE:

Inspection after all storm events and as required between events

OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
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- ☐ Control Internal Erosion

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DAVIS COUNTY STORM WATER COALITION

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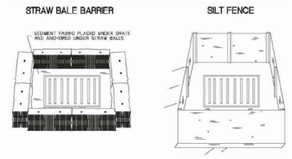
BMP: Inlet Protection - Silt Fence or Straw Bale — IP-SF



DESCRIPTION:

Sediment barrier erected around storm drain inlet.

APPLICATION:

- Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

INSTALLATION / APPLICATION CRITERIA:

- Provide upgradient sedimant controls, such as silt fence during construction of inlet
- When construction of linet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction

LIMITATIONS:

- Recommended maximum contributing drainage area of one acre
- Limited to inlets located in open unpaved areas
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every two weeks
- Remove accumulated sediment when it reaches 4" in depth
- Repair or realign barrier/fence as needed
- Look for bypassing or undercutting and recompact soil around barrier/fence as required

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
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DAVIS COUNTY STORM WATER COALITION

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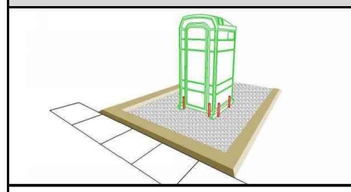
BMP: Portable Toilet — PT



DESCRIPTION:

Temporary on-site sanitary facilities for construction personnel.

APPLICATION:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION / APPLICATION CRITERIA:

- Locate portable toilets in a convenient locations throughout the site
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel
- Construct earth berm perimiter (see Earth Berm Barrier Sheet), control for spill / leak protection.
- Anchor the portable toilet to prevent tipping

LIMITATIONS:

No limitations

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
- Regular waste collection should be arranged with licensed service
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
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IMPLEMENTATION REQUIREMENTS

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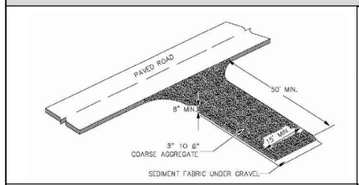
Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources 2006

BMP: Stabilized Construction Entrance — SCE



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaved the site from or to paved surface.

APPLICATION:

At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION / APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months
- Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches

LIMITATIONS:

- Requires periodic top dressing with additional stones
- Should be used in conjuction with street sweeping on adjacent public right-of-way

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling
- Repair entrance and replace gravel as required to maintain control in good working condition
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
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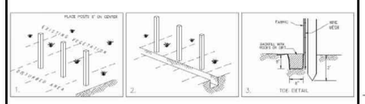
BMP: Silt Fence — SF



DESCRIPTION:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catch basins

INSTALLATION / APPLICATION CRITERIA:

- Place posts 6' apart on center along contour (or use preassembled unit) and drive 2' minimum into ground. Excavate an anchor trench immediately up gradient of posts
- Cut fabric to require width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench
- Backfill trench over fabric to anchor
- Fabric must have 85% minimum sediment removal efficiency

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet
- Recommended maximum upgradient slope length of 150'
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immedialty after any rainfall and at least daily during prolonged rainfall
- Look for runoff bypassing ends of barriers or undercutting barriers
- Repair or replace damaged areas of the barrier and remove accumulated sediment
- Reanchor fence as necessary to prevent shortcutting
- Remove accumulated sediment when it reaches 1/2 the height of the fence

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
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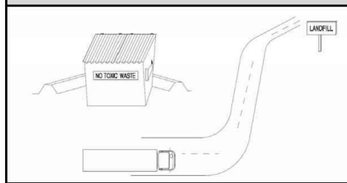
BMP: Waste Disposal — WD



DESCRIPTION:

Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:

All construction sites

INSTALLATION / APPLICATION CRITERIA:

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

LIMITATIONS:

- On-site personnel are responsible for correct disposal of waste

MAINTENANCE:

- Discuss waste management procedures at progress meetings
- Collect site trash daily and deposit in containers at designated collection areas
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
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DEVELOPER
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PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
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CENTERVILLE CITY, DAVIS COUNTY, UTAH

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APPROVED: LKM	2023-08-17
PROJECT #:	#2009002
SET 2009002 23-05-03.dwg	

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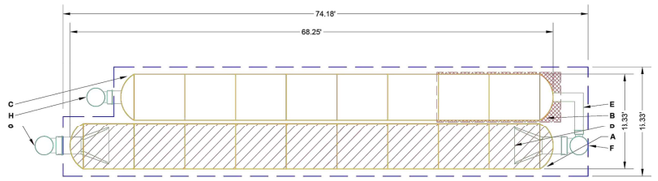
PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
17	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
4	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
3551	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5.50
		TOP OF MC-3500 CHAMBER:	4.50
		12" x 12" TOP MANIFOLD INVERT:	2.99
		24" ISOLATOR ROW PLUS INVERT:	0.82
1088	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	0.50
179.0	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	0.90
		BOTTOM OF MC-3500 CHAMBER:	0.75
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
PREFABRICATED END CAP	C	18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		2.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		
NYLOPLAST (OUTLET)	H	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT



ISOLATOR ROW PLUS SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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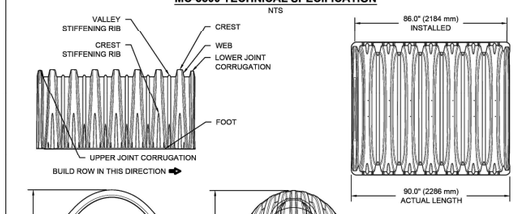
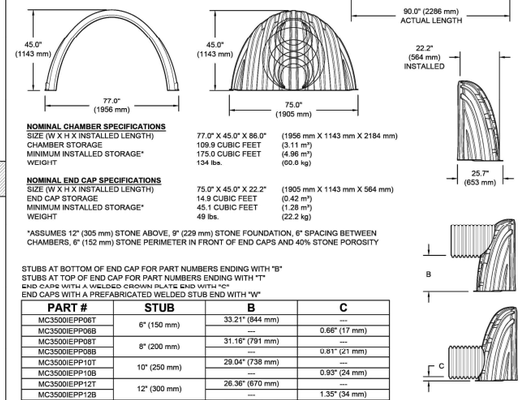
MC-3500 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m^3)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m^3)
WEIGHT	134 lbs.	(60.6 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m^3)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m^3)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

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)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED 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.

2 MC-3500 TECHNICAL SPECIFICATION

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.

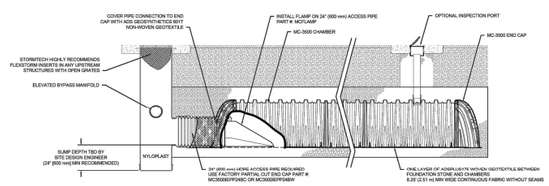
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

1. 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.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



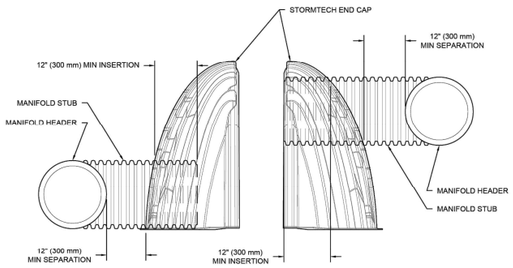
MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL

NTS



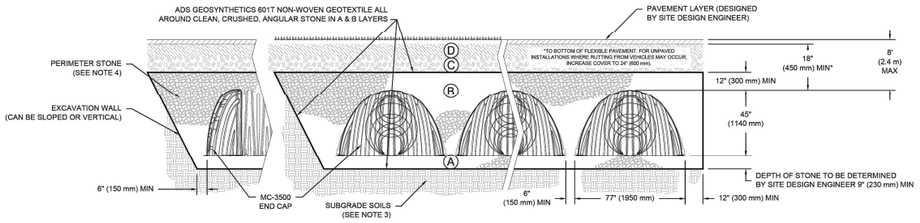
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL

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[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	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[1] 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[1] 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:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. 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.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. 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 SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. 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.

1 MC-3500 CROSS SECTION DETAIL

DATE:
DRAWN: CA
PROJECT #:
CHECKED: N/A
REV:
NOT TO SCALE

PHEASANTBROOK PH 6 ADDITION
CENTERVILLE, UT, USA

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1 OF 1

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REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 020340093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T. 2N., R. 1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C692
STORMTECH 1 DETAIL

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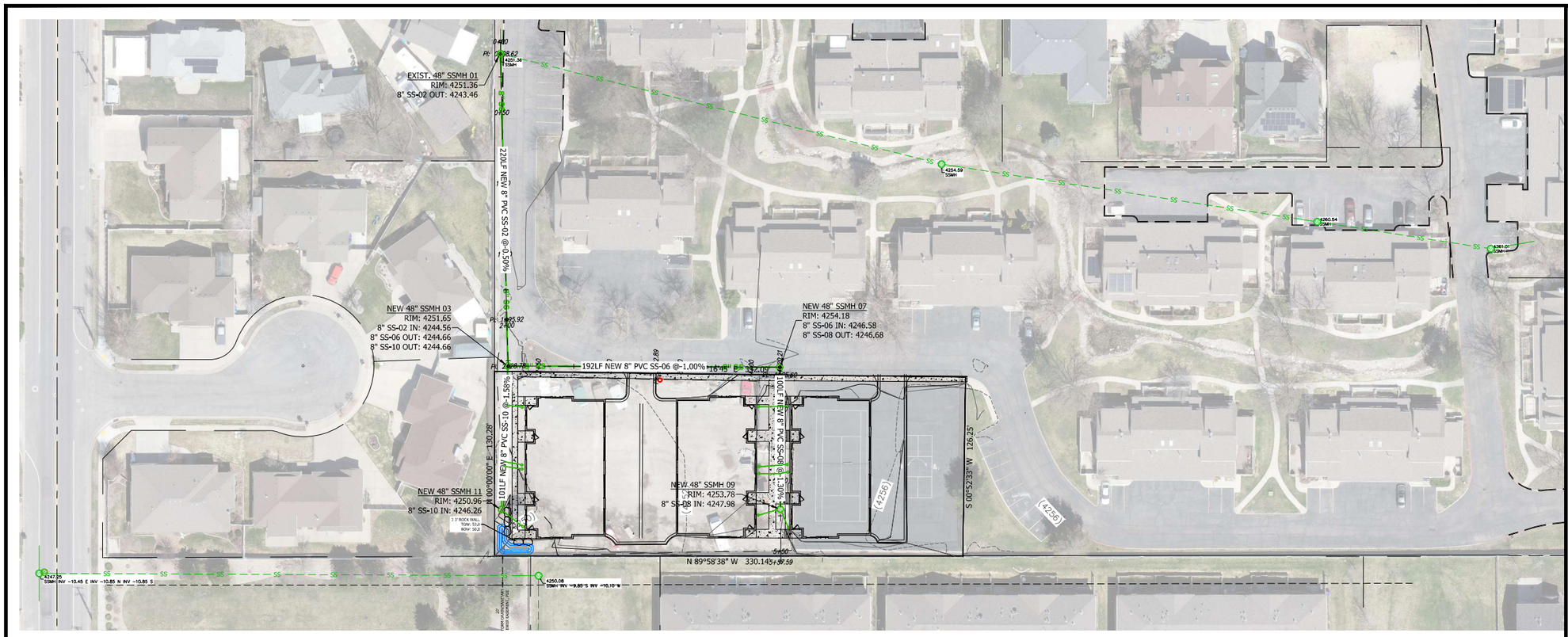

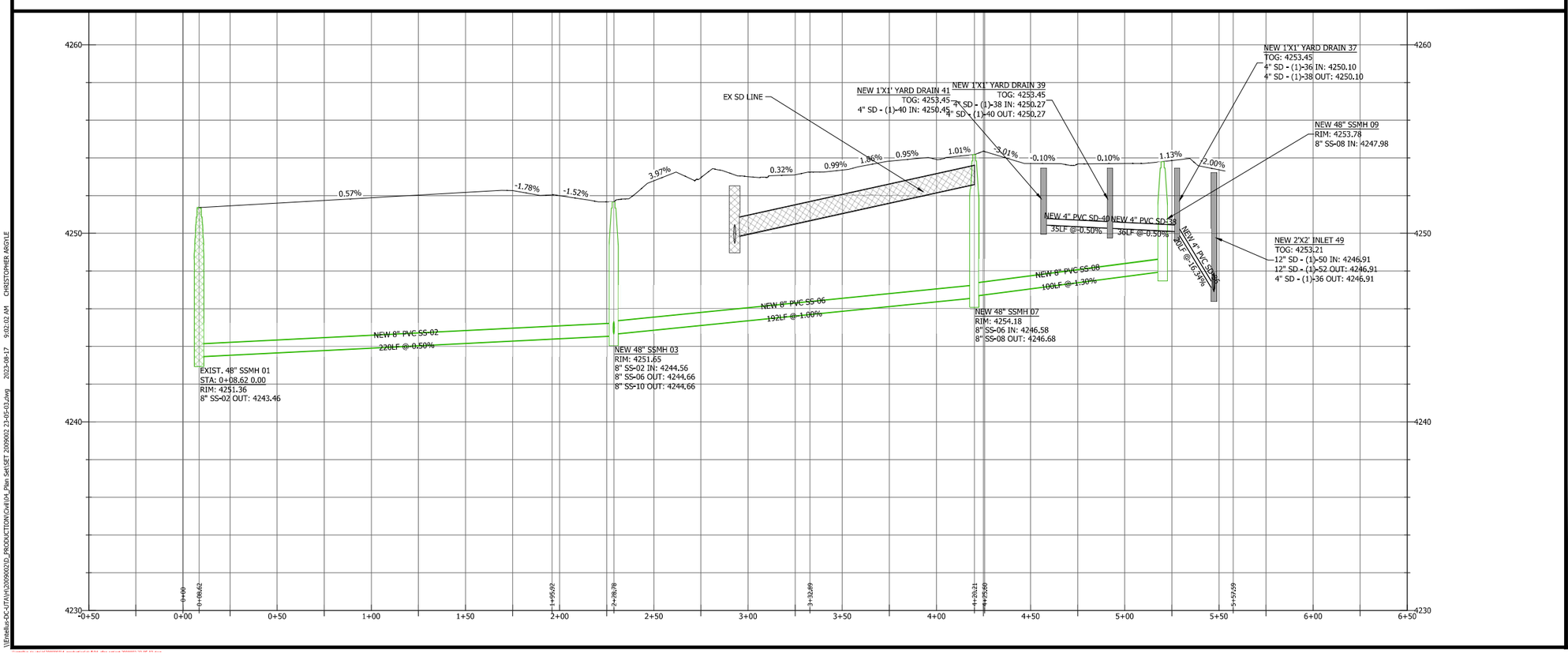

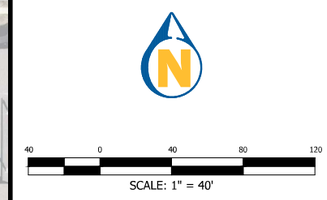

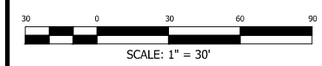

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REGISTERED PROFESSIONAL ENGINEER
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STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

265 PHEASANTBROOK DRIVE
PARCEL # 020340093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

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C700

SANITARY SEWER PROFILE 1

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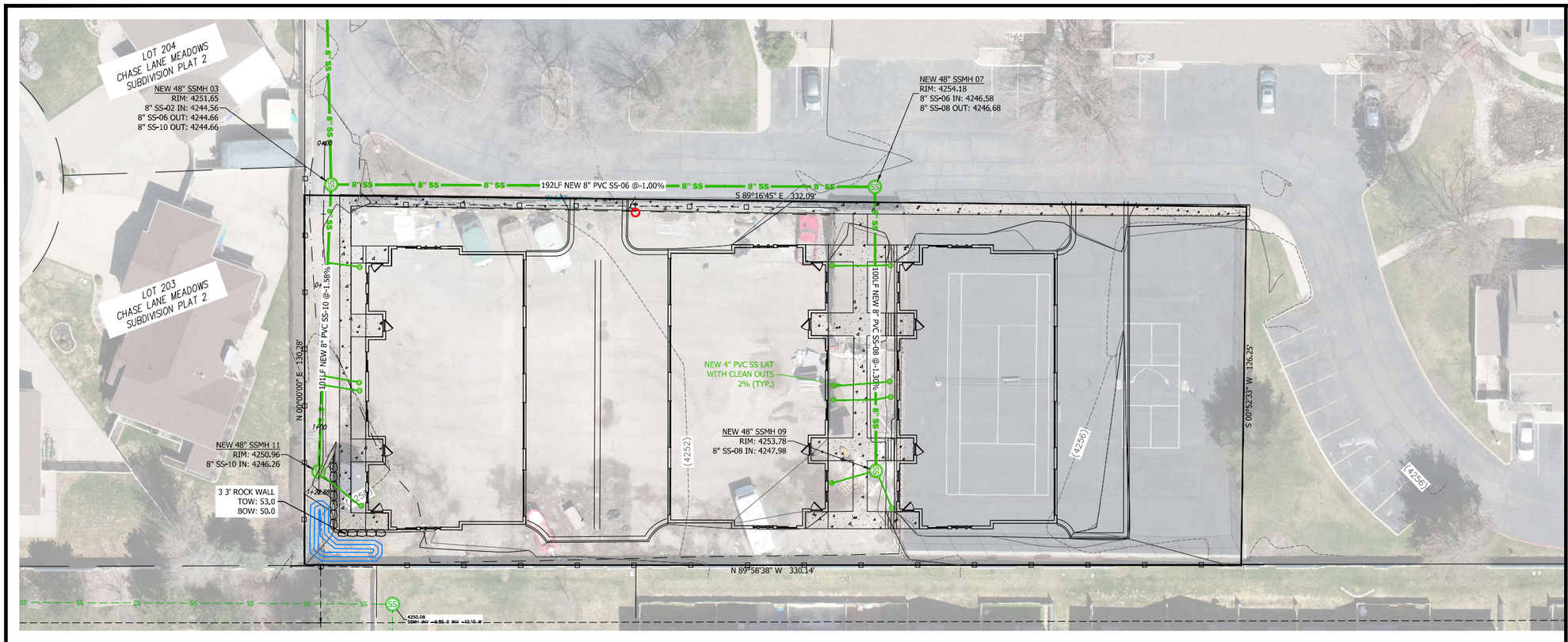

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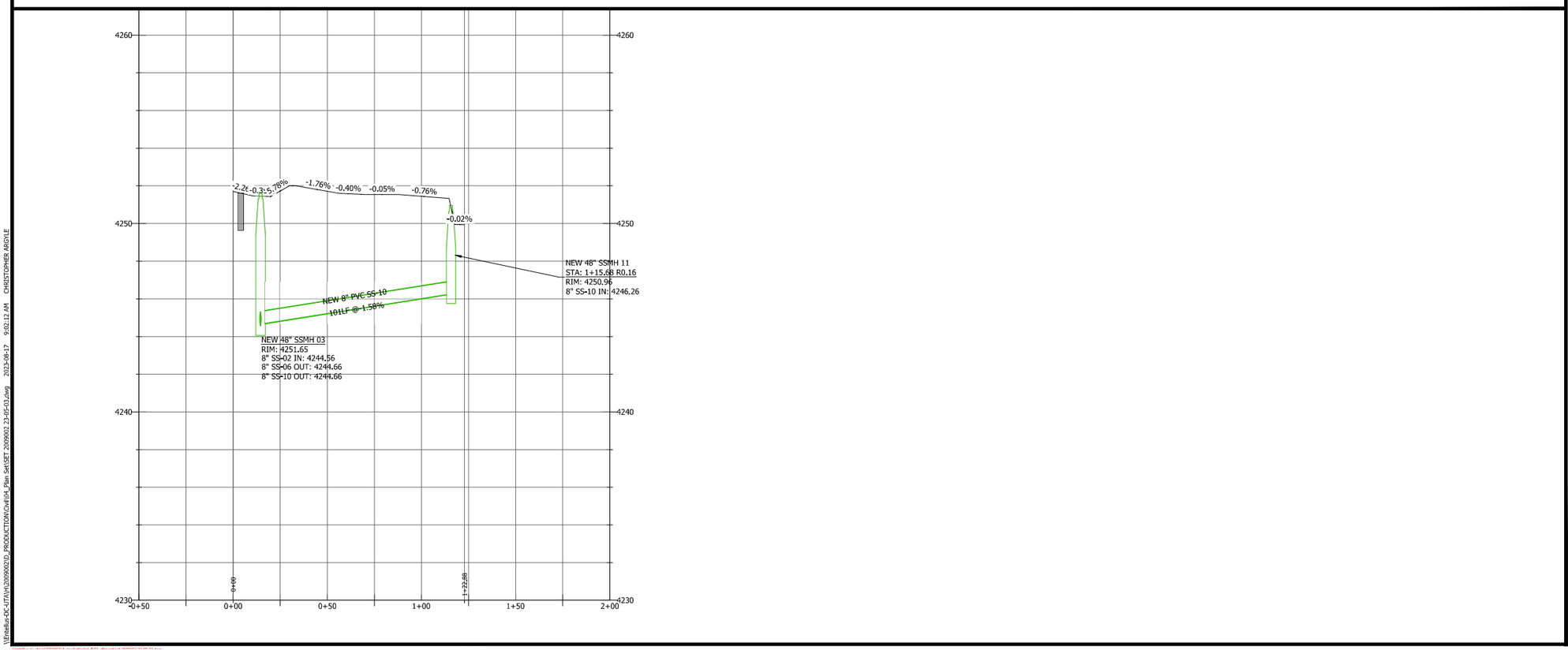

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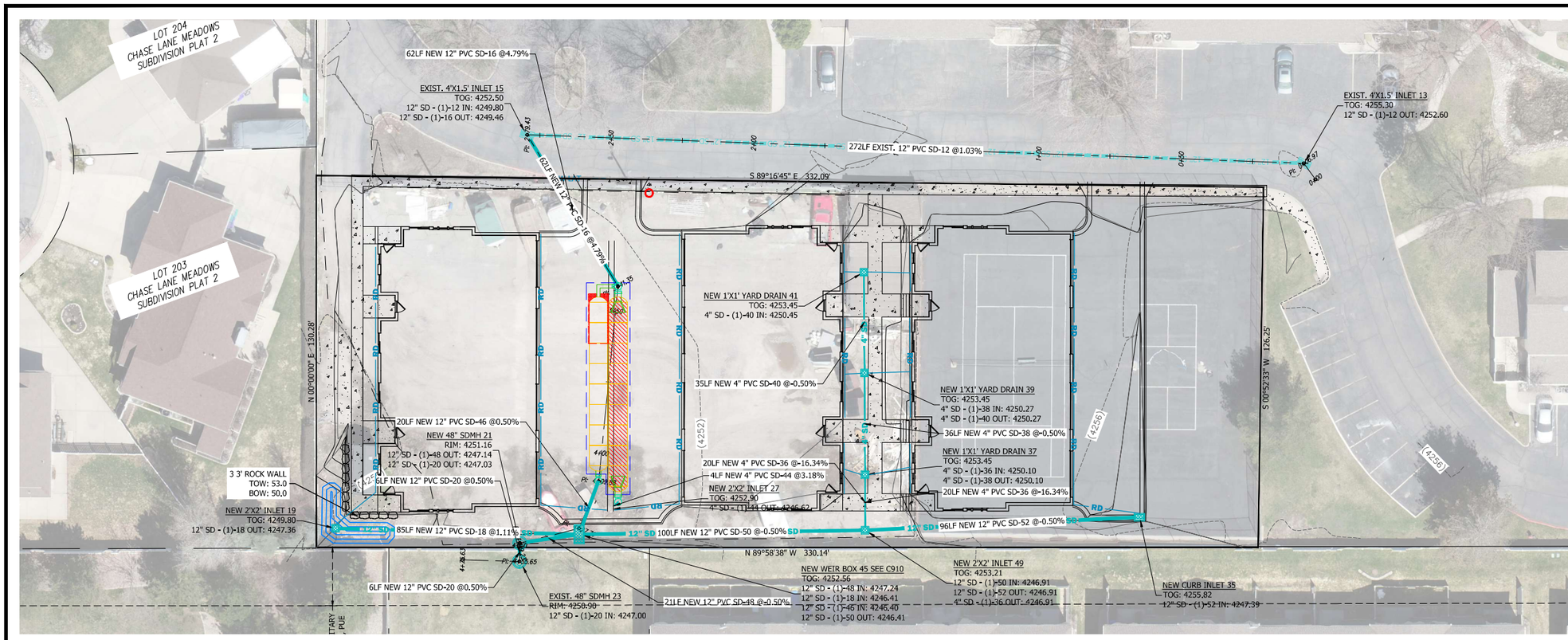

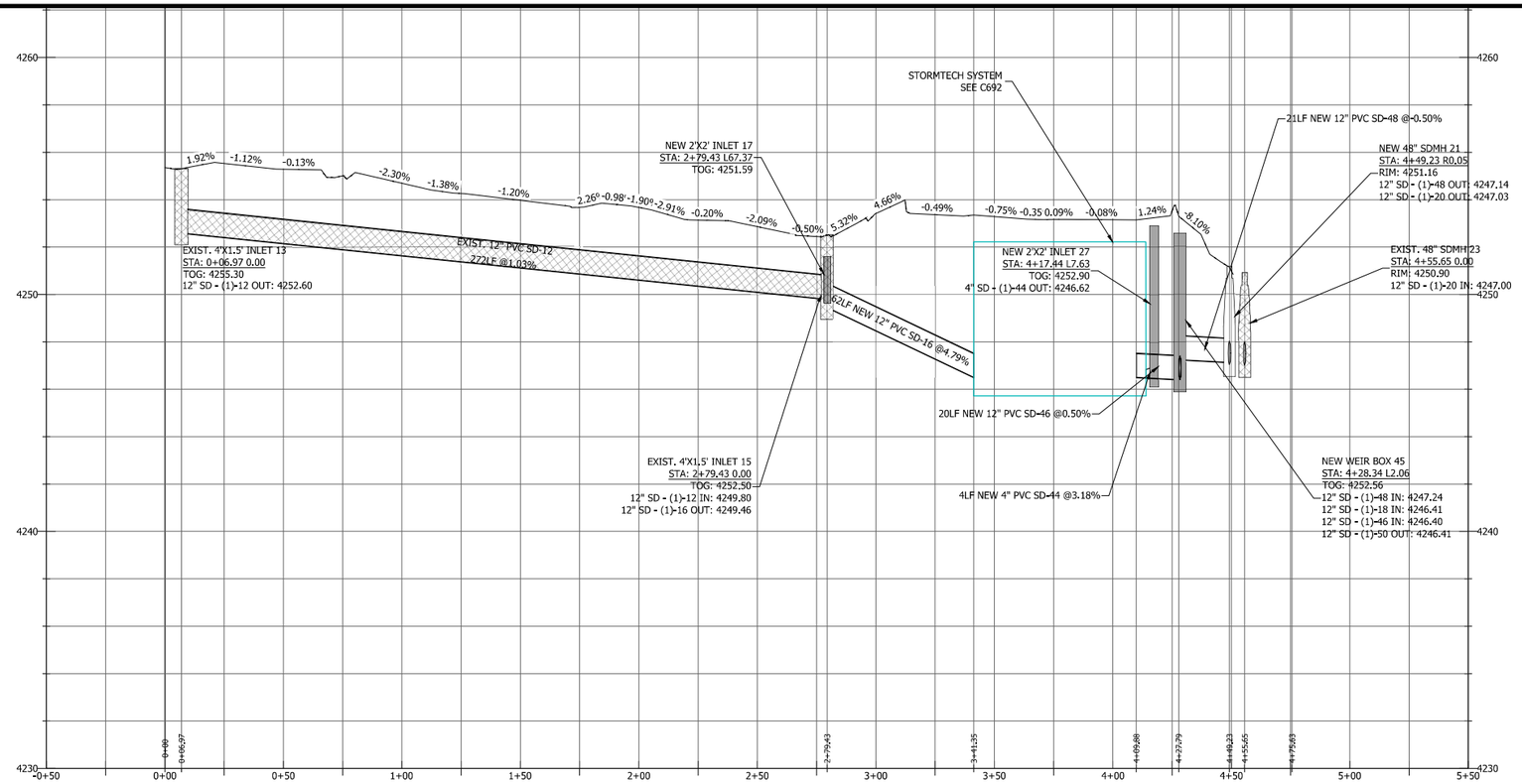

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STORM SEWER PROFILE 1

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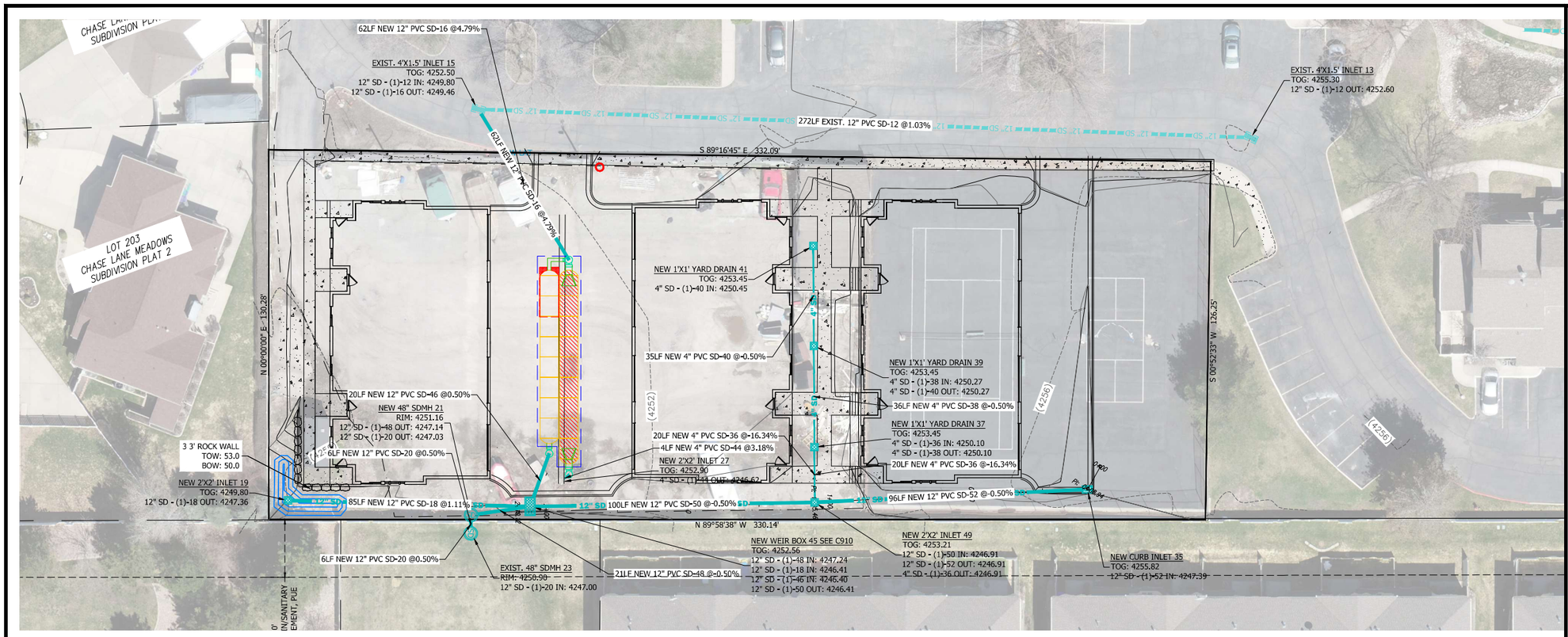

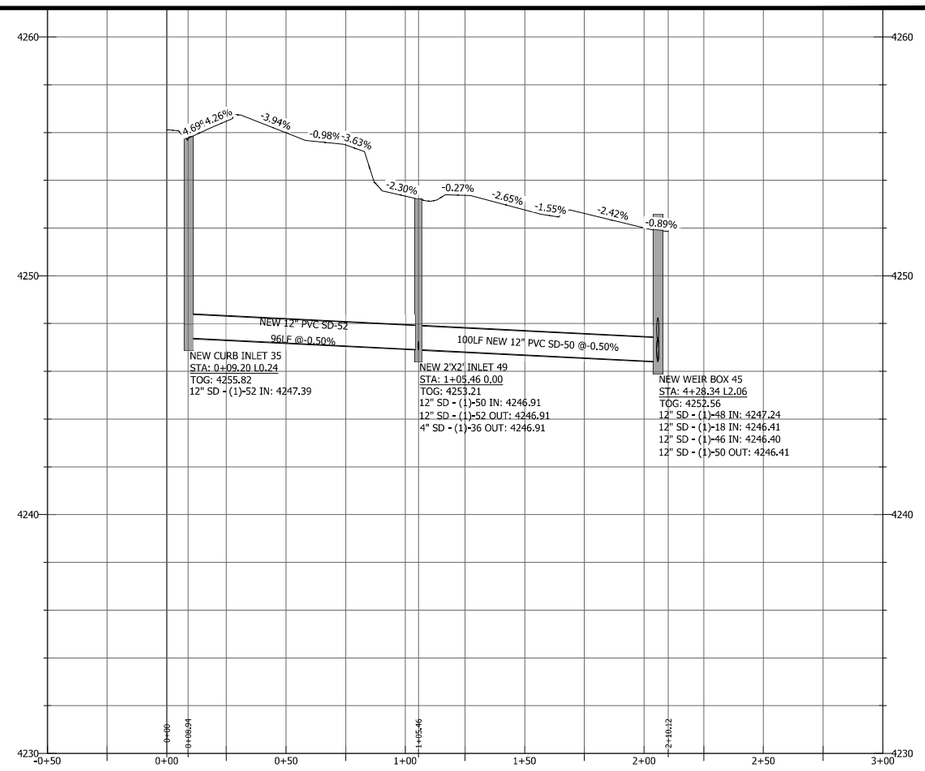

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STORM SEWER PROFILE 2

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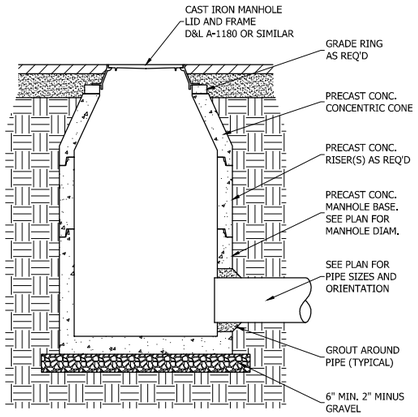
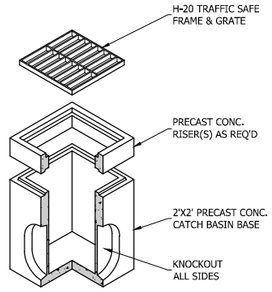


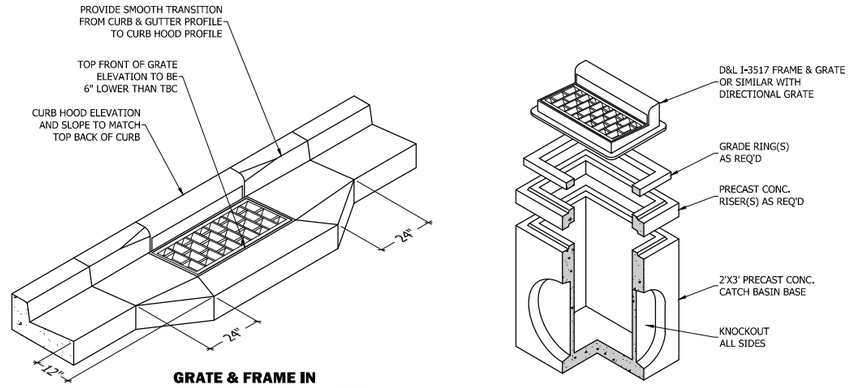
PRIVATE CONCENTRIC CONE STORM DRAIN MANHOLE

SD-1 / C600 TYPICAL
N.T.S.



PRIVATE STORM DRAIN 2'X2' CATCH BASIN

SD-1 / C600 TYPICAL
N.T.S.

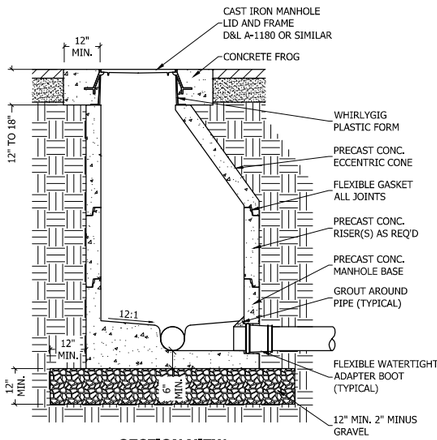


GRATE & FRAME IN CONCRETE CURB & GUTTER

GRATE & FRAME WITH PRECAST CONCRETE BOX

PRIVATE STORM DRAIN CURB INLET BOX

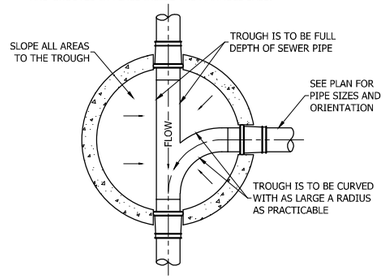
SD-1 / C600 TYPICAL
N.T.S.



SECTION VIEW

NOTES

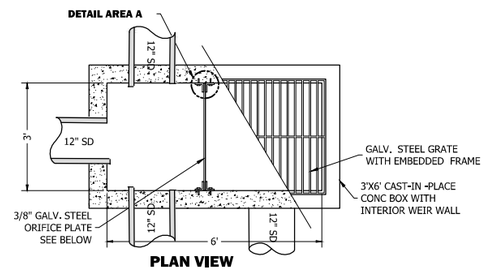
1. PRECAST CONCRETE MANHOLE IS TO MEET AASHTO HS-20 LOADING SPECIFICATION.
2. MINIMUM MANHOLE SIZE IS 48 INCHES IN DIAMETER.
3. MANHOLES WITH THREE OR MORE CONNECTIONS ARE TO BE 60 INCHES IN DIAMETER.
4. CONCRETE IS TO BE 4,000 PSI TEST.
5. ALL JOINTS BETWEEN PRECAST SECTIONS ARE TO BE SEALED WITH A FLEXIBLE GASKET.
6. ALL PIPE CONNECTIONS ARE TO BE SEALED WITH A FLEXIBLE ADAPTER BOOT, AND GROUTED IN PLACE INSIDE THE MANHOLE BASE.



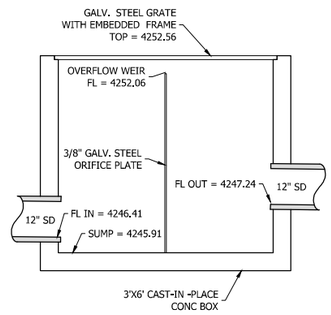
PLAN VIEW

PRIVATE ECCENTRIC CONE SANITARY SEWER MANHOLE

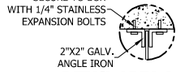
SS-1 / C600 TYPICAL
N.T.S.



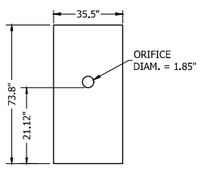
PLAN VIEW



SECTION VIEW



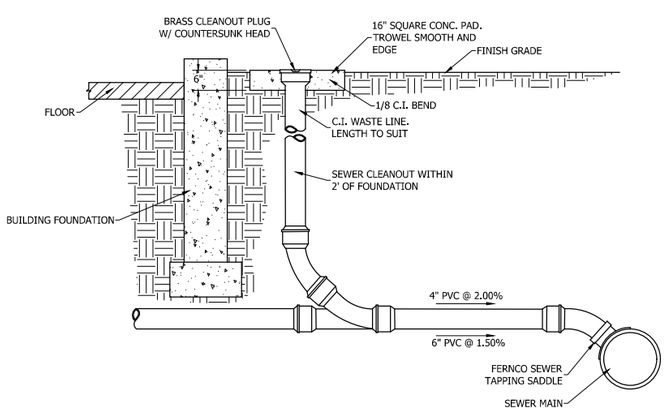
DETAIL AREA A



ORIFICE PLATE

PRIVATE STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR

SD-1 / C600 TYPICAL
N.T.S.



SEWER LATERAL SERVICE

SS-1 / C600 TYPICAL
N.T.S.

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

DEVELOPER
ERIC WOOD
Contact: ERIC WOOD

Phone: 801-971-7086
ERICROBERTWOOD@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION

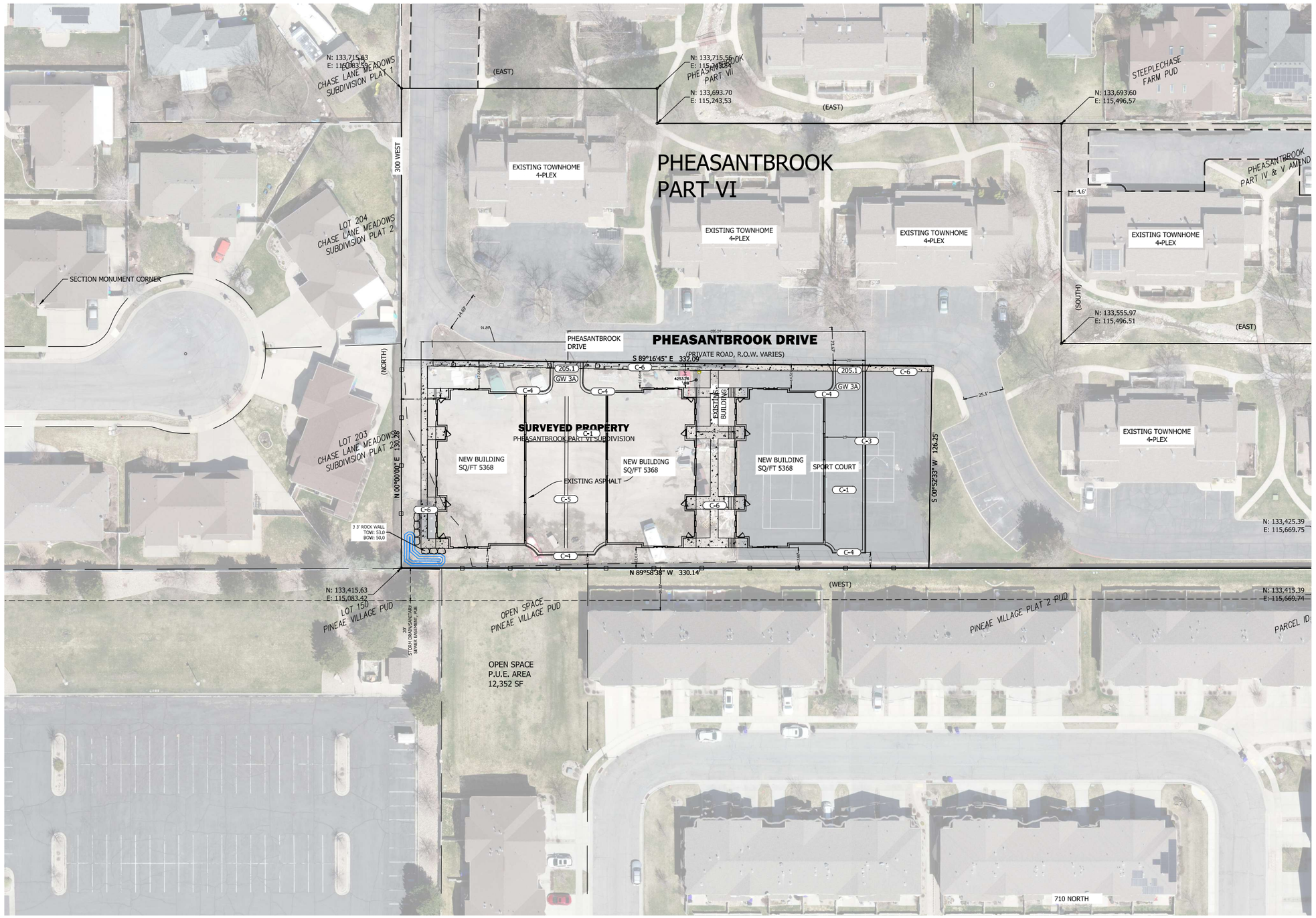
265 PHEASANTBROOK DRIVE
PARCEL # 02093400 93 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.1.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C910
UTILITY DETAILS

\\Entellus-DC-UTAH\2009002\D_PRODUCTION\Civil\04_Plan Set\SET 2009002 23-05-03.dwg 2023-08-17 9:02:38 AM CHRISTOPHER ARGYLE



SCALE: 1" = 30'

AREA TABULATION

	SQ.FT.	ACRES	%
BUILDING	16,104	0.370	35%
IMPROVEMENTS	11,290	0.259	25%
LANDSCAPE	18,224	0.418	40%
TOTAL	45,618	1.047	100%

SYMBOL LEGEND

- 205.1 — REMOVE AND REPLACE CITY CURB & GUTTER PER APWA PLAN 205.1, SHEET C902 (TYPE A)
- 231 — REMOVE AND REPLACE CITY SIDEWALK PER APWA PLAN 231, SHEET C902
- 255 — REMOVE AND REPLACE CITY ASPHALT PER APWA PLAN 255, SHEET C902
- A-1 — ACCESSIBLE PARKING AREA & SIDEWALK RAMP PER DETAIL, SHEET C900
- A-2 — INTERNATIONAL ACCESSIBLE PARKING SYMBOL PER DETAIL, SHEET C900
- A-3.1 — ADA PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C900
- A-3.2 — ADA PARKING SIGN - RESERVED TYPE PER DETAIL, SHEET C900
- C-1 — PRIVATE ASPHALT SECTION PER DETAIL, SHEET C901
- C-2 — PRIVATE CONCRETE SLAB SECTION PER DETAIL, SHEET C901
- C-3 — PRIVATE CONCRETE CURB & GUTTER PER DETAIL, SHEET C901
- C-4 — PRIVATE CONCRETE CURB WALL PER DETAIL, SHEET C901
- C-5 — PRIVATE CONCRETE WATERWAY PER DETAIL, SHEET C901
- C-6 — PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C901
- G-1 — PRIVATE DUMPSTER ENCLOSURE PER DETAIL, SHEET C901
- R-1 — MINOR CONCRETE RETAINING PER DETAIL, SHEET C901
- R-2 — MINOR LANSCAPE RETAINING PER DETAIL, SHEET C901
- GW 2A — REMOVE AND REPLACE CURB & GUTTER PER CITY STD.
- GW 3A — REMOVE AND REPLACE SIDEWALK PER CITY STD.
- GW 3A — NEW CONCRETE DRIVE APPROACH PER CITY STD.

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

ZONE: RESIDENTIAL-HIGH

NOTE:
THERE ARE 3 PROPOSED BUILDINGS, 4 DWELLINGS PER BUILDING.
EACH DWELLING HAS A GARAGE (TWO PARKING SPOTS).

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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PHEASANTBROOK PH 6 ADDITION

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

DEVELOPER
ERIC WOOD
Contact: ERIC WOOD

Phone: 801-971-7086
ERICROBERTWOOD@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
07/17/2023
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

PHEASANTBROOK PH 6 ADDITION
265 PHEASANTBROOK DRIVE
PARCEL # 02034-0093 PHEASANTBROOK PUD PHASE IV
LOCATED IN SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

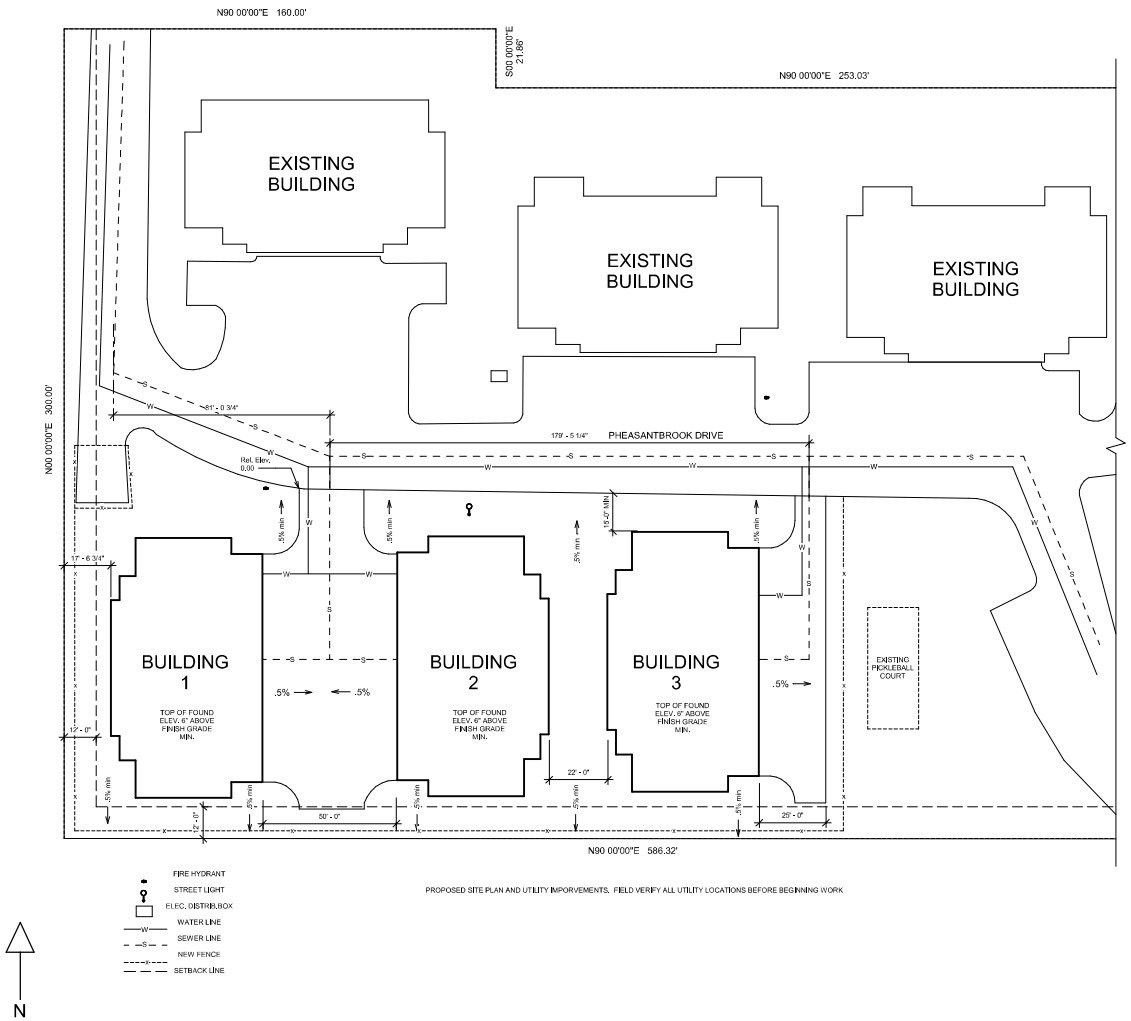
REVISIONS

DRAWN: CSA	2023-08-17
APPROVED: ---	2023-08-17
PROJECT #:	2009002
SET 2009002 23-05-03.dwg	

C400
SITE PLAN

\\Entellus-SC-UTAH\2009002D_PRODUCTION\Civil\04_Plan Set\SET 2009002 23-05-03.dwg 2023-08-17 9:00:34 AM CHRISTOPHER ARGYLE

Received 9-7-2023



See Civil Page C400 Received 9-7-2023 for correct setbacks.

PROPOSED BUILDINGS IN PHEASANTBROOK PUD PORTIONS OF PARCEL 020340093

RELATIVE LEGAL DESCRIPTIONS

Building 1 (west building)
From the NW corner of parcel 020340093
south easterly along a line that is S05,00,00E 189.46'
To the point of beginning
Thence S 96.0'
Thence E 56'
Thence N 96.0'
Thence W 56' to point of beginning.

Building 2 (center building)
From the NW corner of parcel 020340093
south easterly along a line that is S33,00,00E 225.5'
To the point of beginning
Thence S 96.0'
Thence E 56'
Thence N 96.0'
Thence W 56' to point of beginning.

Building #3 (east building)
From the NW corner of parcel 020340093
south easterly along a line that is S47,00,00E 274.73'
To the point of beginning
Thence S 96.0'
Thence E 56'
Thence N 96.0'
Thence W 56' to point of beginning.

TABLE OF CONTENTS

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A002	SECOND FLOOR LAYOUT
A003	FIRST FLOOR DIMENSIONED
A004	SECOND FLOOR DIMENSIONED
A005	ELEVATIONS
A006	ELEVATIONS
E001	FIRST FLOOR ELECTRICAL PLAN
E002	SECOND FLOOR ELECTRICAL PLAN
S0	ENGINEERING GENERAL NOTES
S1	ENGINEERING GENERAL NOTES
S2	ROOF FRAMING PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	FIRST FLOOR FRAMING PLAN
S5	DETAILS
S6	DETAILS

MJ DRAFTING & DESIGN

265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

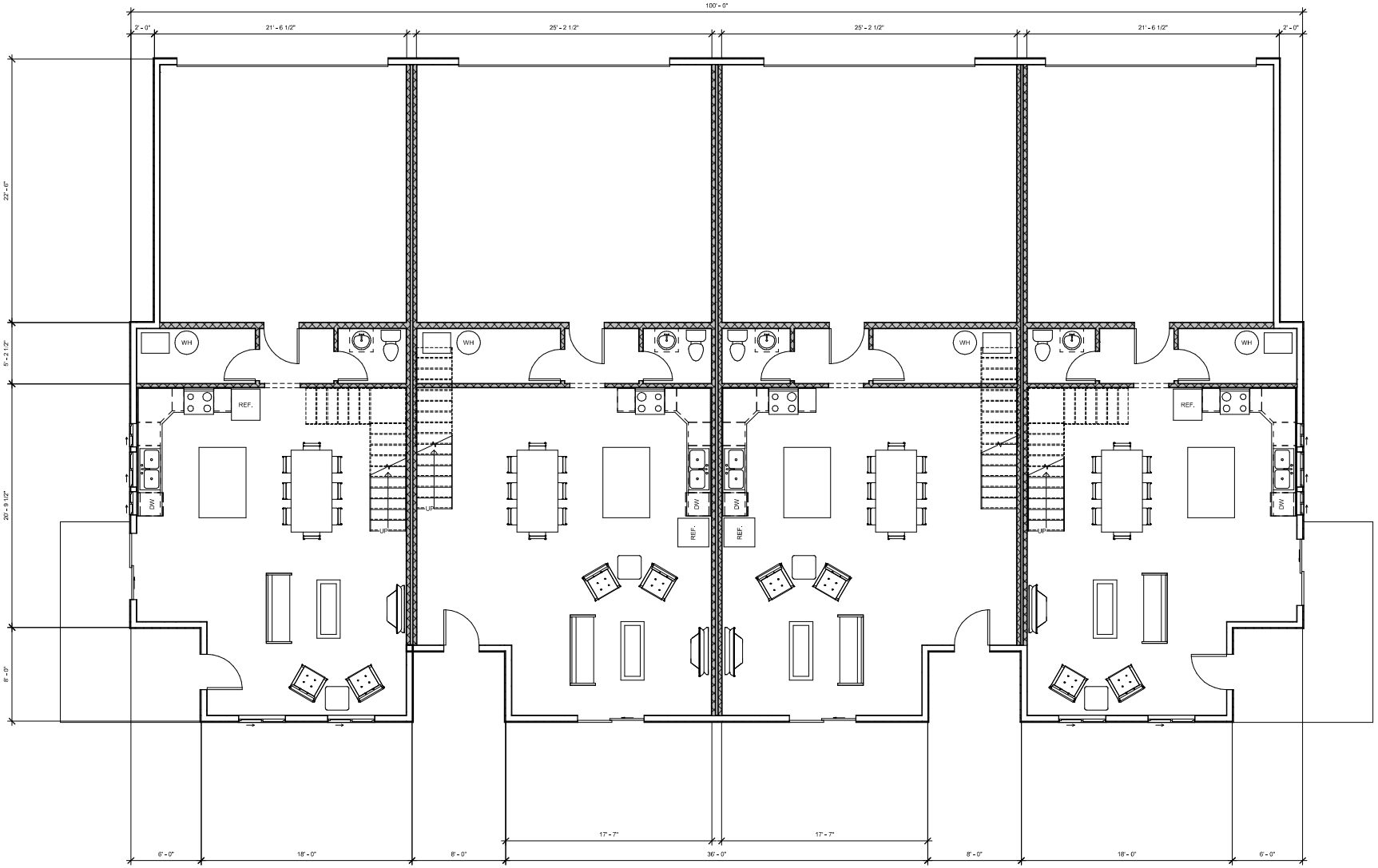
1"=20'-0"

SITE PLAN

SHEET

C1

Received by P&Z on 8/10/2023



MJ DRAFTING & DESIGN

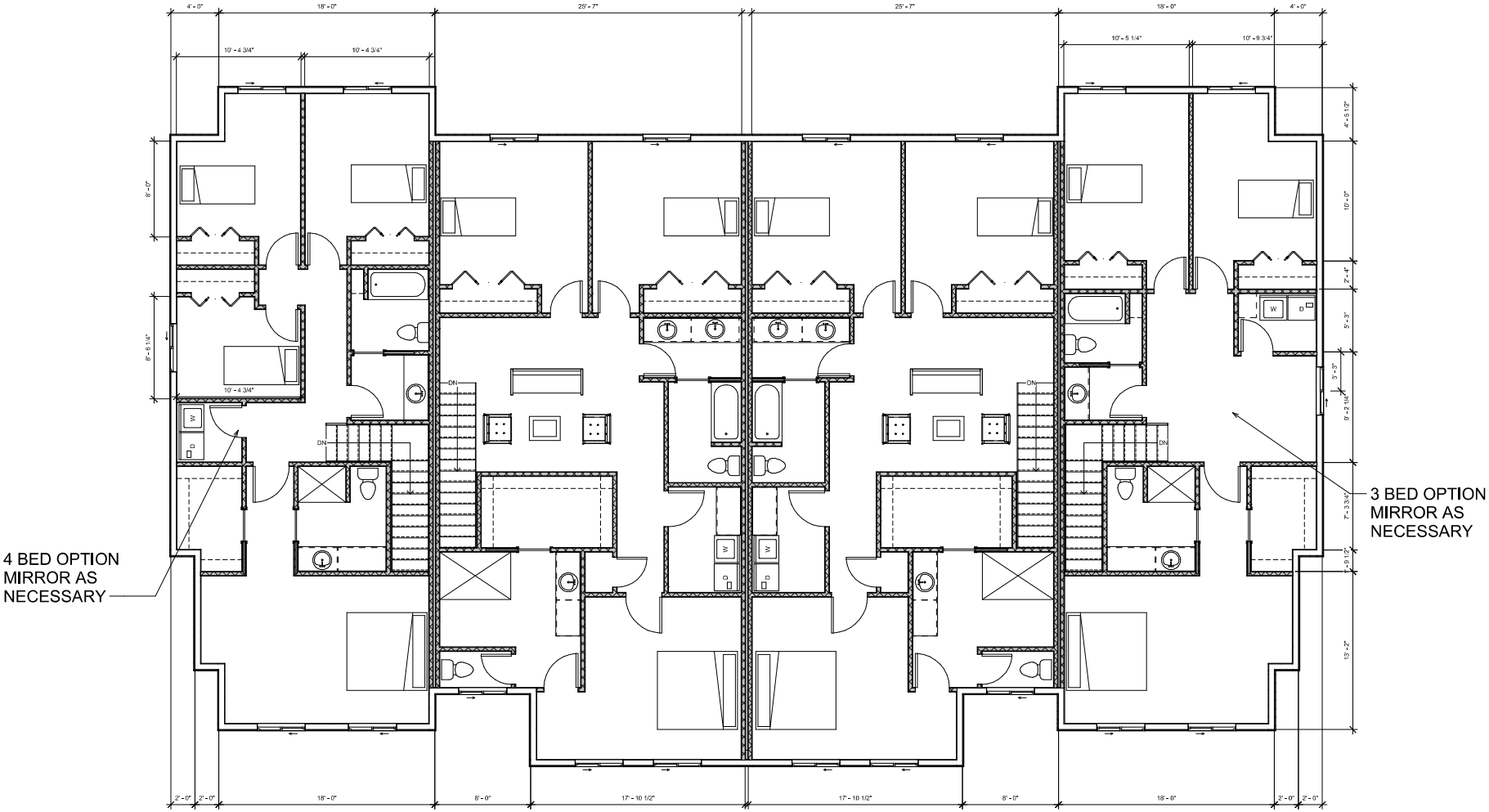
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

FIRST FLOOR LAYOUT

SHEET

A001



MJ DRAFTING & DESIGN

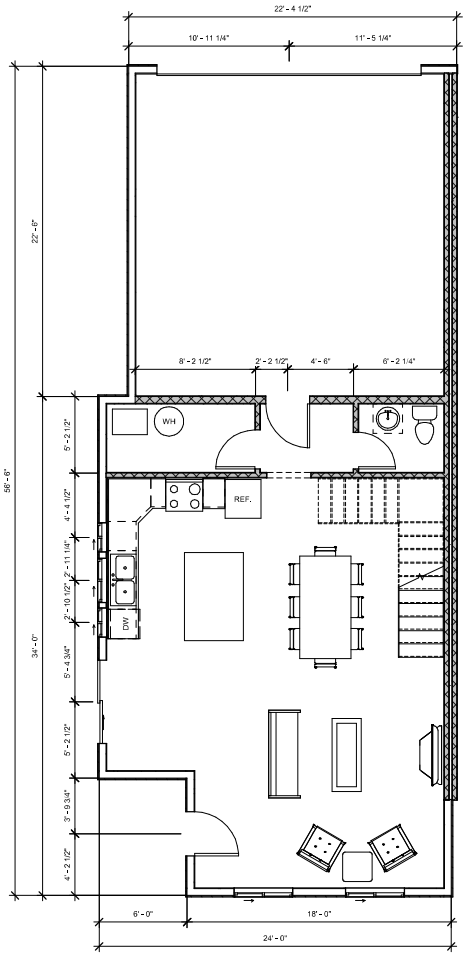
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

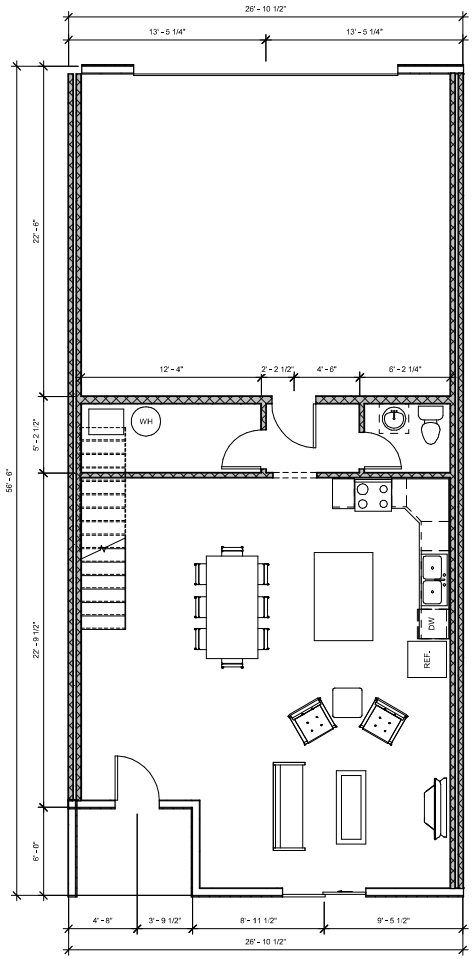
SECOND FLOOR LAYOUT

SHEET

A002



END APARTMENTS



CENTER APARTMENTS

MIRROR APPARTMENT FLOORPLANS AS NECESSARY

MJ DRAFTING & DESIGN

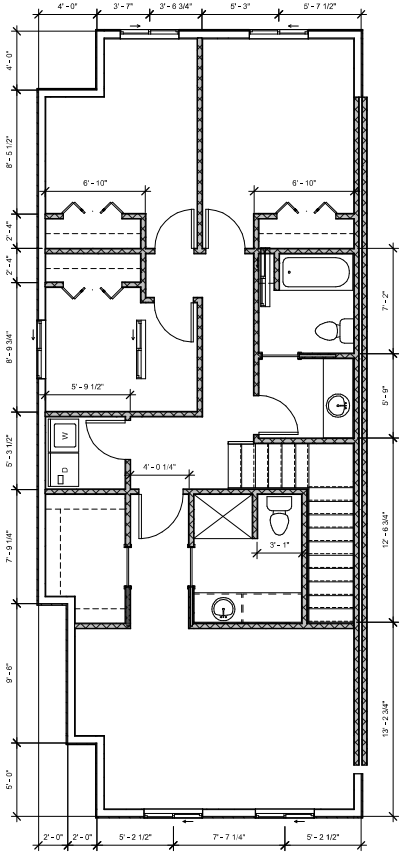
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

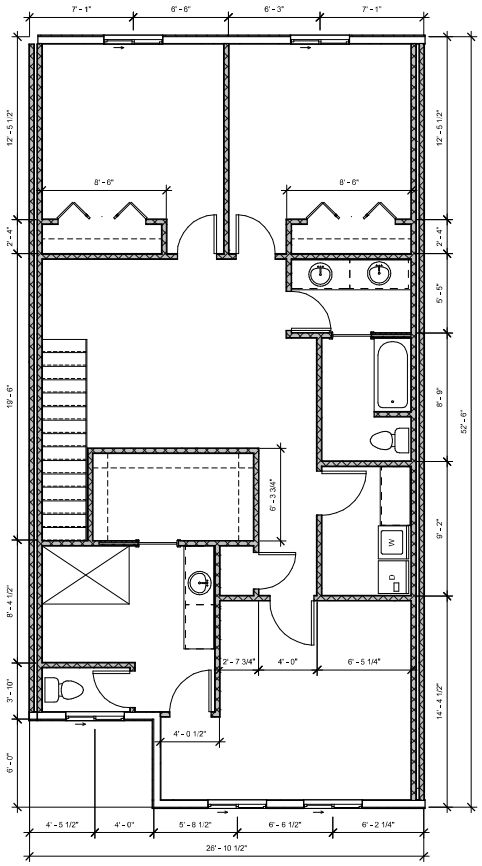
FIRST FLOOR
DIMENSIONED

SHEET

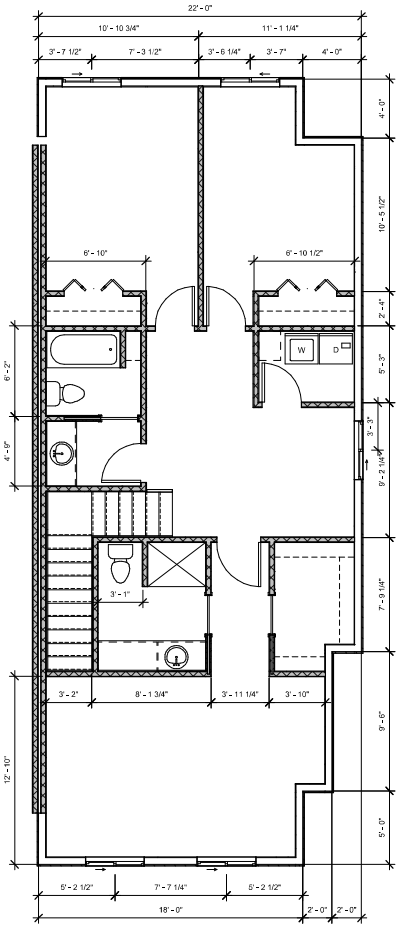
A003



4 BEDROOM END APARTMENTS



CENTER APARTMENTS



3 BEDROOM END APARTMENTS

MIRROR APPARTMENT FLOORPLANS AS NECESSARY

MJ DRAFTING & DESIGN

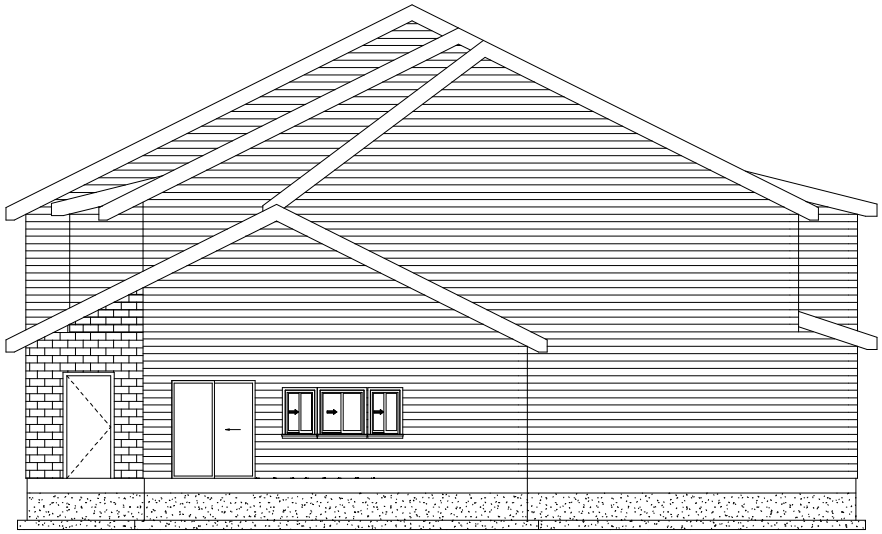
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

SECOND FLOOR DIMENSIONED

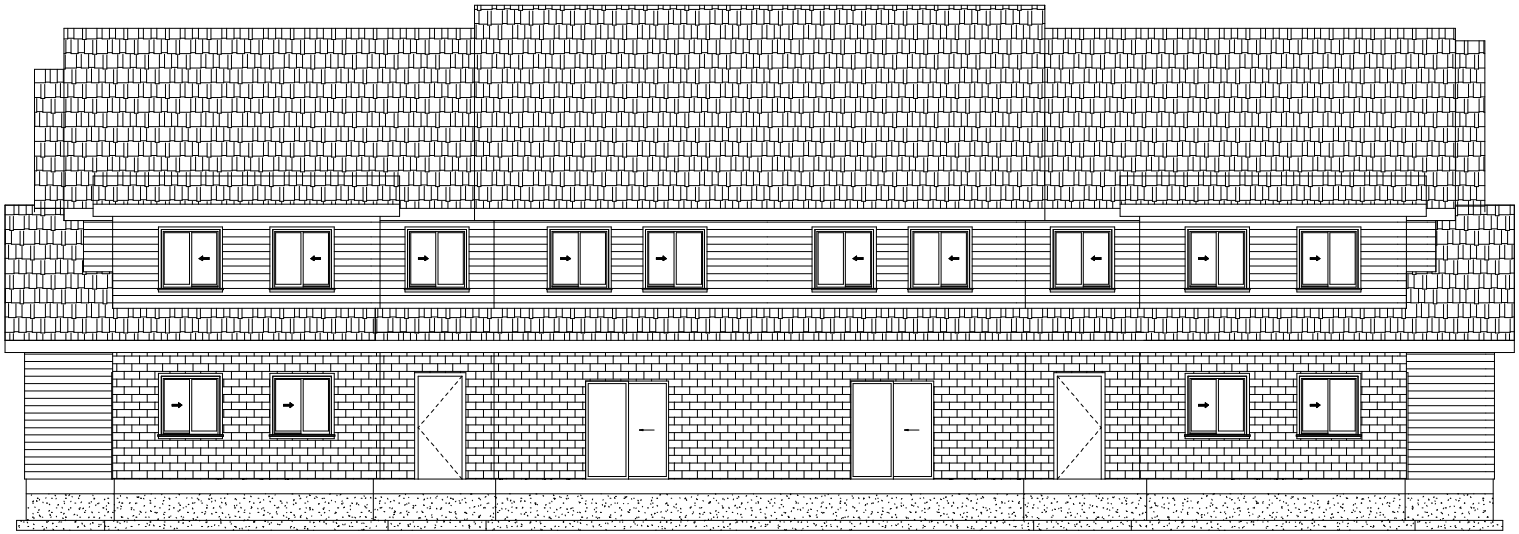
SHEET

A004



Siding:
1. Standard red brick, 8 inches long x 3 5/8 inches wide x 2 1/4 inches high
2. Off-white exterior fiber-cement (medium density)

RIGHT SIDE



FRONT

MJ DRAFTING & DESIGN

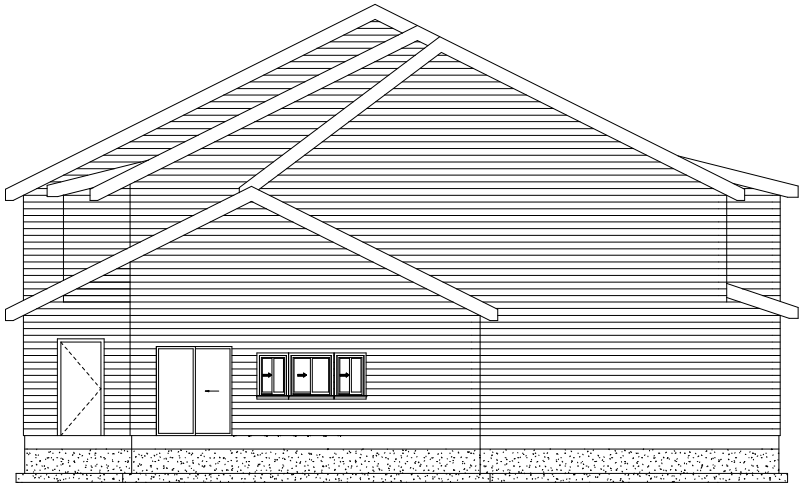
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

ELEVATIONS

SHEET

A005



RIGHT SIDE

FRONT

MJ DRAFTING & DESIGN

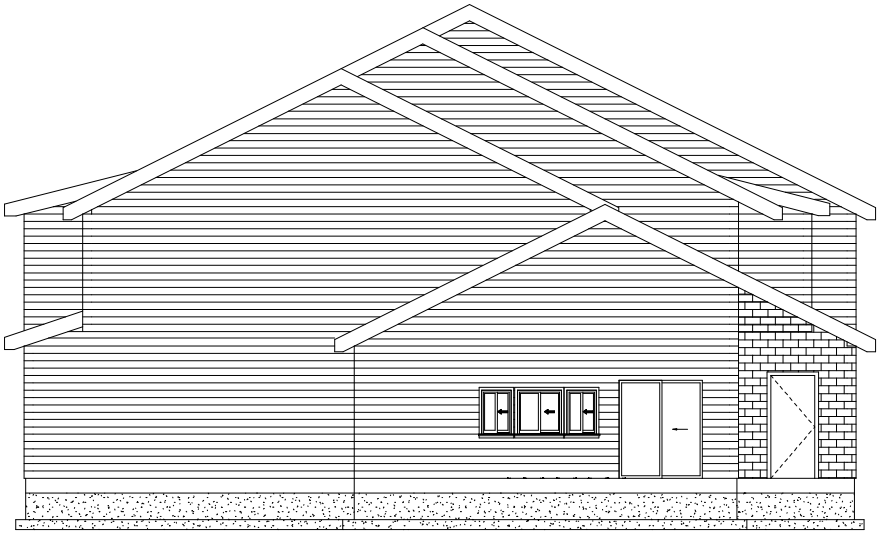
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

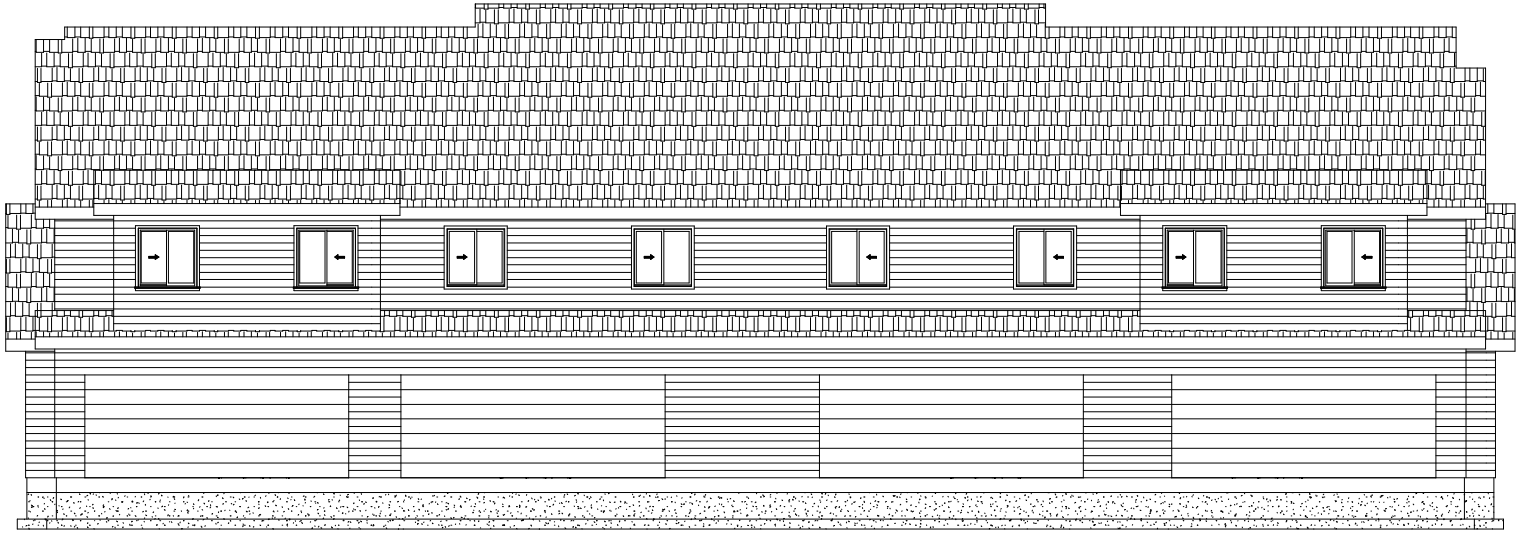
ELEVATIONS

SHEET

A005



LEFT SIDE



BACK

MJ DRAFTING & DESIGN

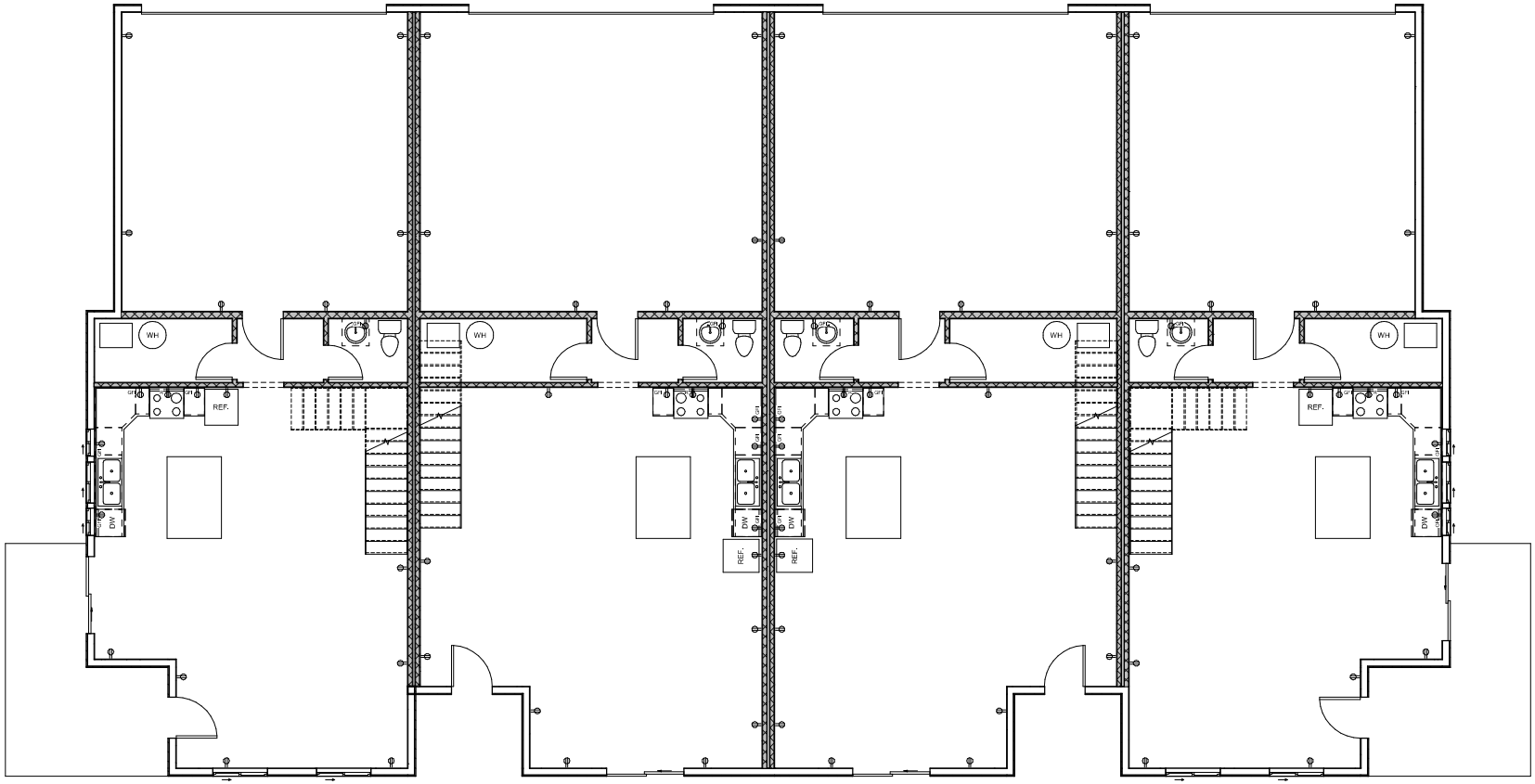
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

ELEVATIONS

SHEET

A006



MJ DRAFTING & DESIGN

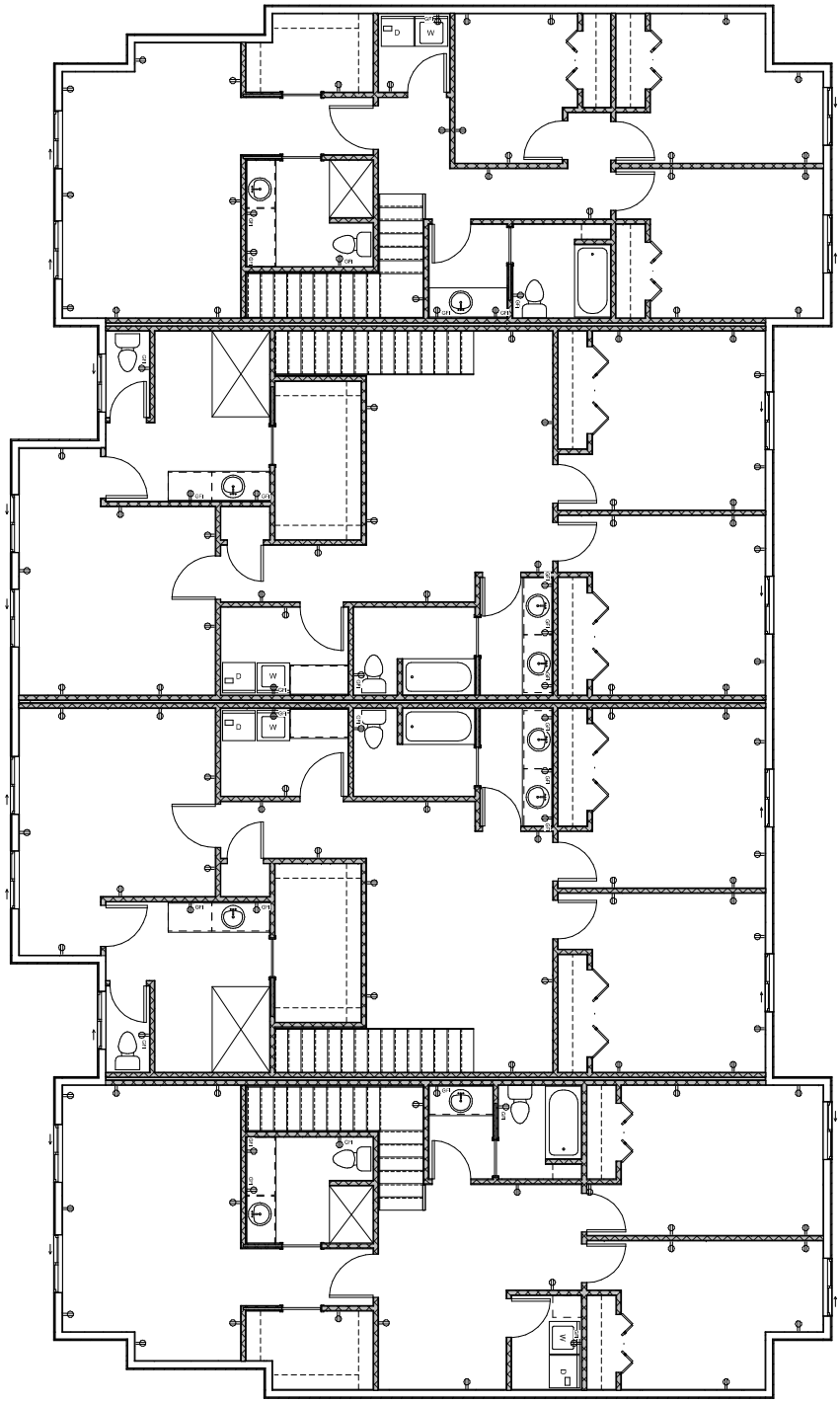
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

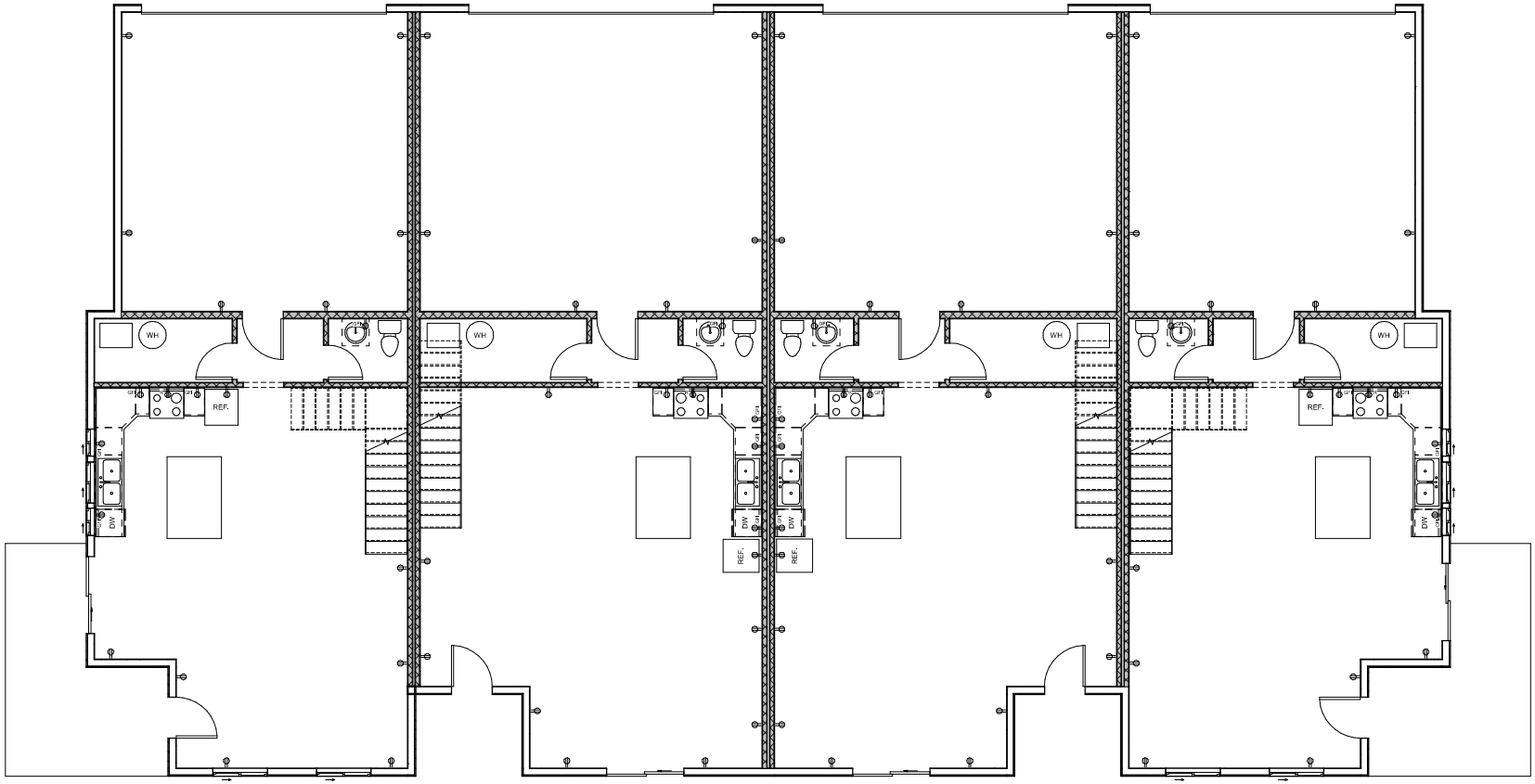
FIRST FLOOR
ELECTRICAL

SHEET

E001



SHEET				
E002	SECOND FLOOR ELECTRICAL	1/4"=1'-0"	265 PHEASANTBROOK DR. CENTERVILLE UT 84014	MJ DRAFTING & DESIGN



MJ DRAFTING & DESIGN

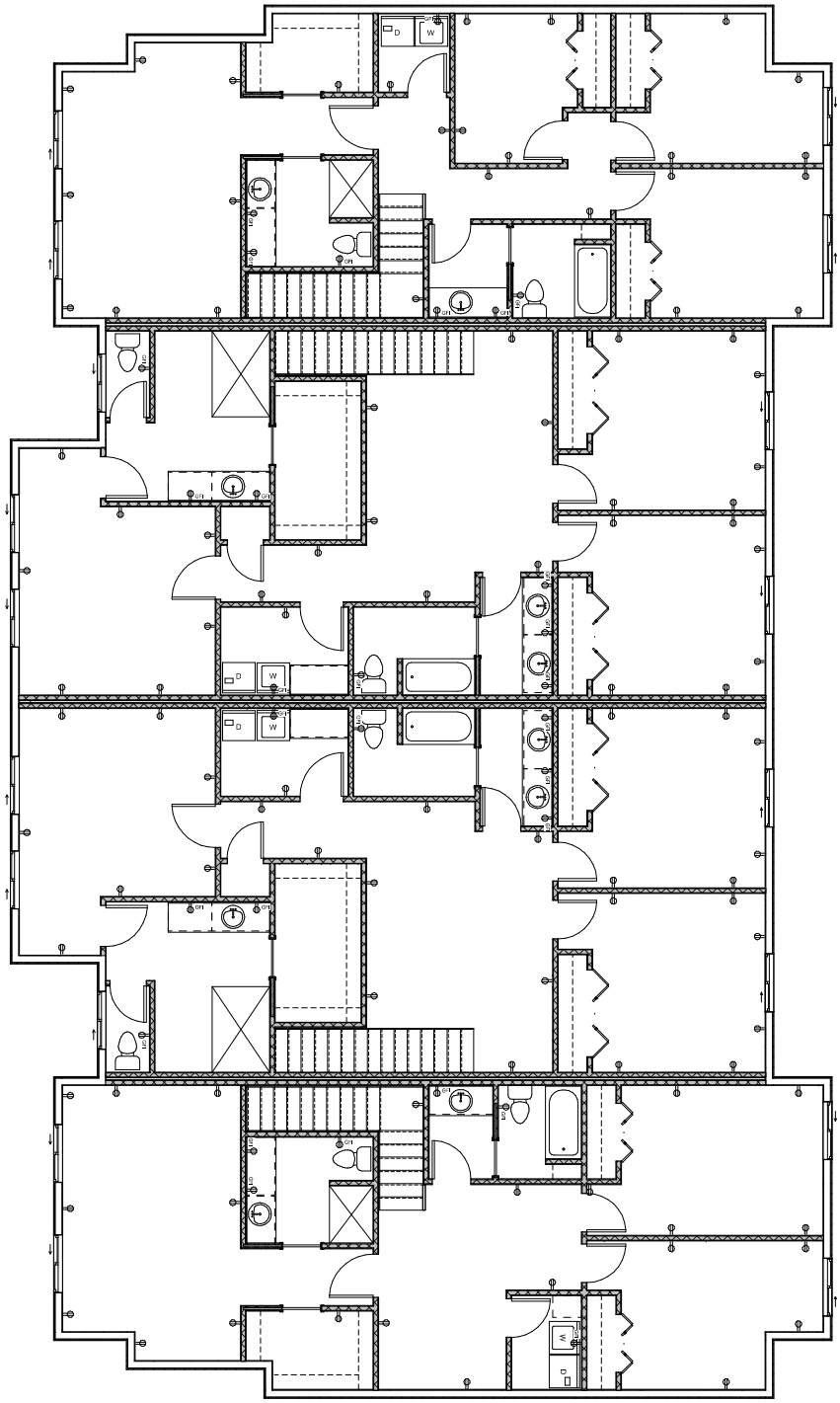
265 PHEASANTBROOK DR.
CENTERVILLE UT 84014

1/4"=1'-0"

FIRST FLOOR
ELECTRICAL

SHEET

E001



SHEET				
E002	SECOND FLOOR ELECTRICAL	1/4"=1'-0"	265 PHEASANTBROOK DR. CENTERVILLE UT 84014	MJ DRAFTING & DESIGN

STRUCTURAL DESIGN CRITERIA

RISK CATEGOFY: II

FLOOR(S):
DEAD LOAD: DL = 12 PSF
LIVE LOAD(S):
RESIDENTIAL LL = 40 PSF

ROOF:
DEAD LOAD: DL = 15 PSF
GROUND SNOW LOAD: Pg = 43 PSF
FLAT ROOF SNOW LOAD: Pf = 30 PSF
SNOW EXPOSURE FACTOR: Ce = 1.0
SNOW IMPORTANCE FACTOR: I = 1.0
THERMAL FACTOR: Ct = 1.0

WIND LOAD:
BASIC WIND SPEED: V = 115 MPH (3 SEC GUST)
IMPORTANCE FACTOR: I = 1.0
WIND EXPOSURE: "B"
COMPONENT AND CLADDING
PRESSURE: P = 20 PSF

SEISMIC:
PROCEDURE: EQUIVALENT LATERAL FORCE
SITE CLASS: D
IMPORTANCE FACTOR: I = 1.0
SEISMIC DESIGN CATEGORY: D
SPECTRAL RESPONSE
ACCELERATIONS: Ss = 1.589
S1 = 0.492
SPECTRAL RESPONSE COEF: SDS = 1.059
SD1 = 0.492
BASIC SEISMIC-FORCE-RESISTING SYSTEM:
LIGHT FRAME WALLS WITH WOOD SHEAR PANELS
R=6, OMEGA=3, Cd=4, Cs=0.163
SEISMIC BASE SHEAR = 47.35 KIPS

SOILS:
NET ALLOWABLE SOIL PRESSURE = 1500 PSF. (ASSUMED)

GENERAL

1. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. GENERAL NOTES SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.

2. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.

3. SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, FAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.

4. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.

6. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. THIS MEANS THAT DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE INFORMATION THAT IS CONTAINED ON THE ARCHITECTURAL AND/OR OTHER CONSULTANTS' DRAWINGS. THE STRUCTURAL DRAWINGS MAY NOT SHOW ALL DIMENSIONS, SLOPES, ELEVATIONS, DEPRESSIONS, MECHANICAL HOUSEKEEPING PADS, ETC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS THAT ARE SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL AND/OR OTHER CONSULTANTS' DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

8. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ANY CHANGES MADE AS A RESULT OF A DEVIATION FROM THE CONTRACT DOCUMENTS, DEVIATION FROM THE SPECIFICATIONS, FAULTY MATERIALS, OR FAULTY WORKMANSHIP.

10. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK INITIATED BY THE OPTION SHALL BE BORNE BY THE CONTRACTOR.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

12. TEMPORARY SHORING AND BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED INCLUDING WIND AND SOIL LOADS. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY OR UNTIL ALL STRUCTURAL ELEMENTS ARE COMPLETE.

13. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.

14. SIZES, LOCATIONS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO PLACING CONCRETE OR FABRICATING STEEL.

15. THERMAL OR MOISTURE PROTECTION, FURNISHINGS, DOORS, WINDOWS, EQUIPMENT, MECHANICAL, ELECTRICAL, FINISHES, SIDING, PANELING, AND VENEERS ARE NOT PART OF THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.

STRUCTURAL DEFERRED SUBMITTALS

CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT TO ARCHITECT/ENGINEER BEFORE SUBMITTING TO JURISDICTION FOR REVIEW AND PERMITTING.

ITEMS:
1. OPEN WEB METAL JOISTS AND GIRDERS
2. CONCRETE MIX DESIGN

SHOP DRAWING SUBMITTALS

1. CONTRACTOR SHALL REVIEW AND VERIFY ALL SHOP DRAWINGS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ENGINEER WILL REVIEW THE SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL.

2. REFER TO THE ARCHITECTURAL DRAWINGS FOR SHOP DRAWING SUBMITTALS REQUIRED FOR NON-STRUCTURAL ELEMENTS.

SITE PREPARATION NOTES

1. ALL SURFACE VEGETATION, TOPSOIL, DEGRADABLE ORGANIC, PAST BUILDING DEBRIS, ANY OTHER DELETERIOUS MATERIALS, AND NON-COMPACTED FILL SHALL BE REMOVED FROM WITHIN THE BUILDING PAD AREA. THE STRIPPED SOILS ARE UNSUITABLE AS COMPACTED STRUCTURAL FILL.

2. THE SUBGRADE SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.

3. THE SUBGRADE SHALL BE SCARIFIED AND COMPACTED TO THE REQUIREMENTS OF STRUCTURAL FILL. IF SOFT OR LOOSE AREAS ARE ENCOUNTERED DURING THE SCARIFYING AND COMPACTION PROCESS THEY MUST BE COMPLETELY REMOVED AND REPLACED WITH STRUCTURAL FILL.

4. FOOTINGS SHALL BEAR UPON FIRM UNDISTURBED NATURAL SOILS AND/OR UPON STRUCTURAL FILL EXTENDING TO FIRM UNDISTURBED NATURAL SOILS.

5. WHERE REQUIRED, THE WIDTH OF STRUCTURAL FILL BELOW FOOTINGS SHALL BE EQUAL TO THE WIDTH OF THE FOOTINGS PLUS ONE FOOT ON EACH FOOT OF FILL THICKNESS

6. STRUCTURAL FILL SHALL CONSIST OF WELL GRADED, GRANULAR SOILS WITH A MAXIMUM PARTICLE SIZE OF 3 INCHES, LESS 35% PASSING THE NO. 200 SIEVE. STRUCTURAL FILL SOILS SHALL BE NON-EXPANSIVE AND HAVE A LIQUID LIMIT LESS THAN 35 AND A PLASTICITY INDEX BELOW 15.

7. ALL STRUCTURAL FILL, WHERE REQUIRED, SHALL EXTEND TO SUITABLE NATURAL SOILS. STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 AND SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.

8. SLABS ON GRADE SHALL BE UNDERLAIN BY A MINIMUM OF 4" OF FREE-DRAINING GRANULAR MATERIAL. GRANULAR MATERIAL SHALL BE PLACED UPON PROPERLY PREPARED SUBGRADE AS DESCRIBED ABOVE.

FOOTINGS

1. ALL FOOTINGS SHALL BEAR 12" MINIMUM INTO ORIGINAL UNDISTURBED EARTH OR ON ENGINEERED FILL COMPACTED TO 95% OF MAXIMUM RELATIVE DENSITY BASED ON ASTM D1557. SUCH FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU GRANULAR SOILS.

2. FOOTING ELEVATIONS SHOWN ON PLAN ARE TOP OF FOOTINGS AND ARE MINIMUM DEPTH. DIFFERENT OR UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER.

3. EXTERIOR WALL FOOTINGS SHALL BEAR AT A MINIMUM DEPTH OF 2'-6" BELOW FINISHED EXTERIOR GRADE.

4. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

5. DO NOT BACK FILL BEHIND FOUNDATION WALLS UNTIL TOP AND BOTTOM SLABS HAVE BEEN POURED AND ATTAINED THEIR DESIGN STRENGTHS.

6. BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

7. WALL FOOTINGS, WHERE NOT SHOWN OTHERWISE, SHALL BE 12" THICK WITH AN 8" SPREAD EACH SIDE OF WALL AND PROVIDED WITH (1) #4 x CONTINUOUS AT BOTTOM FOR EACH 8" OF FOOTING WIDTH.

8. WHERE A PIPE PASSES THROUGH AN INTERIOR OR EXTERIOR FOUNDATION WALL, STEP THE FOOTING DOWN TO PASS BELOW PIPE AND THEN STEP BACK UP TO INDICATED ELEVATION. PROVIDE PIPE SLEEVE THROUGH FOUNDATION WALL.

REINFORCING STEEL

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL 315-99 AND ACI STANDARD 318-14

2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. LAP ONE MESH TIE.

4. ALL REINFORCEMENT SHALL BE SECURELY TIED AND HELD IN PLACE.

5. PROVIDE ACCESSORIES RECOMMENDED BY THE CRSI NECESSARY TO PROPERLY SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS.

6. REINFORCING BARS THAT ARE TO BE WELDED, INCLUDING DEFORMED BAR ANCHORS (DBA) SHALL COMPLY WITH ASTM A706 OR ANOTHER WELDABLE GRADE AND SHALL BE WELDED IN ACCORDANCE WITH THE AWS RECOMMENDATIONS.

7. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEGREE TURN OR A SEPARATE CORNER BAR. ALL SPLICES SHALL HAVE A MINIMUM LAP OR EMBEDMENT PER REINFORCING SCHEDULE.

8. COVER TO MAIN REINFORCEMENT FROM ADJACENT SURFACES SHALL BE AS FOLLOWS UNLESS SHOWN OTHERWISE:
A. UNFORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER (BOTTOM OF FOOTINGS).3'
B. SLABS ON GRADE..... 2"
C. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO THE WEATHER (GRADE BMS, WALLS, ETC), BEAMS AND COLUMNS..... 2'
D. STRUCTURAL SLABS AND JOISTS NOT EXPOSED TO WEATHER OR EARTH..... 1"
E. INTERIOR WALL SURFACES..... 1"
F. INTERIOR BEAMS AND COLUMNS..... 1-1/2'
G. IN ALL CASES MINIMUM COVER SHALL NOT BE LESS THAN THE DIAMETER OF ADJACENT BARS.

9. PRIOR TO FABRICATION AND PLACEMENT, SHOP DRAWINGS FOR ALL REINFORCING STEEL SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER.

CONCRETE

1. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:
FOOTINGS ..... 3000 PSI
FOUNDATION WALLS ..... 3000 PSI
GARAGE SLABS ON GRADE ..... 4000 PSI
INTERIOR SLABS ON GRADE ..... 4000 PSI
EXTERIOR FLAT WORK ..... 5000 PSI

2. THE VARIOUS CONCRETE ITEMS ARE ASSIGNED TO THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES PER SECTION 4.2 OF ACI 318-14:
FOOTINGS F1, S0, P0, C1
FOUNDATION WALLS F1, S0, P0, C1
GARAGE SLABS ON GRADE..... F1, S0, P0, C1
INTERIOR SLABS ON GRADE F0, S0, P0, C1
EXTERIOR FLAT WORK F1, S0, P0, C2

SEE TABLE 4.2.1 OF ACI 318-14 FOR EXPLANATIONS OF CATEGORIES AND CLASSES LISTED ABOVE.

3. A STATEMENT OF MIX DESIGN FOR ALL CONCRETE SHALL BE SUBMITTED TO AND REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK. ALL MIX DESIGNS SHALL INCORPORATE REQUIREMENTS AND RESTRICTIONS FOUND IN TABLES 4.3.1, 4.4.1, 4.4.2, AND 4.5.1 OF ACI 318-14. IF TWO OR MORE REQUIREMENTS ARE IN CONFLICT, THE MORE RESTRICTIVE REQUIREMENT SHALL BE FOLLOWED.

4. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

5. UNLESS NOTED OTHERWISE ON THE DRAWINGS, REINFORCE CONCRETE WALLS AS FOLLOWS:

WIDTH	HORIZ REINF	VERT REINF
6" WALL	#4 @ 15"	#4 @ 18" CENTER OF WALL
8" WALL	#4 @ 18"	#4 @ 18" CENTER OF WALL
10" WALL	#4 @ 14"	#4 @ 14" CENTER OF WALL
12" WALL	#4 @ 12", EACH FACE	#4 @ 12", EACH FACE

6. DOWEL VERTICAL BARS 36 DIAMETERS INTO STRUCTURE ABOVE AND FOOTINGS BELOW. PROVIDE 90 DEGREE HOOK WHERE 36 DIAMETER IS NOT POSSIBLE. IN ADDITION, PROVIDE (2) #4 CONTINUOUS BARS TOP AND BOTTOM OF 6" AND 8" WALLS AND (2) #5 BARS TOP AND BOTTOM OF WALLS 10" OR THICKER.

7. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK. NO ALUMINUM CONDUIT NOR PRODUCT CONTAINING ALUMINUM NOR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.

8. PLACE (2) #5 BARS MINIMUM AROUND ALL OPENINGS IN CONCRETE (UNLESS OTHERWISE SHOWN OR NOTED) AND PROJECT 24" BEYOND CORNER OF OPENING.

9. WHERE OPENINGS LARGER THAN 16" IN ANY DIRECTION OCCUR IN WALLS OR SLABS, PROVIDE SAME SIZE ADDITIONAL, FULL LENGTH REINFORCING AT EACH SIDE OF OPENING EQUAL TO 1/2 THE NUMBER OF BARS INTERRUPTED BY THE OPENING. SPACE ADDITIONAL BARS AT 4 x BAR DIAMETER.

10. CONSTRUCTION JOINTS AND CONTROL JOINTS:
A. PROVIDE A CONTINUOUS TOOL-ROUGHENED SURFACE AT TOP OF ALL WALL FOOTINGS, UNLESS NOTED OTHERWISE.
B. CONTROL JOINTS SHALL BE COMPLETE WITHIN 12 HOURS OF CONCRETE PLACEMENT.

11. PROVIDE A #3 NOSING BAR IN ALL STAIR TREADS.

12. WHERE EXTERIOR SLABS ON GRADE ABUT WALLS OR COLUMNS PROVIDE 3/8" PRE-FORMED EXPANSION JOINT WITH SEALANT.

13. ADMIXTURES:
A. AIR-ENTRAINING ADMIXTURES (WHEN USED), SHALL COMPLY WITH ASTM C260.
B. CALCIUM CHLORIDE SHALL NOT BE ADDED TO CONCRETE MIX.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH BOTH THE AISC "MANUAL OF STEEL CONSTRUCTION" CONTAINING THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS, INCLUDING THE "CODE OF STANDARD PRACTICES" (LATEST EDITION), AND WITH THE IBC 2018 EDITION.

2. ALL WIDE FLANGE STRUCTURAL STEEL SHALL BE ASTM A992 AND ALL MISCELLANEOUS SHAPES SHALL BE ASTM A36, UNLESS NOTED OTHERWISE.

3. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B; YIELD STRESS = 46 KSI.

4. USE A325 BOLTS FOR STEEL TO STEEL CONNECTIONS, F1554 GR36 FOR ANCHOR BOLTS, AND A307 BOLTS FOR ALL OTHER CONNECTIONS (UNLESS SPECIFIED OTHERWISE ON DRAWINGS). USE 3/4" DIAMETER MINIMUM.

5. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STEEL ITEMS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL VERIFY ALL SHOP DRAWING DIMENSIONS WITH STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS.

6. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND BY WELDERS CERTIFIED BY AWS STANDARDS WITHIN THE PAST 12 MONTHS; PROVIDE WRITTEN CERTIFICATION IF REQUESTED. ALL WELDS SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FOOT-POUND (27.1N-m) AT 0° F UNLESS NOTED OTHERWISE ON THE PLANS.

7. ALL BEAM CONNECTIONS, NOT SHOWN TO BE MOMENT CONNECTIONS AND NOT DETAILED OTHERWISE SHALL BE MADE USING AISC 360-05 STEEL CONSTRUCTION MANUAL (14TH EDITION) TABLE 10-9 10 "SINGLE PLATE CONNECTIONS" WITH THE MAXIMUM NUMBER OF ROWS SHOWN FOR THAT BEAM.

8. UNLESS NOTED OTHERWISE, BEAMS SUPPORTING FLOOR SYSTEMS SHALL BE CAMBERED 1/4 INCH PER 10 FEET OF SPAN.

WOOD FRAMING

1. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILS, ADDITIONAL NOTES AND SCHEDULES PERTAINING TO PLYWOOD ROOF, FLOOR, AND SHEAR WALL DIAPHRAGMS.

2. STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED AND MEET THE FOLLOWING MINIMUM GRADES AS DEFINED BY THE 2012 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION:
A. 2" TO 4" THICK,
5" AND WIDER: DOUGLAS FIR-LARCH (SOUTH) GRADE NO.2
B. BEARING WALL STUDS: DOUGLAS FIR LARCH (SOUTH)
UP TO 8' LENGTH: STUD GRADE OR BETTER
OVER 8' LENGTH: NO. 2 OR BETTER
POSTS AND TIMBERS: DOUGLAS FIR-LARCH (SOUTH) GRADE NO. 1
C. SILL PLATES IN CONTACT WITH CONCRETE: FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR-LARCH (SOUTH) GRADE NO. 1

3. ALL ROOF AND FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING 2" THICK AND THE FULL DEPTH OF THE JOIST, EXCEPT WHERE THE END OF THE JOIST IS ATTACHED TO A HEADER OR BOND BEAM WITH METAL ANCHORS OR HANGERS. PROVIDE APPROVED BRIDGING AT A MAXIMUM OF 8'-0" OC BETWEEN SUPPORTS.

4. BUILT-UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH 16d SPIKES AT 12" OC, STAGGERED. USE (2) 20d COMMON NAILS AT ALL SUPPORTS.

5. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF TWO CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.

6. ALL WOOD POSTS AND BUILT-UP COLUMNS SHALL RUN CONTINUOUS.

7. BUILT-UP COLUMNS SHALL BE SPIKED TOGETHER WITH 16d SPIKES AT 12" OC.

8. PROVIDE DOUBLE JOISTS BENEATH ALL WALLS RUNNING PARALLEL TO JOISTS.

9. ALL NAILS SPECIFIED ON DETAILS OR SCHEDULED SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE.

10. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED OF A DIAMETER SMALLER THAN THAT OF THE NAILS.

11. ALL JOISTS AND BEAM HANGERS, FRAMING ANCHORS, STRAP TIES, AND OTHER METAL FASTENERS FOR WOOD FRAMING SHALL BE SIMPSON BRAND (OR EQUIVALENT).

12. UNLESS NOTED OTHERWISE, ANCHOR ALL TRUSSES, RAFTERS AND JOISTS TO SUPPORTS WITH GALVANIZED FRAMING ANCHORS.

13. UNLESS NOTED OTHERWISE, PROVIDE 2x CONTINUOUS BLOCKING BETWEEN MAIN MEMBERS AT ALL RIDGES, HIPS AND VALLEYS.

14. CUTTING AND NOTCHING OF STUDS. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40% OF THE WIDTH IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

15. BORED HOLES IN STUDS. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED.

16. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD.

17. NAILS AND STAPLES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 1667.

18. DOUBLE TOP AND BOTTOM PLATES TO BE LAPPED 4'-0" AT SPLICES AND SPIKED TOGETHER WITH 16d COMMON NAILS @ 3" OC, STAGGERED.

19. BEARING WALLS, EXTERIOR WALLS, AND SHEAR WALLS SHALL BE INSTALLED AS FOLLOWS (MINIMUM):

STUD HEIGHT	WALL CONSTRUCTION
<10'	2x6 STUDS @ 16" OC
10' - 14'	2x6 STUDS @ 12" OC
14' - 18'	2x6 STUDS @ 8" OC
18' - 20'	2x6 STUDS @ 6" OC

20. MAXIMUM HEIGHT OF NON-BEARING STUD WALLS SHALL BE 14' FOR 2x4 STUDS AND 20' FOR 2x6 STUDS.

DEBIRK ENGINEERING

265 Pheasantbrook Drive Townhouses
Centerville, Utah
General Notes

No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER No. 5015902-2202 W ALEXANDER DeBIRK STATE OF UTAH 11/14/22

Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/16" = 1'-0" UNO
Sheet: S0

STRUCTURAL DESIGN CRITERIA (CONTINUED)

21. SUBSTITUTIONS OF STRUCTURAL WOOD FRAMING MEMBERS FROM THOSE SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

22. ALL FASTENERS AND CONNECTORS THAT WILL BE IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL ADHERE TO THE REQUIREMENTS IN SECTION 2304.9.5 OF THE 2018 IBC.

MANUFACTURED TIMBER PRODUCTS

GLUE-LAMINATED BEAMS (GLB):
UNLESS NOTED OTHERWISE, ALL GLUE-LAMINATED BEAMS SHALL BE OF DOUGLAS FIR (NORTH) AND HAVE THE FOLLOWING PROPERTIES:

MIN ALLOWABLE BENDING STRESS	Fb =	2400 PSI
MIN ALLOWABLE SHEAR STRESS	Fv =	265 PSI
MODULUS OF ELASTICITY	E =	1,800,000 PSI

UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL GLUE-LAMINATED BEAMS SHALL HAVE A POSITIVE CAMBER OF AN 1800' RADIUS.

EXPOSED GLUE-LAMINATED BEAMS SHALL BE OF ARCHITECTURAL GRADE.

LAMINATED VENEER LUMBER (LVL):
UNLESS NOTED OTHERWISE, LVL BEAMS SHALL HAVE THE FOLLOWING PROPERTIES:

MIN ALLOWABLE BENDING STRESS	Fb =	2600 PSI x (12/d)^0.136
MIN ALLOWABLE SHEAR STRESS	Fv =	285 PSI
MODULUS OF ELASTICITY	E =	1,900,000 PSI

PLYWOOD DIAPHRAGMS

UNLESS NOTED OTHERWISE ON THE DRAWINGS SHEATH AND NAIL ALL DIAPHRAGMS AS FOLLOWS:

WALL SHEATHING (SHEAR WALLS):
TYPE: 1/2" APA RATED EXPOSURE 1 (32/16) OR OSB EQUIVALENT.
NAILING: 8d COMMON NAILS @ 4" OC TO ALL PLYWOOD PANEL EDGES, TOP AND BOTTOM WALL PLATES, END ELEMENTS, AND POSTS AT HOLD-DOWN ANCHORS.
8d @ 12" OC TO ALL INTERMEDIATE SUPPORTS.
BLOCKING: 2x THICKNESS OF WALL BLOCKING AT ALL UNSUPPORTED PANEL EDGES.

FLOOR SHEATHING:
TYPE: 3/4" APA RATED EXPOSURE 1 TONGUE AND GROOVE SHEATHING (48/24).
NAILING: GLUE AND NAIL WITH 10d GALVANIZED COMMON NAILS @ 4" OC TO ALL SUPPORTED PLYWOOD PANEL EDGES; TO BLOCKING OVER SHEAR WALLS, USE 10d COMMON NAILS @ 12" OC AND GLUE TO ALL INTERMEDIATE SUPPORTS.
BLOCKING: NOT REQUIRED.
LAYOUT: FACE GRAIN PERPENDICULAR TO SUPPORTS.

ROOF SHEATHING:
TYPE: 5/8" APA RATED EXPOSURE 1 (40/20) OR OSB EQUIVALENT.
NAILING: 10d COMMON NAILS @ 6" OC TO ALL PLYWOOD PANEL EDGES, BEAMS, BLOCKING OVER SHEAR WALLS, AND DIAPHRAGM BOUNDARIES.
10d @ 12" OC TO ALL INTERMEDIATE SUPPORTS
BLOCKING: NOT REQUIRED. 2x MIN AT ALL JOINTS.
LAYOUT: FACE GRAIN PERPENDICULAR TO SUPPORTS.

PLYWOOD DIAPHRAGM FASTENERS

1. SUBSTITUTION OF FASTENERS OTHER THAN THOSE SPECIFIED IN THE STRUCTURAL NOTES ON THE PLYWOOD DIAPHRAGM SCHEDULE IS NOT ALLOWED EXCEPT FOR THE FOLLOWING:

SPECIFIED FASTENER	SUBSTITUTE
8d COMMON NAIL	14 GAGE x 2" STAPLE

2. ALL STAPLES MUST HAVE 7/16" CROWN WIDTH.

3. NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM THE EDGE OF PLYWOOD PANELS. STAGGER NAILS EACH SIDE OF PANEL EDGE.

4. WHERE PLYWOOD IS APPLIED BOTH SIDES OF SHEAR WALLS STAGGER PANEL EDGES EACH SIDE ON ADJACENT STUDS.

5. AT ROOF AND FLOOR DIAPHRAGMS, APPLY NAILS AT PANEL EDGE SPACING TO ALL DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.

6. AT PLYWOOD SHEAR WALLS, APPLY NAILS AT PANEL EDGE SPACING TO TOP AND BOTTOM PLATES, END POSTS, ALL VERTICAL ELEMENTS AT HOLD DOWN ANCHORS, AND HORIZONTAL BLOCKING.

7. ALL PANEL EDGES OF PLYWOOD SHEAR WALLS MUST BE BLOCKED.

METAL PLATED ROOF TRUSS NOTES

1. METAL PLATE CONNECTED WOOD TRUSSES SHALL BE MANUFACTURED AS REQUIRED BY ANSI/TPI 1. MANUFACTURE OF TRUSSES USING METAL PLATE CONNECTORS SHALL RETAIN AN APPROVED AGENCY TO MAKE NONSCHEDULED INSPECTIONS OF TRUSS MANUFACTURING AND DELIVERY OPERATIONS. THE INSPECTION SHALL COVER ALL PHASES OF TRUSS OPERATIONS, INCLUDING LUMBER STORAGE, HANDLING, CUTTING FIXTURES, PRESSES OR ROLLERS, MANUFACTURING, BUNDLING AND BANDING.

2. IT SHALL BE THE TRUSS FABRICATOR'S RESPONSIBILITY TO DETERMINE THE SIZE AND GRADE LUMBER REQUIRED FOR EACH TRUSS MEMBER. WHERE MEMBER SIZE IS INDICATED ON THE DRAWINGS THE FABRICATOR SHALL DETERMINE THE REQUIRED GRADE LUMBER. GRADES AND SIZES INDICATED ON DRAWINGS ARE MINIMUMS ONLY. INTERNAL TRUSS CONFIGURATION MAY BE CHANGED TO CONFORM TO MANUFACTURER'S STANDARD PRACTICE IF APPROVED BY THE ARCHITECT/ENGINEER.

3. PRIOR TO FABRICATION, THE TRUSS FABRICATOR SHALL PROVIDE DESIGN CALCULATIONS FOR EACH TRUSS TO THE STRUCTURAL ENGINEER FOR REVIEW. CALCULATIONS SHALL INCLUDE MEMBER LOADS, FORCES AND CRITICAL STRESSES, AND MID-SPAN DEFLECTIONS. CALCULATIONS AND DRAWINGS SHALL ALSO INDICATE TYPE AND LOCATION OF BRACING REQUIRED BOTH DURING CONSTRUCTION AND PERMANENTLY. CALCULATIONS SHALL BEAR THE STAMP OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED.

4. MOMENT COEFFICIENTS USED IN THE TRUSS DESIGN SHALL BE 1/8 FOR ONE AND TWO SPAN CONDITIONS AND 1/10 FOR THREE OR MORE SPANS. THE EFFECTIVE LENGTH FACTOR USED FOR WEBS SHALL BE 1.0.

5. TOOTHED METAL PLATES AT CONNECTOR JOINTS SHALL BE DESIGNED FOR THE FULL-MEMBER DESIGN LOADS WITHOUT CONSIDERING WOOD TO WOOD BEARING. A STRESS INCREASE FOR THE VALUE OF A CONNECTOR WILL NOT BE ALLOWED IN ANY CIRCUMSTANCE. NET AREA OF METAL GUSSET PLATES SHALL BE LARGER BY 25% THAN THAT REQUIRED BY CALCULATED STRESSES. INCREASED PLATE SIZE SHALL BE MADE BY INCREASING THE PLATE DIMENSION IN EACH DIRECTION. THE AREA UNDERNEATH THE GUSSET PLATE FOR A DISTANCE OF 1/2" ON EITHER SIDE OF A JOINT CANNOT BE COUNTED AS EFFECTIVE PLATE AREA. THE CONNECTORS SHALL BE BALANCED ON THE JOINT AS STRESSES REQUIRE AND DIMENSIONED AS TO THEIR LOCATION. ONLY ONE CONNECTION PER JOINT PER SIDE WILL BE ALLOWED. CONNECTORS SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE TRUSS PLATE INSTITUTE.

6. MINIMUM SIZE OF ANY CONNECTOR SHALL BE 15 SQ IN.

7. MINIMUM BITE OF ANY GUSSET PLATE ON A TRUSSED MEMBER SHALL BE 2-1/2".

8. SPLICES IN TOP AND BOTTOM CHORDS SHALL OCCUR AT A JOINT OR WITHIN ONE-QUARTER OF THE SPAN OF A PANEL OF THE TRUSS. EACH SECTION OF THE CHORD MEMBER SHALL BE INVOLVED IN TWO JOINTS PRIOR TO BEING SPLICED.

9. THE FOLLOWING DESIGN CRITERIA SHALL BE USED:
TOP CHORD LIVE LOAD = 30.0 PSF DURATION FACTOR = 1.15
TOP CHORD DEAD LOAD = 12.0 PSF
BOT CHORD DEAD LOAD = 8.0 PSF
BOT CHORD LIVE LOAD = (10.0) PSF WITHOUT TOP CHORD LIVE LOAD
TOTAL = 50.0 PSF

10. ALL BRACING OF TRUSS MEMBERS, REQUIRED BY THE MANUFACTURER'S DESIGN, SHALL BE PROVIDED AND INSTALLED AT THE INDICATED LOCATIONS BY THE CONTRACTOR. THIS BRACING SHALL BE IN ADDITION TO ANY BRACING SHOWN OR NOTED ON THE DRAWINGS.

11. ALL CONTINUOUS LATERAL BRACING SHALL BE LATERALLY SUPPORTED AT EACH END BY ANCHORING BRACING MEMBER TO END WALLS OR BY PROVIDING A DIAGONAL BRACE AT EACH END OF BRACING MEMBER AND AT 20' INTERVALS.

12. PROVIDE A 2x4 CONTINUOUS LATERAL BRACE ALONG THE BOTTOM CHORD OF ALL TRUSSES. SPACE BRACES A MAXIMUM OF 12'-0" OC.

13. PROVIDE CAMBER ON ALL TRUSSES.

14. UNLESS NOTED OTHERWISE, ATTACH TRUSS TO ALL POINTS OF BEARING WITH ONE SIMPSON A35N (GALVANIZED) FRAMING ANCHOR OR EQUIVALENT.

15. WHERE PREFABRICATED TRUSSES, HIPS OR JACKS FRAME INTO A PREFABRICATED GIRDER TRUSS OR OTHER FRAMING MEMBER SHOWN ON PLAN THE SUPPORTING CONNECTION SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUFACTURER. THE SPECIFIED HANGERS AND FRAMING ANCHORS SHALL BE PROVIDED BY THE CONTRACTOR.

16. UNLESS NOTED OTHERWISE, PROVIDE SOLID 2x BLOCKING OR PREFABRICATED TRUSS BLOCKING BETWEEN TRUSSES AT ALL END BEARING CONDITIONS AND OVER ALL SHEAR WALLS.

17. ALL METAL PLATES SHALL BE GALVANIZED STEEL AND SHALL BE ON BOTH SIDES OF EACH CONNECTION. SUBMIT A COPY OF THE ICC-ES APPROVAL, INCLUDING ALLOWABLE STRESSES ESTABLISHED BY THIS COMMITTEE, FOR METAL PLATES USED.

18. ALL LUMBER SHALL BE DOUGLAS FIR OR YELLOW PINE #1 GRADE. MOISTURE CONTENT SHALL NOT EXCEED 19% NOR SHALL BE LESS THAN 7%. HANDLING, STORAGE, AND INSTALLATION OF ALL TRUSSES SHALL BE DONE SUCH THAT THE SPECIFIED MINIMUM AND MAXIMUM MOISTURE CONTENT LIMITS ARE NOT EXCEEDED. GRADE STAMPS SHALL APPEAR ON ALL MEMBERS.

19. FABRICATOR SHALL PERIODICALLY INSPECT INSTALLATION OF TRUSSES AND SHALL CERTIFY IN WRITING THAT TRUSSES AND BRACING AND BRIDGING HAVE BEEN INSTALLED ACCORDING TO THEIR SPECIFICATIONS.

MASONRY VENEER ANCHORAGE

1. BRICK VENEER SHALL BE ANCHORED TO THE STRUCTURAL WALL BY ONE OF THE FOLLOWING ANCHORS:

A. CORRUGATED SHEET METAL ANCHORS SHALL BE AT LEAST 7/8" WIDE, HAVE A BASE METAL THICKNESS OF AT LEAST 0.03", AND SHALL HAVE CORRUGATIONS WITH A WAVELENGTH OF 0.3" TO 0.5" AND AN AMPLITUDE OF 0.06" TO 0.10".

B. SHEET METAL ANCHORS SHALL BE AT LEAST 7/8" WIDE, HAVE A BASE METAL THICKNESS OF AT LEAST 0.06" AND SHALL HAVE CORRUGATIONS OF CORRUGATED SHEET METAL ANCHORS OR BE BENT, NOTCHED, OR PUNCHED TO PROVIDE EQUIVALENT PERFORMANCE IN PULL-OUT AND PUSH-THROUGH.

C. WIRE ANCHORS SHALL BE AT LEAST WIRE SIZE W1.7 AND HAVE ENDS BENT TO FORM AN EXTENSION FROM THE BEND AT LEAST 2" LONG.

D. ADJUSTABLE ANCHORS SHALL CONSIST OF SHEET METAL ANCHORS AND/OR WIRE COMPONENTS AS LISTED ABOVE AND SHALL HAVE A MAXIMUM OF 1/16" CLEARANCE BETWEEN CONNECTED PARTS, DETAILED TO PREVENT DISENGAGEMENT, AND WHERE PINTLE ANCHORS ARE USED THE LEGS SHALL HAVE A MINIMUM WIRE SIZE OF W2.8 WITH NO MORE THAN A 1-1/4" OFFSET.

2. EMBED ANCHORS IN THE MORTAR JOINT OR GROUT AND EXTEND INTO THE VENEER A MINIMUM OF 1.5", WITH AT LEAST 5/8" MORTAR COVER TO THE OUTSIDE FACE.

3. SPACE ANCHORS AS FOLLOWS: PROVIDE AT LEAST ONE CORRUGATED ANCHOR, WIRE, OR ADJUSTABLE TWO-PIECE FOR EACH 2 SQ FT OF VENEER AND FOR OTHER ANCHORS PROVIDE ONE ANCHOR FOR EACH 2.63 SQ FT. SPACE ANCHORS AT A MAXIMUM OF 32" OC HORIZONTALLY AND 18" OC VERTICALLY. PROVIDE ADDITIONAL ANCHORS AROUND ALL OPENINGS LARGER THAN 16". SPACE ANCHORS AROUND PERIMETER OF OPENING AT A MAXIMUM OF 36" OC. PLACE ANCHORS WITHIN 12" OF OPENINGS.

4. PROVIDE CONTINUOUS SINGLE-WIRE HORIZONTAL JOINT REINFORCEMENT OF W1.7 WIRE (MINIMUM) AT 18" ON CENTER MAXIMUM. PROVIDE WIRE REINFORCING AT EACH ANCHOR BED JOINT.

5. MORTAR BED JOINT THICKNESS SHALL BE AT LEAST TWICE THE THICKNESS OF THE EMBEDDED ANCHOR.

6. ALL VENEER TIES AND JOINT REINFORCEMENT MUST BE HOT DIPPED.

7. ATTACH EACH ANCHOR TO WOOD FRAMING WITH A CORROSION-RESISTANT 8d COMMON NAIL OR ALTERNATE FASTENER WITH EQUIVALENT OR GREATER PULLOUT STRENGTH. FOR CORRUGATED SHEET METAL ANCHORS, LOCATE THE NAIL OR FASTENER WITHIN 1/2" OF THE 90 DEGREE BEND IN THE ANCHOR. MAINTAIN A MAXIMUM DISTANCE BETWEEN THE INSIDE FACE OF THE VENEER AND THE OUTSIDE FACE OF THE SOLID SHEATHING OF 1" WHEN CORRUGATED ANCHORS ARE USED. MAINTAIN A MAXIMUM DISTANCE BETWEEN THE INSIDE FACE OF THE VENEER AND THE WOOD STUD OR WOOD FRAMING OF 4.5" WHEN OTHER ANCHORS ARE USED. MAINTAIN A 1" MINIMUM AIR SPACE.

8. ATTACH EACH ANCHOR TO STEEL FRAMING WITH DUROWAL D/45213 WITH (2) D/A807 SCREWS TO METAL STUDS AT 16" OC EACH WAY. PINTLE SECTION SHALL BE AS NOTED ABOVE. DUROWAL D/A213 SEISMIC PINTLE MAY BE SUBSTITUTED FOR THE WIRE PINTLE AT THE CONTRACTOR'S OPTION.

9. ATTACH EACH ANCHOR TO MASONRY BACKUP WITH LADUR-EYE ADJUSTABLE WALL TIE ASSEMBLY BY DUROWAL WITH 9 GA LADUR TYPE JOINT REINFORCEMENT IN MORTAR JOINT OF CMU AND A DA213 PINTLE SECTION WITH DURO-CLIP IN BRICK MORTAR JOINT SPACED 16" OC HORIZONTALLY.

10. ATTACH EACH ANCHOR TO CONCRETE BACKUP WITH DUROWAL D/A5213 WITH 1/4" EXPANSION BOLT SPACED 16" CC EACH WAY, PINTLE SECTION SHALL BE AS NOTED ABOVE.

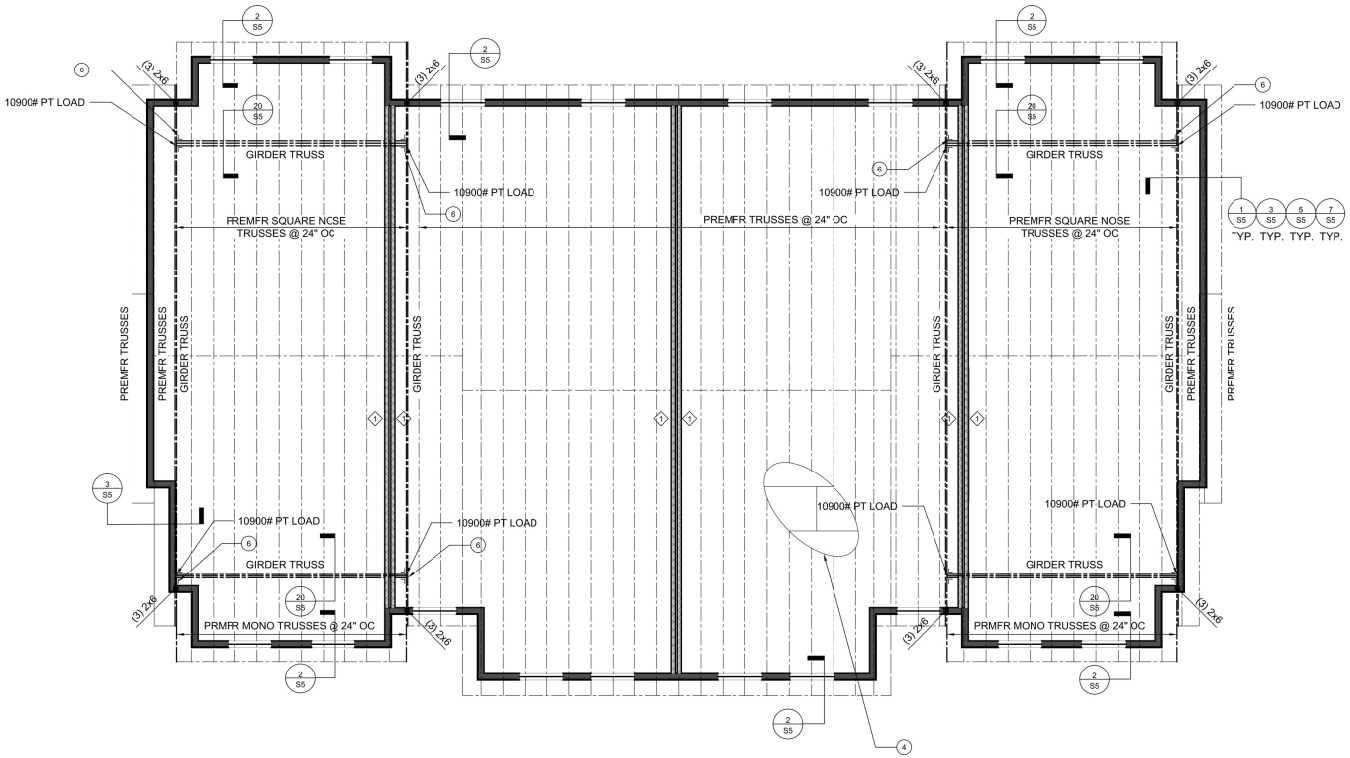
DEBIRK ENGINEERING

265 Pheasantbrook Drive Townhouses
Centerville, Utah
General Notes Continued

No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER 11/14/22 No. 9019903-2202 W ALEXANDER DeBIRK STATE OF UTAH

Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/16" = 1'-0" UNO
Sheet: S1



B ROOF FRAMING PLAN

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

NOTES:
NUMBERS BUBBLED WITH A ◯ ARE KEYED ON THE DRAWING.

1. ALL HEADERS & BEAMS SHALL BE MIN (2) 2 X 8, UNO.
2. ALL BEAMS SHALL BEAR ON A MINIMUM OF (2) 2X STUDS, UNO.
3. ALL NEW EXTERIOR WALLS SHALL BE 2X6 STUDS SPACED AS PER GENERAL NOTES. ALL NEW INTERIOR STUD WALLS SHALL BE 2X4 STUDS SPACED AS PER GENERAL NOTES.
4. SHEATHE ROOF WITH 5/8" APA-RATED EXPOSURE I SHEATHING. NAIL W/ 8d GALVANIZED COMMON NAILS @ 6" O.C. TO ALL SUPPORTED PLYWOOD PANEL EDGES. FACE GRAIN PERPENDICULAR TO SUPPORTS AS SHOWN.
5. ALL NEW EXTERIOR WALLS SHALL BE TYPE ◇1 SHEAR WALLS, UNO, SEE SHEAR WALL SCHEDULE, A1/S4.

SHEAR WALL SCHEDULE

MARK	MATERIAL	8d NAILS		PLATE NAILING / BOLTING	SHEAR TRANSFER	REMARKS
		EDGE	FIELD			
◇1	½" SHEATHING	6"	12"	(3) 16c NAILS @ 16" O.C. $\frac{5}{8}$" Ø AB @ 32"O.C.	(1) A35 @ 24" O.C.	A,B,C,D
◇2	½" SHEATHING	4"	12"	(4) 16c NAILS @ 16" O.C. $\frac{5}{8}$" Ø AB @ 32"O.C.	(1) A35 @ 16" O.C.	A,B,C,D
◇3	½" SHEATHING DOUBLE-SIDED	4"	12"	(3) 16c NAILS @ 16" O.C. $\frac{5}{8}$" Ø AB @ 32"O.C.	(1) A35 @ 24" O.C.	A,B,C,D
◇4	SIMPSON SWSB12x8	SEE DETAIL 24		(6) $\frac{1}{4}$" x 6 $\frac{1}{2}$" SDS HEAVY-DUTY (2) - 0 $\frac{5}{8}$" AB SEE DETAIL 24	SEE DETAIL 24	A,B,C,D,E

A. ALL SHEATHING SHALL BE STRUCTURAL I OR II, APA RATED SHEATHING WITH ALL EDGES BLOCKED.
B. ALL NAILS SHALL BE "COMMON" TYPE U.N.O.
C. ALL HARDWARE SHALL BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL
D. SILL PLATES SHALL BE 2X PRESSURE TREATED OR U.N.O. WITH A MINIMUM OF (2) ANCHOR BOLTS PER PLATE. ONE ANCHOR BOLT WITHIN 12" FROM EACH END WITH 2"X2"X 3/16" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLT
E. ALL PANELS MAY BE FIELD TRIMMED TO A MINIMUM OF 74 $\frac{1}{2}$", TRIM HEIGHT FROM TOP OF PANEL ONLY, NOT FROM SIDES OR BOTTOM. DRILLING HOLES IS NOT ALLOWED.

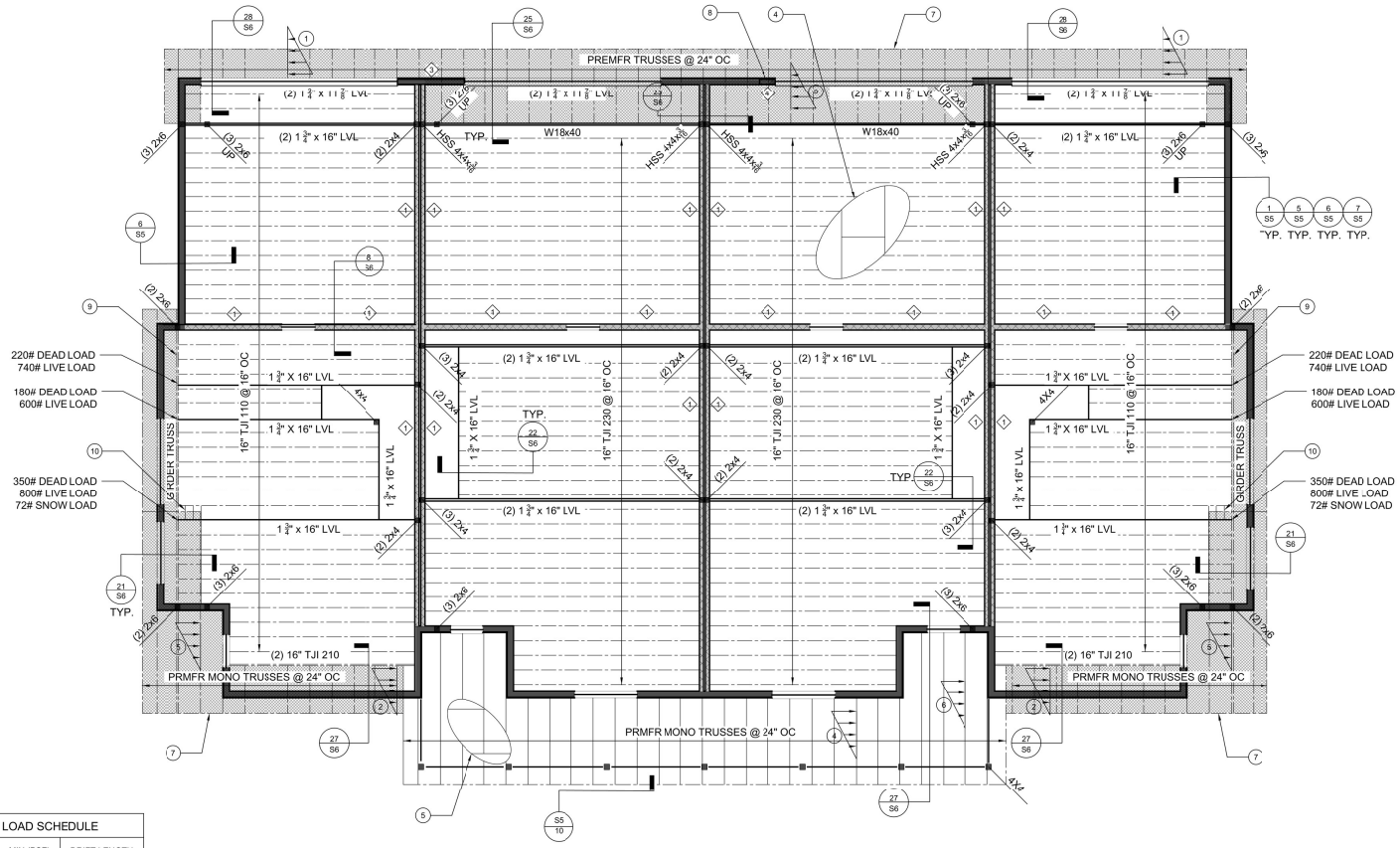
DEBIRK ENGINEERING

265 PHEASANTBROOK DRIVE TOWNHOUSES
CENTERVILLE, UTAH
ROOF FRAMING PLAN

No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER No. 9019902-2202 W ALEXANDER DeBIRK STATE OF UTAH 11/18/22

Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/16" = 1' - 0" UNO
Sheet: S2



A 2ND FLOOR FRAMING PLAN

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

SNOW DRIFT LOAD SCHEDULE			
MARK	MAX (PSF)	MIN (PSF)	DRIFT LENGTH
1	56.0	43.8	2' - 6"
2	56.5	34.5	4' - 6"
3	56.0	21.7	7' - 0"
4	56.0	17.8	7' - 9"
5	45.3	0	9' - 3"
6	52.3	0	10' - 8"

NOTES:
NUMBERS BUBBLED WITH A ◯ ARE KEYED ON THE DRAWING.

1. ALL HEADERS & BEAMS SHALL BE MIN (2) 2 X 8, UNO.
2. ALL BEAMS SHALL BEAR ON A MINIMUM OF (2) 2X STUDS, UNO.
3. ALL NEW EXTERIOR WALLS SHALL BE 2X6 STUDS SPACED AS PER GENERAL NOTES. ALL NEW INTERIOR STUD WALLS SHALL BE 2X4 STUDS SPACED AS PER GENERAL NOTES.
4. SHEATH NEW FLOOR AREAS WITH 3/4" APA-RATED EXPOSURE 1 TONGUE AND GROOVE SHEATHING. GLUE AND NAIL WITH 10d GALVANIZED COMMON NAILS @ 6" OC TO ALL SUPPORTED PLYWOOD PANEL EDGES. FACE GRAIN PERPENDICULAR TO SUPPORTS AS SHOWN.
5. SHEATHE ROOF WITH 5/8" APA-RATED EXPOSURE I SHEATHING. NAIL W/ 8d GALVANIZED COMMON NAILS @ 6" O.C. TO ALL SUPPORTED PLYWOOD PANEL EDGES. FACE GRAIN PERPENDICULAR TO SUPPORTS AS SHOWN.
6. ALL EXTERIOR WALLS SHALL BE TYPE 1 SHEAR WALLS, UNO, SEE SHEAR WALL SCHEDULE.
7. SHEATHE HATCHED AREAS AS PER NOTE 5, SAVE NAILING SHALL BE 8d GALVANIZED COMMON NAILS @ 4" OC TO ALL SUPPORTED PLYWOOD PANEL EDGES.
8. SIMPSON STRONG-WALL SHEAR WALL AT THIS LOCATION, SEE DETAIL 24/S6 & SHEAR WALL SCHEDULE.
9. WHERE GIRDER TRUSS RUNS ALONG 2x STUD WALL, CONNECT TRUSS TO STUD WALL W/ SIMPSON SDS x 6" LAG SCREW @ EA STUD, TOP CHORD AND SILL PLATE OF WALL. SEE DETAIL 21/S6.
10. PLACE FULL-HEIGHT TJI BLOCKING BELOW WALL @ 24" OC.

SHEAR WALL SCHEDULE						
MARK	MATERIAL	8d NAILS		PLATE NAILING / BOLTING	SHEAR TRANSFER	REMARKS
		EDGE	FIELD			
1	1/2" SHEATHING	6"	12"	(3) 16d NAILS @ 16" O.C. 5/8" Ø AB @ 32"O.C.	(1) A35 @ 24" O.C.	A,B,C,D
2	1/2" SHEATHING	4"	12"	(4) 16d NAILS @ 16" O.C. 5/8" Ø AB @ 32"O.C.	(1) A35 @ 16" O.C.	A,B,C,D
3	1/2" SHEATHING DOUBLE-SIDED	4"	12"	(3) 16d NAILS @ 16" O.C. 5/8" Ø AB @ 32"O.C.	(1) A35 @ 24" O.C.	A,B,C,D
4	SIMPSON SWSB12x8	SEE DETAIL 24		(6) 3/4" x 6 3/4" SDS HEAVY-DUTY (2) " Ø 5/8" AB SEE DETAIL 24	SEE DETAIL 24	A,B,C,D,E

A. ALL SHEATHING SHALL BE STRUCTURAL I OR II, APA RATED SHEATHING WITH ALL EDGES BLOCKED.
B. ALL NAILS SHALL BE "COMMON" TYPE U.N.O.
C. ALL HARDWARE SHALL BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL
D. SILL PLATES SHALL BE 2X PRESSURE TREATED DF U.N.O. WITH A MINIMUM OF (2) ANCHOR BOLTS PER PLATE. ONE ANCHOR BOLT WITHIN 12" FROM EACH END WITH 2"X2"X 3/16" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLT
E. ALL PANELS MAY BE FIELD TRIMMED TO A MINIMUM OF 74 3/4". TRIM HEIGHT FROM TOP OF PANEL ONLY, NOT FROM SIDES OR BOTTOM. DRILLING HOLES IS NOT ALLOWED.

DEBIRK ENGINEERING

265 PHEASANTBROOK DRIVE TOWNHOUSES
CENTERVILLE, UTAH
2ND FLOOR FRAMING PLAN

No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER 11/18/22 No. 9019902-2202 W. ALEXANDER DeBIRK STATE OF UTAH

Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/16" = 1' - 0" UNO
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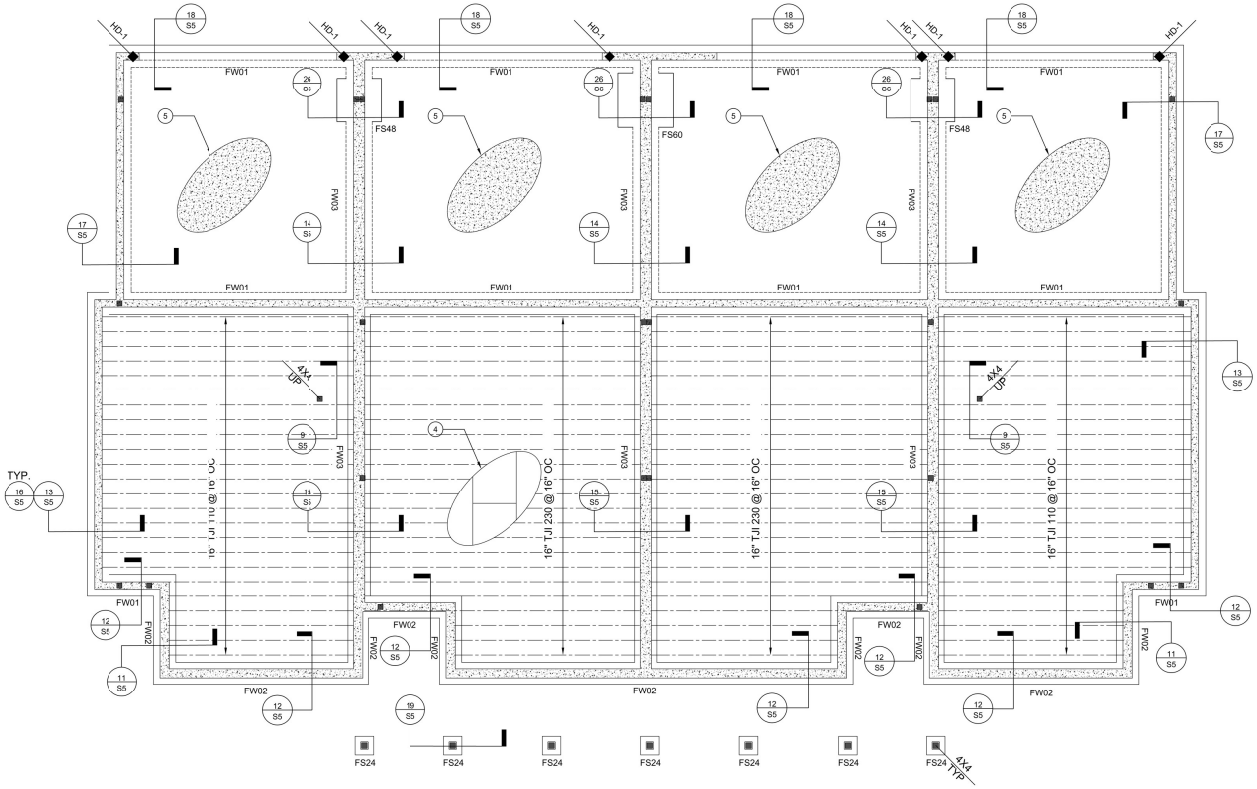


(A) 1ST FLOOR FRAMING PLAN

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

NOTES:
NUMBERS BUBBLED WITH A ◯ ARE KEYED ON THE DRAWING.

1. ALL HEADERS & BEAMS SHALL BE MIN (2) 2 X 8, UNO.
2. ALL BEAMS SHALL BEAR ON A MINIMUM OF (2) 2X STUDS, UNO.
3. ALL NEW EXTERIOR WALLS SHALL BE 2X6 STUDS SPACED AS PER GENERAL NOTES. ALL NEW INTERIOR STUD WALLS SHALL BE 2X4 STUDS SPACED AS PER GENERAL NOTES.
4. SHEATH NEW FLOOR AREAS WITH $\frac{3}{4}$" APA-RATED EXPOSURE 1 TONGUE AND GROOVE SHEATHING. GLUE AND NAIL WITH 10d GALVANIZED COMMON NAILS @ 6" OC TO ALL SUPPORTED PLYWOOD PANEL EDGES. FACE GRAIN PERPENDICULAR TO SUPPORTS AS SHOWN.
5. 4" CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL.

HOLDOWN SCHEDULE					
MARK	SIZE	MINIMUM EDGE MEMBER	LENGTH	EDGE MEMBER ATTACHMENT	NOTES
HD 1	STHD14	(2) 2x	39 $\frac{5}{8}$"	(24) 16d SINKERS	SEE DETAIL 4/S5 FOR TYPICAL INSTALLATION.

NOTES:
1. ALL ANCHORS ARE SIMPSON STRONG-TIE.
2. INSTALLATION OF ALL HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
3. PROVIDE SHEARWALL EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
4. ANY HOLDOWN MAY BE REPLACED WITH A HIGHER NUMBERED HOLDOWN.

FOUNDATION WALL SCHEDULE							
MARK	THICKNESS	MAX HEIGHT	VERTICAL REINF		HORIZONTAL REINF		REMARKS
			SIZE	SPACING	SIZE	SPACING	
FW01	8"	4'-0"	#4	18"	#4	18"	TYP UNO
FW02	10"	4'-0"	#4	14"	#4	18"	TYP UNO
FW03	12"	4'-0"	#4 EACH FACE	12"	#4 EACH FACE	12"	TYP UNO

FOOTING SCHEDULE									
MARK	THICKNESS	DIMENSIONS	LONGITUDINAL REINF			TRANSVERSE REINF			REMARKS
			NO.	SIZE	SPACING	NO.	SIZE	SPACING	
FC24	10"	24" x CONT	3	#4	MAX 11"	NA	NA	NA	TYP UNO
FS24	10"	24" x 24"	3	#4	MAX 11"	3	#4	MAX 11"	
FS48	10"	48" x 48"	5	#5	MAX 11"	5	#5	MAX 11"	
FS60	10"	60" x 60"	6	#5	MAX 11"	6	#5	MAX 11"	

NOTES:
1. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
2. ALL REINFORCEMENT SHALL BE SECURELY TIED AND HELD IN PLACE.
3. PROVIDE ACCESSORIES RECOMMENDED BY THE CRSI NECESSARY TO PROPERLY SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS.
4. UNLESS OTHERWISE SHOWN IN DETAILS, PLACE VERTICAL AND HORIZONTAL REINFORCEMENT AT CENTER OF WALL.
5. IN ADDITION TO SCHEDULED HORIZONTAL REINFORCEMENT, PROVIDE (2) #4 CONTINUOUS BARS TOP AND BOTTOM OF 8" WALLS.
6. DOWEL VERTICAL BARS 36 DIAMETERS INTO STRUCTURE ABOVE AND FOOTINGS BELOW. PROVIDE 90 DEGREE HOOK WHERE 36 DIAMETERS IS NOT POSSIBLE.
7. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEGREE TURN OR A SEPARATE CORNER BAR. ALL SPLICES SHALL HAVE A MINIMUM LAP OF 24'.

SHEAR WALL SCHEDULE						
MARK	MATERIAL	8d NAILS		PLATE NAILING / BOLTING	SHEAR TRANSFER	REMARKS
		EDGE	FIELD			
1	$\frac{7}{16}$" SHEATHING	6"	12"	(3) 16d NAILS @ 16" O.C. $\frac{1}{2}$" Ø AB @ 32"O.C.	(1) A35 @ 24" O.C.	A,B,C,D
2	$\frac{7}{16}$" SHEATHING	4"	12"	(4) 16d NAILS @ 16" O.C. $\frac{1}{2}$" Ø AB @ 32"O.C.	(1) A35 @ 16" O.C.	A,B,C,D
3	$\frac{7}{16}$" SHEATHING DOUBLE-SIDED	4"	12"	(3) 16d NAILS @ 16" O.C. $\frac{1}{2}$" Ø AB @ 32"O.C.	(1) A35 @ 24" O.C.	A,B,C,D
4	SIMPSON SWSB12x8	SEE DETAIL 24		(6) $\frac{3}{4}$" x 6 $\frac{3}{4}$" SDS HEAVY-DUTY (2) " Ø $\frac{1}{2}$" AB SEE DETAIL 24	SEE DETAIL 24	A,B,C,D,E

A. ALL SHEATHING SHALL BE STRUCTURAL I OR I, APA RATED SHEATHING WITH ALL EDGES BLOCKED.
B. ALL NAILS SHALL BE "COMMON" TYPE U.N.O.
C. ALL HARDWARE SHALL BE 'SIMPSON STRONG-TIE" OR APPROVED EQUAL
D. SILL PLATES SHALL BE 2X PRESSURE TREATED DF U.N.O. WITH A MINIMUM OF (2) ANCHOR BOLTS PER PLATE. ONE ANCHOR BOLT WITHIN 12" FROM EACH END WITH 2"X2"X 3/16" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLT

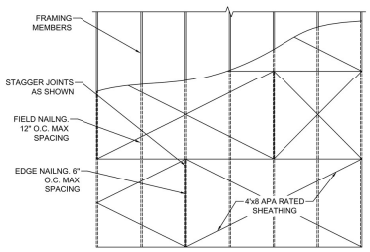
DEBIRK ENGINEERING

265 PHEASANTBROOK DRIVE TOWNHOUSES
CENTERVILLE, UTAH
1ST FLOOR FRAMING PLAN

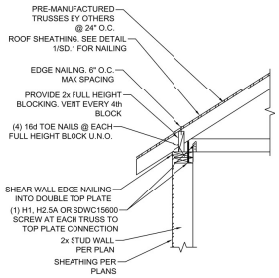
No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER No. 9015902 2202 W ALEXANDER DeBIRK STATE OF UTAH 11/14/22

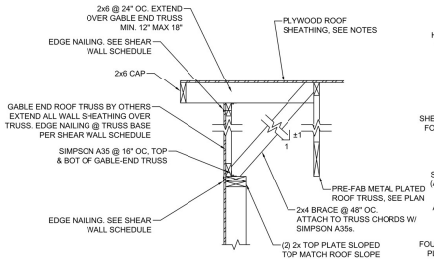
Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/16" = 1' - 0" UNO
Sheet: S4



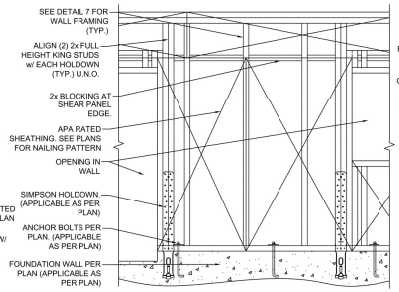
1 TYPICAL HORIZONTAL DIAPHRAGM (UNBLOCKED)



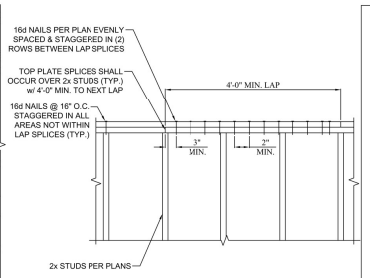
2 TYP. TRUSS TO WALL CONNECTION



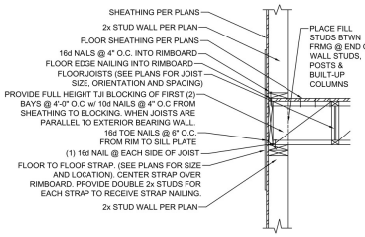
3 GABLE END TRUSS TO WALL



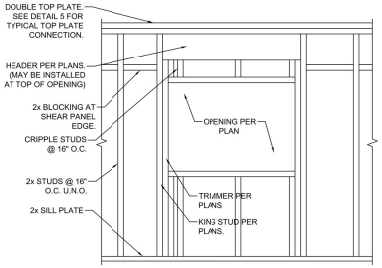
4 TYP. SHEAR WALL CONNECTION



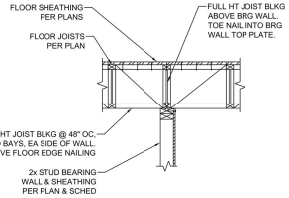
5 TYP. TOP PLATE SPLICE CONNECTION



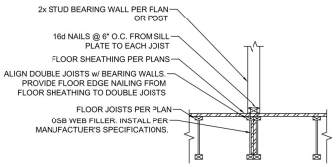
6 TYP. EXTERIOR BEARING WALL



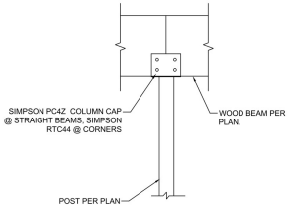
7 TYPICAL WALL FRAMING



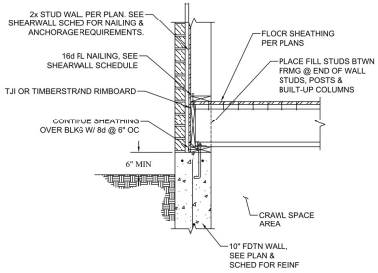
8 INT. BEARING WALL (JOISTS PARALLEL)



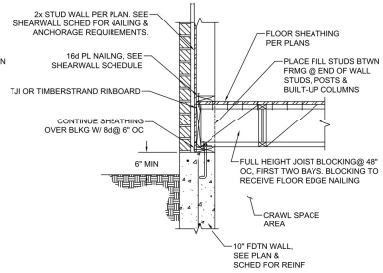
9 BEARING WALL ON JOISTS (JOISTS PARALLEL)



10 WOOD BEAMS TO SINGLE POST



11 JOIST TO FDN. WALL (PERP.) W/ VENEER



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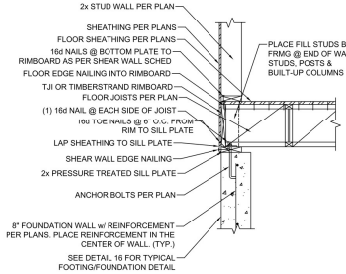
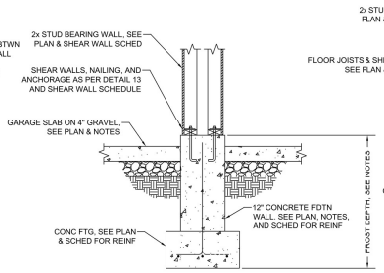
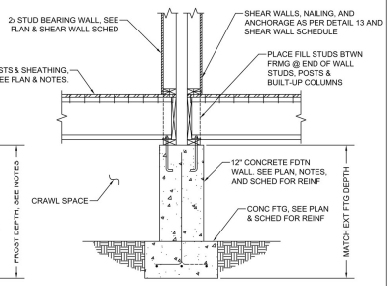


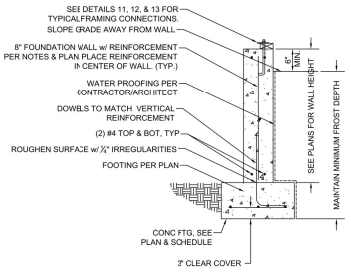
13 JOIST TO FDN. WALL W/O VENEER



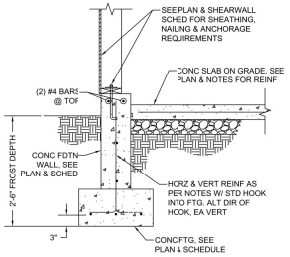
14 GARAGE INTERIOR FOOTING



15 TYP. INTERIOR FOOTING



16 TYP. FOOTING & FOUNDATION



17 TYP. GARAGE EXT FOOTING

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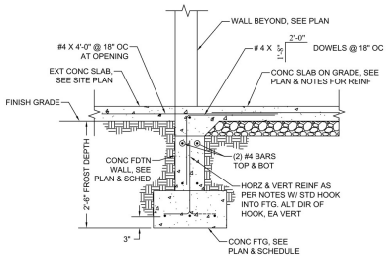
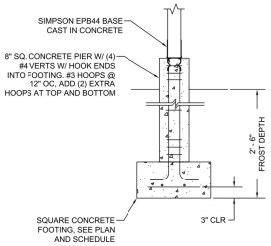
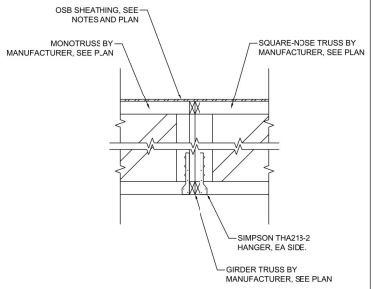


18 GARAGE OPENING FOOTING

SCALE $\frac{3}{4}$" = 1'-0"



19 TYP. PIER FOUNDATION



20 TRUSS TO GIRDER TRUSS

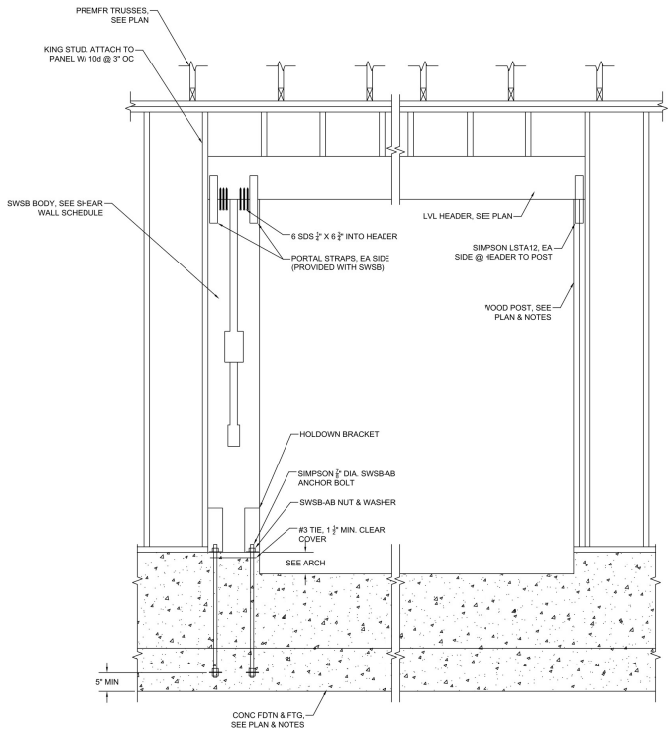
DEBIRK ENGINEERING

265 PHEASANTBROOK DRIVE TOWNHOUSES
CENTERVILLE, UTAH
DETAILS

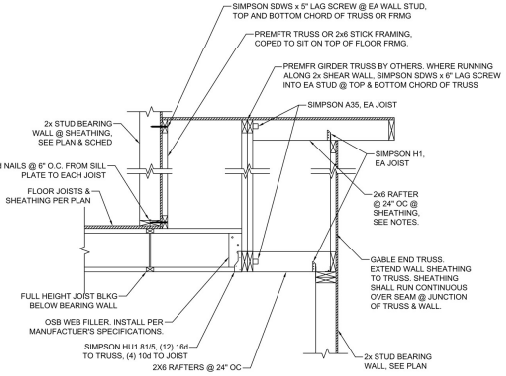
No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER No. 9019902-2202 W ALEXANDER DeBIRK STATE OF UTAH 11/18/22

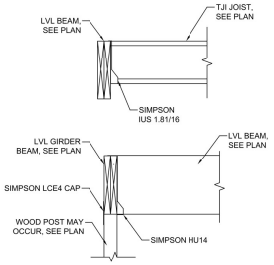
Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/4" = 1' - 0" UNO
Sheet: S5



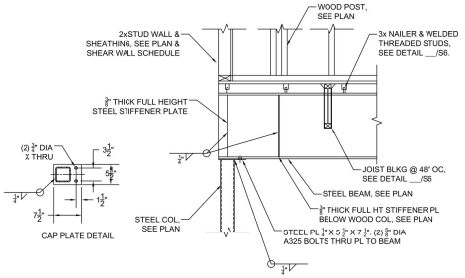
24 SIMPSON STRONG WALL



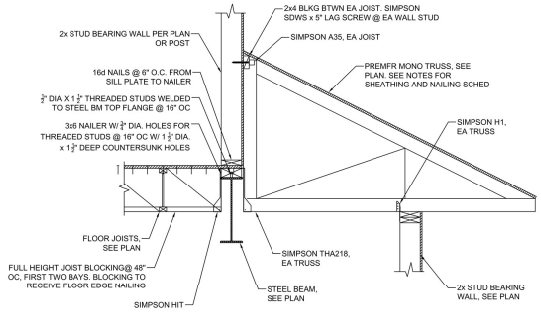
21 DIAPHRAGM SHEAR TRANSFER



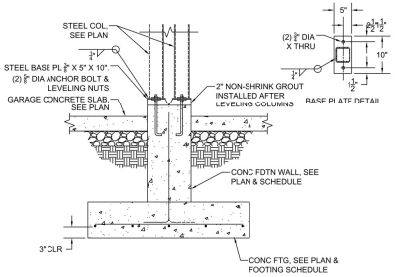
22 GIRDER BEAM CONNECTIONS



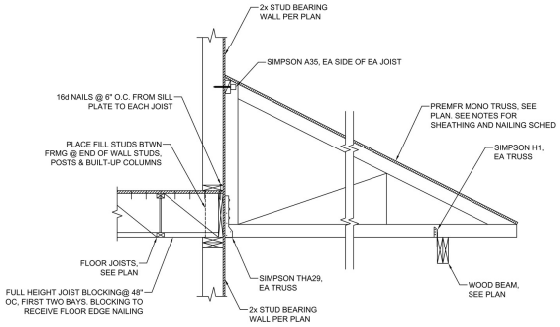
23 STEEL BEAM TO COLUMN



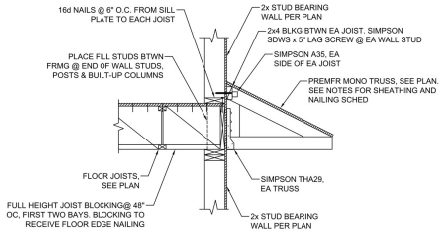
25 MONOTRUSS TO STEEL BEAM



26 STEEL COLUMN BASE



27 MONOTRUSS TO STUD WALL



28 MONOTRUSS CANTILEVER

DEBIRK ENGINEERING

265 PHEASANTBROOK DRIVE TOWNHOUSES
CENTERVILLE, UTAH
DETAILS CONTINUED

No.	Revision/Issue	Date

Stamp: PROFESSIONAL ENGINEER No. 9019903-2202 W ALEXANDER DeBIRK STATE OF UTAH 11/18/22

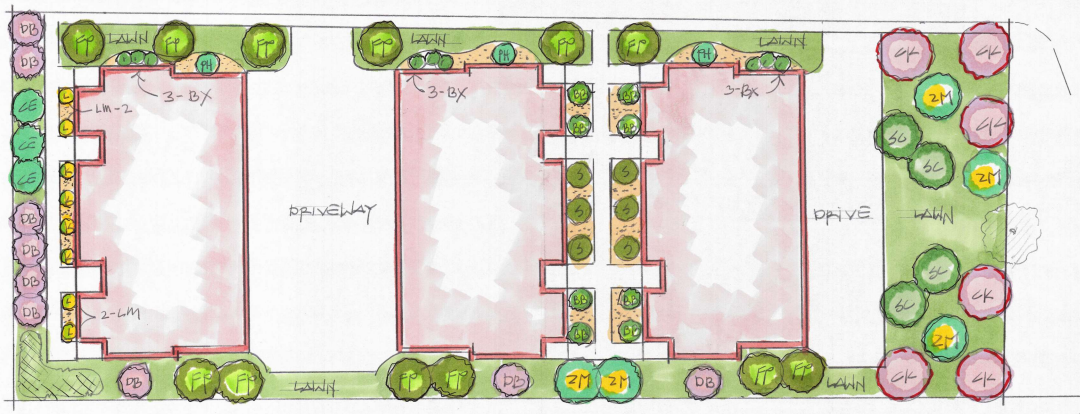
Project: PHEASANTBROOK
Date: OCTOBER 2022
Scale: 3/4" = 1' - 0" UNO
Sheet: S6

	SYM	TREES	SZ
3	CE	COLUMNAR ENGLISH OAK	15-G
6	CK	CRIMSON KING MAPLE	" "
9	DB	COLUMNAR PURPLE BEECH	" "
12	FP	CAPITAL PEAR	" "
4	SC	SPRING SNOW CRAB	" "
5	ZM	MUSHASHINO ZELKOVA	" "

39 TOTAL
AS PER REQS

	SYM	SHRUBS	SZ
8	BB	BURNING BUSH	5-G
9	BX	DWARF BOXWOOD	" "
4	K	KARL FOREST GRASS	" "
4	L	LIME SPIRAEA	" "
3	PH	FRAZER'S PHOTINIA	" "
6	S	LOW GROW SUMAC	" "

30 TOTAL
24 NEEDED
FOR REQS



Paul H. Keeler
LICENSED LANDSCAPE ARCHITECT
No. 103289
PAUL H. KEELER
STATE OF UTAH
7-9-23
801-791-9244

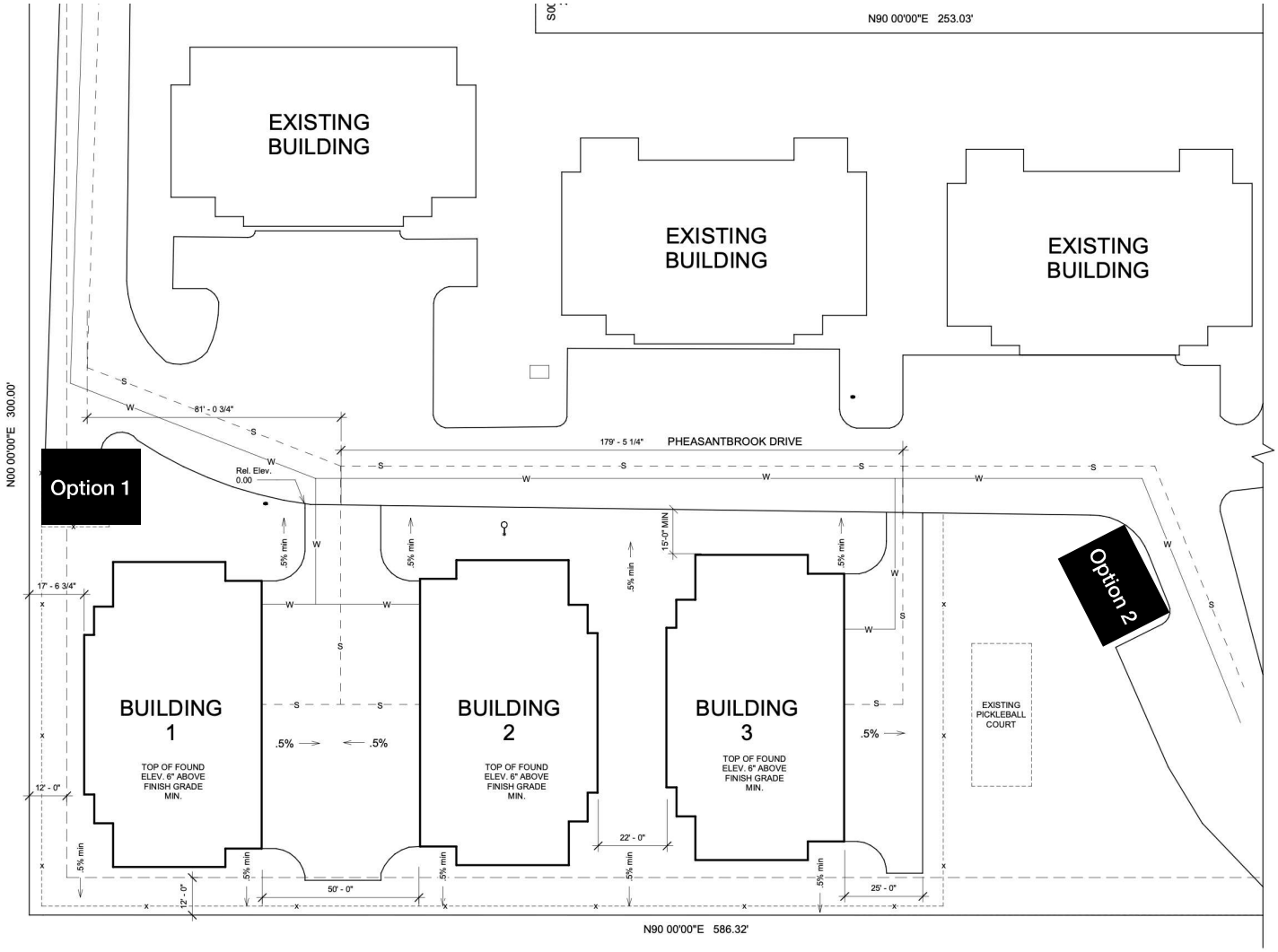
PHEASANTBROOK PART VI

CENTERVILLE UTAH

NORTH
1" = 20' SCALE

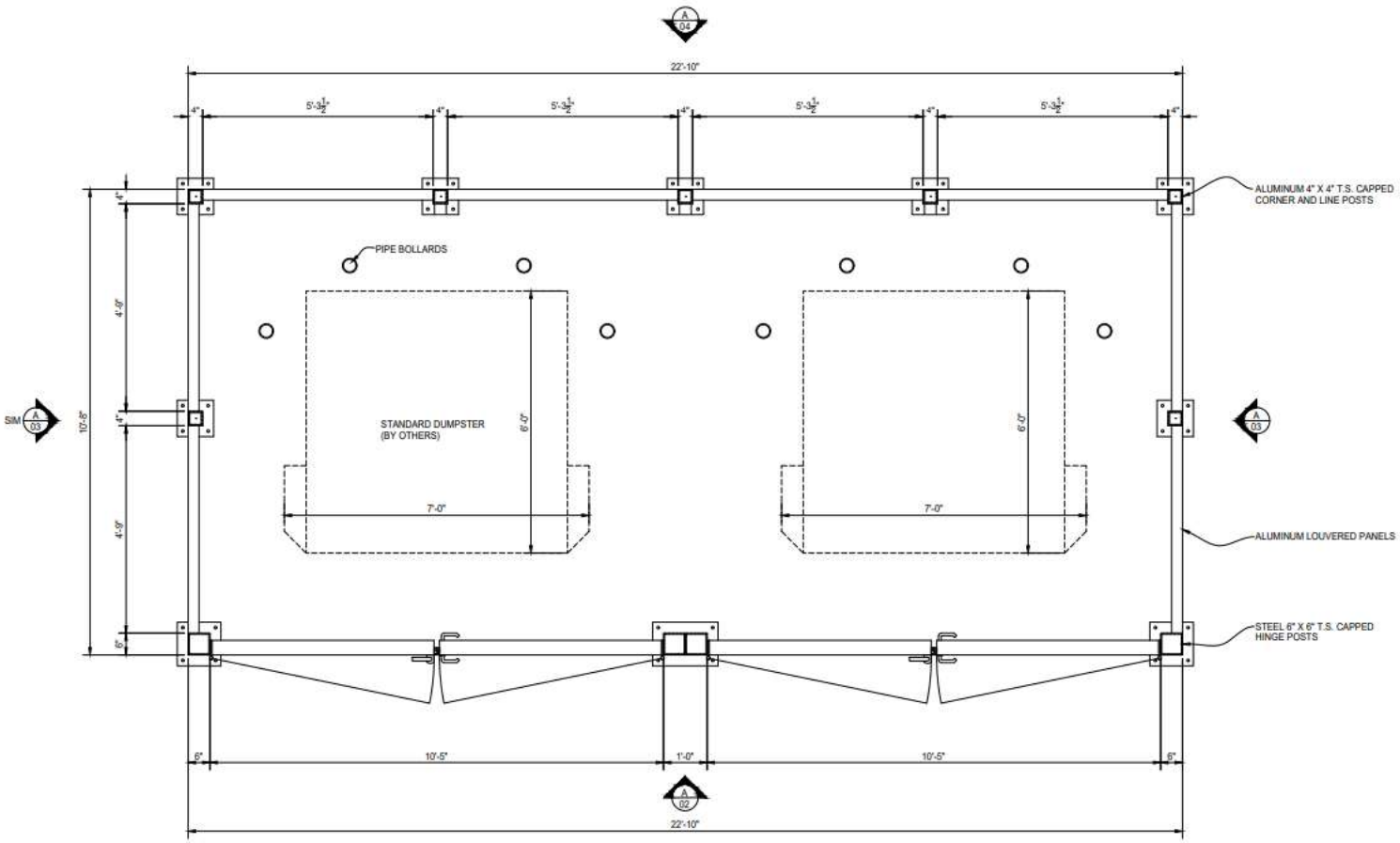
Received by P&Z 8-10-2023

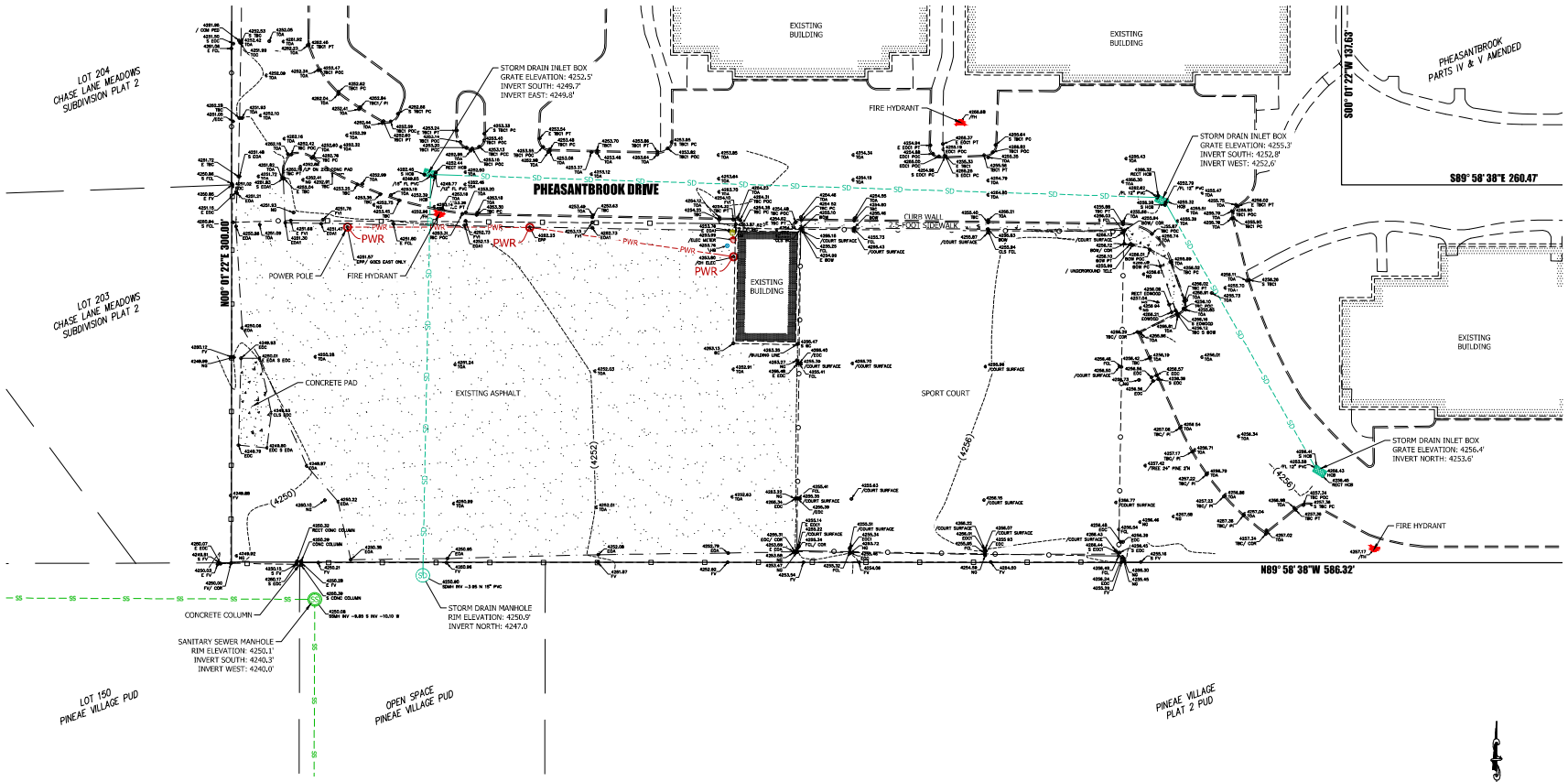
Dumpster location options



Dumpster specifications

8’ white vinyl enclosure





TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
INDEX CONTOUR LINE	(4300)
MINOR CONTOUR LINE	
EDGE OF PAVEMENT	
CURB, GUTTER, SIDEWALK	
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
VINYL FENCE LINE	
CHAIN LINK FENCE LINE	

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus™

PRELIMINARY NOT FOR CONSTRUCTION

ERIC WOOD

PART OF THE COMMON AREA, PHEASANTBROOK PART VI
PARCEL ID # 02-014-0093
LOCATED IN THE NORTH 1/4 OF SECTION 7, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JJS	2023/05/03
APPROVED: SMR	2023/05/05
PROJECT #:	2009002
SURVEY 2009002.dwg	

V200

TOPOGRAPHIC SURVEY

PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 4.
Title: PUBLIC HEARING - Conceptual Site Plan, Huffaker Mixed Use, 134 South Main Street - ADMINSTRATIVE DECISION
Initiated By: Applicant
Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The applicant desires to construct a duplex on spare land area of the existing commercial (*i.e. dental office*) site. The South Main Street Corridor Overlay District provides opportunity to allow mixed commercial and residential development for the site. This Conceptual Application submittal is seeking for such an opportunity.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-13-2023 Huffaker Dental Property - Conceptual Site Plan Acceptance - Mixed Use Residential (Duplex)
2. 2023-07-12 JEFF COOK HUFFAKER
3. Huffaker Elevations
4. Huffaker

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

STAFF REPORT
AGENDA: ITEM 2

APPLICANT/AGENT:	**JEFFERY D. COOK** **1231 NORTH 1300 WEST STE A** **CENTERVILLE, UT 84014** ***email:jeff@cookbuilder.com***
PROPERTY OWNER:	**TODD AND MARINE HUFFAKER** **577 NORTH 100 EAST** **CENTERVILLE, UT 84014**
PROPERTY:	**134 SOUTH MAIN STREET**
ACREAGE:	**0.9 ACRES**
ZONING:	**COMMERCIAL-MEDIUM (C-M)/SOUTH MAIN STREET OVERLAY ZONE – TRADITIONAL MAIN STREET DISTRICT**
APPLICATION:	**CONCEPTUAL SITE PLAN ACCEPTANCE**
RECOMMENDATION:	**CONSIDER TABLING THE CONCEPTUAL SITE PLAN FOR SUBMITTAL OF NEEDED INFORMATION**

BACKGROUND
The applicant desires to construct a duplex on spare land area of the existing commercial (*i.e. dental office*) site. The South Main Street Corridor Overlay District provides opportunity to allow mixed commercial and residential development for the site. This Conceptual Application submittal is seeking for such an opportunity.

CONCEPTUAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS
The proposed project is located within the Commercial-Medium Zone. Additionally, is also within the South Main Street Corridor Overlay District. The applicant is proposing a mixed-use development by including a proposed residential use (*i.e. duplex*) to the project, where surplus lot area is able to be redeveloped.

SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY DISTRICT ZONE
According to CZC 12.48.080(c)(1)E and (3)(c) mixed-use (*i.e. duplex*) is allowed for this site. In addition, the General Plan states this area as being within the Traditional Main Street Lot within the South Main Street Corridor (Section 12-480-7).

The proposed lot development lies within the Traditional Main Street District of the SMSC Zone. This is part of the form-based section of the Zoning Ordinance Overlay that requires a Development Design Pattern Book and additional general development standards to be met. These standards are summarized, as follows (*see CZC 12.48.100*):

CZC 12.48.100(c). General Development Standards

1. *Dimensional requirements for each lot type as set forth in CZC 12.48.350 and other applicable requirements of this Title and the Centerville City Code.*

   Staff Comment: **NOT NOTED** – Lot Type is TND/Mixed Use Lot is allowed. Keep in mind that the original building is legally non-conforming and does not conform to the current SMSC Overlay. However, the existing building is not being altered or changed. Therefore, the dimensional requirements will relate to the detached duplex with regards to min./max height and rear yard setback.

Development Standard	Dimensional Requirements	Compliance
Minimum Building Height	1.5 Stories	Perhaps w/ half basement
Maximum Building Height	35 Feet (grade)	Yes /22 Feet
Rear Yard Setback	15 feet	Yes /29.8 Feet

2. Buildings shall be constructed substantially with rock, brick, and /or decorative concrete block for the first-floor level as viewed from Main Street. Upper floors may be accented with other maintenance free materials compatible with the base floor design.

   Staff Comment: **NOT NOTED** – It appears that the design does not meet the materials requirement.

3. At least 25% of the primary building façade facing Main Street shall have upgraded architectural features, such as columns, pillars, archways, canopies, balconies, or other treatments.

   Staff Comment: **NOT NOTED** – However, this building does not face Main Street.

4. At least 15% of a secondary façade facing another non-primary street frontage shall be of upgraded architectural features.

   Staff Comment: **NOT NOTED** – The south elevation would be considered the secondary façade and likely does not comply with the upgraded features requirement.

5. At least 5% of all other façade shall be of upgraded architectural features.

   Staff Comment: **NOT NOTED** – The other elevations likely do not comply with upgraded features requirements.

6. Each building on a lot with Main Street frontage shall have an entrance facing Main Street. Entrances shall be accessible to the public as a regular building entry from the public sidewalk.

   Staff Comment: **NOT APPLICABLE** – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

7. In the Traditional Main Street and City Center Districts, entrances allowing public access from the sidewalk shall be provided at intervals of at least 50 feet to maximize street activity and pedestrian access opportunities and to minimize expanses of inactive building wall.

   Staff Comment: **NOT APPLICABLE** – This building does not face Main Street - *see CZC 12.48.150(c)(2)(B).*

8. The percentage of building frontage required along the lot width may be reduced to accommodate site plan approved pedestrian plazas located between buildings. Building frontage percentage shall not be reduced to further accommodate parking beyond what is allowed according to Section 12-48-160. Access to such pedestrian plazas shall be provided from the sidewalk .

   Staff Comment: **NOT APPLICABLE** – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

9. Pedestrian breezeways between buildings shall be a minimum of five (5) feet in width.

   Staff Comment: **NOT APPLICABLE** – This building does not face Main Street - *see CZC 12.48.150(c)(2)(B).*

10. A portion of the building frontage may be setback beyond the required build-to range (RBR) up to an additional 20 feet if the space is utilized as a site plan approved courtyard or entryway that is open and accessible to the public sidewalk. This portion may be up to 40 percent of the actual building frontage and shall not be used for parking area.

    Staff Comment: **NOT APPLICABLE** – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

11. The use of front yard areas for commercial-type development shall be oriented towards the pedestrian and is to include related amenities such as entrance walks, plazas, benches, bike racks, raised flower boxes, or other such features.

    Staff Comment: **NOT APPLICABLE** – The new building is of residential use and not commercial type development.

12. Required building Frontage shall be the percentage of the total width of the lot that is required to be used as a building wall. A porte cochere may be counted as a building wall even though it has no front or real wall.

    Staff Comment: **NOT APPLICABLE** – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

13. Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and airshafts within their own lot without relying on the side yard of an adjacent lot.

    Staff Comment: **COMPLIES.** Proposed duplex is a separate independent building.

14. Front porches, balconies, or stoops may extend up to 10' into front yards provided that walls, screened areas, or railings that are within the front yard do not exceed 42 inches in height above the floor of the porch, balcony, or stoop.

    Staff Comment: **NOT NOTED** – The other elevations likely do not comply with upgraded features requirements -see Standard #4

15. Parking shall be located to the rear of the building or in a side yard as allowed by the lot width and building frontage percentage requirements of the applicable lot type.

    Staff Comment: **COMPLIES, PARTIALLY**. Existing wests side parking lot was previously developed for the commercial building. East Side Parking is legally non-conforming.

16. Side areas that exceed 15 feet in width shall not be located to another side area that exceeds 15 feet in width unless the areas are used as a unified public gathering area or courtyard.

    NOT APPLICABLE – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

17. The street-level floor elevation shall be no more than 12 inches above the fronting sidewalk elevation.

    NOT APPLICABLE – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

18. Rooflines may be flat or pitched. Roofing shall not be of vivid primary colors (red, blue, yellow).

    Staff Comment: **COMPLIES, PARTIALLY**. Proposed duplex uses a pitched roof, coloration not noted

19. Windows of tinted or reflective glass may not be located between 2 feet and 9 feet above sidewalk grade on street facing facades.

NOT NOTED – However, the proposed residential style building likely complies

CZC 12.48.150(c). Building Form and Site Envelope Standards

The various lot types and related development standards allowed for each of the sub-districts are defined in the Lot Type Illustrations, as found in CZC 12.48 of the Zoning Ordinance. The development specifications for each lot type are designed to address the following:

1. Height:
   (A) The height of the principal building is measured in stories, with the maximum height indicated in feet.

   Staff Comment: **NOTED** – *See Dimensional Standard #1*

   (B) The maximum height is measured from the Main Street grade (i.e. top back of curb) to the top of the roof.

   Staff Comment: **NOTED** – *See Dimensional Standard #1*

   (C) Street wall or landscaping heights are relative to the adjacent sidewalk, or the ground elevation when not fronting a sidewalk.

   Staff Comment: **NOTED** – *See Dimensional Standard #1*

2. Siting:
   (A) Buildings shall only occupy the specified area of the lot, as indicated on the site plans and in relation to the required building range and setbacks.

   Staff Comment: **NOTED** – *See Dimensional Standard #1*

   (B) The street frontage for corner lots shall apply to that portion of the building facing Main Street only.

   Staff Comment: This building does not face Main Street. Consequently, several of the standards will not apply for this proposed residential building, as noted throughout this report.

3. Elements:
   (A) The primary or main wall portion of the buildings street facade that is required to be built to the Required Building Range (RBR) shall be composed as a simple plane, with interruptions only by windows, stoops or front porches, balconies, and storefronts. Recessed entry doorways are also acceptable and count toward the required built-to percentage.

Staff Comment: **NOT APPLICABLE** – This building does not face Main Street- *see CZC 12.48.150(c)(2)(B).*

(B) Off-street parking for vehicles shall not occupy any space in front of a building on the building lot. Parking areas located to the side of a structure where space allows shall be located at least 10 feet back from the back of the sidewalk.
COMPLIES, PARTIALLY. Existing west side parking lot was previously developed for the commercial building and is located farther away than the 10 requirement and east of the proposed residential building. East Side Parking is legally non-conforming.

12-48-160. Off-Street Parking Space Standards

Parking lots and their placement shall meet the following applicable requirements:

1. Parking lots are permitted only in the side and rear yards as follows:

(A) All parking areas shall be set back a minimum of 10 feet from the front lot (property) line of the building lot.

COMPLIES, PARTIALLY. Existing west side parking lot was previously developed for the commercial building and is located farther away than the 10 requirement and east of the proposed residential building. East Side Parking is legally non-conforming.

(B) When parking is located in a side yard and has frontage along a public right-of-way, no more than 25% of the total site frontage or 60 feet, whichever is less, shall be occupied by the parking lot.

Staff Comment: **COMPLIES, PARTIALLY**. Parking is located in the rear area of the site. The existing parking fronting Main Street is legally nonconforming.

(C) For a comer lot, the building shall be located at the corner of the lot adjacent to the intersection. The cumulative total of both frontages occupied by parking shall be no more than 25% or 60 feet, whichever is less.

Staff Comment: **COMPLIES, PARTIALLY**. Parking is located in the rear area of the site. The existing parking fronting Main Street is legally nonconforming.

2. Driveway access to off-street parking lots shall be located to provide safe separation from street intersections. Driveways shall be aligned with driveways on the opposite side of the street or offset to avoid turning movement conflicts. Two-way driveways shall be a minimum width of 24 feet. If feasible, driveways shall not be located within 40 feet of a corner.

Staff Comment: **NOT APPLICABLE.** No new driveways proposed

3. New Driveway access shall not be established onto Main Street. Exceptions shall be recognized and allowed as follows:

   (A) For an existing legally created lot where the side yard rear of the lot are not adjacent to a street and there are no other opportunities to provide needed access to the property.
   Staff Comment: **NOT APPLICABLE.** No new driveways proposed

   (B) An existing legally created access is being moved to another location to meet the parking placements of this Chapter.

   Staff Comment: **NOT APPLICABLE.** No new driveways proposed

   (C) An existing legally created access or accesses are being combined together to establish an access that meets the parking placements of this Chapter.

   Staff Comment: **NOT APPLICABLE.** No new driveways proposed

4. Driveways and driveway lanes may be combined for adjacent developments and shall be subject to recordation of shared access easements for between the adjacent lots.

   Staff Comment: **NOT APPLICABLE.** No new driveways proposed

5. Parking may be allowed off-site according to joint use agreements or use of shared parking districts, subject to CZC 12.52.110, Parking Modifications, as found in this Title.

   Staff Comment: **NOT APPLICABLE.** No off-site parking is being proposed.

(b) CZC 12.48.310, Off-Street Parking Modifications shall be used to modify the minimum number of parking spaces required by CZC 12.52, Off-Street Parking Schedule of the Zoning Ordinance.

Parking Calculations for the Huffaker Dental Building			
Requirement	SMSC Reduction Percentage	Actual Parking	Compliance
Dental - 42 Stalls 1 per 175 square ft. Residential – 2 stalls	25 Stalls (60% for commercial) 1.5 Stalls (75% for residential)	50 Stalls	YES

<u>CZC 12.48.320 Landscaping and Buffer Standards</u>
Within the SMSC Overlay District, the standard landscaping and screening requirements of CZC 12.51 are also being modified to accommodate the building form and site envelope standards.

The applicant is required to give a general description of where the landscape will be located, however more detail is required on the final site plan.

Required Landscaping Summary CZC 12.51 With Depicted SMSC Modifications from CZC 12.48.320			
Guidelines	**Required***	**Actual**	**Compliance**
Total Area Landscaping	9% On-site	Not Depicted	Undetermined
Public Street Landscaping	15 feet to parking areas	Not Depicted	Likely
Total Required Trees	1 Tree per 500 square feet of landscaping	Not Depicted	Undetermined
Trees for Street Frontage	1 Tree per 25 linear feet	Not Depicted	Undetermined
Building Frontage/Foundation	50%	Not Depicted	Likely
Total Interior Parking Lot Landscaping	7%	Not Depicted	Undetermined
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Not Depicted	Undetermined
	For every six required stalls: 2 shrubs	Not Depicted	Undetermined

* *The addition of the proposed residential building is less than 30% of the original dental facility. The original site plan should have previously achieved most if not all of the landscaping requirements. The SMSC standards in some instances reduce the needed landscaping. However, staff believes that the missing calculations are needed to confirm overall compliance with regulations.*

PLANNING STAFF CONCEPTUAL REVIEW ANALYSIS CONCLUSIONS

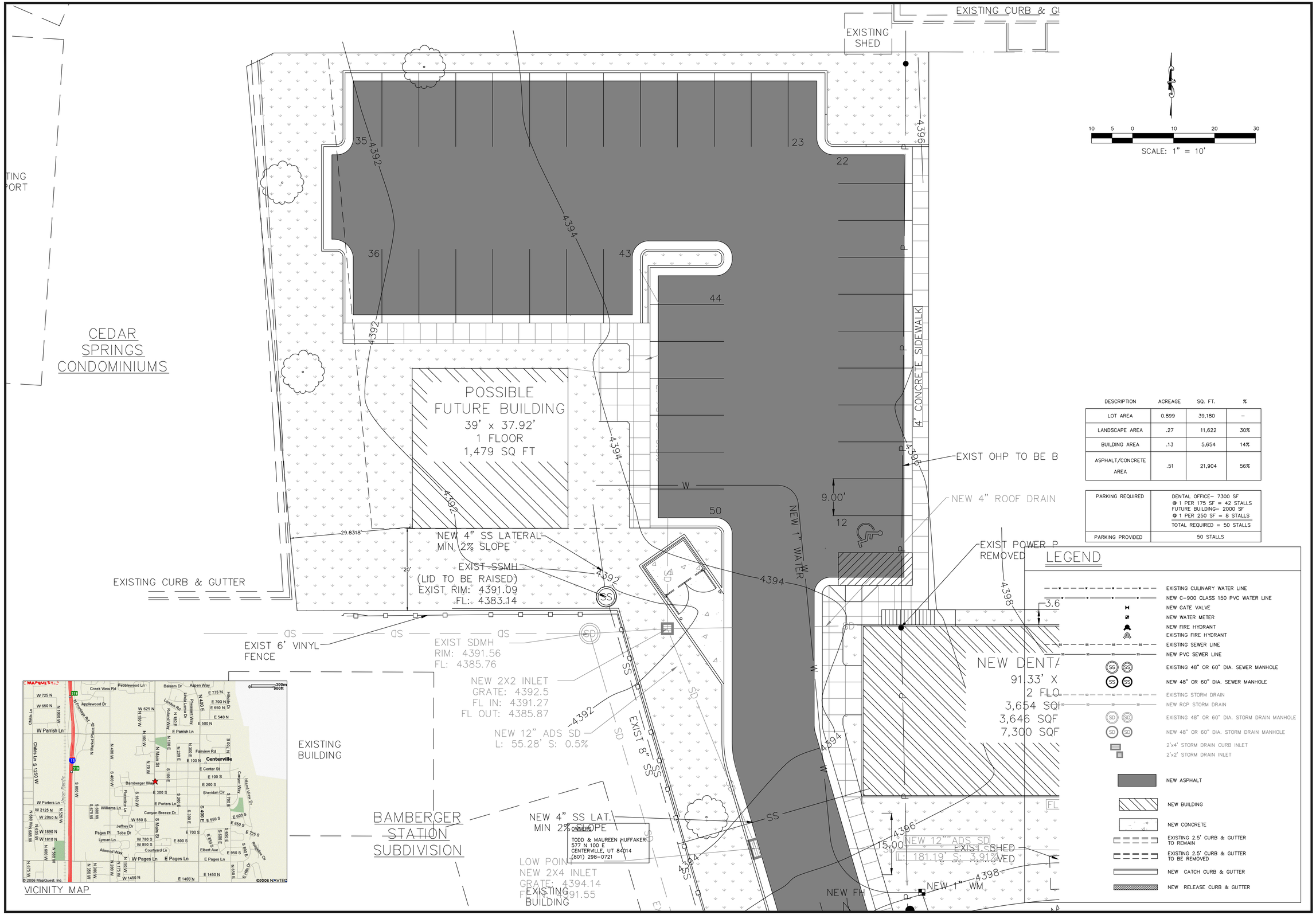
Staff acknowledges that there are significant challenges with considering a partial re-development of an existing site that was previously developed under older zoning code regulations and implementing the SMSC regulations. In addition, after review of the nonconforming regulations of CZC 12.22, the new proposed residential building (*more particularly the proposed size*) does not trigger the changes or upgrades at this time – *see CZC 12.22.080.* But changes are considered cumulative for the future – *see CZC 12.12. Definition, Substantial Alteration.*

Furthermore, the SMSC regulations are substantially focused on the proposed new or additions made to the main buildings that face South Main Street and quite a bit less on detached buildings in the rear areas of such development. This may be a bit of shortcoming with current regulations of the SMSC Overlay Zone. Nonetheless, it appears the addition of the residential building and use needs to comply with several development regulations, as identified in this report. Staff believes that the application currently falls short of the Conceptual Site Plan Acceptance, as outlined in CZC 12.21.110(d)(4)&(5).

PLANNING STAFF RECOMMENDATION

(SUGGESTED ACTION) I hereby make a motion for the Planning Commission to TABLE the conceptual site plan for the Huffaker Mixed Use, to be located at 134 South Main Street, with the following directives:

1. *The applicant shall correct and re-submit a Conceptual Site Plan submittal, as follows:*
   a. *Prepare and submit the expected Design Pattern Book, as described in CZC 12.48.090, and organize the submittal, as described in Section (c).*
   b. *Further address the Development Standards of CZC 12.48.100, as called in the staff report, which includes:*
      i. *SMSC design expectations of Standards 2, 4, 5, 14, 18, &19.*
2. *Further address the Existing Landscaping Standards, to include the following:*
      i. *Conformance with the landscape design of the original site plan approval, and/or*
      ii. *A revised landscaping plan with verification of that the site already conforms to the landscaping standards, as identified in the staff report.*



DESCRIPTION	ACREAGE	SQ. FT.	%
LOT AREA	0.899	39,180	–
LANDSCAPE AREA	.27	11,622	30%
BUILDING AREA	.13	5,654	14%
ASPHALT/CONCRETE AREA	.51	21,904	56%

PARKING REQUIRED	DENTAL OFFICE– 7300 SF @ 1 PER 175 SF = 42 STALLS FUTURE BUILDING– 2000 SF @ 1 PER 250 SF = 8 STALLS TOTAL REQUIRED = 50 STALLS
PARKING PROVIDED	50 STALLS

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax

SITE & UTILITY PLAN
HUFFAKER CENTERVILLE
FOR:
TODD & MAUREEN HUFFAKER
134 SOUTH MAIN STREET
CENTERVILLE CITY, DAVIS COUNTY, UTAH

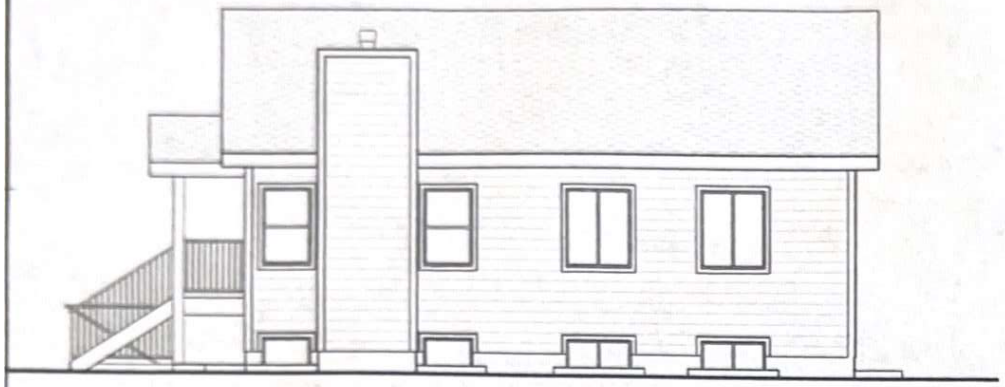
DRAWN	DRA	DATE 8/3/06
APPROVED	STA	DATE 8/3/06
REVISED	DRA	DATE 8/23/06
	DRA	11/22/06
	DRA	11/30/06
	DRA	12/14/06

SHEET C2

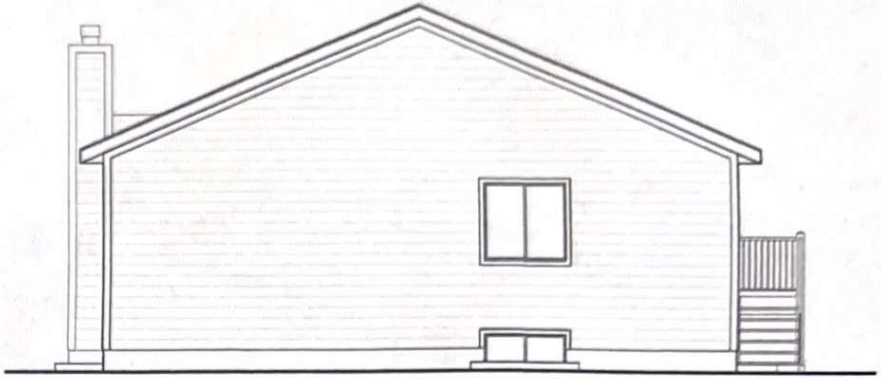
SHEET NAME
SITE/UTILITY

DRAWING NAME
MAIN

PROJECT NO.
06–352



A4 WEST ELEVATION

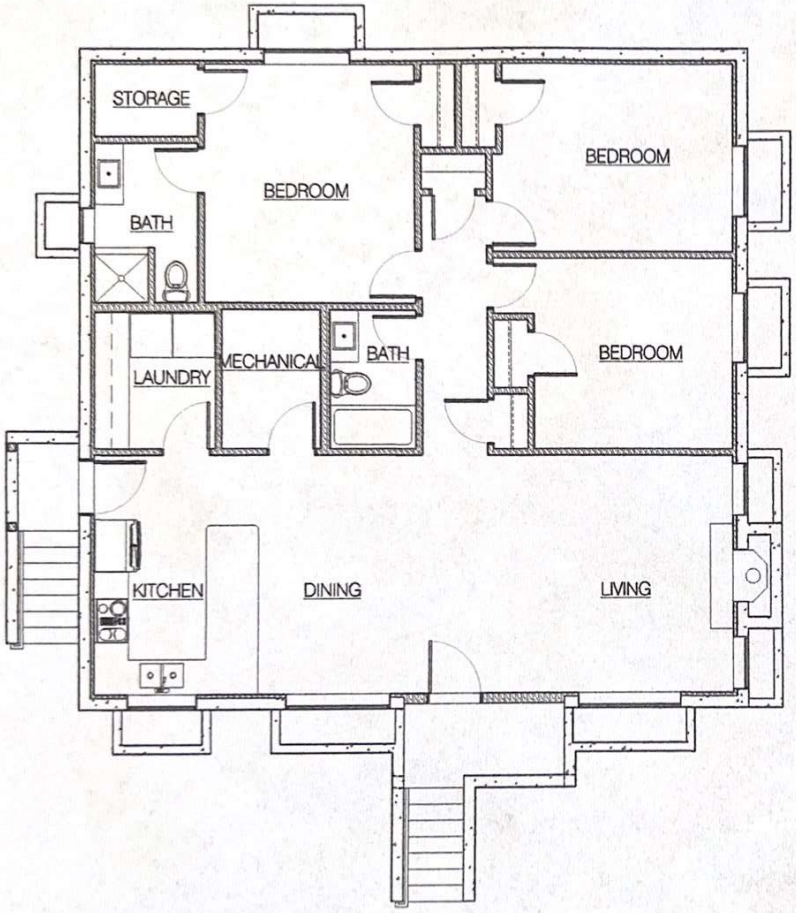


A4 SOUTH ELEVATION

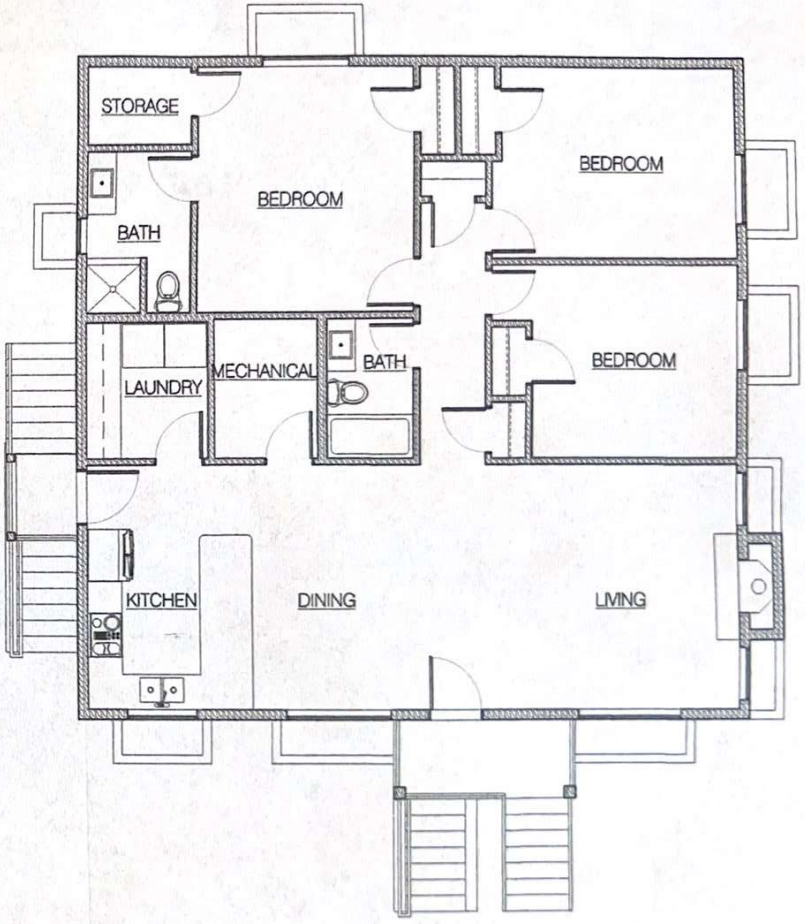
C4 EAST ELEVATION

22'

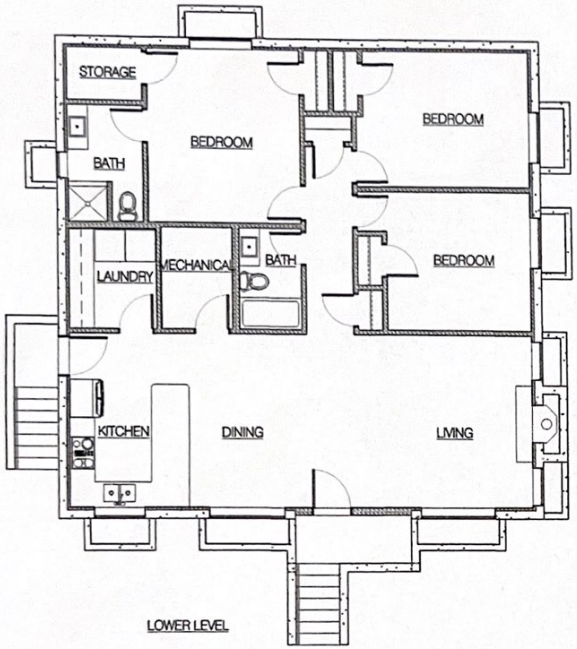
C4 NORTH ELEVATION



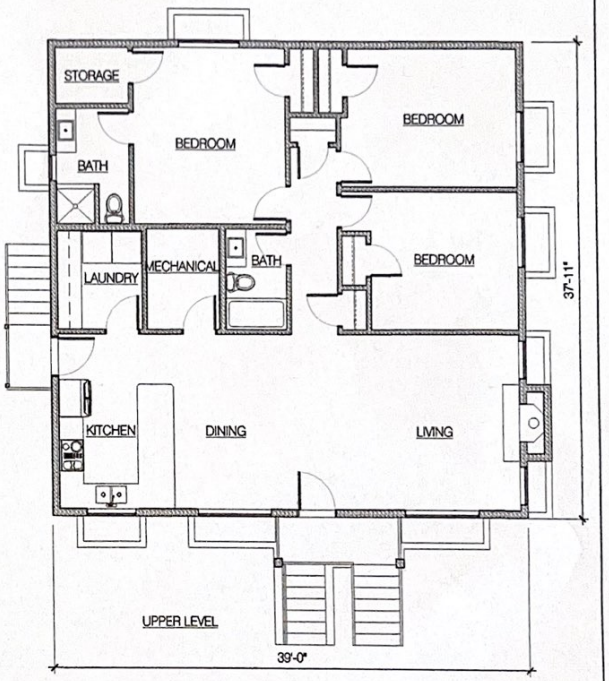
A1 LOWER LEVEL FLOOR PLAN



A3 UPPER LEVEL FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

FRONT ELEVATION

Courtney Ogilvie
DESIGN

HUFFAKER - DUPLEX

PLANS AND ELEVATIONS

AE101

PRINTING INSTRUCTIOS: Drawings will be 1/8" scale if printed on 11 x 17 sheet. 1/4" scale if printed on 22 x 34 sheet.

PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 5.

Title: PUBLIC HEARING - Preliminary Subdivision, Parrish Creek Park, Lots 1,2, 4 - 1160 North 950 West - ADMINSTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

, the applicant desires now to amend and re-subdivide the property and convert the original lots into a single planned unit development (PUD). This would allow future independent ownership of the proposed two buildings (one existing/one to be constructed) and transform the approved parking, landscaping and storage area into common areas for use of the future building owners.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-13-2023 PC Staff Report Preliminary Subdivision Approval, Parrish Creek Subdivision
2. Parrish Creek Subdivision Lot1A Condo Plat 04-25-23

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

STAFF REPORT
AGENDA: ITEM 4

PROPERTY OWNER: **RIMINI PROPERTIES**

AGENT: **TOM STUART CONSTRUCTION**
c/o CHAD RANDAL
259 S RIVERBEND WAY
NORTH SALT LAKE, UT 84054
(chadr@tomstuart.com)

PROPERTY: **1160 NORTH 950 WEST**
PARRISH CREEK BUSINESS PARK LOTS 1,3, AND 4

ZONING: **INDUSTRIAL HIGH/PLANNED DEVELOPMENT (I-H/PD)**

APPLICATION: **PRELIMNARY SUBDIVISION – RESUBDIVIDING OF LOTS 1,3, AND 4 TO A PLANNED UNIT DEVELOPMENT (PUD) SUBDIVISION**

RECOMMENDATION: **CONSIDER PRELIMINARY APPROVAL OF THE PROPOSED PUD RE-SUDIVISION**

BACKGROUND

As the Planning Commission may remember, in August of 2022, the applicant was granted approval to amend their existing Planned Development Overlay project. Then on September 14, 2022, the desired development layout changes were deemed adequate when a Final Site Plan Approval from the Planning Commission was granted. Originally, in Condition 2 of the approval, it was anticipated that the three (3) lots would simply be combined into a single parcel.

However, the applicant desires now to amend and re-subdivide the property and convert the original lots into a single planned unit development (PUD). This would allow future independent ownership of the proposed two buildings (one existing/one to be constructed) and transform the approved parking, landscaping and storage area into common areas for use of the future building owners.

PREVIOUS FINAL SITE PLAN APPROVAL

On September 14, 2022, the Centerville Planning Commission voted to approve the submitted Final Site Plan for the Parrish Creek Subdivision, Lots 1, 3, and 4, subject to the following conditions [as allowed by CZC 12.21.110(f)(3)]:

1. *This Final Site Plan Approval is subject to submitted site plan, building elevation plan, and landscape plan, as presented to the Planning Commission on September 14, 2022, or as altered by this approval or that may be amended in accordance with City Ordinances in the future.*
2. *A Subdivision Plat Amendment petition shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be secured with a City Council review and approval and also recorded prior to issuance of a building permit for the new building.*
3. *The Applicant shall submit the construction plans for the relocation/alteration of site improvements that are deemed required. Such construction plans shall be deemed acceptable to the City Engineer.*
4. *The Final Site Plan shall be altered/modified and resubmitted, as follows:*
    a. *Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.*
    b. *Address the use and placement location for allowable monument signs, if desired.*
    c. *Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment.*
    d. *Address the use of outdoor lighting and the required shielding for outdoor lighting fixtures.*
5. *The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:*

    - *South Davis Sewer District*
    - *Dominion Energy*
    - *Pacific Corp*

6. *All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed and deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.*

7. *Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.*

PREVIOUS CONCEPTUAL SUBDIVISION ACCEPTANCE

On July 26, 2023, the Planning Commission to **ACCEPTED** the Conceptual Subdivision Plan for the Parrish Creek Business Park, subject to the following directives:

1) *The applicant shall prepare and submit a Preliminary Subdivision Plan that conforms to the requirements of CMC 15.03.030.* **Completed**
2) *The preliminary subdivision plans shall depict the required easements for overall parcel, as deemed applicable by the City Engineer.* **Completed – City Engineer Verification Needed**
3) *The applicant shall prepare and submit draft versions of the required documents to establish an Owners Association and related CC&Rs meeting the expectations of CMC 15.06.010.* ***Not Complete***
4) *The preliminary subdivision plans and subdivision layout shall be subject to consistency with the applicable Final Site Plan Approval for the proposed development.* **Consistent with Final Site Plan Layout**

15.03.040 PRELIMINARY SUBDIVISION REVIEW & APPROVAL

At the time and place specified, the Planning Commission shall hold a public hearing and review the submitted preliminary plat 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.

> ***Staff Comments*:** CMC 15.06.010 & 020 sets the expectations for PUD and Non-residential subdivisions. In summary, the subdivision must meet the expectation of the applicable City regulations. In this case, the September 2022 Approved Final Site Plan reviewed all the applicable development regulations. The proposed Preliminary Subdivision Plan is consistent with the approved development layout at Final Site Plan.

PLANNING STAFF RECOMMENDATION

[SUGGESTED MOTION]: *"I hereby make a motion for the Planning Commission to* ***APPROVE*** *the Preliminary Subdivision Plan for the Parrish Creek Business Park, subject to the following directives:*

1) *The subdivider shall submit a Final Subdivision Plat that conforms to the requirements of CMC 15.04.030.*
2) *The Final Subdivision Plat shall be prepared in accordance with the City's Subdivision Plat Format, as deemed acceptable by the City Engineer.*
3) *The Final Subdivision Plat shall depict the subdivision layout that conforms to the City approved Final Site Plan in September of 2022.*

4) *The applicant shall prepare and submit draft versions of the required documents to establish an Owners Association and related CC&Rs meeting the expectations of CMC 15.06.010.*
5) *The Final Subdivision Plat shall address the following:*
    a. *Provide the required utility easements, as required by ordinance.*
    b. *Note the required "open space" easement for the common areas.*
6) *Final Construction Plans may consist of the Construction Drawings for the related Final Site Plan Approval, provided the plans are deemed acceptable by the City Engineer. If not, the applicant shall prepare any needed amendments that are deemed necessary.*

[SUGGESTED REASONS FOR THE ACTION]:

a) *The Planning Commission finds that a Preliminary Subdivision Plan is consistent with the City Approved Final Site Plan in September of 2022.*
b) *The Planning Commission finds that the Planned Unit Development (PUD), implements the existing Final Site Plan Approval granted by the City in September of 2022.*
c) *Therefore, the Planning Commission finds that, with the conditions imposed, the preliminary subdivision plan meets the requirements of CMC 15.06.010 & 020 Planned Unit Development and Non-residential Subdivisions.*

PARRISH CREEK CONDOMINIUM

AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION

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

CONSENT TO RECORD

On 17 day of February, 2021, RIMINI PROPERTIES, LLC, a Utah limited liability company, as Owner, and STUART TITLE GUARANTY COMPANY, as Trustee, entered into a DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING with LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, as Beneficiary, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing. Said Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing was recorded on February 17, 2021, Entry No. 3349105 in Book 7698 at Page(s) 865-891 , in the official records of the Davis County Recorder's Office.

LIFE INSURANCE COMPANY OF THE SOUTHWEST, a Texas corporation, is fully aware that RIMINI PROPERTIES, LLC, a Utah limited liability company and STUART TITLE GUARANTY COMPANY, is in the process of recording a Plat creating a project known as ***PARRISH CREEK CONDOMINIUM***, and LIFE INSURANCE COMPANY OF THE SOUTHWEST hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this ___ day of _____, 20__.

LIFE INSURANCE COMPANY OF THE SOUTHWEST

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
:ss
COUNTY OF _____)

On this _____ day of _____, in the year 20 ____, before me _____, a notary public, personally appeared _____ the _____ of LIFE INSURANCE COMPANY OF THE SOUTHWEST proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the ***PARRISH CREEK CONDOMINIUM*** and was signed by him/her on behalf of said LIFE INSURANCE COMPANY OF THE SOUTHWEST and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

_____
Print Name: _____
A Notary Public Commissioned in _____

CONSENT TO RECORD

On 1 day of February, 2022, RIMINI PROPERTIES, LLC, a Utah limited liability company, as Trustor, and Steven W. Bennett, a member of the Utah State Bar, as Trustee, entered into a DEED OF TRUST (WITH ASSIGNMENT RENTS), with SPL, LLC, a Utah limited liability company, as Beneficiary, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust (With Assignment of Rents). Said Deed of Trust (With Assignment of Rents) was recorded on December 15, 2022, Entry No. 3511219 in Book 8154 at Page(s) 125-132, in the official records of the Davis County Recorder's Office.

SPL, LLC, a Utah limited liability company, is fully aware that RIMINI PROPERTIES, LLC, a Utah limited liability company and Steven W. Bennett, a member of the Utah State Bar, is in the process of recording a Plat creating a project known as ***PARRISH CREEK CONDOMINIUM***, and SPL, LLC hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this ___ day of _____, 20__.

SPL, LLC, a Utah limited liability company

By: _____

Print Name: _____

Title: _____

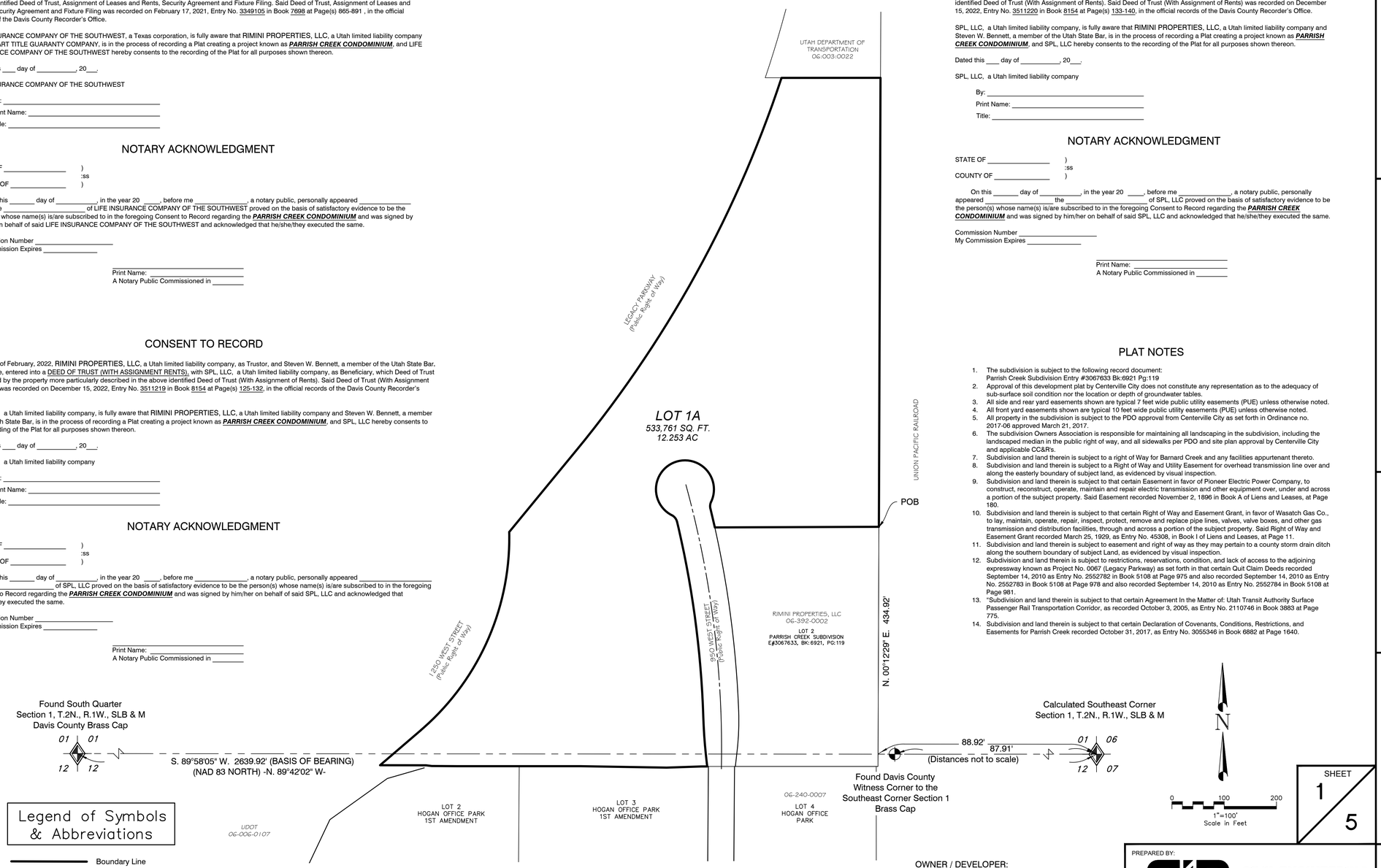
NOTARY ACKNOWLEDGMENT

STATE OF _____)
:ss
COUNTY OF _____)

On this _____ day of _____, in the year 20 ____, before me _____, a notary public, personally appeared _____ the _____ of SPL, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the ***PARRISH CREEK CONDOMINIUM*** and was signed by him/her on behalf of said SPL, LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

_____
Print Name: _____
A Notary Public Commissioned in _____



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SPL, LLC, a Utah limited liability company, is fully aware that RIMINI PROPERTIES, LLC, a Utah limited liability company and Steven W. Bennett, a member of the Utah State Bar, is in the process of recording a Plat creating a project known as ***PARRISH CREEK CONDOMINIUM***, and SPL, LLC hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this ___ day of _____, 20__.

SPL, LLC, a Utah limited liability company

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
:ss
COUNTY OF _____)

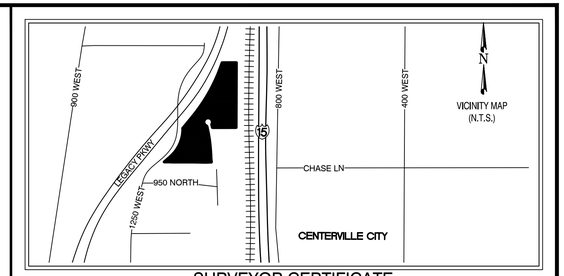
On this _____ day of _____, in the year 20 ____, before me _____, a notary public, personally appeared _____ the _____ of SPL, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the ***PARRISH CREEK CONDOMINIUM*** and was signed by him/her on behalf of said SPL, LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

_____
Print Name: _____
A Notary Public Commissioned in _____

PLAT NOTES

1. The subdivision is subject to the following record document:
   Parrish Creek Subdivision Entry #3067633 Bk:6921 Pg:119
2. Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil condition nor the location or depth of groundwater tables.
3. All side and rear yard easements shown are typical 7 feet wide public utility easements (PUE) unless otherwise noted.
4. All front yard easements shown are typical 10 feet wide public utility easements (PUE) unless otherwise noted.
5. All property in the subdivision is subject to the PDO approval from Centerville City as set forth in Ordinance no. 2017-06 approved March 21, 2017.
6. The subdivision Owners Association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in the public right of way, and all sidewalks per PDO and site plan approval by Centerville City and applicable CC&Rs.
7. Subdivision and land therein is subject to a right of Way for Barnard Creek and any facilities appurtenant thereto.
8. Subdivision and land therein is subject to a Right of Way and Utility Easement for overhead transmission line over and along the easterly boundary of subject land, as evidenced by visual inspection.
9. Subdivision and land therein is subject to that certain Easement in favor of Pioneer Electric Power Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded November 2, 1896 in Book A of Liens and Leases, at Page 180.
10. Subdivision and land therein is subject to that certain Right of Way and Easement Grant, in favor of Wasatch Gas Co., to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded March 25, 1929, as Entry No. 45308, in Book I of Liens and Leases, at Page 11.
11. Subdivision and land therein is subject to easement and right of way as they may pertain to a county storm drain ditch along the southern boundary of subject Land, as evidenced by visual inspection.
12. Subdivision and land therein is subject to restrictions, reservations, condition, and lack of access to the adjoining expressway known as Project No. 0067 (Legacy Parkway) as set forth in that certain Quit Claim Deeds recorded September 14, 2010 as Entry No. 2552782 in Book 5108 at Page 975 and also recorded September 14, 2010 as Entry No. 2552783 in Book 5108 at Page 978 and also recorded September 14, 2010 as Entry No. 2552784 in Book 5108 at Page 981.
13. "Subdivision and land therein is subject to that certain Agreement In the Matter of: Utah Transit Authority Surface Passenger Rail Transportation Corridor, as recorded October 3, 2005, as Entry No. 2110746 in Book 3883 at Page 775.
14. Subdivision and land therein is subject to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Parrish Creek recorded October 31, 2017, as Entry No. 3055346 in Book 6882 at Page 1640.



SURVEYOR CERTIFICATE

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

Signed this __ day of _____ , 2023

PROFESSIONAL LAND SURVEYOR
GARY CHRISTENSEN
No. 5152617
04/25/2023
STATE OF UTAH

PRELIMINARY

BOUNDARY DESCRIPTION

An entire tract of land being all of Lots 1, 3 & 4, Parrish Creek Subdivision recorded December 29, 2017 in Book 6921, at Page 119 in the Office of the Davis County Recorder. Said Lots are located in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian. Being further described as follows:

Beginning at a point being the southeasterly corner of said Lot 3 also, being S. 89°58'05" W. 89.92 feet and N. 00°12'29" E. along the easterly line of said plat 434.92 feet from the calculated position (as shown on the said plat) of the Southeast corner of Section 1, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence following the exterior boundary lines of said Lots 1, 3 and 4 the following nineteen (20) courses: 1) S. 89°46'35" W. 313.87 feet to a point of non-tangency with a 1,939.70 feet radius curve to the left, concave West (Radius point bears S. 77°22'25" W.); 2) thence Northerly 36.93 feet along the arc of said curve, through a central angle of 01°05'27" (chord bears N. 13°10'18" W. 36.93 feet) to a point of reverse curvature to the right having a radius of 19.50 feet and a central angle of 39°12'01"; 3) Northerly along the arc, a distance of 13.34 feet to a point of reverse curvature to the left having a radius of 55.50 feet and a central angle of 268°30'15"; 4) thence Westerly along the arc, a distance of 260.09 feet to a point of reverse curvature to the right having a radius of 19.50 feet and a central angle of 49°35'48"; 5) thence Southeasterly along the arc, a distance of 16.88 feet to a point of compound curvature to the right having a radius of 1,871.70 feet and a central angle of 11°34'03"; 6) thence Southerly along the arc, a distance of 377.88 feet to a point of reverse curvature to the left having a radius of 1,005.00 feet and a central angle of 05°00'40"; 7) thence Southerly along the arc, a distance of 87.90 feet; thence S. 06°52'04" E. 6.68 feet; 8) thence N. 89°59'34" W. 11.06 feet; 9) thence S. 88°00'39" W. 66.60 feet; 10) thence N. 89°02'44" W. 165.05 feet; 11) thence N. 89°59'59" W. 235.43 feet; 12) thence N. 89°33'14" W. 48.92 feet; 13) thence N. 83°22'21" W. 11.16 feet; 14) thence N. 89°52'26" W. 87.97 feet; 15) thence N. 49°20'39" E. 103.00 feet to a point of tangency with a 485.56 feet radius to the left, concave Northwest; 16) thence Northeasterly 429.39 feet along the arc of said curve, through a central angle of 50°40'04" (Chord bears N. 24°00'37" E. 415.53 feet); 17) thence N. 39°25'03" E. 201.36 feet to a point of tangency with a 2,220.14 feet radius to the left, concave Northwest; 18) thence Northeasterly 819.58 feet along the arc of said curve, through a central angle of 21°09'04" (Chord bears N. 28°50'31" E. 814.93 feet); 19) thence N. 89°58'05" E. 189.43 feet; 20) thence S. 00°12'29" W. 859.67 feet to the **Point of Beginning**.

Rotate Clockwise 00°19'53" to NAD 83 North Zone Bearing.
The above-described entire tract contains 533,761 sq. ft., in area or 12.254 ac. more or less. 1 Lot

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

PARRISH CREEK CONDOMINIUM

And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

Rimini Properties, LLC, a Utah limited liability company

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Salt Lake)

On this _____ day of _____, in the year 20 _, before me, _____ a Notary Public, personally appeared _____ the _____ of Rimini Properties, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***PARRISH CREEK CONDOMINIUM*** and was signed by him/her on behalf of said Rimini Properties, LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

SHEET 1 / 5

Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Easement
- Road Monument Line
- Wetland Area
- Private Ownership
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- Street Monument
- UDOT Right-of-Way Monument
- Found Rebar and Cap

OWNER / DEVELOPER:
Rimini Properties, LLC, a Utah limited liability company
360 North 700 West, Suite J
North Salt Lake City, Utah 84054

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

PARRISH CREEK CONDOMINIUM
AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 1 & THE NE 1/4 OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

SOUTH DAVIS SEWER DISTRICT

Approved and accepted by South Davis Sewer District on this_____day of _____, AD 20___.

Approved:_____
Matthew Myers, General Manager

PLANNING COMMISSION

Recommended for approval this ___ day of _____ A.D. 20____by the Centerville City Planning Commission.

_____
Chairman, Planning Commission

CENTERVILLE CITY ENGINEER

Recommended for approval this ___ day of _____ A.D. 20___.

_____
City Engineer

CITY ATTORNEY

Recommended for approval as to this form this __ day of _____ _____ A.D. 20_____.

_____
City Attorney

CITY COUNCIL APPROVAL

Presented to the Centerville City Council this ____ day of _____ A.D. 20____, at which time this subdivision was approved and accepted.

_____ Attest: City Recorder
_____ Mayor

DAVIS COUNTY RECORDER

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

_____

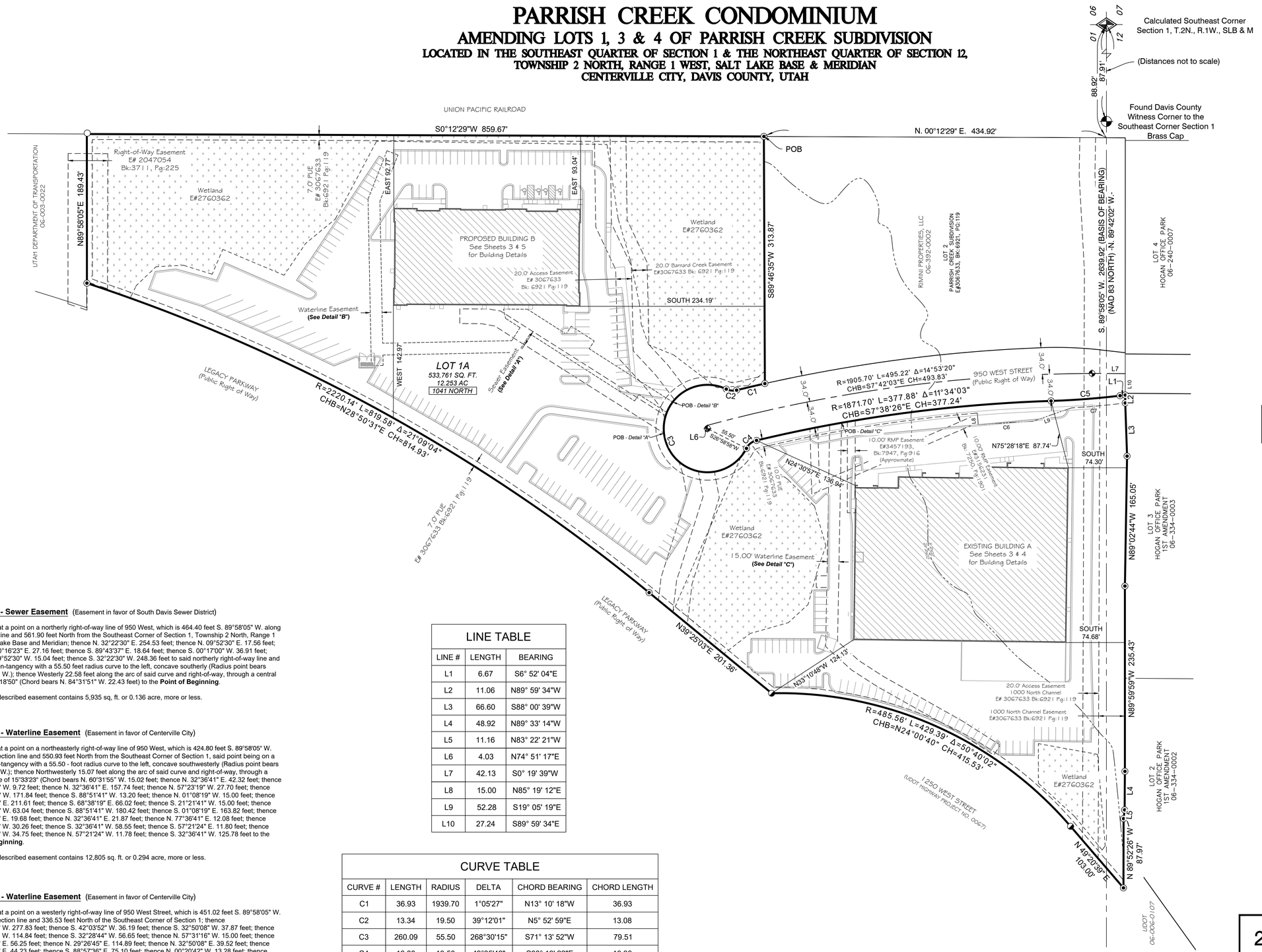
Date: _____ Time: _____ Book: _____ Page: _____

_____ Fee $
_____ Davis County Recorder

PARRISH CREEK CONDOMINIUM

AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION

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



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***Detail* "A" - Sewer Easement** (Easement in favor of South Davis Sewer District)

Beginning at a point on a northerly right-of-way line of 950 West, which is 464.40 feet S. 89°58'05" W. along the Section line and 561.90 feet North from the Southeast Corner of Section 1, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence N. 32°22'30" E. 254.53 feet; thence N. 09°52'30" E. 17.56 feet; thence N. 00°16'23" E. 27.16 feet; thence S. 89°43'37" E. 18.64 feet; thence S. 00°17'00" W. 36.91 feet; thence S. 09°52'30" W. 15.04 feet; thence S. 32°22'30" W. 248.36 feet to said northerly right-of-way line and a point of non-tangency with a 55.50 feet radius curve to the left, concave southerly (Radius point bears S. 17°07'34" W.); thence Westerly 22.58 feet along the arc of said curve and right-of-way, through a central angle of 23°18'50" (Chord bears N. 84°31'51" W. 22.43 feet) to the **Point of Beginning**.

The above-described easement contains 5,935 sq, ft. or 0.136 acre, more or less.

***Detail* "B" - Waterline Easement** (Easement in favor of Centerville City)

Beginning at a point on a northeasterly right-of-way line of 950 West, which is 424.80 feet S. 89°58'05" W. along the Section line and 550.93 feet North from the Southeast Corner of Section 1, said point being on a point of non-tangency with a 55.50 - foot radius curve to the left, concave southwesterly (Radius point bears S. 37°14'46" W.); thence Northwesterly 15.07 feet along the arc of said curve and right-of-way, through a central angle of 15°33'23" (Chord bears N. 60°31'55" W. 15.02 feet; thence N. 32°36'41" E. 42.32 feet; thence N. 57°23'19" W. 9.72 feet; thence N. 32°36'41" E. 157.74 feet; thence N. 57°23'19" W. 27.70 feet; thence N. 01°08'19" W. 171.84 feet; thence S. 88°51'41" W. 13.20 feet; thence N. 01°08'19" W. 15.00 feet; thence N. 88°51'41" E. 211.61 feet; thence S. 68°38'19" E. 66.02 feet; thence S. 21°21'41" W. 15.00 feet; thence N. 68°38'19" W. 63.04 feet; thence S. 88°51'41" W. 180.42 feet; thence S. 01°08'19" E. 163.82 feet; thence S. 57°23'19" E. 19.68 feet; thence N. 32°36'41" E. 21.87 feet; thence N. 77°36'41" E. 12.08 feet; thence S. 00°17'00" W. 30.26 feet; thence S. 32°36'41" W. 58.55 feet; thence S. 57°21'24" E. 11.80 feet; thence S. 32°38'36" W. 34.75 feet; thence N. 57°21'24" W. 11.78 feet; thence S. 32°36'41" W. 125.78 feet to the **Point of Beginning**.

The above-described easement contains 12,805 sq. ft. or 0.294 acre, more or less.

***Detail* "C" - Waterline Easement** (Easement in favor of Centerville City)

Beginning at a point on a westerly right-of-way line of 950 West Street, which is 451.02 feet S. 89°58'05" W. along the Section line and 336.53 feet North of the Southeast Corner of Section 1; thence N. 88°57'36" W. 277.83 feet; thence S. 42°03'52" W. 36.19 feet; thence S. 32°50'08" W. 37.87 feet; thence S. 29°26'45" W. 114.84 feet; thence S. 32°28'44" W. 56.65 feet; thence N. 57°31'16" W. 15.00 feet; thence N. 32°28'44" E. 56.25 feet; thence N. 29°26'45" E. 114.89 feet; thence N. 32°50'08" E. 39.52 feet; thence N. 42°03'52" E. 44.23 feet; thence S. 88°57'36" E. 75.10 feet; thence N. 00°20'42" W. 13.28 feet; thence N. 89°39'18" E. 15.00 feet; thence S. 00°20'42" E. 13.65 feet; thence S. 88°57'36" E. 191.55 feet to said westerly right-of-way line and a point of non-tangency with a 1871.70 - foot radius curve to the right, concave westerly (Radius point bears S. 79°28'55" W.); thence Southerly 15.30 feet along the arc of said curve and right-of-way, through a central angle of 00°28'06" (Chord bears S. 10°17'02" E. 15.30 feet) to the **Point of Beginning**.

The above-described easement contains 8,152 sq. ft. or 0.187 acre, more or less.

LINE TABLE

LINE #	LENGTH	BEARING
L1	6.67	S6° 52' 04"E
L2	11.06	N89° 59' 34"W
L3	66.60	S88° 00' 39"W
L4	48.92	N89° 33' 14"W
L5	11.16	N83° 22' 21"W
L6	4.03	N74° 51' 17"E
L7	42.13	S0° 19' 39"W
L8	15.00	N85° 19' 12"E
L9	52.28	S19° 05' 19"E
L10	27.24	S89° 59' 34"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	36.93	1939.70	1°05'27"	N13° 10' 18"W	36.93
C2	13.34	19.50	39°12'01"	N5° 52' 59"E	13.08
C3	260.09	55.50	268°30'15"	S71° 13' 52"W	79.51
C4	16.88	19.50	49°35'48"	S38° 13' 22"E	16.36
C5	87.90	1005.00	5°00'40"	S4° 21' 44"E	87.87
C6	69.27	1846.70	2°08'57"	N3° 40' 44"W	69.27
C7	68.42	1015.00	3°51'44"	N5° 14' 46"W	68.41

SHEET 2 / 5

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

PARRISH CREEK CONDOMINIUM
AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 1 & THE NE 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PARRISH CREEK CONDOMINIUM

AMENDING LOTS 1, 3 & 4 OF PARRISH CREEK SUBDIVISION

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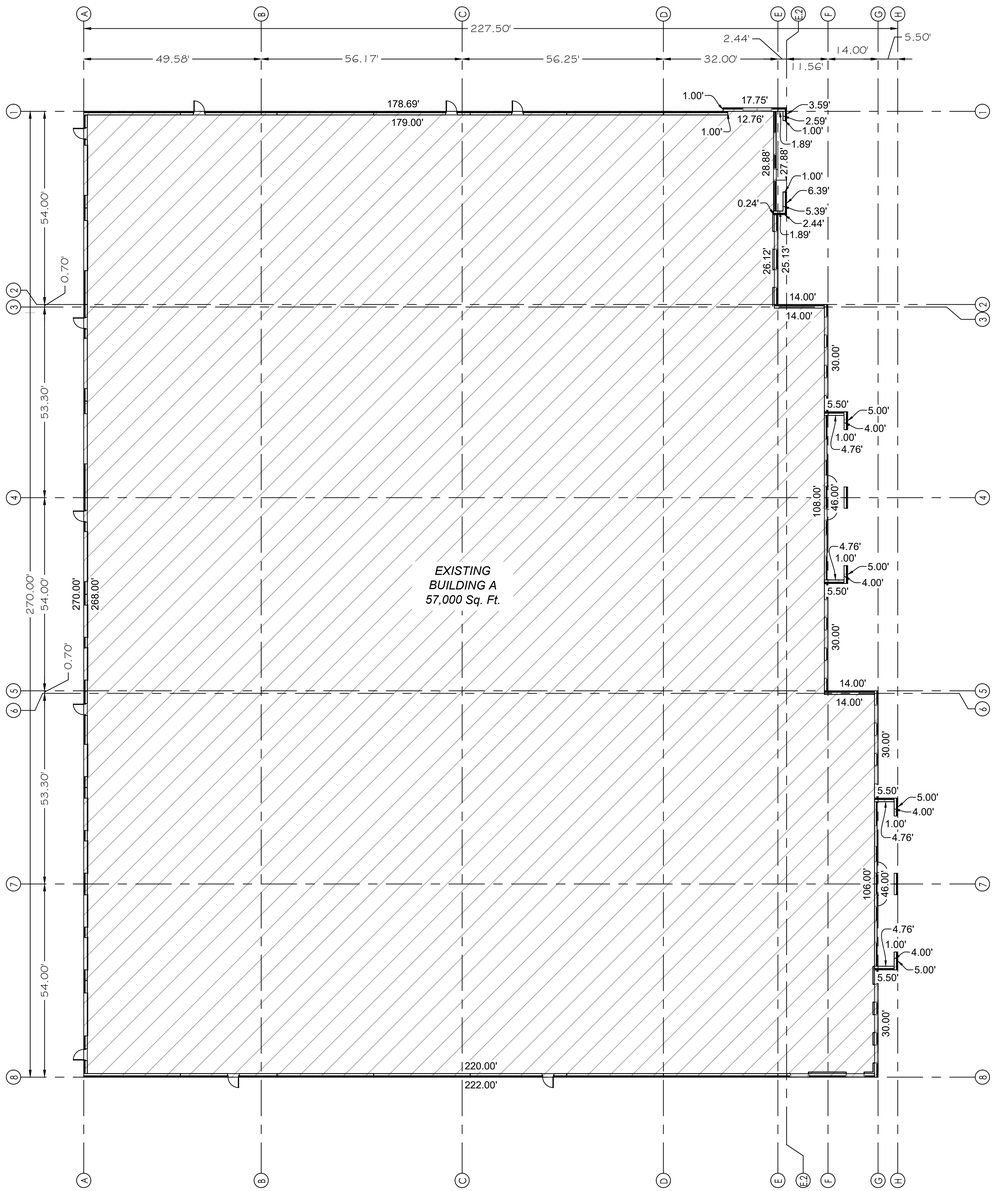
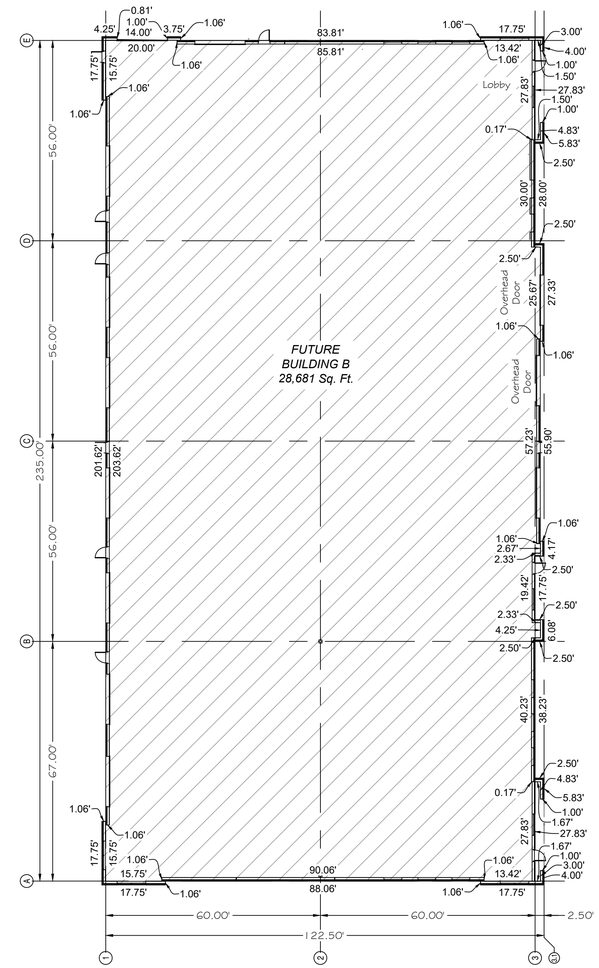
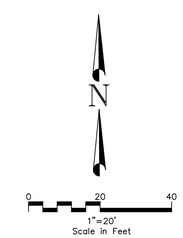


BUILDING A
FLOOR PLAN LEVEL 1



BUILDING B
FLOOR PLAN LEVEL 1



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SHEET 3 / 5

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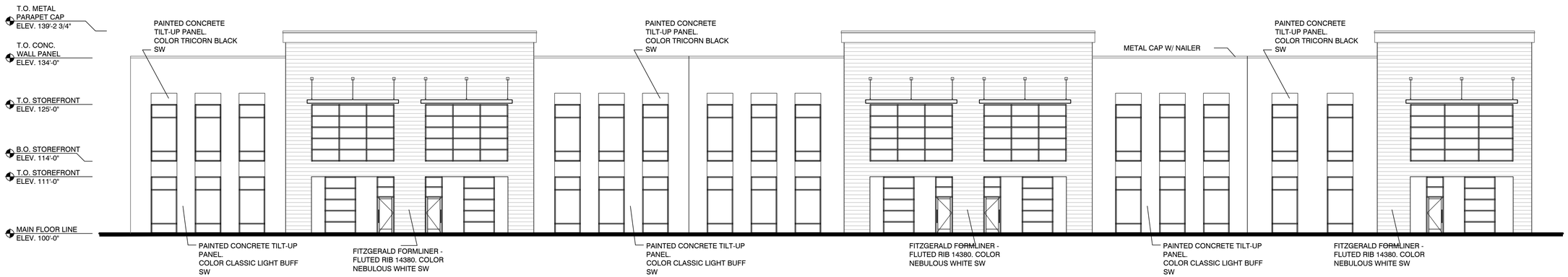
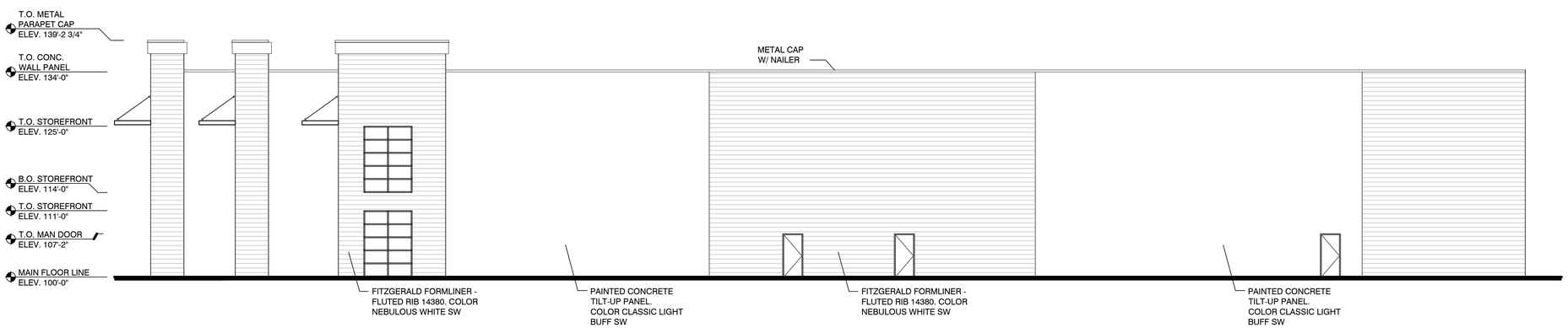
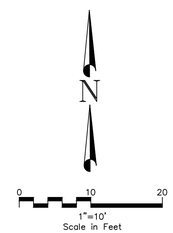


BUILDING A
FRONT ELEVATION



BUILDING A
SIDE ELEVATION



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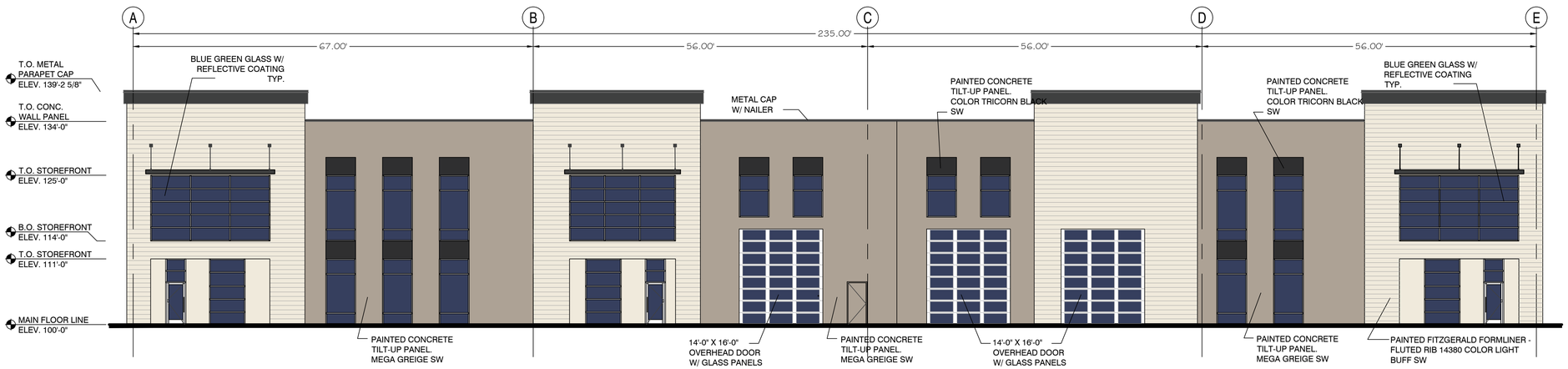
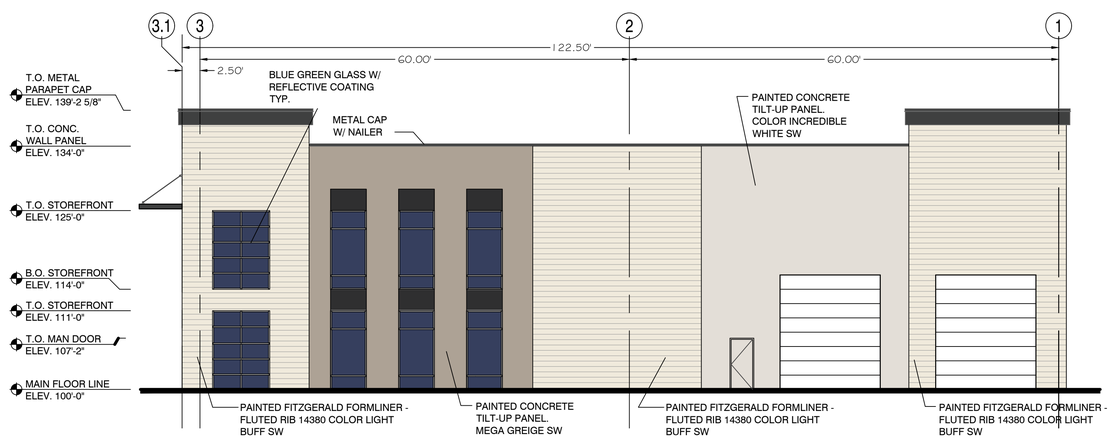
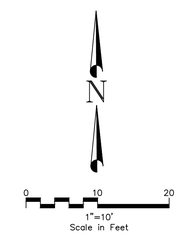


BUILDING B
FRONT ELEVATION



BUILDING B
SIDE ELEVATION



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PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 1.
Title: Community Development Director's Report
Initiated By:
Staff Representative:

SUBJECT:

Next Planning Commission Meeting - **September 27, 2023**
Tentative Items:

- *Planning Commission By-laws Review*
- *Questions & Answers for New Commissioners*

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

PLANNING COMMISSION

Staff Report

9/13/2023

Item No. 1.
Title: Minutes Review and Approval
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 8-23-23 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 23, 2023
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Mason Kjar
Matt Larsen, Vice Chair
Tyler Moss
LaRae Patterson

MEMBERS ABSENT
Shawn Hoth
Heidi Shegrud, Chair

STAFF PRESENT
Cory Snyder, Community Development Director
Whittney Black, Assistant Planner

VISITOR
Austin Sharp

LEGISLATIVE THOUGHT/PRAYER Vice Chair Larsen

PLEDGE OF ALLEGIANCE

PARKING MODIFICATION REQUEST – TOP GEAR MOTORS LLC, 1052 WEST 500 NORTH

At the July 12, 2023 Planning Commission meeting, Top Gear Motors LLC applied for a Conditional Use Permit. During that review, it was noted there was not enough parking at the proposed site to accommodate the proposed use and other existing uses (39 parking spaces needed, 37 parking spaces provided). Assistant Planner Whittney Black explained the applicant had now applied for a parking modification to address the parking issue.

Ms. Black said staff was of the opinion that because of the nature of the business and business operations of HVAC Outfitters, a shared parking agreement could solve the issue of two deficient spaces. She said the applicant had originally anticipated displaying 8-15 vehicles, but had revised the plan to 5-7 vehicles onsite at a time (6-7 vehicles could fit inside the shop depending on size and parking order). The owner and operator of HVAC Outfitters submitted a statement explaining his business typically only occupied 1-2 of the parking spaces, and Top Gear Motors would serve customers by appointment only, which would limit the number of customers present at one time.

Ms. Black noted that, although there would only be three users on the property at that time, the site had potential to serve up to five users, and further parking modifications may be necessary in the future. Staff suggested that at that point, the proposed modification should expire, and the parking spaces would be put back into the “bank” for the entire site. Parking spaces would be redistributed based on use, and if necessary a new parking modification would be required. The applicant commented that up to three vehicles could be displayed outside.

Commissioner Moss **moved** for the Planning Commission to approve the parking modification as follows, for the following reasons for action. Commissioner Patterson seconded the motion, which passed by unanimous vote (4-0).

1) The proposed parking modification is for the on-site parking located at 1052 W 500 N, parcel number 06-154-0203.
2) This parking modification permits the shared use of 2 of the 37 on-site parking spaces.
3) This parking modification is narrowly defined for and limited to the following uses:
   i. Construction Sales and Services
   ii. Wholesale and Warehousing
   iii. Vehicle Rental or Sale, Used, Limited
4) The uses sharing the parking lot shall not produce a substantial demand for parking at the same time.
5) Required parking spaces reserved for persons with disabilities shall not be reduced.
6) The parking lot shall be continuously available unless an alternative legal parking lot is provided.
7) All parking spaces shall be available without charge.
8) No future building additions, enlargements, or new buildings within whole or part of a shared use site arrangement, which requires additional on-site parking, shall be undertaken unless the original on-site required parking count is provided, or a new parking modification is approved by the City.
9) Any changes to the uses, as defined in this parking modification, or any proposed additional uses to the site shall NOT be undertaken, unless additional approvals are obtained from the City, including, if necessary, a new parking modification.
10) This parking modification shall become null and void if the conditions of this approval are found to be in violation or the approved uses are altered or abandoned in a manner that requires additional parking capacity, unless otherwise approved by the City.
11) The property owner shall sign an “affidavit of acknowledgement” to agree to the terms and conditions of this parking modification and intent to comply with the approval, which shall be returned to the Community Development Department.
12) This “parking modification” shall not become effective until the affidavit of acknowledgement is submitted, as per Condition 11.

Reasons for action:

a) The Planning Commission finds that according to CZC 12.52.110(a), Parking Modifications, the Planning Commission may modify the number of parking spaces required.
b) The Planning Commission finds that based on the information provided, the analysis from planning staff, and due to the nature of the current actual uses and the proposed vehicle sale or rental, used, limited use, the ordinance required calculations are unnecessary at this time.
c) Therefore, the Planning Commission finds that, with the conditions imposed, the parking modification will accommodate the current parking demand for the site.

CONDITIONAL USE PERMIT FOR VEHICLE RENTAL OR SALE, USED, LIMITED – TOP GEAR MOTORS LLC, 1052 WEST 500 NORTH SUITE 30

This item was tabled at the July 12, 2023 Planning Commission meeting. Ms. Black said the proposed number of vehicles to be displayed had been reduced to 5-7. With approval of the parking modification (previous agenda item), staff recommended approval of the Conditional Use Permit.

Commissioner Moss **moved** to approve the Conditional Use Permit for Top Gear Motors LLC located at 1052 W 500 N Suite 30, with the following conditions and for the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

Conditions:

1. This Conditional Use Permit shall apply to the user space located at 1052 W 500 N STE 30, or otherwise known as Top Gear Motors LLC.
2. This permit shall not be transferred to another similar user, unless approved by the City.
3. This Conditional Use Permit approval is for vehicle rental or sale, used, limited in the Industrial-High Zone.
4. All display vehicles shall be operable and in good condition, and the display vehicles shall be limited to no more than six (6) vehicles.
5. The display area shall NOT incumber the use of any required parking stalls and shall be located in an area that does NOT conflict with needed parking and vehicle circulation lanes.
6. All customers shall be served by appointment only.
7. The loading and unloading of vehicles for sale from a commercial transport truck is prohibited.
8. This Conditional Use Permit shall adhere to the conditions of the parking modification approved by the Planning Commission for the property located at 1052 W 500 N, parcel number 06-154-0203, on August 23, 2023.
9. If the use does not adhere to the parameters of this conditional use permit or creates additional impacts beyond the approved conditions addressed by the CUP, the permit shall be amended and if not mitigated may be revoked per CZC 12.62.060.

Reasons for action:

a. A complete application for a conditional use permit has been submitted per CZC 12.21.100(d)(1).
b. The application meets the required established evidence for an approval of a conditional use permit under CZC 12.21.100(e)(3).
c. With the approved parking modification, the request for a conditional use permit meets the factors to be reviewed and considered for an approval under CZC 12.21.100(e)(5) (A-J).
d. The proposed use, vehicle rental or sale, used, limited is a conditional use in the Industrial-High Zone under CZC 12.36.040.
e. Therefore, the Planning Commission finds that with the implementation of the conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on September 13, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the August 9, 2023 Planning Commission Meeting were reviewed. The Planning Commission approved the minutes by unanimous vote (4-0).

ADJOURNMENT

At 7:15 p.m., Vice Chair Larsen **moved** to adjourn the meeting. Commissioner Patterson seconded the motion, which passed by unanimous vote (4-0).

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Jennifer Robison, City Recorder Date Approved