



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON DECEMBER 11, 2024 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. Final Site Plan - Oakridge Water Tank - 1470 Oakridge Drive - Public Facilities Development - Centerville City Public Works - Administrative Decision
The applicant, City of Centerville, is seeking approval of a Final Site Plan for the property located at 1470 North Oakridge Drive, known as parcel 02-007-0003.
2. Public Hearing - Zoning Map Amendment - Garlock Property - 535 South 400 West - Agricultural-Low (A-L) to Residential-Low (R-L) - Betty Jo Garlock - Legislative Decision
The applicant, Betty Jo Garlock, is requesting a zone map amendment associated with the subject property.
3. Consideration of the 2025 Annual Planning Commission Meeting Schedule
4. Presentation of New Centerville City Branding
Bryce King will present the new Centerville City branding package to the Planning Commission.
5. Planning Commission Holiday Business

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

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 Consideration - November 13, 2024
Planning Commission meeting minutes review and approval consideration of November 13, 2024 Planning Commission Minutes

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
12/11/2024

Item No. 1.

Title: Final Site Plan - Oakridge Water Tank - 1470 Oakridge Drive - Public Facilities Development - Centerville City Public Works - Administrative Decision

Initiated By: Mike Carlson, Public Works Director, Kevin Campbell, City Engineer

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, City of Centerville, is seeking approval of a Final Site Plan for the property located at 1470 North Oakridge Drive, known as parcel 02-007-0003.

RECOMMENDATION:

Consider approval of Final Site Plan Request

BACKGROUND:

The applicant, City of Centerville, is seeking approval of a Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel number 02-007-0003. This is an existing Public Facilities High (PF-H) zoning district located on the hillside within the Hillside Overlay Zone. The city is proposing to establish a water storage tank and an electrical building for the water tank. The conceptual site plan was approved on November 13, 2024. The plan has not undergone any alterations from the conceptual site plan. Solidifying the final site plan for the project, this application will have no considerable alterations made.

ATTACHMENTS:

1. 12-11-2024 PC Staff Report - Oakridge Tank Final Site Plan, Centerville City Applicant, 1470 N Oakridge Drive
2. 11-25-24 Oakridge Tank- Final Site Plan Compliance
3. 10-02-24 - Oakridge Water Tank City App
4. 08-08-24 - City Oakridge Tank Site - Full Legal Description
5. Exhibit A 20 Foot Perpetual Easement for Centerville City
6. Exhibit B Easment
7. Exhibit C_Valve Building_Arch Elevations_10-15-24_Rev1
8. Exhibit D 1_Landscaping_Erosion Control Exhibit_10-15-24
9. Exhibit D 2 Landscaping Plant List - Cottonwood Canyons Foundation
10. Exhibit E Rocky Mountain Power - Will Serve - Centerville City Water Tank
11. Exhibit F Water Will Serve Letter Centerville
12. Exhibit H Table Of Use
13. 08-08-24 -Centerville City Oakridge Drive Tank - Bid Plan Set_ STAMPED

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

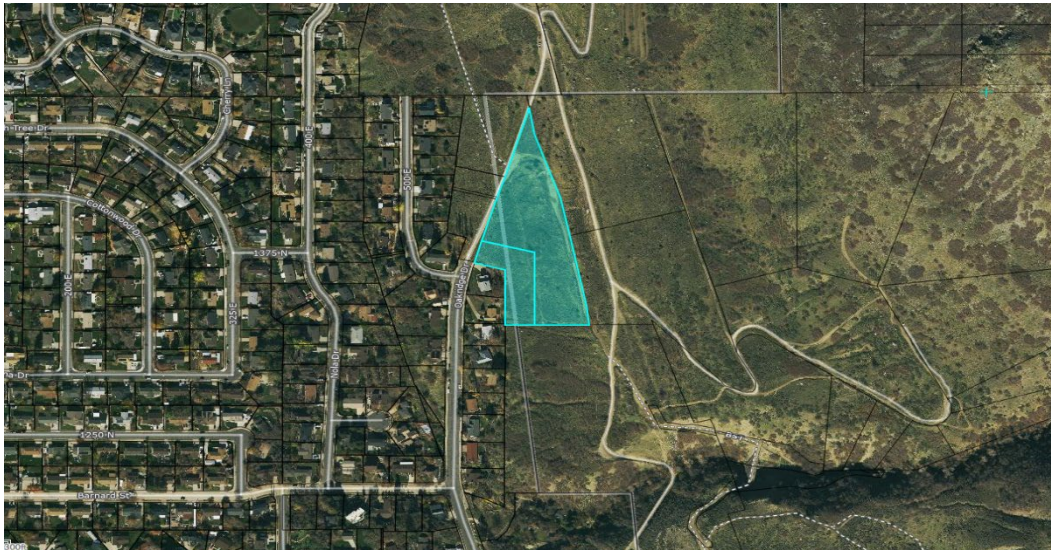
STAFF REPORT
AGENDA: ITEM 1

OAKRIDGE DRIVE WATER TANK

PROPERTY OWNER:	CITY OF CENTERVILLE
APPLICANT:	Public Works Department 250 NORTH MAIN Centerville UT 84014 Mike.carlson@centervilleutah.gov
PROPERTY LOCATION:	Approximately 1470 N. Oakridge Drive Centerville UT 84014
PARCEL NUMBER:	02-007-0003
PARCEL SIZE:	3.29
ZONING DISTRICT:	PUBLIC FACILITIES- HIGH (PF-H)
APPLICATION:	Final site plan
RECOMMENDATIONS:	Consider Approval of Final Site Plan Request

BACKGROUND

The applicant, City of Centerville, is seeking approval of a Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel number 02-007-0003. This is an existing Public Facilities High (PF-H) zoning district located on the hillside within the Hillside Overlay Zone. The city is proposing to establish a water storage tank and an electrical building for the water tank. The conceptual site plan was approved on November 13, 2024. The plan has not undergone any alterations from the conceptual site plan. Solidifying the final site plan for the project, this application will have no considerable alterations made.



A public hearing was advertised and held for the conceptual site plan in accordance with State and City Code requirements. No public hearing is required for the final site plan process.

CODE REQUIREMENTS REVIEW & ANALYSIS

1. Is the proposed amendment consistent with the goals, objectives, and policies of the General Plan?

Although the General Plan does not specifically call for expanding water resources, Section 12-510 of the Foothills Management Plan (Exhibit G) emphasizes the foothills' critical role as a transition zone between developed land and the mountainous natural environment. This interface area requires careful management of key elements, including fuel control, access, water supply, and other factors to establish protection against or mitigate risks from potential wildland fires. A water tank in this location would align with the goals of the Foothills Management Plan by strengthening fire mitigation efforts and enhancing safety in this vulnerable interface area.

Policy 4: Establish proper mitigation standards for the wildland- urban wildland- urban interface zone.

Establishing a city-owned structure on this property would create a reliable buffer between residential homes and the adjacent wildlands, offering greater predictability and safety than potential residential development. With input from multiple city departments, this location has been selected as the most suitable for the project, considering both land conservation and functional space utilization within city limits. Mitigation measures have been thoughtfully integrated into the project design to respect the natural landscape, ensuring a balanced approach that aligns with the City's priorities for sustainable land use and community safety.

Directive C: Establish adequate fire suppression systems to protect life and property within the Foothills. Such systems include, but are not limited to, access roads, water and fire hydrant supply, building sprinkling systems, and developing fire suppression staging areas.

The location will enable South Davis Metro Fire to access the water tank readily for response to residential, wildland, and agricultural fires, enhancing fire safety for the surrounding community. In addition, the project includes a new street built to EMS standards, with sufficient width and turnaround capability to ensure timely emergency response. The presence of this water tank will be a vital asset for emergency services, contributing to overall public safety and supporting the area's resilience against fire-related hazards.

Policy 5: Establish Specific Land Management Prescriptions Ranging from Acceptable to Undesirable to Describe Future Land Use Expectations Within the Foothills.

This proposed project, developed in collaboration with South Davis Metro Fire, Cottonwood Canyon Foundation, and Davis County, integrates extensive impact mitigation strategies for the area, supporting a balanced approach to development. Staff finds that this project aligns with the Centerville General Plan directives, fulfilling community priorities for responsible land management and ensuring compatibility with established safety and environmental protection standards.

2. Is the proposed project harmonious with the overall character of existing development in the vicinity of the subject property?

Yes. The subject property is surrounded by mostly single-family homes and rural county land. The proposed project would not change the low-density character of the area. Even though the property is zoned as Public Facilities High, the plan matches the standards, and applicability of Public Facilities Low Per CZC 12.33.

3. What is the extent to which the proposed site plan may adversely affect the adjacent property?

Minimal, to none at all. Staff believe the proposed project would have minimal adverse effects, if any, on adjacent properties. In fact, the Cottonwood Canyon Foundations will be doing landscaping and upkeep to the property, positively impacting the curb appeal. The surrounding properties are in the residential low, agriculture low, and undeveloped county property. The placement of the water tank was chosen for its foreseen minimal impact to the community and proper landscaping practices have been put into place as to offset any unusual scenes, such as a small building in a residential area.

4. What is the adequacy of facilities and services intended to serve the subject property?

All utility providers have verified that they can serve this property. New infrastructure such as a new road will be built to allow the city to use this without disturbing the soil and causing erosion every time a car drives in the area.

Based on this information Staff believes that the proposed project is consistent with the goals and objectives of the General Plan. The site plan request complies with all City standards and zoning codes.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the final site plan request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 - APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, based on the following findings:

- 1. The Final Site Plan meets the goals and objectives of the General Plan.*
- 2. The Final Site Plan meets the use, standards, and applicability in the CZC 12.33 Public Facility Zones and CZC 12.21.110(d)*
- 3. Therefore, the Planning Commission hereby grants approval of the Final Site Plan request as submitted."*

#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION

“I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, with the language amendment to the request (as provided by the Planning Commission) as follows, based on the following findings: _____”

#3 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, until such a time as _____.”

#4 – DENY

“I hereby make a motion for the Planning Commission to DENY the Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, based on the following findings: _____”

(findings discussed and agreed upon by the Planning Commission)

CENTERVILLE CITY FINAL SITE PLAN COMPLIANCE CHECKLIST

Project Name: Oakridge Drive Tank

Date: 11/25/24

TRACKING HISTORY:

- Application Submitted: November 15, 2024
- DRC Completeness review: November 18, 2024
- DRC Compliance review: November 25, 2024

<u>Item</u>	<u>Status</u>	<u>Comments</u>
Site Plan showing the following:		
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Sheet 1
The uses for which site plan approval is requested;	✓	Permitted
All infrastructure and development facilities related to the project located within 250 feet of the site boundary;	✓	Sheet 4, Sheet 5
Layout, dimensions, and names of existing and future road right-of-way;	✓	Sheet 4
Project name, North arrow, and tie to a section monument;	✓	Sheet 4
The boundary lines of the project site with bearings and distances;	✓	Sheet 4
Layout and dimensions and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;	✓	Chain-link Fence; Sheet 20
Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings; and	✓	Sheet 4, Sheet 5
A tabulation table, showing total gross acreage, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.	✓	Sheet 4, Sheet 5,
Identification of property, if any, not proposed for development.	-	N/A
Grading and drainage plan showing the following:		
North arrow, scale, and site plan underlay;	✓	Sheet 5, Sheet 9
Topography contours at two-foot intervals;	✓	Sheet 5, Sheet 9
Areas of substantial earth moving with an erosion control plan;	✓	Sheet 9
Location of existing water course, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater;	✓	Sheet 9
Location of any designated floodplain and/or wetland boundaries; and	✓	Sheet 9

Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities, when necessary, based on adopted City requirements.	✓	Sheet 9
Utility Plan showing the following:		
North arrow, scale, and site plan underlay;	✓	Sheet 12
All existing and proposed utilities including, but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;	✓	Sheet 12 no additional street lights will be installed, no irrigation will be installed
Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations;	✓	A fire hydrant is est. 700 ft from the accessory structure. Approved Per Fire Marshal on 10/07/2024
Location and dimensions of all utility easements; and	✓	Exhibit A and B
A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project.	✓	Exhibit E and F
Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening)	✓	Exhibit E and F
Building elevations for all buildings showing the following:		
Accurate front, rear, and side elevations drawn to scale;	✓	Sheet 28, sheet 31
Exterior surfacing materials and colors, including roofing material and color;	✓	Exhibit C
Outdoor lighting, furnishings, and architectural accents; and	✓	Exhibit C
Location and dimensions of signs proposed to be attached to the buildings or structure.	✓	CED will submit a sign permit.
Contour and drainage plans, cut and fill specifications, and soil and geologic reports	✓	Sheet 5- 13
Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.	✓	Exhibits A and B
Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator.	-	N/A

A traffic impact analysis, if requested by the City Engineer or the Planning Commission.	-	N/A
Warranty deed and preliminary title report or other document showing the application has control of the property.	✓	City Owned
Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property within 400 feet thereof.	✓	This information is accessible through the Davis County Assessor Office website.
Payment of fees:	✓	Waived, City Project

FINAL PROJECT COMMENTS & SUMMARY

City staff will present to the Planning Commission on December 11th.

Centerville City, UT - Community
Development
Oakridge Drive Tank
10/02/2024 - 10/01/2025
Site Plan, Conceptual
General

Printed: 10/04/2024

Permit/License #
8486815

Reference Number
871d62f0-810e-11ef-9452-215532b00bcd

Status
Active

Application Status
New

Application Review Status

Pre-Review	Reviewing	Date Submitted
Final-Review	Not Reviewed	10/02/2024

Fees

Conceptual Site Plan Fee	\$0.00
Professional Services Deposit	\$0.00
Subtotal	\$0.00
Amount Paid	\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Mike

Applicant Last Name
Carlson

Contact Email
mike.carlson@centervilleutah.gov

Phone
(801) 292-8232

Company Name
Centerville City Public Works

Mailing Address (Street)
655 N 1250 W

City**Centerville**

State

UT

Zip

84014

Property Owner Name

Centerville City

Mailing Address

250 N Main St, Centerville, Utah 84014

Email

brant.hanson@centervilleutah.gov

Phone Number

(801) 295-3477

Company Name

Centerville City

Does this property have additional owners?

No

Project Name

Oakridge Drive Tank

Parcel #(s)

02-007-0003

Acreage

3.29

Select your zone below

Public Facility-High

Proposed use of property

Newly developed City Water Tank to increase water supply

Project Address (Street)

Approximately 1470 N. Oakridge Drive

City

Centerville

State

UT

Zip

84014

Please upload Site Plan

 Centerville City Oakridge Drive Tank - Bid Plan Set_08-08-24 STAMPED.pdf

I have shown the location, height and setbacks of all proposed and existing buildings and structures on the subject property and on immediately adjoining properties.



I have indicated the total square footage of the proposed building by floor if more than one floor is proposed.



I have shown the location and height of existing walls and fences on the site, including designation of the type of material.



I have provided a statement of the proposed use of the site and buildings shown.



I have shown the general design of ingress and egress of vehicular and pedestrian traffic that provides a functional on-site traffic flow.



I have included the dimensions, total square footage and orientation of the lot and/or site proposed for development, landscaping location, parking lot location and other general site improvements and proposals.



I have shown the location, name and width of existing and proposed streets and sidewalks.



I have provided general information regarding availability and location of existing and proposed utilities.



I have included a "north arrow" and drawing scale.



I have provided a list of the current owners of property adjacent to the site, as indicated by the Davis County Recorder's Office and a vicinity map showing the site location in relation to the surrounding area.



Provide a development schedule indicating the approximate date when construction of the development or its stages can be expected to begin and be completed.

Construction anticipated to start in the Spring of 2025 and going through year

Provide a full legal description with a copy of the Warranty Deed or the Deed of Trust.

 City Oakridge Tank Site - Full Legal Description.docx

Please upload building elevations and checklist item

 Centerville City Oakridge Drive Tank - Bid Plan Set_08-08-24 STAMPED.pdf

I have included sketches of the proposed building, with height material and other building detail.



I have provided Utility Provider Review Sheets

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Mike Eggett on behalf of Centerville City & Public Works Department - Invalid date

City Oakridge Tank Site - Full Legal Description **(Parcel 02-007-0003)**

BEG AT A PT WH IS S 88°44'34" W 1599.08 FT & N 1614.71 FT FR S 1/4 COR OF SEC 5-T2N-R1E, SLM; RUN TH W 189.91 FT; TH N 0°19' E 318.57 FT; TH N 74° W 187.40 FT; TH N 15°14'30" E 615.11 FT TO W LINE OF WEBER BASIN WATER EASEMENT; TH ALG SD EASEMENT S 7°59' E 128.67 FT; TH S 14°53' E 290.50 FT; TH S 10°38' E 480.60 FT; TH S 16°59' E 86.96 FT TO POB. CONT. 3.27 ACRES. TOGETHER WITH & SUBJECT TO A R/W

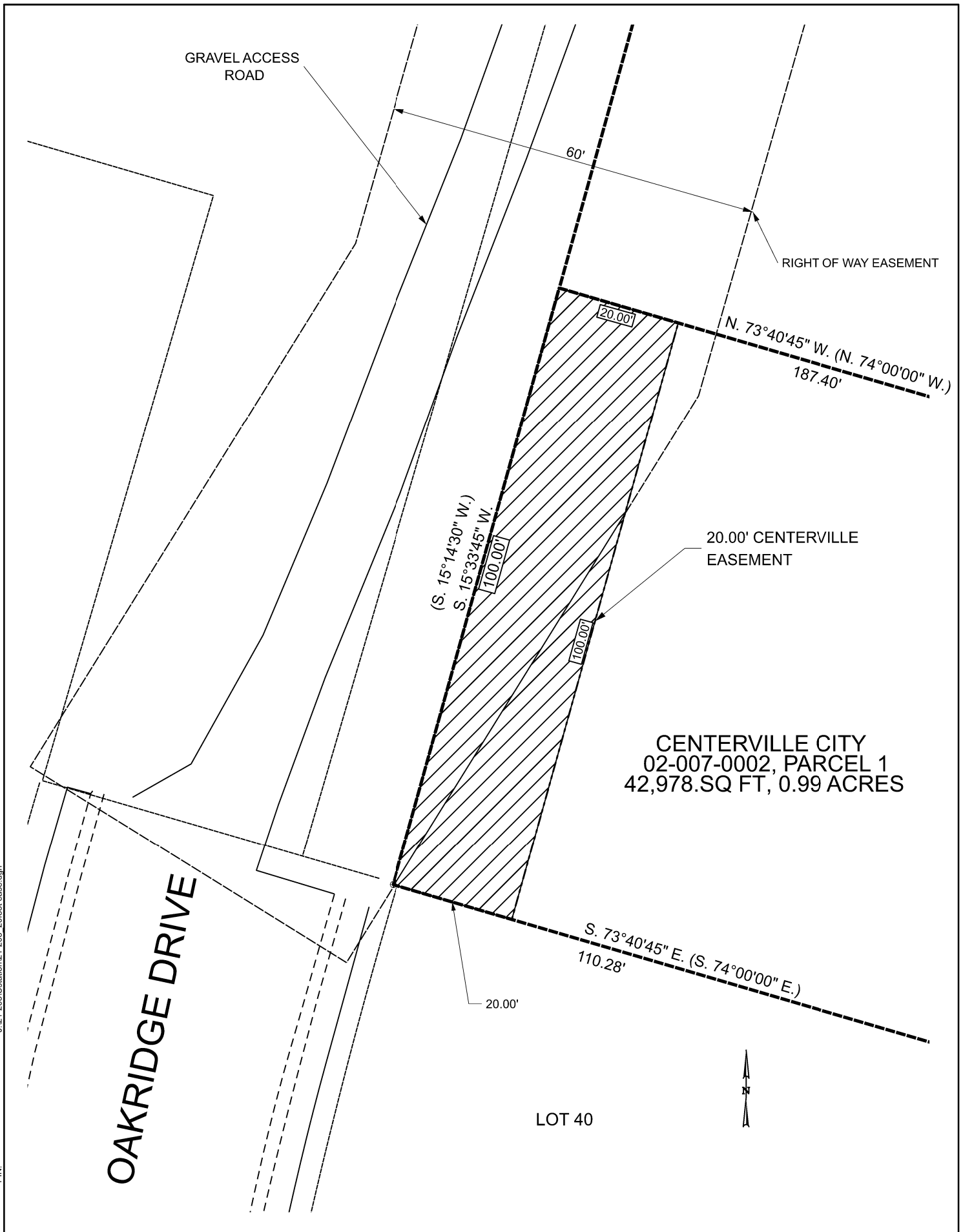
20 Foot Perpetual Easement for Centerville City

Affecting Parcel 02-007-0002

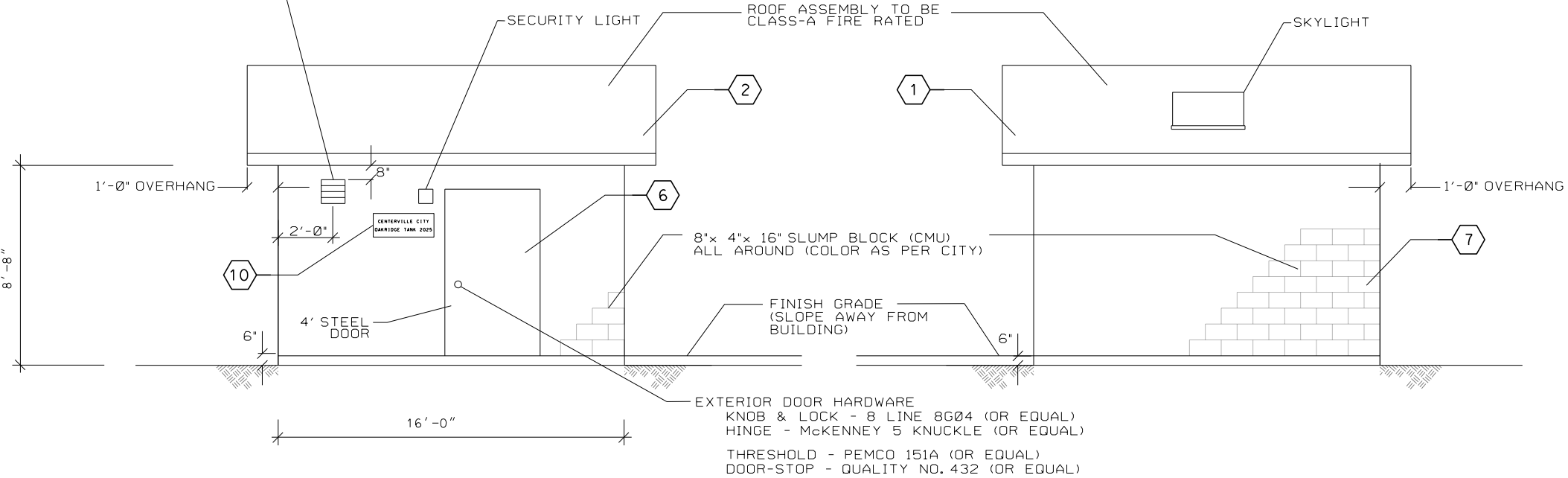
A perpetual easement, being 20 feet in width, upon part of an entire tract of land being situate in the NW1/4 SW1/4 of Section 5, T.2 N., R.1 E., S.L.B.& M., in Davis County, Utah, in the interest of Centerville City for the purpose of installing and maintaining city utilities and appurtenant parts thereof. The boundaries of said part of an entire tract are described as follows:

Beginning at a southwest corner of said entire tract, said corner also being the northwest corner of Lot 40 of the Panorama Subdivision No. 2 as recorded in the Davis County Recorder's Office, said corner being 1993.76 feet S.89°03'52"W. (Record = S.88°44'34"W.) and 1897.07 feet N.00°19'16"E. (Record = North) from the South Quarter Corner of Section 5, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence N.15°33'45"E. (Record = N.15°14'30"E.) 100.00 feet to the northwest corner of said entire tract; thence S.73°40'45"E. (Record = S.74°00'00"W.) 20.00 feet coincident with the northerly boundary line of said entire tract; thence S.15°33'45"W. (Record = S.15°14'30"W.) 100.00 feet to the northerly line of said Lot 40; thence N.73°40'45"W. (Record = N.74°00'00"W.) 20.00 feet coincident with said northerly lot line to the point of beginning. The above described part of an entire tract contains 2,000 sq. ft. or 0.046 acre more or less.

J:\21-203\Ustation\21-203_20foot easse.dgn
PIN:
10/14/2024



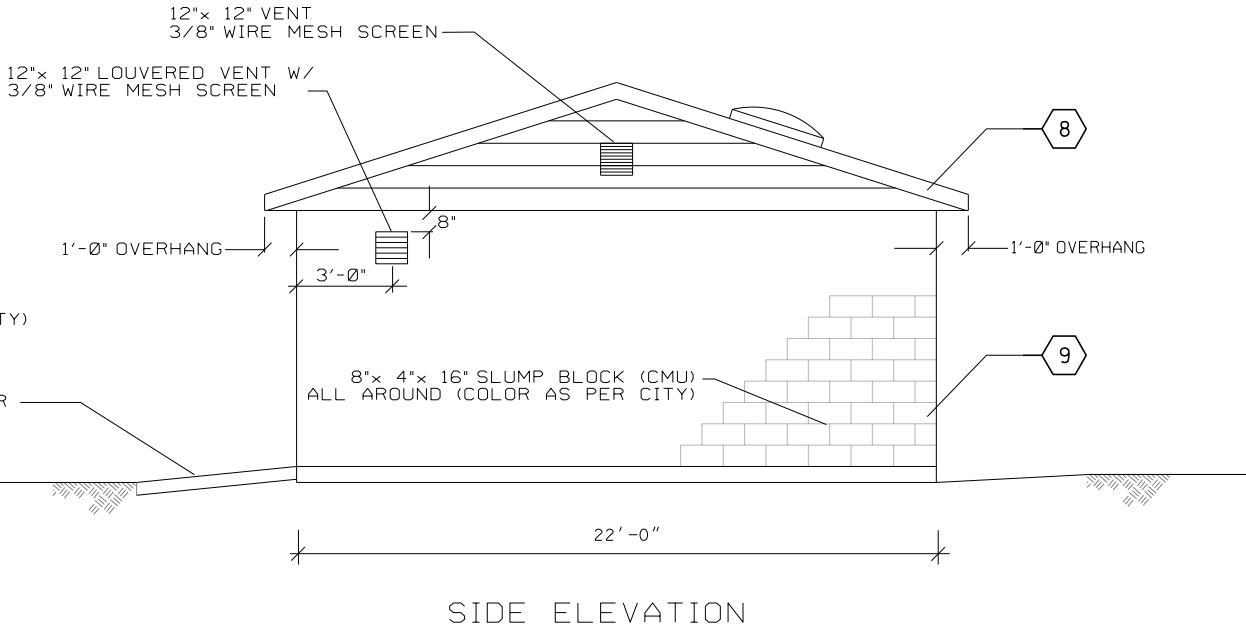
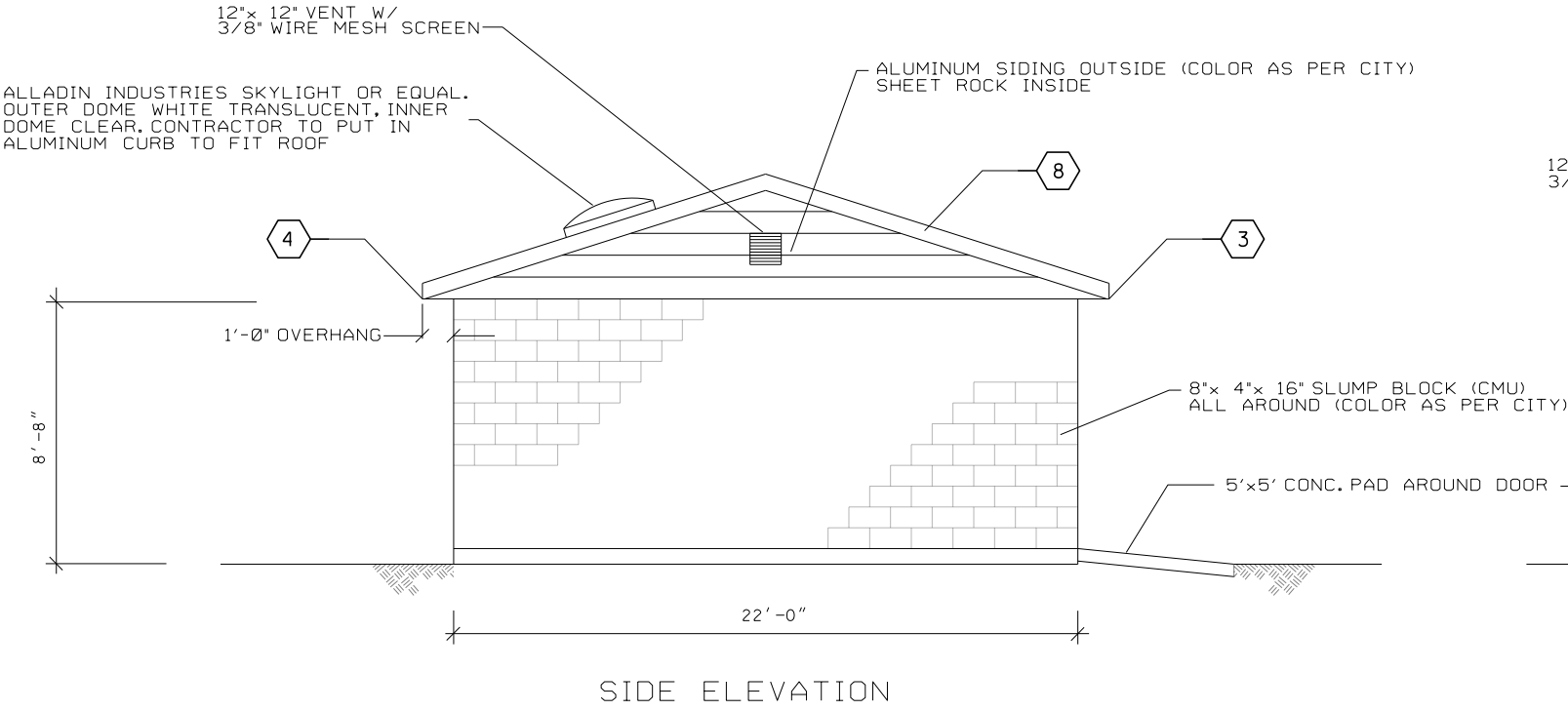
COOK 12SP15D FAN (OR EQUAL)
WITH MOTER OPERATED LOUVER &
F.S.C.1006 CFM WITH 1/10" SP,
1050 RPM



NOTES

1. INSTALL NEW WOOD ROOF JOISTS PER MANUFACTURER'S SPECS. SEE NOTES FOR DESIGN LOADS.
2. INSTALL NEW ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES COORDINATE COLOR WITH CITY.
3. INSTALL CONTINUOUS FULL HEIGHT 1X RIM BOARD, ALUMINIUM SOFFIT AND DRIP EDGE SADDLE TAN COLOR AS PER CITY. MBCI 26 Gg R PANEL PAINTED AND GALVANIZED.
4. INSTALL NEW ALUMINUM RAIN GUTTER AND DOWN SPOUT ON LOW EDGE OF ROOF.
5. INSTALL R-30 BAT INSULATION WITH VAPOR BARRIER AND 3/8" #1 PLYWOOD ON BOTTOM SIDE OF JOISTS.
6. INSTALL NEW 4' X 6'-8" SOLID EXTERIOR METAL DOOR AND HARDWARE. MATCH COLOR TO ROOF AND SOFFIT. TYP.
7. CMU WALLS. SEE STRUCTURAL PLANS FOR DETAILS, BLOCK SIZE, AND REBAR.
8. ROOF ASSEMBLY TO BE CLASS-A FIRE RATED.
9. SEALANT TO BE APPLIED TO CMU BLOCK WALLS.
10. INSTALL NEW SIGN: "CENTERVILLE CITY OAKRIDGE TANK 2025" SIGN TO BE PROVIDED BY THE CITY.

- 1) THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ASSUMED EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF EXISTING CONDITIONS OR DIMENSIONS DIFFER FROM THOSE SHOWN IN THE PLANS AND DETAILS
- 3) THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SUPPORTS AND SHORING. ALL ELEMENTS OF THE BUILDING UNDER CONSTRUCTION SHALL HAVE TEMPORARY SHORING DURING CONSTRUCTION. THE BUILDING SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS ARE INSTALLED.



REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				DRAWN KTK
				CHECKED KLC
				DATE 10/2024

VALVE BUILDING
ELEVATIONS AND NOTES

CENTERVILLE CITY PUBLIC WORKS
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY, UTAH 84120
TEL: (801) 263-1752

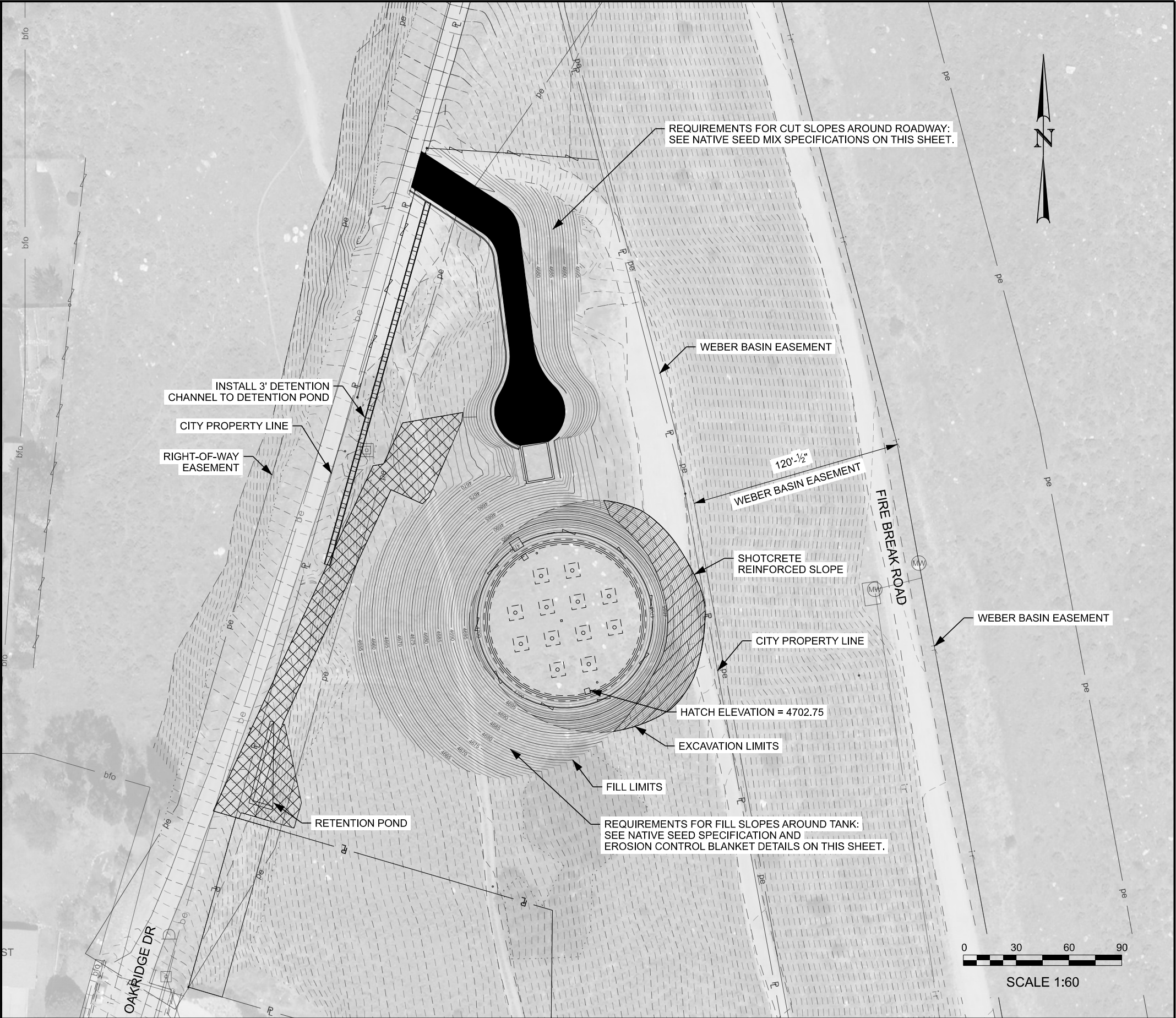
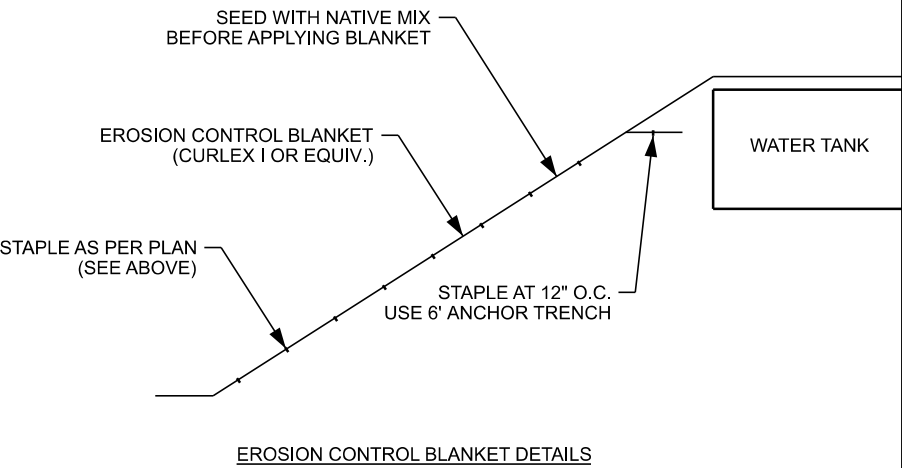
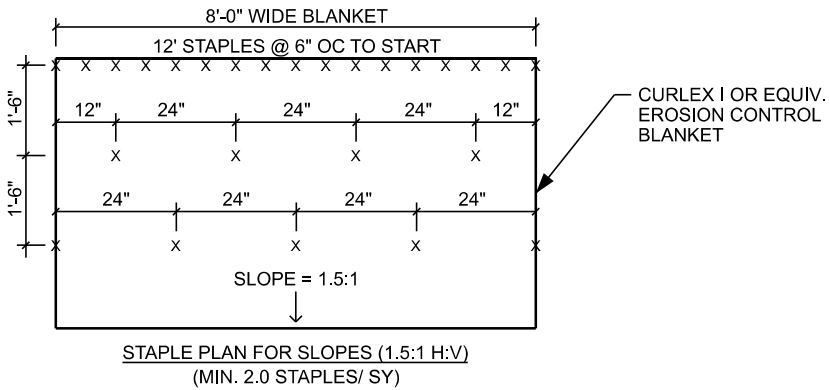
SHEET ARCH-01
OF 1
PROJECT NO.
21-203

NATIVE SEED MIX SPECIFICATION

1. SLENDER WHETGRASS (AGROPYRON TRACHYCAULUM)	18.75%
2. WESTERN WHEATGRASS (AGROPYRON SMITH II)	18.75%
3. SHEEP FESCUE (FESTUCA OVINA)	5.00%
4. SANDBERG BLUEGRASS (POA SANDBERG II)	3.75%
5. THICKSPIKE WHEATGRASS (AGROPYRON DASYSTACHYUM)	18.75%
6. CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	10.00%
7. BLANKET FLOWER (GAILLARDIA ARISTATA)	15.00%
8. BLUE FLAX (LINUM LEWIS II)	10.00%

EROSION CONTROL BLANKET STAPLE PLAN FOR SLOPES

1. USE 6" SIDE SEAM OVERLAP.
2. USE 8" STAPLE LENGTH.
3. USE GALVANIZED STAPLES
4. FINISH GRADE. FERTILIZE & SEED BEFORE APPLYING BLANKETS.
5. LOCATE BEGINNING OF ROLLS USING STARTER SHEET.
6. INSTALL BLANKET IN VERTICAL DIRECTION FROM TOP TO BOTTOM OF SLOPE.
7. MINIMUM 2.0 STAPLES PER SQUARE YARD.
8. SEE EROSION CONTROL BLANKET DETAILS BELOW.



EXHIBIT

LANDSCAPING AND
EROSION CONTROL PLAN

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	1
SHEET TYP.	LAND-01
PROJ. NO.	21-203

Fw: New Reservoir Landscape

From Mike Carlson <mike.carlson@centervilleutah.gov>

Date Fri 10/11/2024 9:14 PM

To Sydney DeWees <sydney.dewees@centervilleutah.gov>; Michael Eggett <michael.eggett@centervilleutah.gov>

Cc Dave Walker <dave.walker@centervilleutah.gov>; Steven Hunt <steven.hunt@centervilleutah.gov>

FYI

Michael Carlson

Centerville City – Public Works Director

801-677-6093

mike.carlson@centervilleutah.gov



From: Joanna Wheelton <jwheelton@cottonwoodcanyons.org>

Sent: Friday, October 11, 2024 6:37 PM

To: Mike Carlson <mike.carlson@centervilleutah.gov>

Cc: kevin.campbell <kevin.campbell@esieng.com>

Subject: Re: New Reservoir Landscape

Hi Mike and Kevin:

Thank you for the email. I will try to provide some clarification in this email, and can meet with you before your October 23 meeting, if that would be of assistance. I have time available on Oct 14, 15, 21, and 22, if that helps.

Soil stabilization/erosion control blanketing and seed. You mentioned at the meeting we had that the contractor would be responsible for this. CCF doesn't have the capacity or resources to assist with this part of the process. The seed mix listed in the plans you provided does provide excellent erosion control. Please have the contractor use that seed mix (or we can consult on a different mix through our vendor, Granite Seed).

Invasive Species Mitigation: CCF can organize weed removal after the disturbance (as I mentioned, we did remove some invasive species from the site this year). Invasive species seed removal has to be done when the plants have seeds (usually between May and October). There will not be much growth in the year of construction, but significant weed growth in years two and three. Some invasive species can be controlled by pulling (or removing seeds), such as Dyer's woad and invasive thistle. Some species, such as cheatgrass (*Bromus tectorum*) and medusahead (*Taeniatherum caput-medusae*), are not effectively managed by pulling (very labor intensive). CCF can coordinate seed removal and weed

mitigation (on a voluntary basis) according to the following schedule. Please note that the area will not be free of weeds, but we will work to mitigate the most noxious weeds in the most effective way:

June 2025, and August 2025

June 2026, and August 2026

June 2027, and August 2027

Native Plants: CCF can provide native plants through our vendor, Dryland Horticulture. A budget of \$4,000 would purchase 1,333 plants. The plants are 1- 3 inch seedlings with a 5 inch plug root. They are hand-planted using a compaction bar. At this elevation and aspect, they need to be watered in the first year, or they will not survive. CCF can provide water (using a backpack sprayer) weekly. This will most likely be accomplished by me. It is difficult to determine where the plants would be planted until we see the completed project. Plants can be planted at a distance of 2 feet, meaning the plants would cover roughly 2,666 square feet. This represents only 3% of the total 2 acre site. We could target areas near the road for the most visual impact. Species to be included include

Big Sagebrush *Artemisia tridentata*

White Sagebrush *Artemisia ludoviciana*

American Vetch *Vicia americana*

Northern Sweetvetch *Hedysarum boreale*

Wasatch Penstemon *Penstemon cyananthus*

Tufted evening primrose *Oenothera caespitosa*

Arrowleaf Balsamroot *Balsamorhiza sagittata*

Transplant individual specimens. As I mentioned, there are several large Wood's rose (*Rosa woodsii*) plants on the parcel to be excavated. We would recommend transplanting a few of these. Transplanting can be done very quickly with the help of a skid steer or other small loader. A new hole is dug, watered in, and the rose is dug and planted with the loader. This will help keep some of the native wildflowers in place. CCF would be happy to consult on this process. This process could easily be done pre-ground breaking in a manner of hours. It is best to do this in winter/early spring when the rose plant is dormant.

Again, I hope this provides clarification. 'Happy to chat over the phone or meet, as mentioned.

With my best,

Jo

--

Joanna Wheelton Campbell

Executive Director, Cottonwood Canyons Foundation

PO Box 712440, Cottonwood Heights, UT 84171-2440

2091 Murray Holladay Road, Holladay. UT 84117

801-703-7574 > www.cottonwoodcanyons.org



*"Supporting the Environment
of the Cottonwood Canyons
Through Stewardship and Education"*

On Wed, Oct 9, 2024 at 8:03 PM Mike Carlson <mike.carlson@centervilleutah.gov> wrote:

Joanna good evening! Kevin and I were wondering if you had some type of a plan for the landscaping on the Reservoir. We have a meeting on October 23 where we need to clarify a few things. What would be nice is if we had like a material list of plants and quantity's and any seed we will be using. We think this meet we can handle it but when we go for final we would like you to be there if you can. I think we have talk about a planting budget, I think we could pull off 4,000.00 with out to much problem. Once we get throught this next stage we will need to plan a few thinks so we will need to get together then. If you have question please reach out to Kevin or me.

Thanks again for your willingness to help

Mike

Michael Carlson
Centerville City – Public Works Director
801-677-6093
mike.carlson@centervilleutah.gov



From: Joanna Wheelton <jwheelton@cottonwoodcanyons.org>

Sent: Saturday, September 14, 2024 2:12 PM

To: Mike Carlson <mike.carlson@centervilleutah.gov>; kevin.campbell <kevin.campbell@esieng.com>

Subject: New Reservoir Landscape

Dear Mike and Kevin:

Thank you very much for your interest in reducing invasive species and supplementing native plants in the new reservoir project.

For a little background, the Cottonwood Canyons Foundation provides trail stewardship, plant stewardship, and watershed education in Little Cottonwood, Big Cottonwood, and Mill Creek Canyons in collaboration with the Salt Lake City Public Utilities and US Forest Service in their watershed protection efforts. We mitigate invasive species, restore areas with native plants, and work to educate the public on how to impact the environment in ways that are more watershed-

friendly. We do work outside of the listed canyons occasionally, for instance we have a project in Farmington Canyon this year.

With regard to invasive plants, a little overview might be helpful. Invasive plants are non-native plants that out-compete or prohibit native plants from growing. We have many non-native plants in our area, but our concern is with the smaller subset of invasive plants. In order to control them, it is helpful to reduce the seed bank. Invasive, fire-friendly plants will grow in disturbed areas without erosion control mats.

For the new reservoir, the current erosion control plans and seeding plans you provided look satisfactory to us. I believe you stated that this would be fulfilled by the contractor. The seed mix does contain a few non-native grass species, but they are not invasive, and they do provide excellent erosion control. They are obviously much preferred to the fire-friendly cheatgrass (*Bromus tectorum*), medusahead (*Taeniatherum caput-medusae*), and ubiquitous and allelopathic Dyer's woad (*Isatis tintoria*) that would grow without the matting and seeding. The wildflower species in the cited seed mix are easily grown by seed and will stay in the soil until a spring with enough precipitation enables germination. All wildflower species listed are self-seeding, meaning they will self-propagate.

As an organization, we would like to suggest a few things that might be beneficial to mitigate invasive species and promote native plant growth.

Transplant individual specimens. There are several large Wood's rose (*Rosa woodsii*) plants on the parcel to be excavated. We would recommend transplanting a few of these. Transplanting can be done very quickly with the help of a skid steer or other small loader. A new hole is dug, watered in, and the rose is dug and planted with the loader. This will help keep some of the native wildflowers in place. CCF would be happy to consult on this process. This process could easily be done pre-ground breaking in a manner of hours. It is best to do this in winter/early spring when the rose plant is dormant.

Minimize disturbance. Weeds grow in disturbed areas. While we recognize that disturbance always occurs with new construction, utilizing the same routes for ingress/egress and staging (as opposed to blanket disturbance over the entire area) will assist with invasive species mitigation. We are not recommending changing plans or reducing efficiency, only being mindful of unnecessary disturbance.

Remove seed bank.

CCF would be interested in working with local groups (the local stake and trails volunteers) to conduct a couple of volunteer weed pulls. This has to be done when the plants have seeds (usually between May and October). This can be done after construction. Some invasive species can be controlled by pulling (or removing seeds), such as Dyer's woad and invasive thistle. Some species, such as the grasses listed above, are not effectively managed by pulling (very labor intensive).

Plant native plants

CCF recommends planting native plants. Our grower uses locally harvested native seed to ensure genetic compatibility. CCF can assist the City with acquiring 3-inch seedlings for approximately \$3.00 per plant. We recommend a variety of species that do well on foothills with this aspect and elevation. We recommend planting Big mountain sage (*Artemisia tridentata*), white sage (*Salvia apiana*), Wasatch penstemon (*Penstemon cyanthus*), Arrowleaf balsamroot (*Balsamorhiza sagittata*),

and many others. All are drought resistant, fire resistant, and deer resistant. All require supplemental watering in the first year (CCF can donate labor to water once a week or so), but these plants should be fine with no supplemental watering thereafter. CCF can organize volunteer planting events.

As few or as many plants can be ordered as needed, or as the budget allows.

We recommend at least a thousand plants (\$3,000), but more could be purchased if the budget allows. We recommend prioritizing Big mountain sage if quantities are low.

Please let me know if you have any questions. I love Centerville. My grandfather laid the foundation to our home on Oakridge Drive the day I was born in 1975. This mountainside means a great deal to us, to our neighbors, and to our community (so many people use Oakridge to access the mountain daily). This undeveloped hillside truly is a treasure. In my world, people know of Centerville (and move to and shop here) purely for its fabulous hiking trails. We hope to be good stewards, and to keep it in good environmental health for as long as possible.

With my best,

Jo

--

Joanna Wheelton Campbell
Executive Director, Cottonwood Canyons Foundation

PO Box 712440, Cottonwood Heights, UT 84171-2440

2091 Murray Holladay Road, Holladay, UT 84117

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--

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October 11, 2024

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **water tank** project located at **about 1450 N Oakridge Dr, Centerville, UT** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.



Rocky Mountain Power Representative

Will serve Letter

From Mike Carlson <mike.carlson@centervilleutah.gov>

Date Tue 10/8/2024 12:01 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>; Sydney DeWees <sydney.deweese@centervilleutah.gov>

Cc kevin.campbell <kevin.campbell@esieng.com>; Steven Hunt <steven.hunt@centervilleutah.gov>

Let it be known that Centerville City Water Department will serve the New Oakridge Tank with water services. If you have any questions please let me know.

Thanks Mike

Michael Carlson
Centerville City – Public Works Director
801-677-6093
mike.carlson@centervilleutah.gov



12.36.030 Table Of Uses For Public And Civic Use

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted

Public and Civic Uses	Zones														
	A-L	A-M	R-L	R-M	R-H	PF-L	PF-M	PF-H	PF-VH	C-M	C-H	C-VH	I-M	I-H	I-VH
Auditorium or stadium	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
Cemetery	N	N	N	N	N	C	C	C	N	N	N	N	N	N	N
Church or place of worship	C	N	C	C	C	N	N	N	N	C	C	C	N	C	N
Club or service organization	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N
Club, private	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	C	P	P	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Cultural service	N	N	N	N	N	C	P	P	P	C	P	P	N	N	N
Golf course	N	C	N	N	N	N	C	C	C	N	N	N	N	N	N
Government service	N	N	N	N	N	C	P	P	P	P	P	P	N	N	N
Hospital	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Park	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N
Post Office	N	N	N	N	N	C	C	P	P	N	C	P	N	N	N
Protective Service	N	N	N	N	N	C	P	P	P	N	C	P	N	N	N
Public utility substation	C	C	C	C	P	C	C	P	P	C	P	P	P	P	P
Reception center	N	N	N	N	N	N	C	P	P	N	C	P	N	C	N
School, elementary, middle, or high	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N
School, vocational	N	N	N	N	N	C	C	P	P	N	P	P	P	P	P
Stable, public	N	P	N	N	N	C	C	P	P	N	N	N	N	N	N
Tobacco, Specialty Retail	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

HISTORY

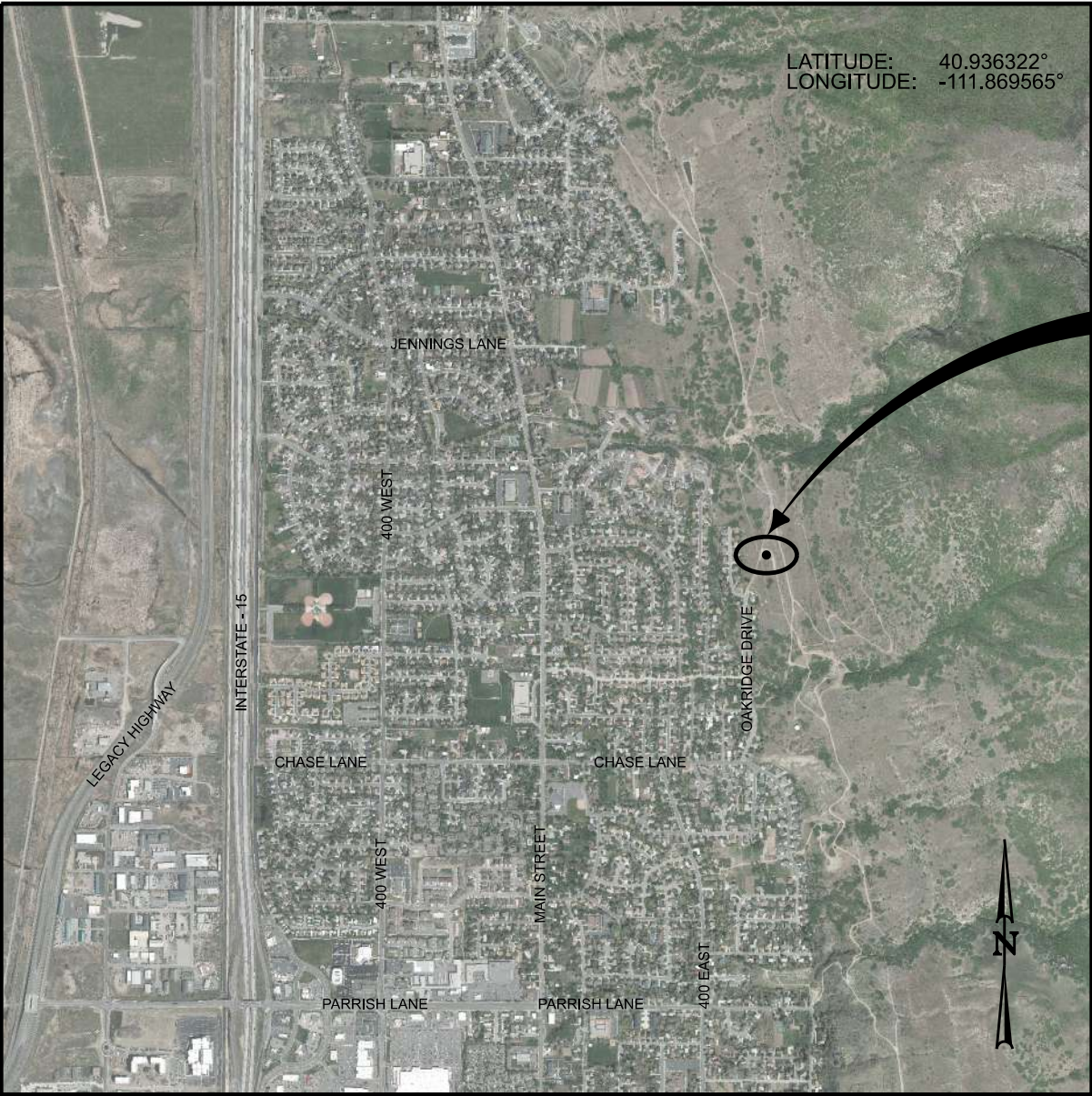
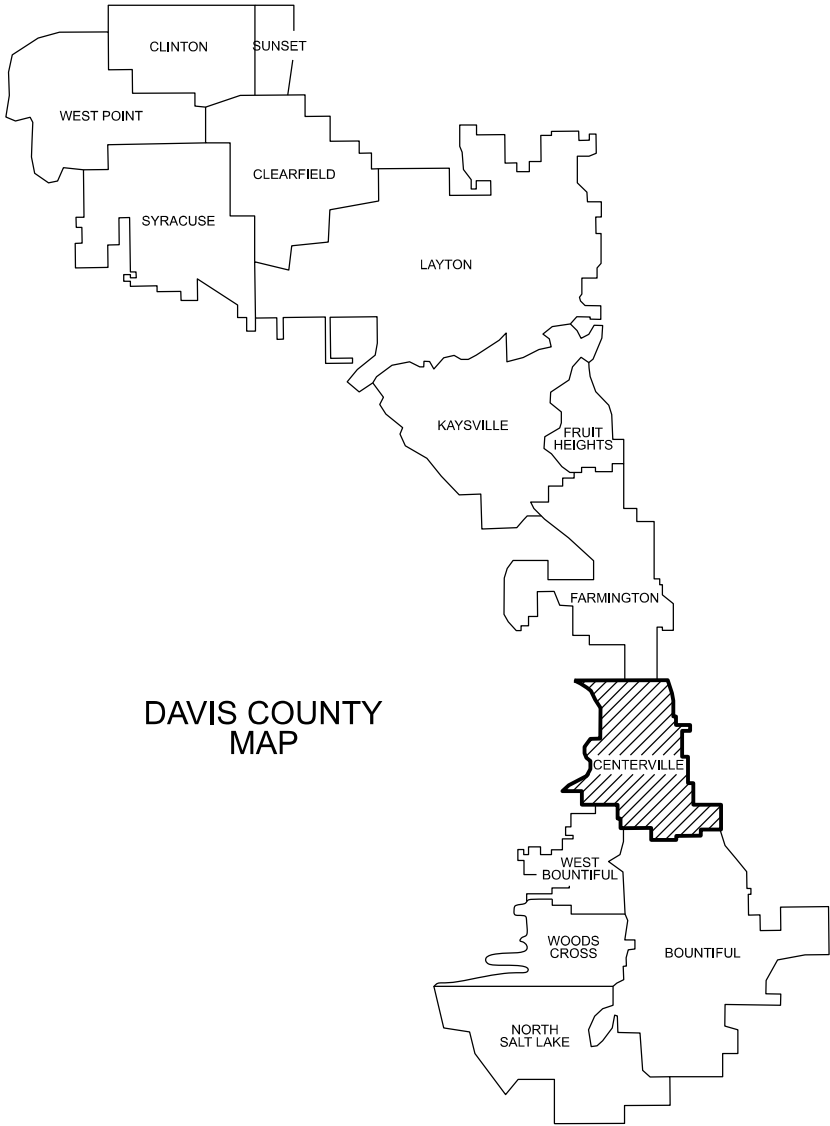
Adopted by Ord. [2016-20](#) on 7/15/2016

Amended by Ord. [2016-33](#) on 11/1/2016

Amended by Ord. [2017-10](#) on 5/2/2017

CENTERVILLE CITY

OAKRIDGE DRIVE TANK (1.0 MILLION GALLON REINFORCED CONCRETE)



LATITUDE: 40.936322°
LONGITUDE: -111.869565°

PROJECT
LOCATION



SHEET INDEX

SHEET NO.	SHEET TYPE	SHEET TITLE
1	-	TITLE/INDEX
2	1-A	NOTES & CONTACTS
3	1-B	LEGEND & ABBREVIATIONS
4	SC-01	SURVEY CONTROL
5 - 8	SIGR-01 TO SIGR-04	SITE & GRADING
9	EC-01	EROSION CONTROL
10 - 11	SR-01 - SR-02	SLOPE REINFORCEMENT
12 - 13	UTDR-01 TO UTDR-02	UTILITY & DRAINAGE
14 - 22	CDT-01 TO CDT-09	CIVIL DETAILS
23 - 25	ST-01A - ST-03A	STRUCTURAL NOTES
26 - 31	ST-01 TO ST-06	STRUCTURAL
32 - 34	E-01 TO E-03	ELECTRICAL DETAIL

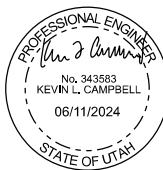


ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEYING
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

DESIGN	KTK	06/2024	CHECK	KLC	06/2024
DRAWN	PSB	06/2024	CHECK	CDP	06/2024
QUANT.	CDP	06/2024	CHECK	KLC	06/2024

APPROVAL RECOMM.	DATE	PROJ. DESIGN ENGINEER
APPROVED	DATE	PUBLIC WORKS DIRECTOR

PROJECT NUMBER 21-203



SHEET NO. 1 OF 34

NO	BY	DATE	REMARKS
REVISIONS			

GENERAL

1.

ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD DRAWINGS & SPECIFICATIONS OF CENTERVILLE CITY UNLESS OTHERWISE NOTED.
2.

EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE EXACT & ALL UTILITIES MAY NOT BE SHOWN. CONTACT BLUE STAKES, SEWER DISTRICT & IRRIGATION COMPANY PRIOR TO EXCAVATION.
3.

THE CONTRACTOR(S) SHALL HAVE ON SITE AT ALL TIMES AT LEAST ONE COPY OF THE SIGNED APPROVED PLANS & SPECIFICATIONS, AS WELL AS ALL PERMITS AS REQUIRED TO PERFORM THE WORK.
4.

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PREPARING A TRAFFIC CONTROL PLAN & PROVIDING ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED FOR CONSTRUCTION, INCLUDING FLAGGING. TRAFFIC CONTROL PLAN SHALL BE REVIEWED & ACCEPTED BY CENTERVILLE CITY. ALL TRAFFIC SHALL CONFORM TO THE MOST RECENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES & CENTERVILLE CITY STANDARDS.
5.

THE CONTRACTOR(S) MUST OBTAIN A PERMIT FROM THE BUILDING DEPARTMENT FOR CENTERVILLE CITY.
6.

BUILDING PERMIT SHALL BE REQUIRED FROM THE BUILDING OFFICIAL. NO FEE SHALL BE ASSESSED.
7.

CONSTRUCTION STAKING TO BE PROVIDED BY THE CITY.
8.

UTILITY TRENCHES ARE TO BE SLOPED OR BRACED & SHEETED AS PER STATE & FEDERAL REQUIREMENTS FOR SAFETY & PROTECTION OF WORKERS & OTHER UTILITIES. THE CONTRACTOR(S) IS RESPONSIBLE FOR ALL PROJECT SAFETY, INCLUDING BUT NOT LIMITED TO: EXCAVATION & SHORING, TRAFFIC CONTROL & SECURITY.
9.

THE CONTRACTOR(S) IS RESPONSIBLE TO COORDINATE & COOPERATE WITH ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ENSURE THAT WORK IS ACCOMPLISHED IN A TIMELY MANNER & WITH MINIMUM DISRUPTION OF SERVICE.
10.

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR RECORD DRAWING INFORMATION & SUBMIT TO THE ENGINEER PRIOR TO FINAL PAYMENT.
11.

CONTRACTOR(S) SHALL PROTECT & NOT DISTURB PROPERTY ADJACENT TO PROJECT I.E. FENCES, LANDSCAPING, MAIL BOXES, ETC. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY BY CONTRACTORS SHALL BE RESTORED TO EQUAL CONDITION AT CONTRACTORS' EXPENSES.
12.

EXISTING DRAINS FROM ADJACENT PROPERTIES ARE TO BE MAINTAINED AND PROTECTED.
13.

THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE & BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING & GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, & SUCH MATERIAL, WHICH IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS OR CONCRETE. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
14.

ALL MATERIALS TO BE REMOVED SHALL BE HAULED AWAY & DISPOSED OF IN A SAFE & LEGAL MANNER BY THE CONTRACTOR(S).
15.

CONTRACTOR(S) IS RESPONSIBLE FOR DEWATERING & DIVERSION OF GROUND WATER AS NECESSARY TO COMPLETE WORK.
16.

THE CONTRACTOR(S) SHALL EXAMINE THE DRAWINGS & SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
17.

THE CONTRACTOR(S) SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS AT THE SITE & SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS & INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
18.

PROPERTY IMPACTED BY PROJECT SHALL BE RESTORED TO EQUAL CONDITION, MATCHING EXISTING MATERIALS, REPLACING SPRINKLERS, DECORATIVE CURBING, ETC.
19.

NEW UTILITY ALIGNMENTS SHALL BE ESTABLISHED IN THE FIELD ACCORDING TO POTHOLE FINDINGS OF EX. UTILITY LINES. ENGINEER TO VERIFY NEW UTILITY ALIGNMENT, PRIOR TO MILLING OR SAW-CUTTING OF ASPHALT.

EROSION CONTROL

1.

EROSION CONTROL GRAPHICS ARE SCHEMATIC & DO NOT REFLECT EXACT PLACEMENT. ACTUAL PLACEMENT WILL BE DETERMINED IN FIELD.
2.

EROSION CONTROL DETAILS PROVIDED ARE FOR REFERENCE ONLY & ARE SUPERSEDED BY THE BMP'S OF CENTERVILLE CITY.
3.

ALL EROSION & SEDIMENTATION CONTROL BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE LATEST VERSION OF CENTERVILLE CITY SWPP GUIDELINES.

EROSION CONTROL

4.

FIELD MARK LIMITS OF DISTURBANCE FOR ACCEPTANCE BY CENTERVILLE CITY & OBTAIN APPROPRIATE STORM WATER MANAGEMENT PERMIT.
5.

INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.
6.

AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH NATIVE GRASS MATERIAL OUTSIDE THE STREET RIGHT OF WAY & PAVEMENT AREAS OF PARKING & DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO BE COMPLETED WITHIN 14 DAYS OF FINISHING AN AREA TO THE FINAL LINES & GRADES INDICATED ON THE GRADING PLAN.
7.

LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURES & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASING SYSTEM TO PROJECT OWNER.
8.

THE BMP'S & SITE WILL BE MONITORED REGULARLY, & ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR FIELD REVIEWS & INSTALLED ACCORDING TO SPECIFICATIONS.
9.

CONTRACTOR(S) TO UTILIZE STABILIZED CONSTRUCTION ENTRANCE FOR VEHICLE TIRE WASH, AS NECESSARY.
10.

SWEEP STREETS AS NEEDED OR AS DIRECTED.
11.

IT IS NOT INTENDED FOR THE SITE TO RECEIVE ANY ONCOMING FLOW FROM OUTSIDE SOURCES NOT CONTAINED IN EXISTING FLOW STRUCTURES.
12.

CONTRACTOR(S) SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST & AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR(S) SHALL ALSO PROVIDE SUITABLE MUD & DIRT CONTAINMENT TO MAINTAIN WORK SITE, ACCESS ROADWAYS, & ADJACENT PROPERTIES. A WATER TRUCK WILL BE MAINTAINED AS NEEDED FOR DUST CONTROL PURPOSES.

GRADING & DRAINAGE NOTES

1.

THE GRADING & DRAINAGE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR(S). ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS & COMPACTION OF FILLS, SHALL BE PERFORMED BY THE CONTRACTOR(S) IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS & STANDARDS SECTION ON THIS SHEET.
2.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO NOTIFY THE ENGINEER & CENTERVILLE CITY IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE GRADING & DRAINAGE PLANS & ANY FIELD OBSERVATIONS.
3.

THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE & FUNCTIONAL.
4.

PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENT CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5.

BACKFILL & GRADE AROUND PERIMETER OF NEW BUILDING WITHIN 10'.

UTILITY NOTES

WATER

1.

RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, FIRE HYDRANTS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.
2.

ALL BACK FLOW ASSEMBLY INSTALLATION & TESTING SHALL COMPLY WITH THE BACK FLOW REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
3.

12 GAUGE COPPER LOCATE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATION PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
4.

ALL REMOVED EXISTING WATER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

PROJECT SPECIFICATIONS & STANDARDS

1.

CENTERVILLE CITY STANDARDS & SPECIFICATIONS LATEST EDITION
2.

UTAH DIVISION OF WATER QUALITY(DWQ) UAC R317-2
3.

SOUTH DAVIS SEWER DISTRICT DESIGN & CONSTRUCTION STANDARDS LATEST EDITION
4.

APWA STANDARDS & SPECIFICATIONS LATEST EDITION

UTILITY NOTES

POWER

1.

CONTRACTOR(S) TO FOLLOW BLUE STAKES PROTOCOLS.
2.

ALL POWER CONNECTIONS & DESIGN SHALL BE PERFORMED BY LOCAL ENERGY SERVICES. SEE UTILITY CONTACTS SECTION ON THIS SHEET FOR MORE INFORMATION.
3.

ANY WORK BEING PERFORMED AT THE REQUEST OF THE LOCAL ENERGY SERVICES SHALL BE PERFORMED TO THE REQUIREMENTS & SPECIFICATIONS OF SAID ENERGY SERVICE.
4.

ANY ELECTRICAL DESIGN WORK REQUIRED SHALL BE PERFORMED BY A LICENSED ELECTRICAL ENGINEER UNLESS OTHERWISE CONVEYED AS NOT REQUIRED BY THE LOCAL ENERGY SERVICES.
5.

ACCESS TO EXISTING ELECTRICAL EQUIPMENT MUST BE MAINTAINED THROUGHOUT THE PROJECT.
6.

CONTACT LOCAL ENERGY SERVICES FOR ANY REQUIRED CHANGES OR CONFLICTS WITH EXISTING ELECTRICAL INFRASTRUCTURE.
7.

CHANGES MADE TO EXISTING INFRASTRUCTURE WILL BE DONE TO THE LOCAL ENERGY SERVICES STANDARDS & COMPLETED BY A PRE-QUALIFIED CONTRACTOR(S) OR ENERGY SERVICES.

SEWER

1.

ALL NEW SEWER SYSTEMS WILL BE MANDREL & AIR TESTED.
2.

SEWER LENGTH & SLOPES ON THE PROFILE VIEWS ARE MEASURED FROM INVERT-INVERT OF MANHOLES.
3.

ALL REMOVED EXISTING SEWER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

CONTACTS

PUBLIC WORKS

CENTERVILLE CITY
655 N 1250 W
CENTERVILLE, UT 84014
(801) 292-8232
MIKE CARLSON

WATER

CENTERVILLE CITY
WATER DEPARTMENT
655 N 1250 W
CENTERVILLE, UT 84014
(801) 292-8232
STEVEN HUNT

STORM

CENTERVILLE CITY
DRAINAGE UTILITY DIVISION
655 N 1250 W
CENTERVILLE, UT 84014
(801) 292-8232
CAMERON WOODBURY

SEWER

SOUTH DAVIS
SEWER DISTRICT
1800 W 1200 N
WEST BOUNTIFUL, UT 84087
(801) 232-7017
MATT MEYERS

POWER

ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE ST
SALT LAKE CITY, UT 84116
(800)469-3981

NATURAL GAS

DOMINION ENERGY
1140 W 200 S
SALT LAKE CITY, UT 84145-0360
(800) 323-5517

COMMUNICATION

CENTURY LINK
(801) 685-2105
MATT IVESTER

IRRIGATION

WEBER BASIN
CONSERVANCY DISTRICT
2837 UT-193, LAYTON, UT 84040
(801)771-1677
JESSE MORENO

INTERNET

UTOPIA FIBER
5858 SOUTH 900 EAST
MURRAY, UT 84121
(801) 901-8634
WU XIAOTONG

FEDERAL
ENVIRONMENTAL
PROTECTION AGENCY
(303)312-6417
MATTHEW MULLINS

CAUTION: NOTICE TO CONTRACTOR(S)

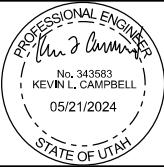
THE CONTRACTOR(S) IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR(S) MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE.



REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				PSB
				CHECKED KLC
				DATE 05/03/2024

NOTES & CONTACTS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	__2__
SHEET TYP.	__1-A__
PROJ. NO.	__21-203__

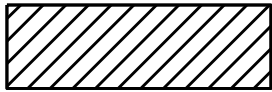
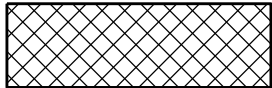
UTILITIES

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM DRAIN	
	CULINARY WATER	
	IRRIGATION WATER	
	GAS	
	ELECTRICAL BELOW	
	ELECTRICAL OVERHEAD	
	INTERNET	
	COMMUNICATIONS BELOW	
	COMMUNICATIONS OVERHEAD	

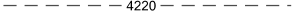
ROW

EXISTING/PROPOSED	
	PROPERTY LINE
	QUARTER CORNER SECTION LINE
	BOUNDARY LINE
	TOWNSHIP LINE
	SECTION LINE
	UTILITY EASEMENT

HATCH PATTERNS

	PROPOSED ASPHALT
	PROPOSED SHOTCRETE
	LIMITS OF DISTURBANCE

SURFACE FEATURES

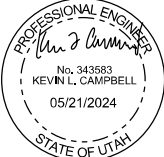
EXISTING/PROPOSED	
	WOOD FENCE
	CHAINLINK/WIRE FENCE
	INTERMEDIATE CONTOUR
	MAJOR CONTOUR
	BREAKLINE
	CURB & GUTTER
	TOP OF DITCH
	FLOW LINE
	CONCRETE

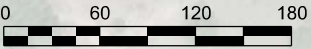
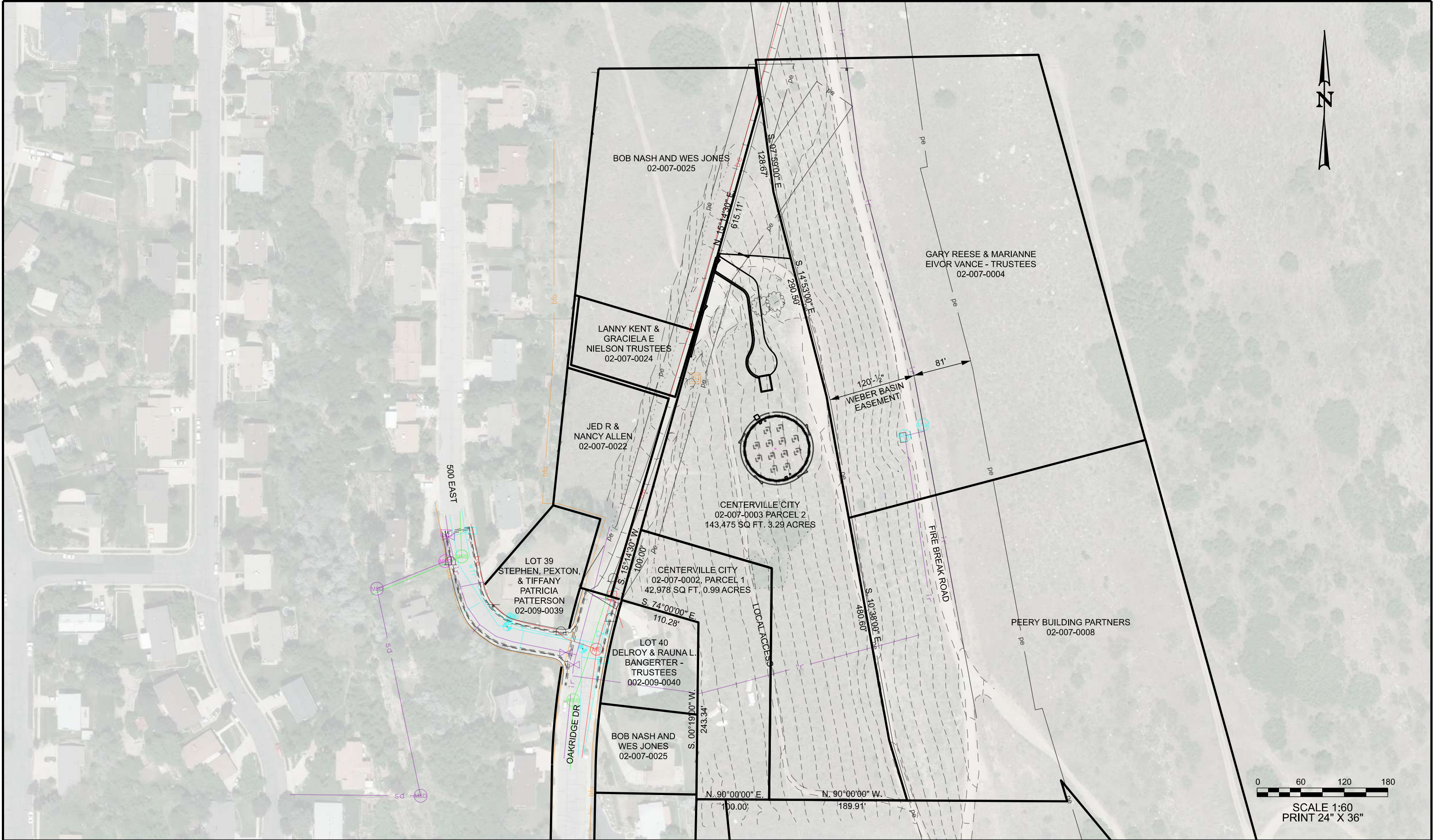
STANDARD SYMBOLS

EXISTING/PROPOSED	
	FIRE HYDRANT
	WATER METER
	CULINARY WATER VALVE
	IRRIGATION VALVE
	IRRIGATION JUNCTION BOX/ METER BOX
	CATCH BASIN
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	TELECOMM. JUNCTION BOX
	TV/PHONE PEDESTAL
	ELECTRICAL POLE
	LIGHT POLE
	ELECTRICAL BOX
	GUY WIRE
	GAS METER
	GAS VALVE
	MAILBOX
	SURVEY MONUMENT
	OIL/WATER-SEDIMENT/GREASE TRAP
	TEE
	90° BEND
	45° BEND
	22.5° BEND
	11.25° BEND
	THRUST BLOCK

ABBREVIATIONS

°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ARCH	ARCHITECT, ARCHITECTURAL
BH	BORE HOLE
BLDG	BUILDING POINT
BM	BENCHMARK
BOB	BOTTOM OF BANK
BOW	BOTTOM OF WALL
BOXCULV	BOX CULVERT
BS	BLUE STAKE
BW	BROKEN WHITE STRIPE
CB	CATCH BASIN
CG	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COB	CLEANOUT BOX
COMBO	COMBINATION (BOX)
CONC	CONCRETE
CPC	CORRUGATED PLASTIC PIPE
CW	CURB WALL
DA	DRIVE APPROACH
DIA	DIAMETER
DRIVE	DRIVEWAY
DW	DOUBLE WHITE STRIP
DY	DOUBLE YELLOW STRIPE
E	ELECTRICITY, ELECTRICAL
EB	ELECTRICAL BOX
EBL	EAST BOUND LANE
ECB	ELECTRIC CONTROL BOX
EG	EXISTING GRADE
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EOB	EDGE OF BRUSH
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRASS
EOGR	EDGE OF GRAVEL
EOL	EDGE OF LANE
EOW	EDGE OF WALK
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FT	FEET
GAS	GAS, NATURAL GAS
GB	GRADE BREAK
GR	GUARD RAIL
GV	GAS VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
H2O	WATER
IE	INVERT ELEVATION
IR	IRRIGATION
IRRBOX	IRRIGATION (SPRINKLER) BOX
IRRLV	IRRIGATION VALVE
L	LENGTH
LIP	LIP OF GUTTER
LF	LINEAL FEET
LP	LIGHT POLE
MH	MANHOLE
MHGAS	NATURAL GAS MANHOLE
MHSD	STORM DRAIN MANHOLE
MHSS	SANITARY SEWER MANHOLE
MHTELE	TELEPHONE MANHOLE
MHWTR	WATER MANHOLE
MON	MONUMENT
NBL	NORTHBOUND LANE
NG	NATURAL GROUND
NOTE	NOTE TO FOLLOW (ATTRIBUTE)
PC	CONTROL CODE: STARTS A TANGENTIAL CURVE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
POC	POINT OF CONNECTION
PROP	PROPERTY
PT	CONTROL CODE: ENDS A TANGENTIAL CURVE
R	RADIUS
RAMP	FREEWAY ON/OFF RAMP
RC	REBAR & CAP
RCP	REINFORCED CONCRETE PIPE
RMP	ROCKY MOUNTAIN POWER
ROW	RIGHT OF WAY
RW	RETAINING WALL
RWM	RIGHT OF WAY MARKER
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FEET
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
STD	STANDARD
SW	SOLID WHITE STRIPE
SY	SOLID YELLOW STRIPE
TBC	TOP BACK OF CURB
TBS	TOP BACK OF SIDEWALK
TBW	TOP BACK OF WATER WAY
TELE	TELEPHONE
TFS	TOP FRONT OF SIDEWALK
TL	TRAVEL LANE
TOA	TOP OF ASPHALT
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOE	BREAKLINE
TOR	TOP OF RAIL
TOW	TOP OF WALL
TYP	(TYPICAL) REPRESENTATIVE OF ALL SIMILARLY NOTED ITEMS
UTIL	UTILITY
UP	UTILITY POLE
W	WATER
WALK	SIDEWALK
WG	WALK & GUTTER (CONCRETE POURED AS ONE UNIT)
WM	WATER METER
WV	WATER VALVE

REVISION	DATE	BY	DESCRIPTION	DESIGN	LEGEND & ABBREVIATIONS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. <u> 3 </u>
				DRAWN KTK						SHEET TYP. <u> 1-B </u>
				CHECKED PSB						PROJ. NO. <u> 21-203 </u>
				DATE KLC						
				05/03/2024						



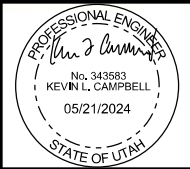
SCALE 1:60
PRINT 24" X 36"

REVISION	DATE	BY	DESCRIPTION

DESIGN	KTK
DRAWN	PSB
CHECKED	KLC
DATE	05/03/2024

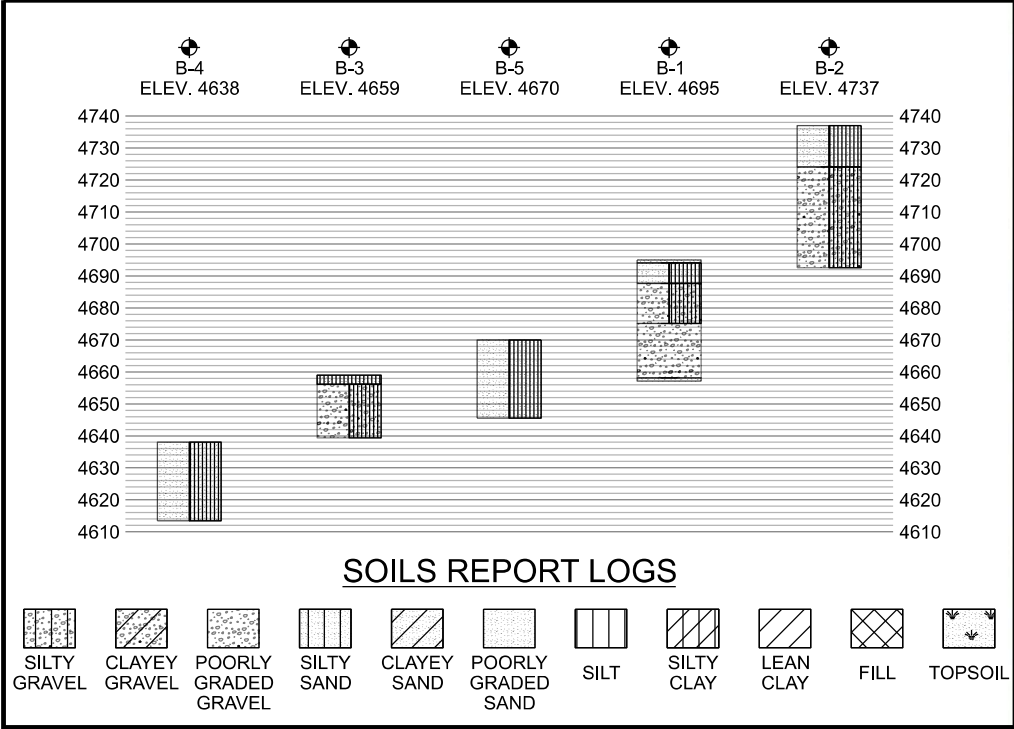
SURVEY CONTROL

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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TEL: (801) 263-1752

SHEET NO.	4
SHEET TYP.	SC-01
PROJ. NO.	21-203



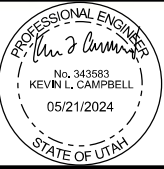
- SOILS REPORT NOTES:**
1. THE BORINGS WERE DRILLED ON NOVEMBER 2021 WITH 8-IN DIAMETER AUGER.
 2. LOCATIONS OF THE BORINGS WERE LOCATED WITH GPS.
 3. ELEVATIONS OF THE BORINGS WERE MEASURED BY AUTOMATIC LEVEL AND REFER TO THE BENCHMARK SHOWN ON FIGURE 1 OF THE REPORT.
 4. THE BORING LOCATIONS AND ELEVATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
 5. THE LINES BETWEEN THE MATERIALS SHOWN ON THE BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
 6. NO FREE WATER WAS ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.
 7. WC = WATER CONTENT (%); DD = DRY DENSITY (PCF);

- CONSTRUCTION NOTES**
1. INSTALL ACCESS GATE. SEE CDT-07
 2. INSTALL 7' HIGH CHAINLINK FENCE. SEE CDT-07
 3. INSTALL ROAD W/ 8" ROAD BASE & 4" HMA. SEE CDT-09
 4. INSTALL STANDARD CURB & GUTTER. SEE CDT-05
 5. INSTALL PUMP HOUSE. SEE ST-04
 6. INSTALL OVERFLOW AIR GAP STRUCTURE. SEE CDT-06
 7. INSTALL CONCRETE FOOTINGS FOR TANK. SEE ST-02
 8. INSTALL 1.0 MG REINFORCED TANK. SEE ST-02 TO ST-03
 9. INSTALL AIR VENT. SEE CDT-07

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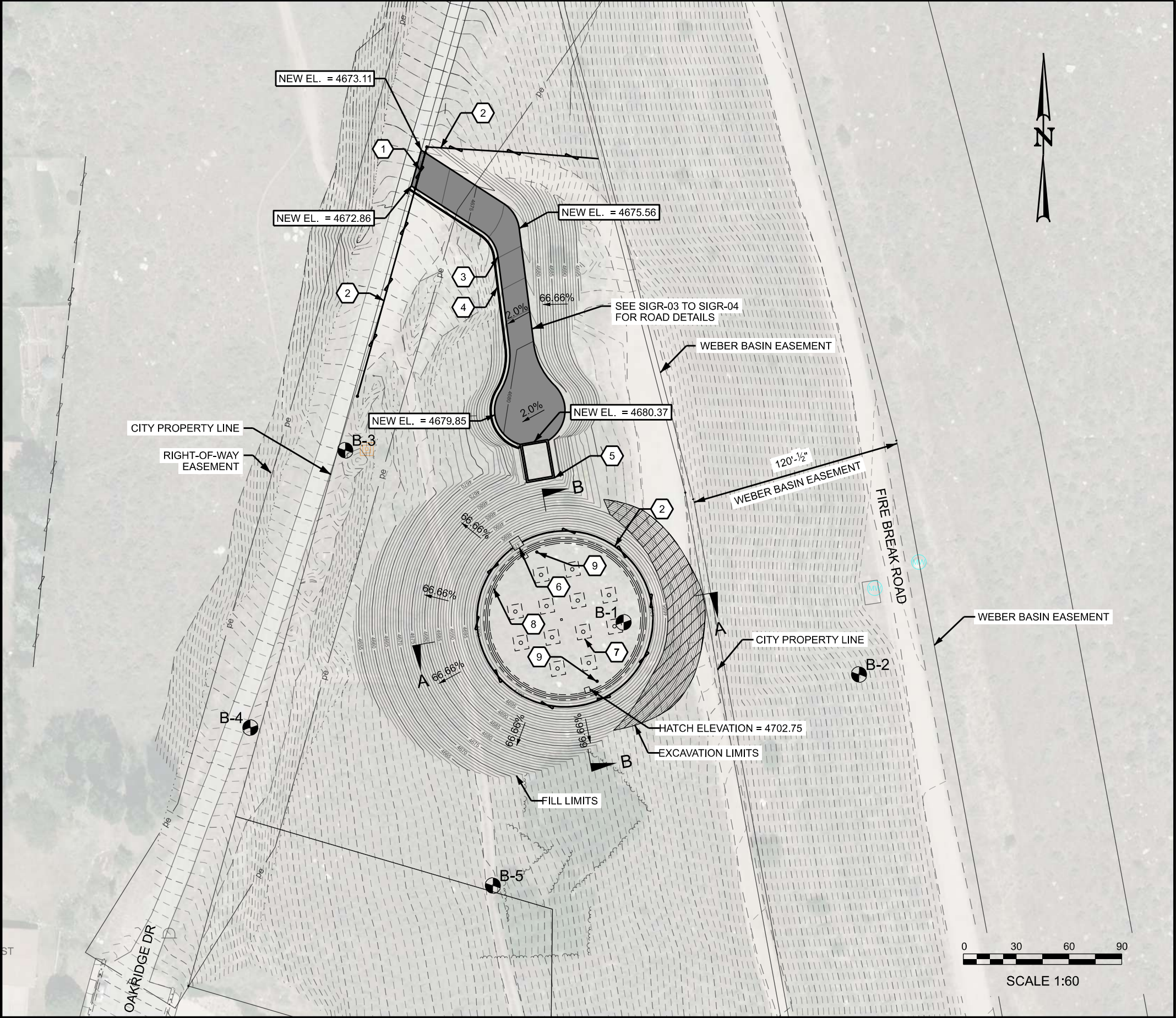
**SITE & GRADING
PLAN VIEW**

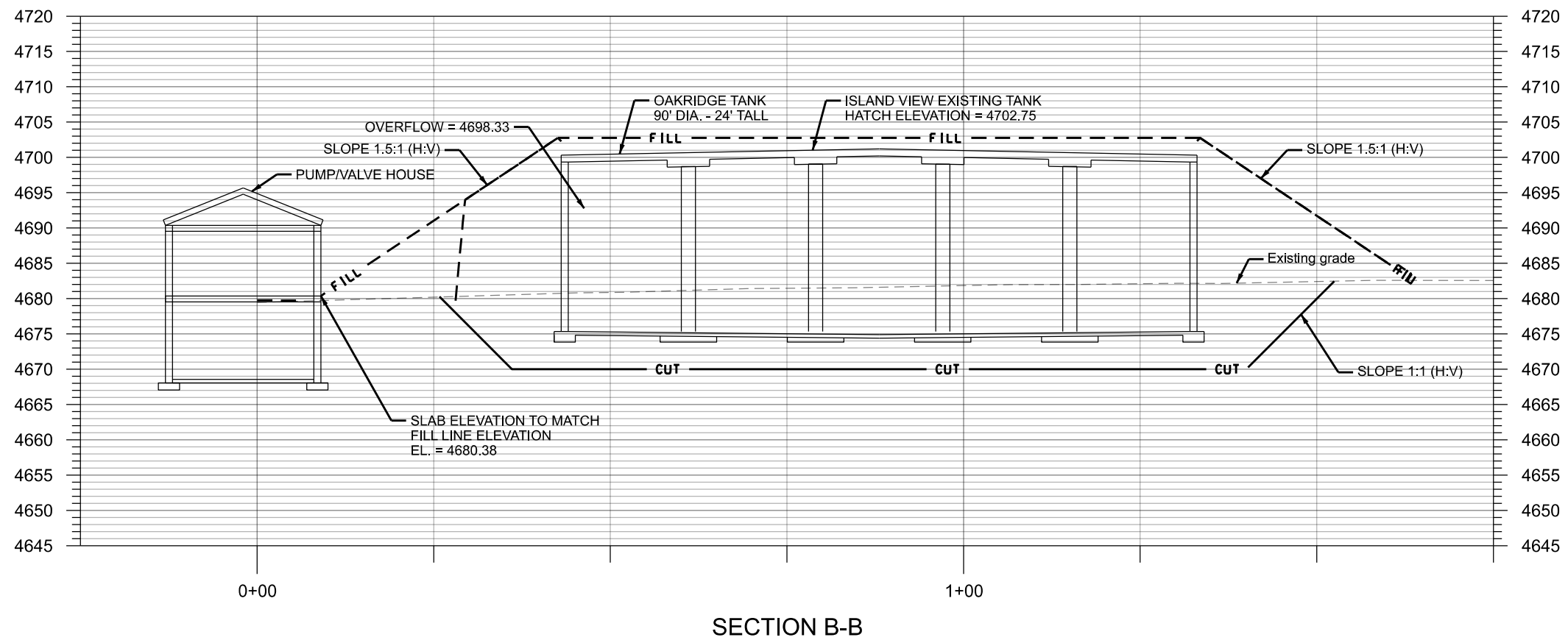
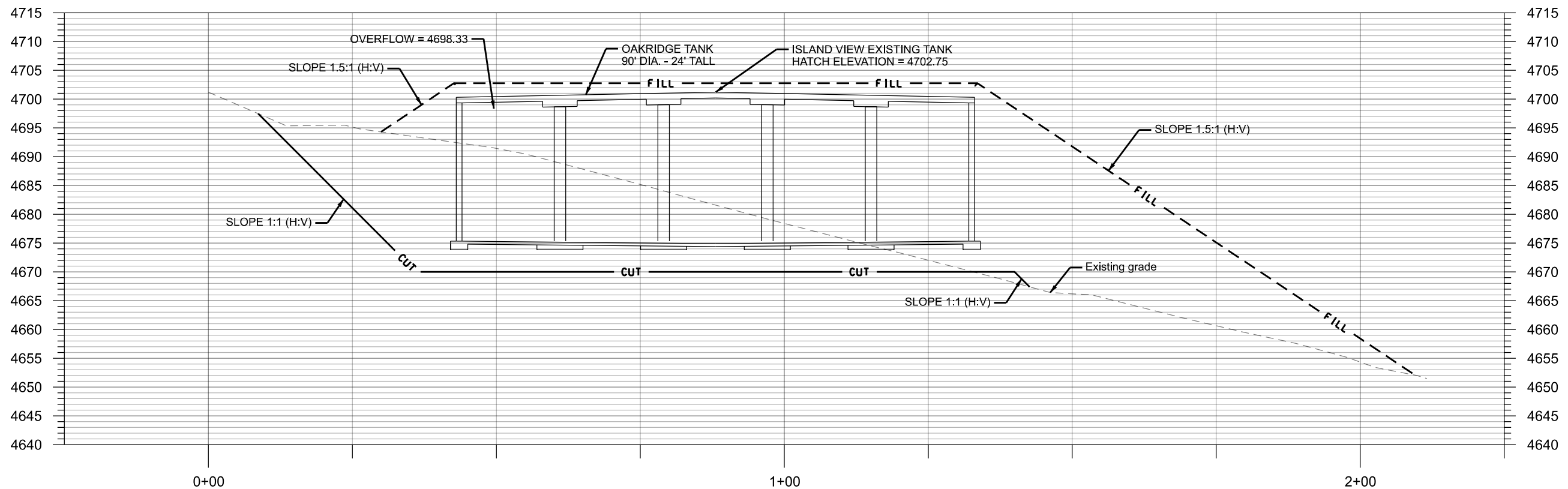
**CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE**



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SHEET NO.	5
SHEET TYP.	SIGR-01
PROJ. NO.	21-203

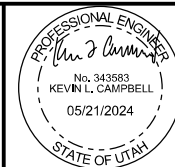




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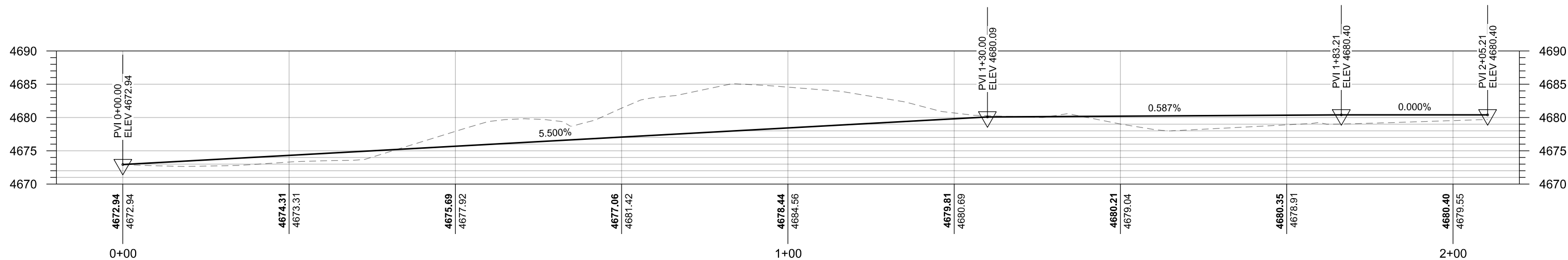
SITE & GRADING
TANK SECTIONS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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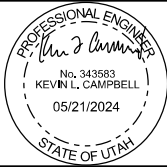
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SHEET TYP. SIGR-02
PROJ. NO. 21-203



REVISION	DATE	BY	DESCRIPTION	DESIGN
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				KLC
				DATE
				05/03/2024

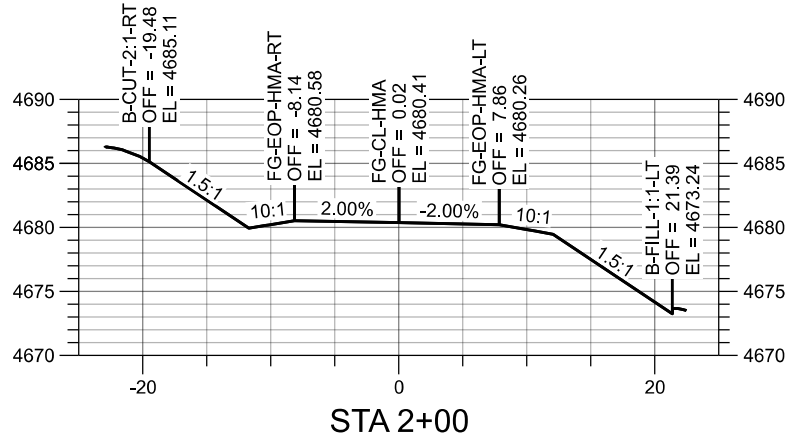
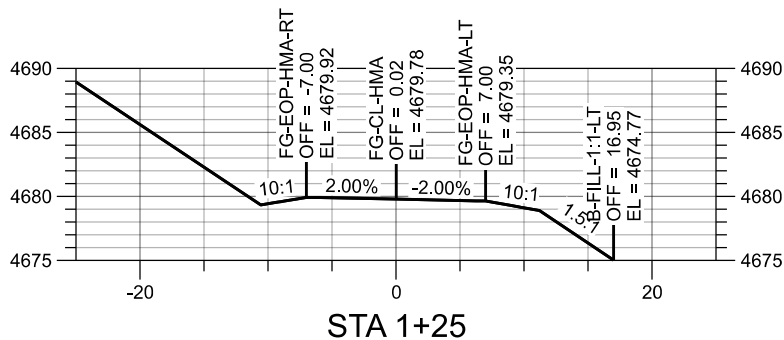
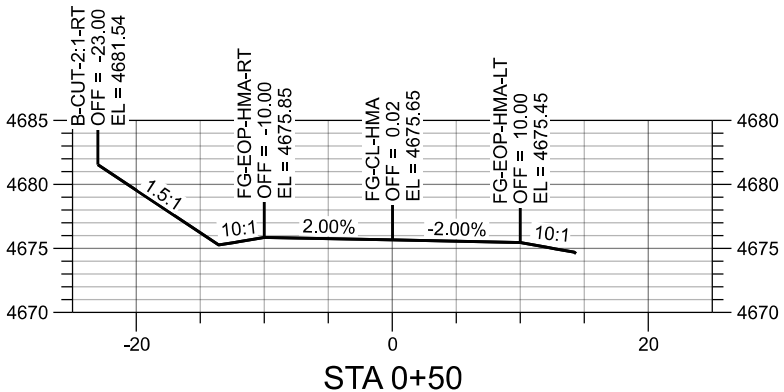
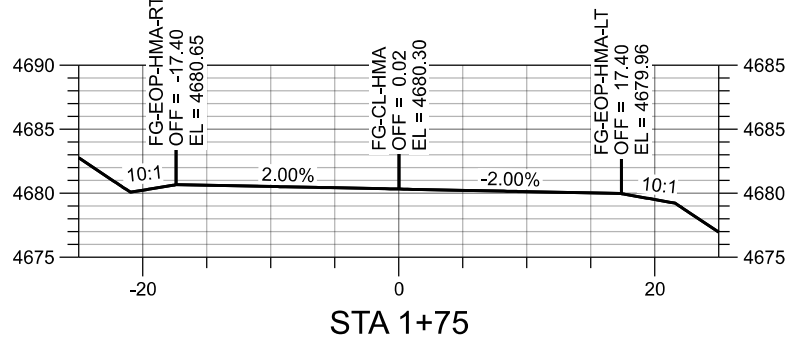
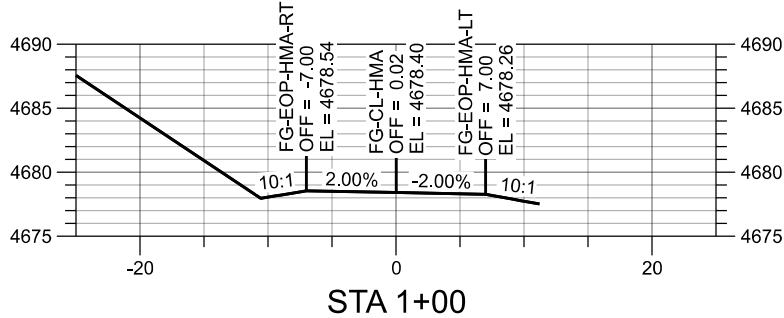
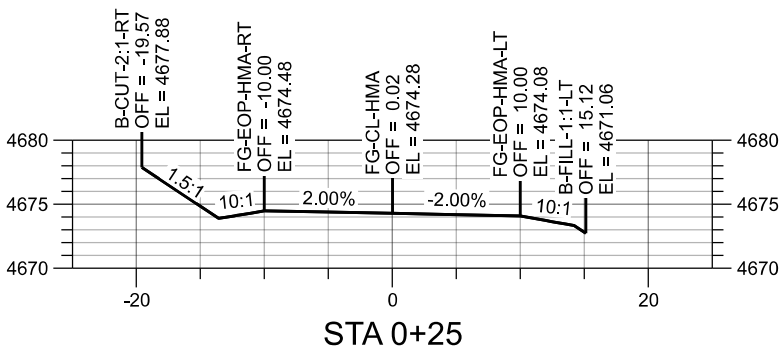
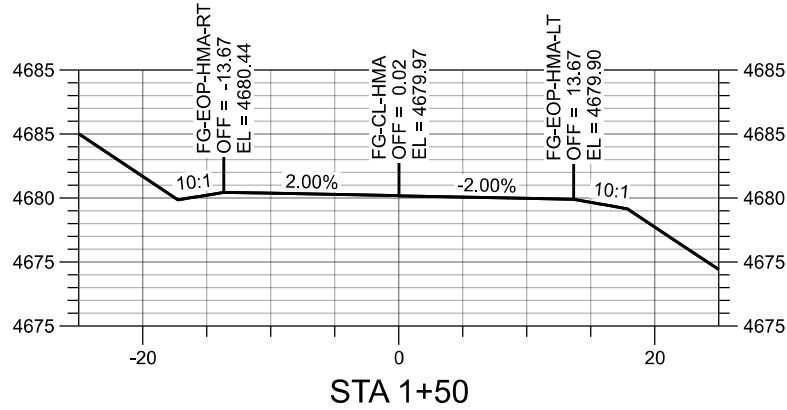
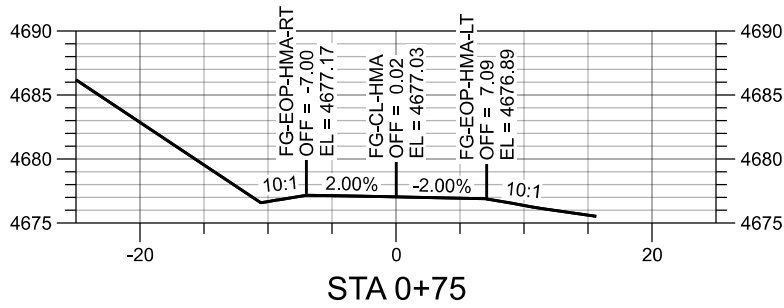
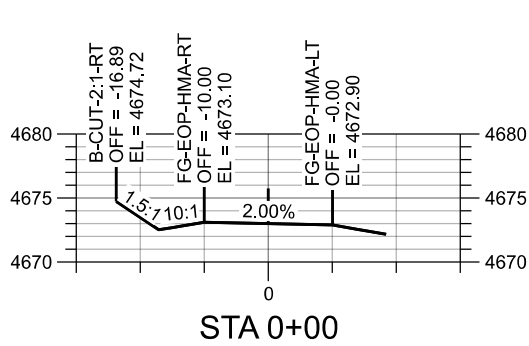
SITE & GRADING
ACCESS ROADWAY PROFILE

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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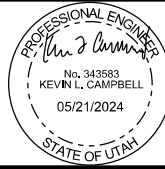
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SHEET TYP.	SIGR-03
PROJ. NO.	21-203



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				DATE
				05/03/2024

SITE & GRADING
ACCESS ROADWAY CROSS SECTIONS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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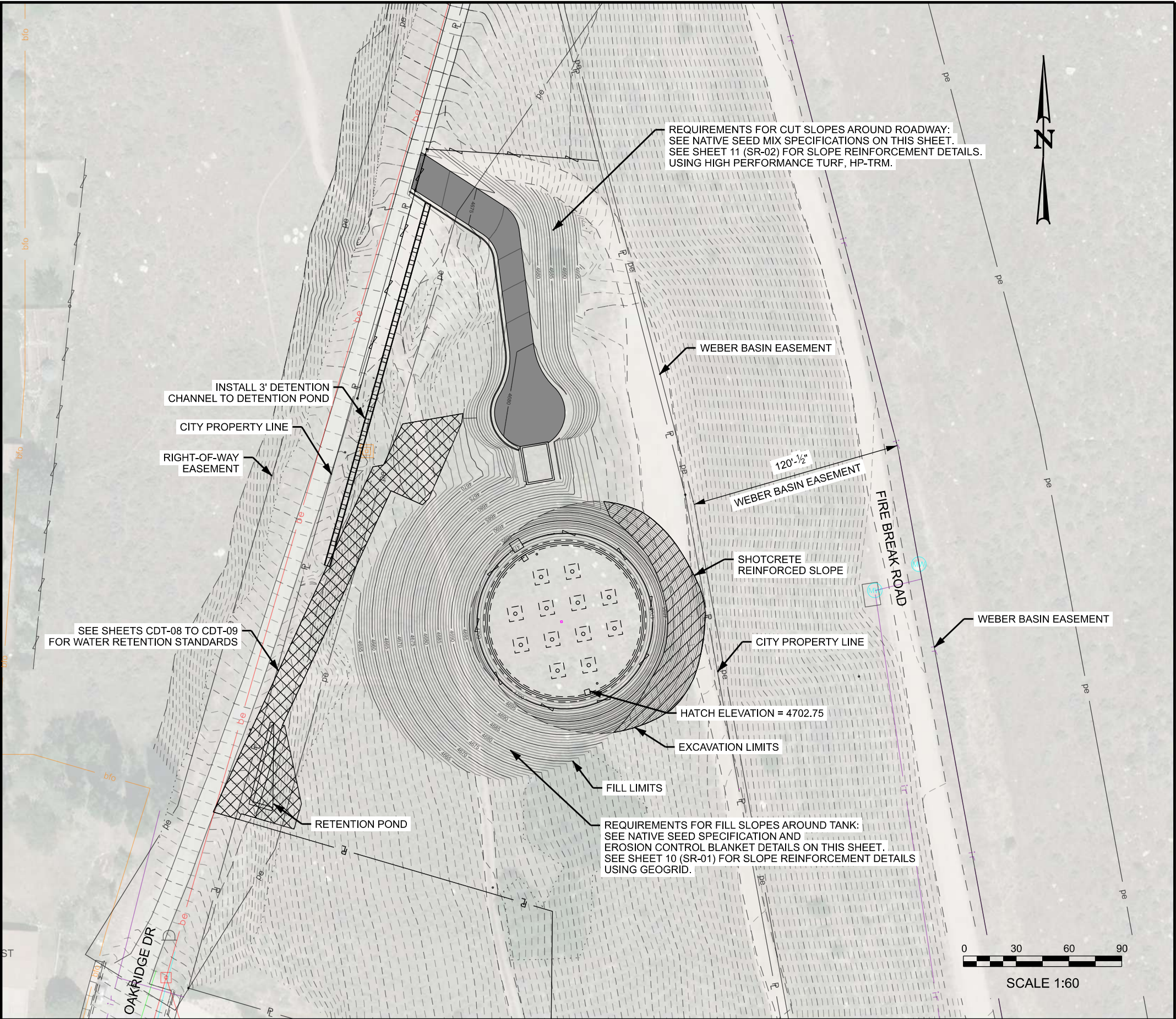
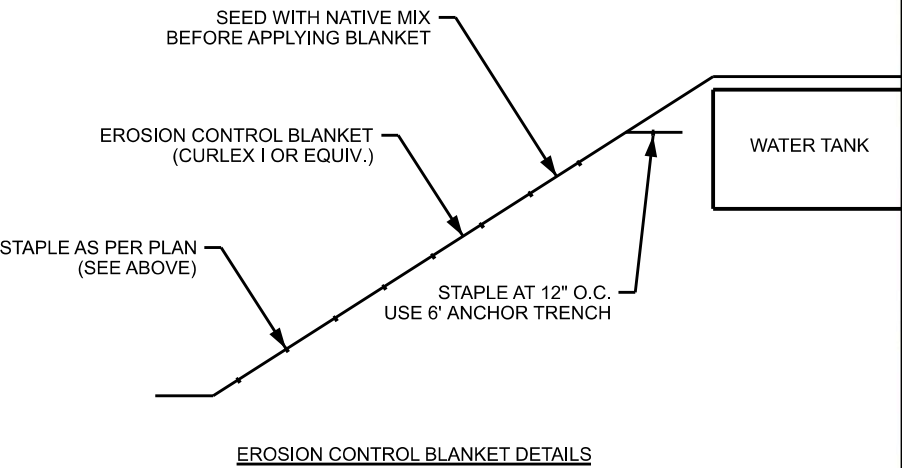
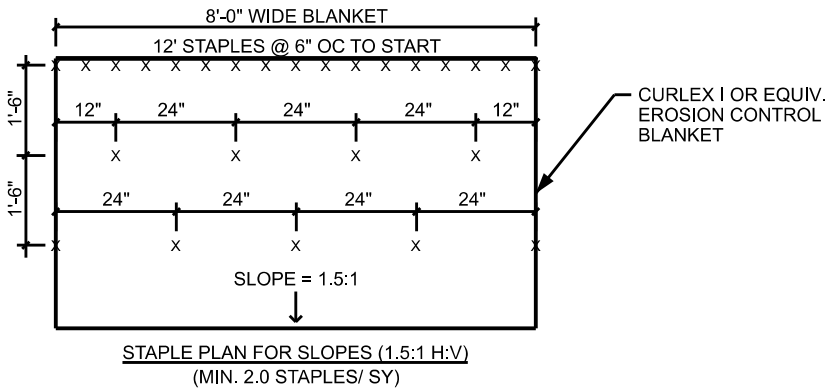
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SHEET TYP.	SIGR-04
PROJ. NO.	21-203

NATIVE SEED MIX SPECIFICATION

1. SLENDER WHETGRASS (AGROPYRON TRACHYCAULUM)	18.75%
2. WESTERN WHEATGRASS (AGROPYRON SMITH II)	18.75%
3. SHEEP FESCUE (FESTUCA OVINA)	5.00%
4. SANDBERG BLUEGRASS (POA SANDBERG II)	3.75%
5. THICKSPIKE WHEATGRASS (AGROPYRON DASYSTACHYUM)	18.75%
6. CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	10.00%
7. BLANKET FLOWER (GAILLARDIA ARISTATA)	15.00%
8. BLUE FLAX (LINUM LEWIS II)	10.00%

EROSION CONTROL BLANKET STAPLE PLAN FOR SLOPES

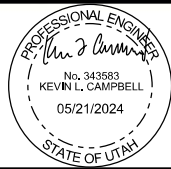
1. USE 6" SIDE SEAM OVERLAP.
2. USE 8" STAPLE LENGTH.
3. USE GALVANIZED STAPLES
4. FINISH GRADE. FERTILIZE & SEED BEFORE APPLYING BLANKETS.
5. LOCATE BEGINNING OF ROLLS USING STARTER SHEET.
6. INSTALL BLANKET IN VERTICAL DIRECTION FROM TOP TO BOTTOM OF SLOPE.
7. MINIMUM 2.0 STAPLES PER SQUARE YARD.
8. SEE EROSION CONTROL BLANKET DETAILS BELOW.



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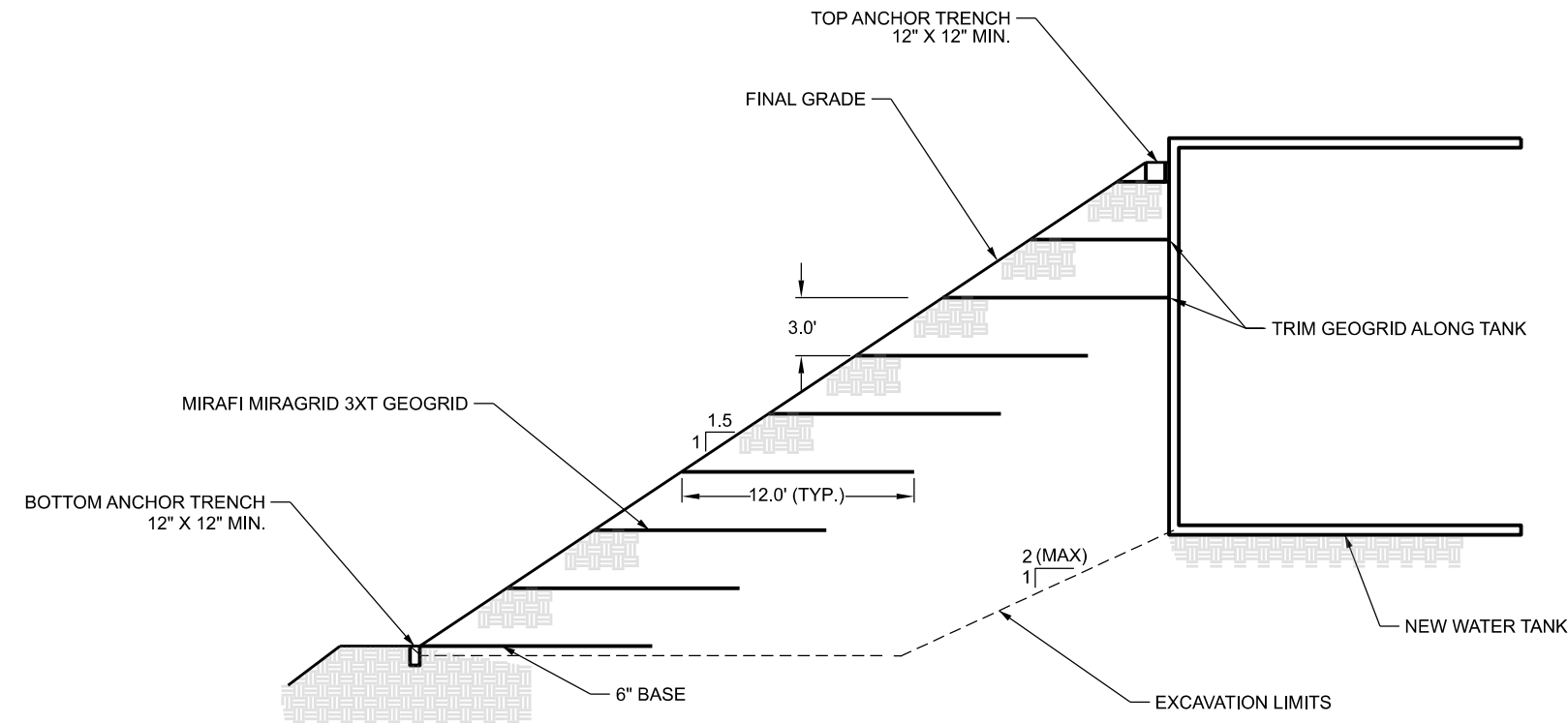
EROSION CONTROL
& SWPP PLAN

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

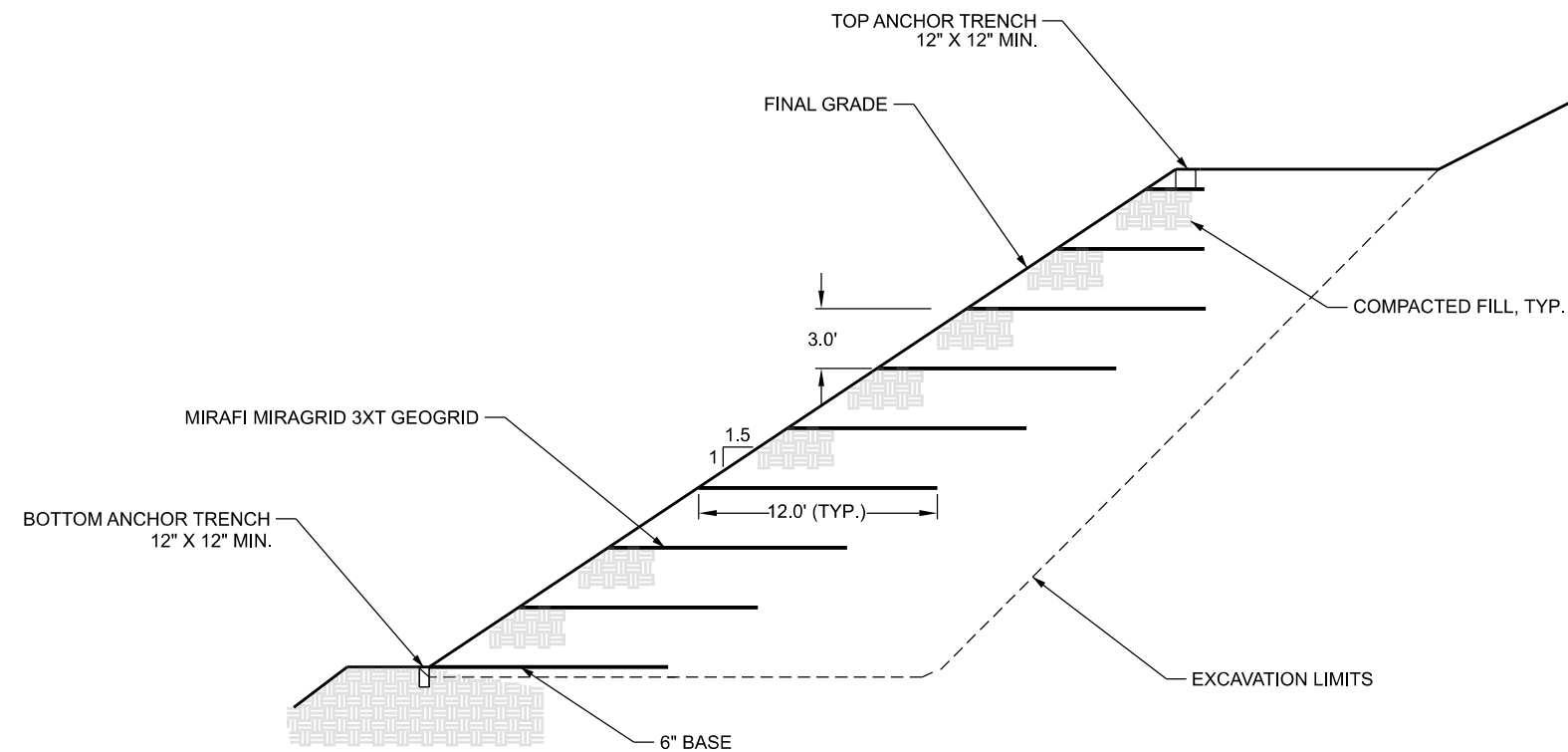


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SHEET NO.	9
SHEET TYP.	EC-01
PROJ. NO.	21-203



SLOPE REINFORCEMENT - ELEVATION VIEW 1



SLOPE REINFORCEMENT - ELEVATION VIEW 2

SLOPE REINFORCEMENT SPECIFICATIONS AND NOTES

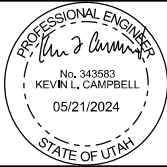
- INTRODUCTION
 - COMPLY WITH ALL ASPECTS OF OSHA 1926 SUBPART P APP B, SLOPING AND BENCHING FOR ALL EXCAVATED SLOPES.
- FABRIC WRAPPED WALL MATERIALS
 - GEOGRID SOIL REINFORCEMENT
 - MIRAFI MIRAGRID 3XT
 - REINFORCED BACKFILL SOILS
 - APPROVED, IMPORTED, GRANULAR BACKFILL BORROW OR APPROVED GRANULAR NATIVE SOILS THAT HAVE BEEN SCREENED AND PROCESSED COMPLYING WITH THE FOLLOWING CRITERIA;
 - GRANULAR MATERIALS CONTAINING LESS THAN 35% FINES
 - MAXIMUM NOMINAL PARTICLE SIZE OF 4 INCHES
 - PI OF 6 OR LESS
 - pH GREATER THAN 3 BUT LESS THAN 9
 - REASONABLY FREE FROM FROZEN, ORGANIC, OR OTHER DELETERIOUS MATERIALS (<5%)
 - MINIMUM EFFECTIVE FRICTION ANGLE PER SOILS REPORT.
- CONSTRUCTION
 - FIELD-VERIFY PROPOSED FINISHED GRADE AT BOTTOM OF SLOPE TO PROVIDE A MINIMUM WALL EMBEDMENT OF SHOWN ON THE TYPICAL SECTION DRAWING.
 - GRADE AND COMPACT FOUNDATION SUBGRADE SOILS FOR THE FULL LENGTH OF THE SLOPE AND THE REINFORCED SECTION PRIOR TO PLACEMENT OF ANY BACKFILL.
 - REMOVE ANY FOUNDATION SOILS FOUND TO BE SOFT, LOOSE, UNSUITABLE OR UNSTABLE AND REPLACE WITH APPROVED GRANULAR FILL COMPLYING WITH THE CRITERIA OUTLINED IN THE SECTIONS ABOVE.
 - INSTALL GEOGRID AT ELEVATIONS SHOWN ON THE TYPICAL SECTION DRAWING.
 - PLACE BACKFILL IN 12-INCH MAXIMUM LIFTS. COMPACT TO 95% MODIFIED PROCTOR VALUE (ASTM D1557).
- CONSTRUCTION OBSERVATION
 - TO FULFILL ANY APPLICABLE CITY, COUNTY, AND/OR STATE AGENCY REQUIREMENTS, AND TO PROTECT THE CONTRACTOR AND DESIGN ENGINEER, WE RECOMMEND THAT A LOCAL CIVIL ENGINEERING FIRM SHOULD BE RETAINED TO PERFORM PERIODIC CONSTRUCTION OBSERVATIONS AND VERIFY THAT THE DESIGN CONTAINED HEREIN WAS FOLLOWED.
 - GEOGRID REINFORCED SLOPE - ITEMS FOR OBSERVATION:
 - OBSERVE THAT THE EXCAVATED RETAINED AND FOUNDATION SOILS ARE AS SHOWN IN THE DESIGN, AS FOLLOWS:
 - SOIL TYPE - PER SOILS REPORT.
 - SOIL FRICTION ANGLE - PER SOILS REPORT.
 - SOIL COHESION - PER SOILS REPORT.
 - ASSESS THE SUITABILITY OF THE FOUNDATIONS SOILS. ESI SHOULD BE CONTACTED IF ANY SIGNS OF SPRINGS, STANDING WATER, OR EXISTING FILL IS OBSERVED.
 - OBSERVE THE INSTALLATION OF THE REINFORCED AND RETAINED BACKFILL.
 - VERIFY THAT THE SELECT BACKFILL MATERIALS MEET THE REQUIREMENTS SET FORTH IN PROJECT SPECIAL PROVISIONS.
 - OBSERVE FILL PLACEMENT AND COMPACTION.
 - ASSESS LOOSE LIFT THICKNESS.
 - OBSERVE OPERATION OF COMPACTION EQUIPMENT.
 - NOTE OUT-OF-TOLERANCE BEHAVIOR REGARDING MINIMUM ALLOWABLE OPERATING DISTANCE BEHIND BACK OF RETAINING WALL BLOCKS.
 - ASSESS COMPACTED BACKFILL MATERIAL FOR COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE SECTIONS ABOVE.
 - OBSERVE THE COMPLETED SLOPE STABILIZATION SYSTEM.
 - ASSESS THE FINISHED RETAINING WALL HEIGHT AND BATTER.
 - VERIFY THAT BACKSLOPE AND TOESLOPE GRADING CONDITIONS DO NOT EXCEED DESIGN GEOMETRY TOLERANCES.
 - ASSESS SUITABILITY OF EROSION CONTROL MEASURES INSTALLED ABOVE THE RETAINING WALL.

REVISION	DATE	BY	DESCRIPTION

DESIGN	KTK
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DATE	05/03/2024

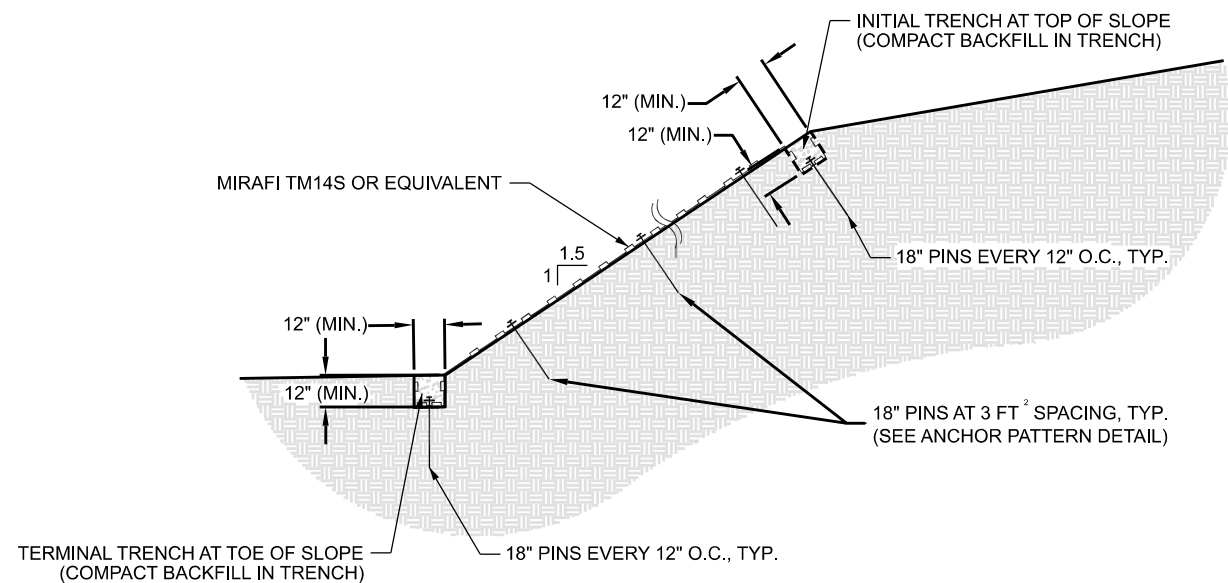
SLOPE REINFORCEMENT

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

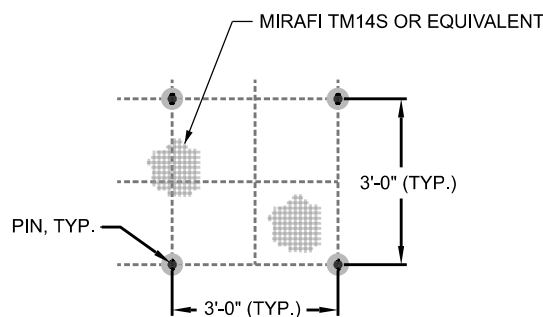


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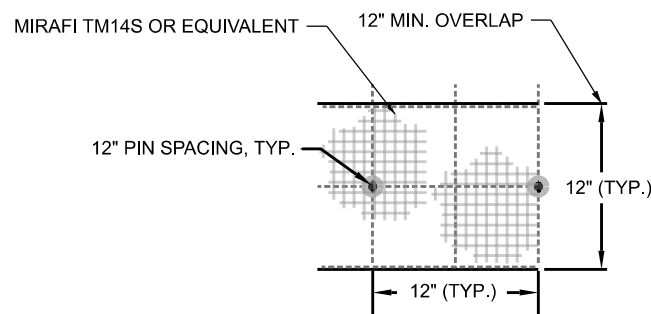
SHEET NO.	10
SHEET TYP.	SR-01
PROJ. NO.	21-203



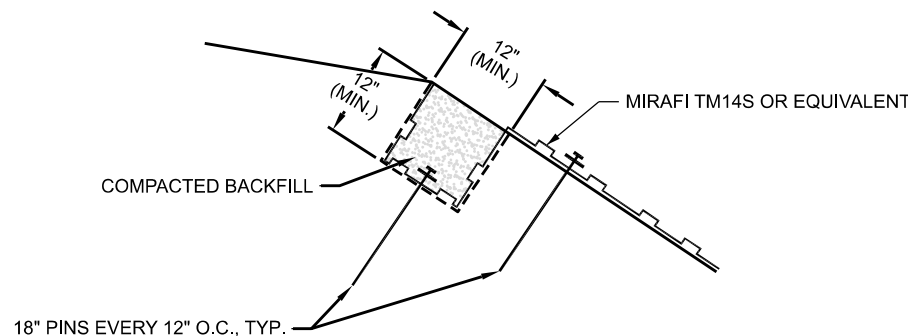
ELEVATION VIEW
N.T.S



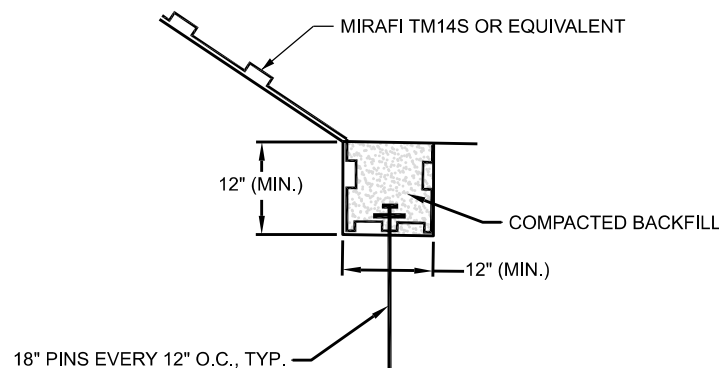
ANCHOR PATTERN DETAIL
N.T.S



OVERLAP AT ENDS DETAIL
N.T.S



TOP/ INITIAL TRENCH DETAIL
N.T.S



BOTTOM/ TERMINAL TRENCH DETAIL
N.T.S

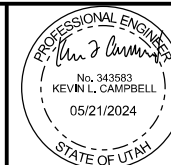
HIGH PERFORMANCE TURF REINFORCEMENT (HP-TRM) INSTALLATION SPECIFICATIONS:

- SITE PREPARATION
 - GRADE AND COMPACT THE AREA THAT WILL RECEIVE THE HIGH PERFORMANCE TURF REINFORCEMENT (HP-TRM). REMOVE DEBRIS, ROCKS, CLODS, VEGETATION OR OTHER OBJECTS SO THAT THE SLOPE WILL BE SMOOTH SUCH THAT THE INSTALLED MAT WILL HAVE DIRECT CONTACT WITH THE SOIL SURFACE.
 - PREPARE SEEDBED AS NEEDED BY LOOSENING THE TOP 2-3 INCHES OF SOIL, INCORPORATE AMENDMENTS SUCH AS LIME AND FERTILIZER AND/OR WET THE SOIL, IF NEEDED. DO NOT MULCH AREAS WHERE MAT IS TO BE PLACED.
- SEEDING
 - APPLY SEED TO SOIL SURFACE BEFORE INSTALLATION OF HP-TRM. DISTURBED AREAS SHALL BE RE-SEEDED. CONSULT PROJECT PLANS AND/OR LOCAL OR STATE SEEDING REQUIREMENTS FOR SEED TYPES AND APPLICATION RATES.
- ANCHOR TRENCH
 - SEE SECTION VIEW, TOP AND BOTTOM TRENCH DETAILS, AND PERSPECTIVE VIEW FOR ANCHOR TRENCH DETAILS.
 - EXCAVATE THE INITIAL TRENCH AND TERMINAL TRENCH AS SHOWN IN THE DETAILS ACROSS THE TOP AND BOTTOM OF THE SLOPE.
- MATERIALS
 - HP-TRM
 - HP-TRM SHALL CONSIST OF MIRAFI TM14S OR ENGINEER-APPROVED EQUIVALENT.
 - COLOR SHALL BE TAN.
 - PINS
 - SOIL ANCHORS SHALL BE 18 INCH, MIN. LONG MIRAFI ANCHORS.
- INSTALLATION OF HP-TRM
 - SECURE HP-TRM IN INITIAL TRENCH AT THE TOP OF THE SLOPE. INSTALL 12-INCH PIN WITHIN INITIAL TRENCH AND A SECONDARY PIN LOCATED JUST BELOW THE TRENCH EVERY 12 INCHES ON CENTER (SEE PIN AND TRENCH DETAILS). BACKFILL AND COMPACT SOIL INTO INITIAL ANCHOR TRENCH.
 - ROLL HP-TRM DOWN THE SLOPE FROM THE ANCHOR TRENCH. SECURE HP-TRM TO SLOPE WITH 18 INCH PINS AT 1 SQUARE YARD PATTERN (SEE PIN PATTERN DETAIL). MORE PINS MAY BE REQUIRED TO ENSURE HP-TRM IS SUFFICIENTLY SECURED TO THE SLOPE. FURTHER, CRITICAL POINTS AS DETERMINED BY THE PROJECT ENGINEER, MAY REQUIRE ADDITIONAL PINS.
 - CONTINUE INSTALLATION OF HP-TRM, OVERLAPPING ADJACENT ROLLS AS FOLLOWS:
 - ROLL EDGE OVERLAP: 6 INCH MINIMUM OVERLAP WITH UPSLOPE HP-TRM MAT ON TOP. SECURE WITH ONE ROW OF PINS LOCATED EVERY 12 INCHES ON CENTER.
 - ROLL END OVERLAP: 18 INCH MINIMUM OVERLAP WITH UPSLOPE MAT ON TOP. SECOND WITH TWO ROWS OF PINS STAGGERED APART ON 24 INCHES CENTERS (SEE HP-TRM OVERLAP DETAIL AT END OF ROLL).
 - SECURE HP-TRM IN THE TERMINAL TRENCH AT THE TOE OF THE SLOPE. INSTALL 18-INCH PIN WITHIN TERMINAL TRENCH EVERY 12 INCHES ON CENTER. BACKFILL AND COMPACT SOIL INTO THE TERMINAL ANCHOR TRENCH.
 - PIN PLACEMENT NOTE: PINS SHOULD BE A MINIMUM OF 18 INCHES IN LENGTH. THE LENGTH MUST BE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER PINS MAY BE REQUIRED FOR LOOSER SOILS AND HEAVIER METAL STAKES MAY BE REQUIRED FOR ROCKY SOILS.
- SOIL FILLING
 - INSTALLED HP-TRM SHALL BE RE-SEEDED AND SOIL-FILLED.
 - AFTER SEEDING, SPREAD AND LIGHTLY RAKE 1/2-INCH TO 3/4-INCH OF FINE SITE SOIL OR TOPSOIL INTO THE MAT AND COMPLETELY FILL THE VOIDS USING BACKSIDE OF RAKE OR OTHER FLAT TOOL.
 - IF EQUIPMENT MUST OPERATE ON THE MAT, MAKE SURE IT IS RUBBER-TIRED. NO TRACKED EQUIPMENT OR SHARP TURNS ARE ALLOWED ON THE MAT.
 - AVOID ANY TRAFFIC OVER THE MAT IF LOOSE OR WET SOIL CONDITIONS EXIST.
 - SMOOTH SOIL-FILL IN ORDER TO JUST EXPOSE THE TOP OF THE HP-TRM. DO NOT PLACE EXCESSIVE SOIL ABOVE THE MAT.
 - BROADCAST ADDITIONAL SEED AS NEEDED ABOVE THE SOIL-FILLED MAT.
 - IRRIGATE AS NECESSARY TO ESTABLISH/MAINTAIN VEGETATION. DO NOT OVER IRRIGATE.

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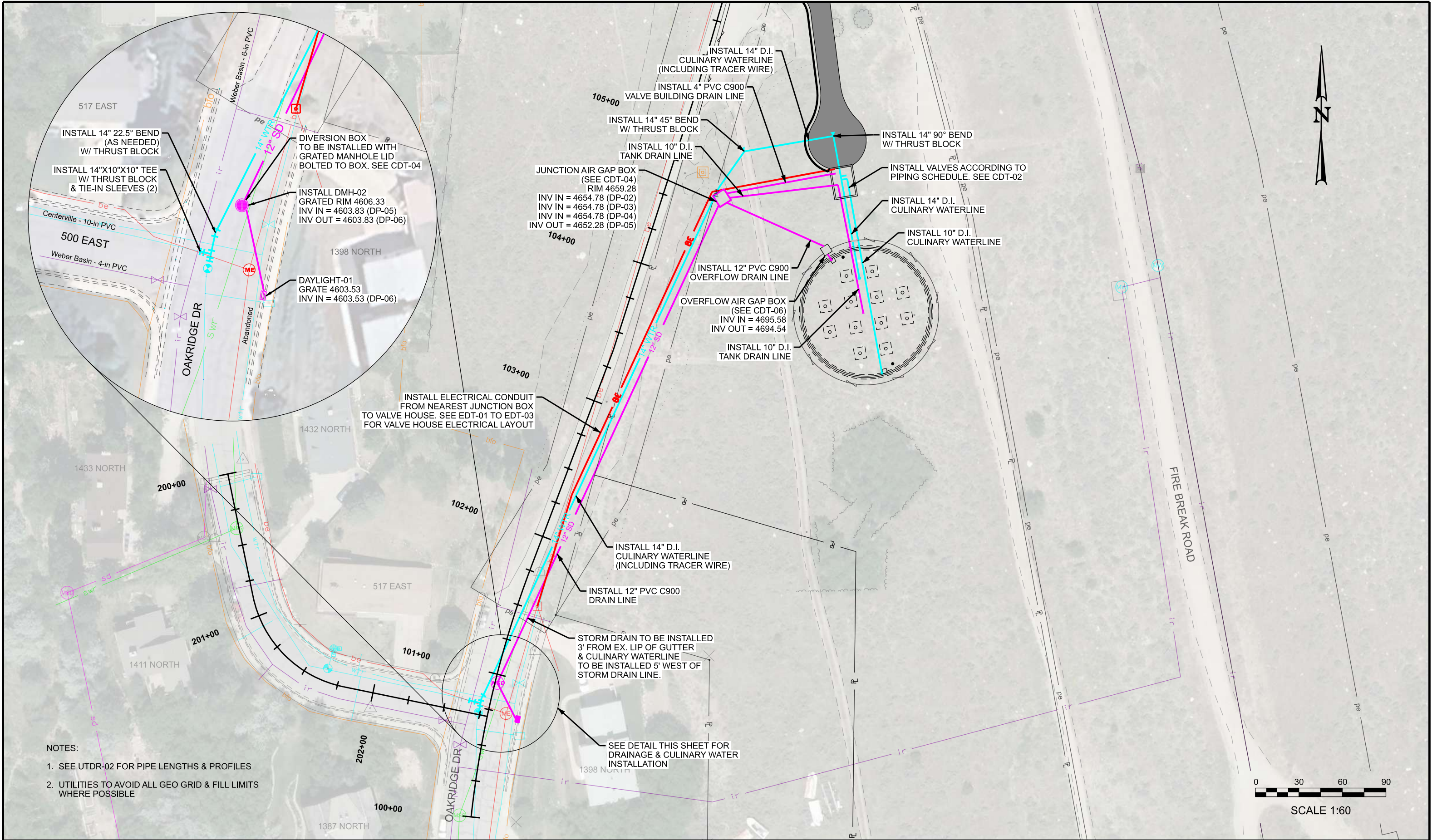
SLOPE REINFORCEMENT

**CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE**



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SHEET NO.	11
SHEET TYP.	SR-02
PROJ. NO.	21-203

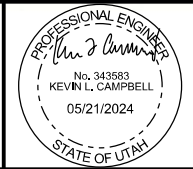


REVISION	DATE	BY	DESCRIPTION

DESIGN	KTK
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CHECKED	KLC
DATE	05/03/2024

UTILITY & DRAINAGE
PLAN VIEW

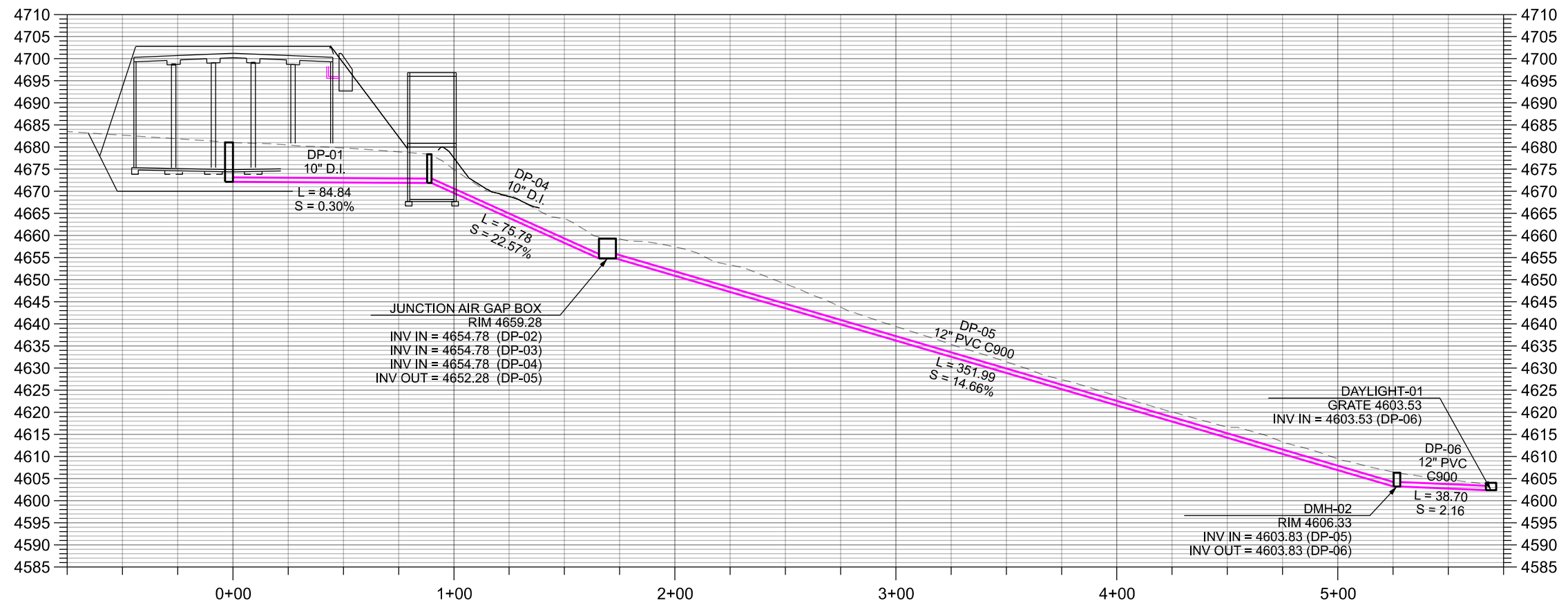
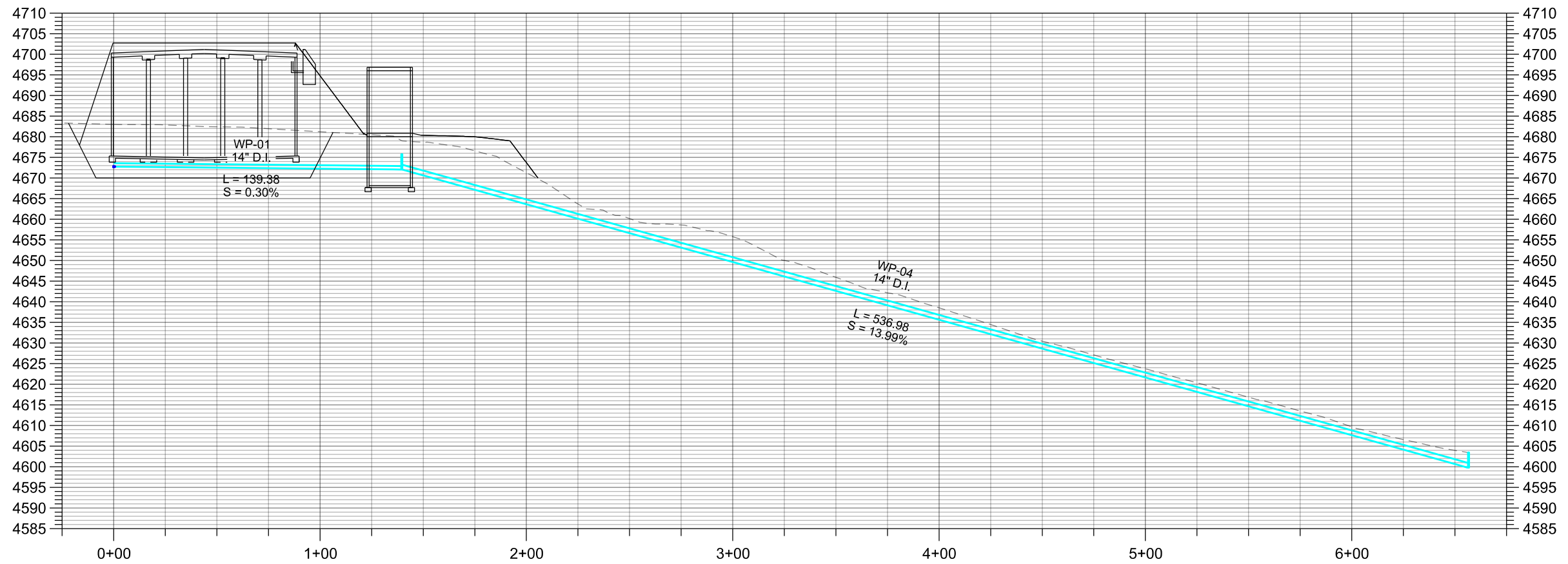
CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE





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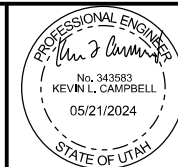
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SHEET TYP.	UTDR-01
PROJ. NO.	21-203



REVISION	DATE	BY	DESCRIPTION	DESIGN
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				DATE
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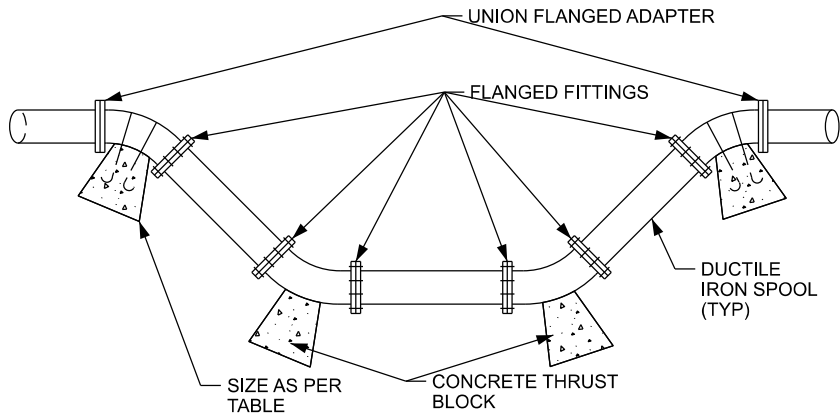
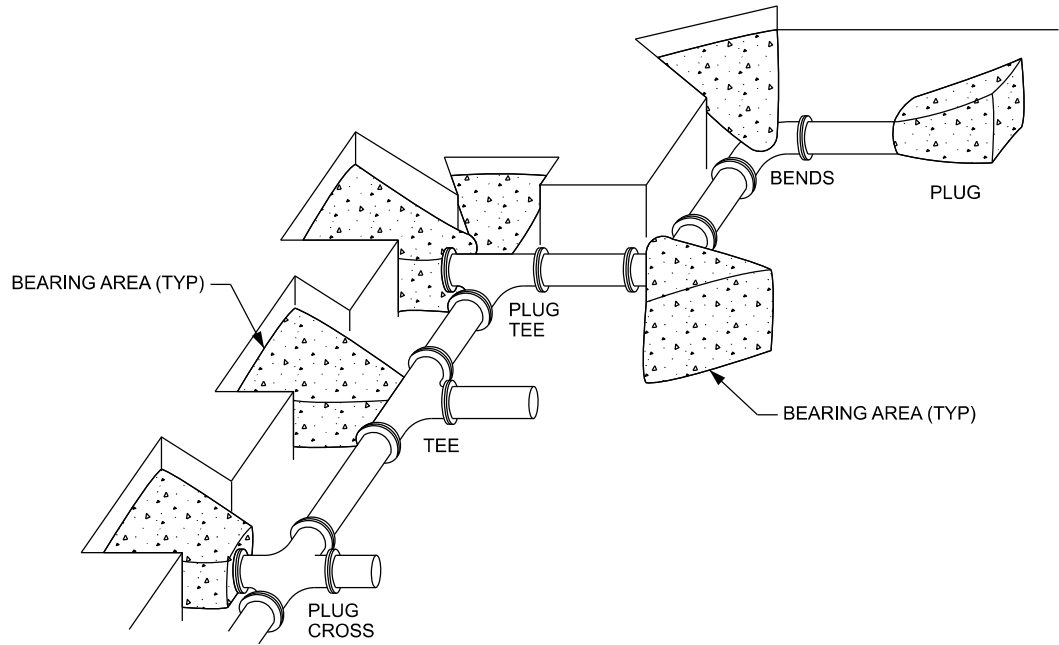
UTILITY & DRAINAGE
PROFILE VIEWS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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SHEET NO.	13
SHEET TYP.	UTDR-02
PROJ. NO.	21-203

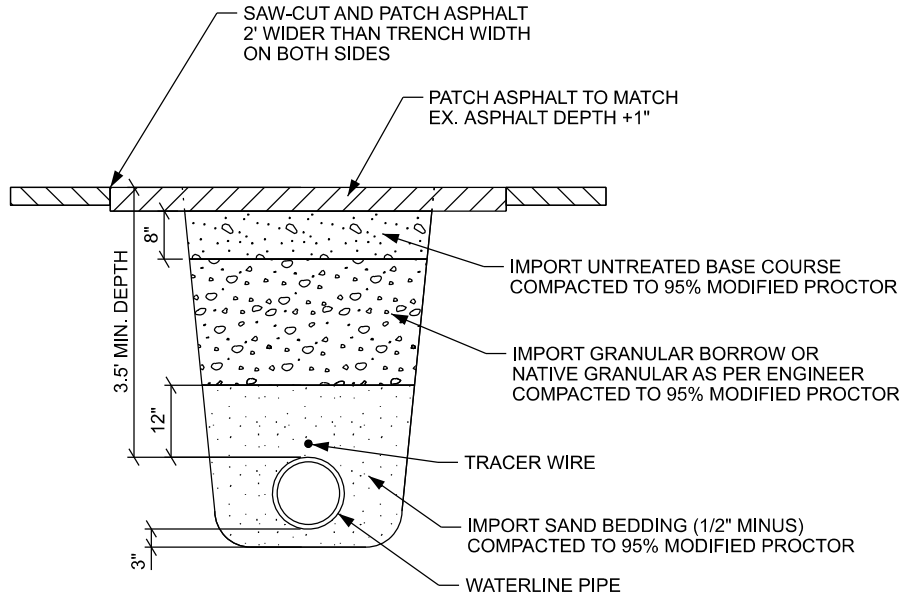


MINIMUM BEARING AREA IN SQ. FT					
SIZE OF PIPE	TEE VALVE, DEAD END	90° BEND	45° BEND	22½° BEND	11¼° BEND
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
10"	10	14	8	4.25	2.5
12"	14	20	11	5.50	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53

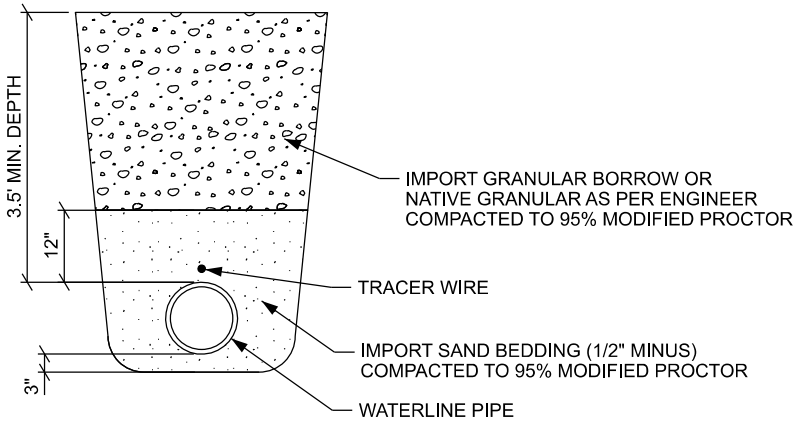
RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERTATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 200 PSI, AND A MINIMUM SOIL BEARING STRESS OF 2,000 PSF. OPERATING PRESSURES INEXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.

A THRUST BLOCKING & VERTICAL REALIGNMENT DETAIL

NTS SEE PLAN



- NOTES:
- 1) DROPPING PIPE INTO TRENCH IS PROHIBITED
 - 2) SEE DETAIL D FOR MORE INFORMATION.



- NOTES:
- 1) DROPPING PIPE INTO TRENCH IS PROHIBITED
 - 2) SEE DETAIL D FOR MORE INFORMATION.

- NOTES:
- 1) MINIMUM WATER MAIN SIZE: 8" DIAMETER.
 - 2) WATER MAIN LINES SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42" & MAXIMUM COVER OF 60".
 - 3) ALL MECHANICAL JOINT FITTINGS SHALL BE TORQUED BETWEEN 75 - 90 FT. LBS.
 - 4) ALL BEVELED ENDS SHALL BE CUT OFF BEFORE BEING CONNECTED TO A MECHANICAL JOINT FITTING.
 - 5) CONCRETE SHALL NOT BE PLACED AROUND BOLTS & VISQUINE SHALL BE WRAPPED BETWEEN THE CONCRETE & THE FITTING.
 - 6) THE CITY MAY REQUIRE THRUST BLOCK SIZES INCREASED DEPENDING ON THE SOIL BEARING CAPACITY.
 - 7) ALL THRUST BLOCKS MUST REST AGAINST UNDISTURBED SOIL.
 - 8) MIN. CONCRETE STRENGTH FOR THRUST BLOCKS SHALL BE 4,000 PSI.
 - 9) WHERE CORROSIVE OR CONTAMINATED AREAS ARE ENCOUNTERED, USE MATERIALS RESISTANT TO CORROSION AND/OR CONTAMINATION.

B TYPICAL CULINARY WATERLINE PATCH TRENCH SECTION

NTS SEE PLAN

C TYPICAL CULINARY WATERLINE TRENCH SECTION

NTS SEE PLAN

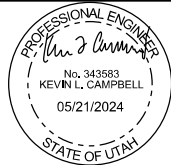
D CULINARY WATER & THRUST BLOCK NOTES

NTS SEE PLAN

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				DATE 05/03/2024

CIVIL DETAILS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

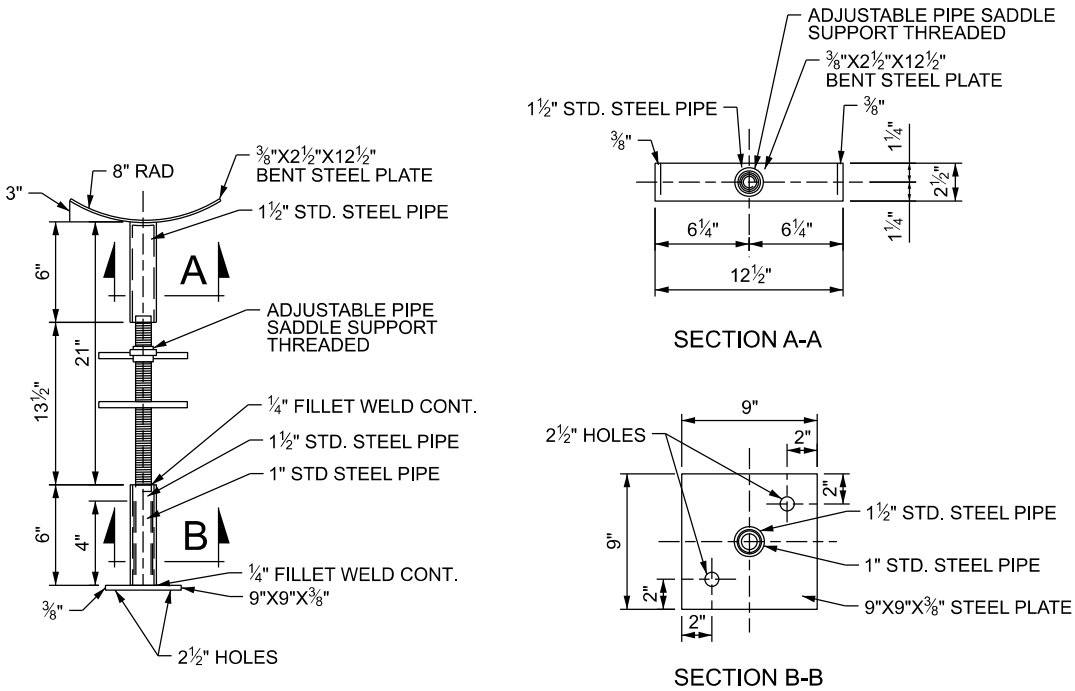


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SHEET NO.	14
SHEET TYP.	CDT-01
PROJ. NO.	21-203



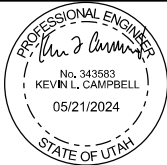
NTS	SEE PLAN
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NTS	SEE PLAN
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CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

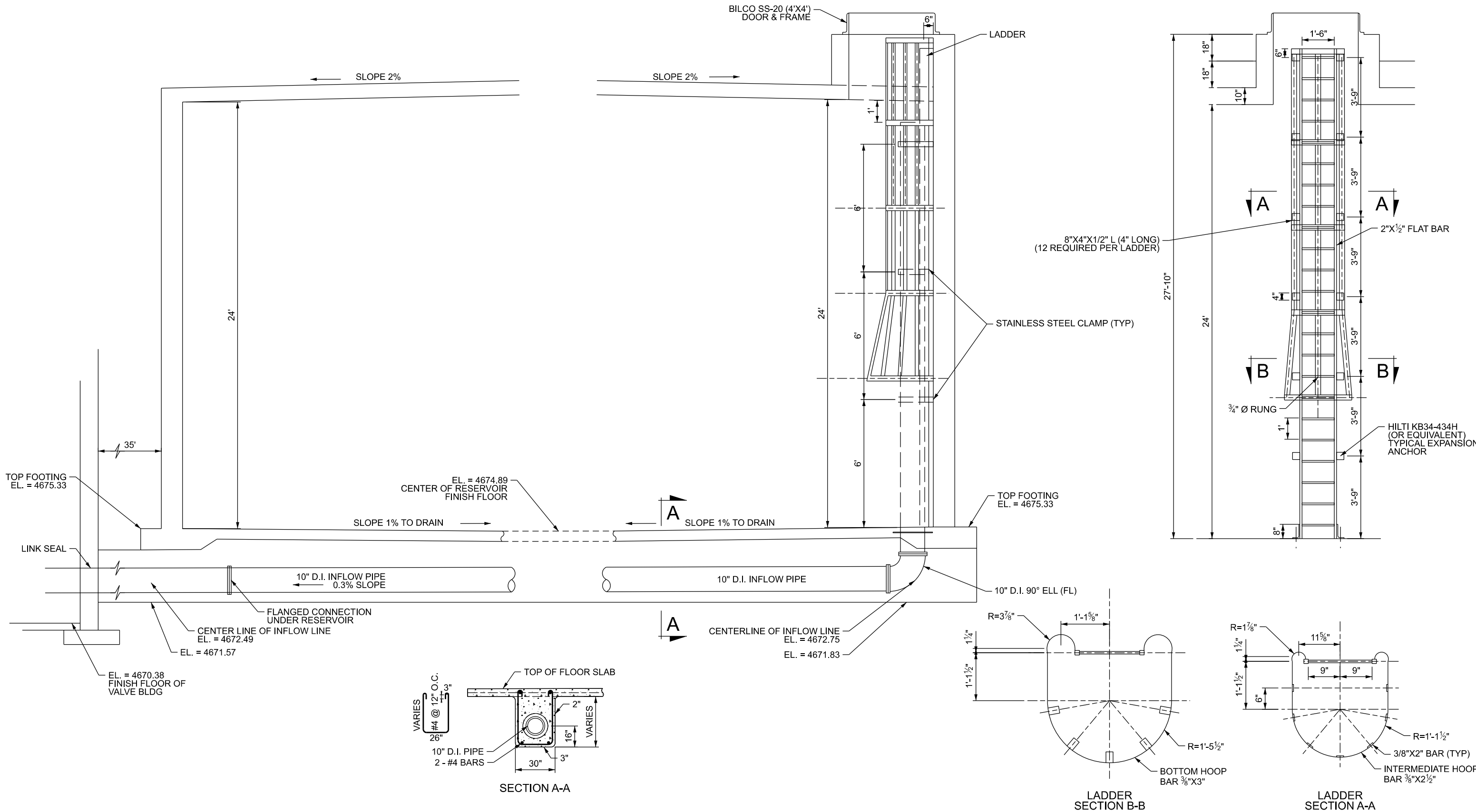


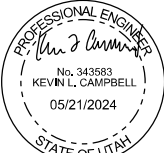
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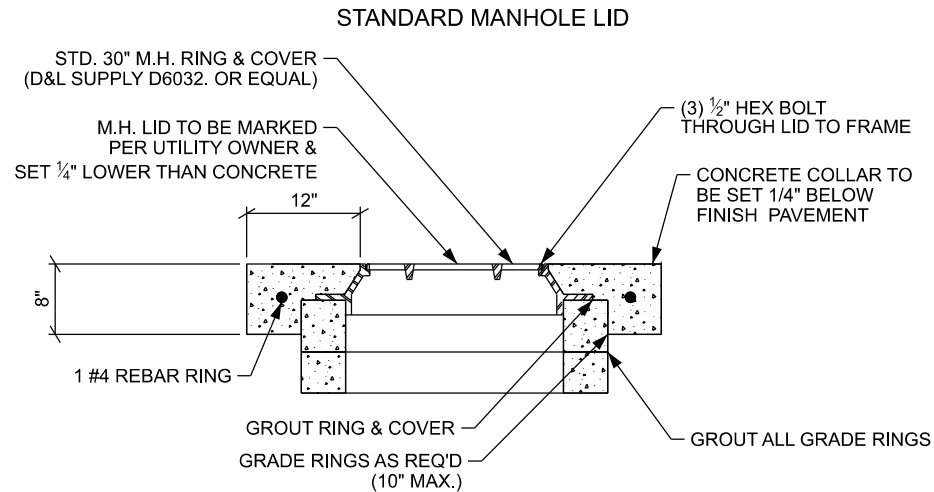
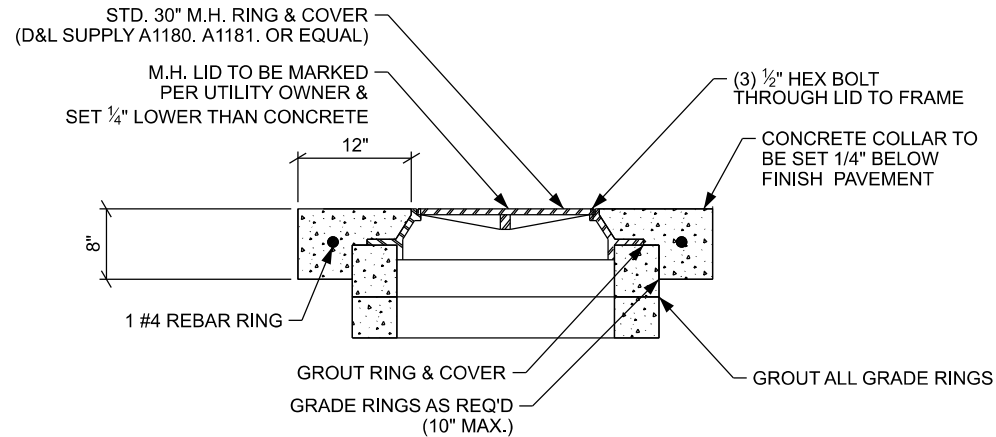
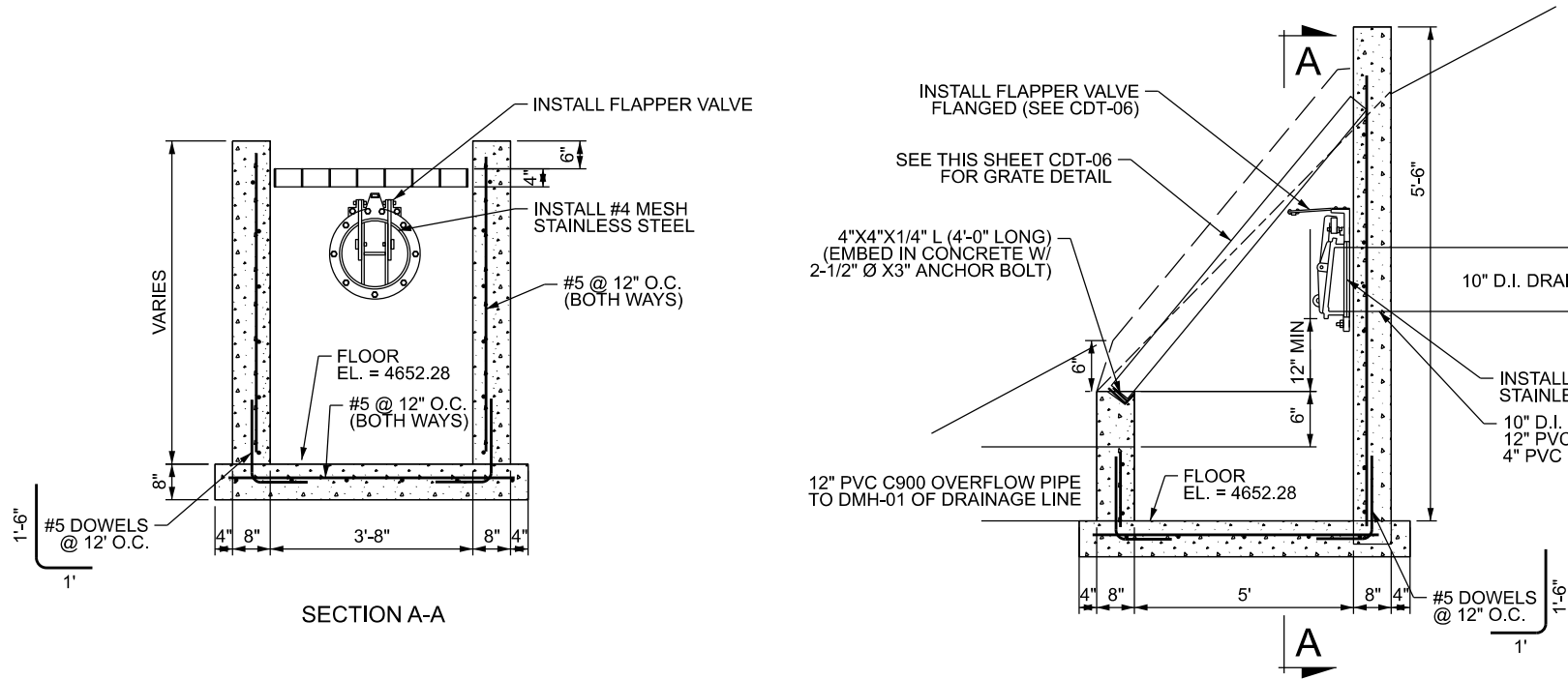
SHEET NO. 15

SHEET TYP. CDT-02

PROJ. NO. 21-203

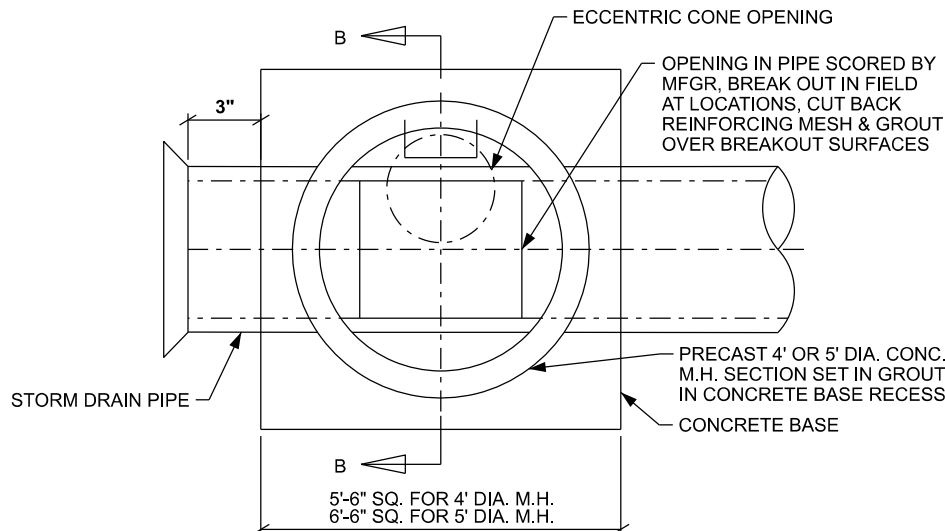
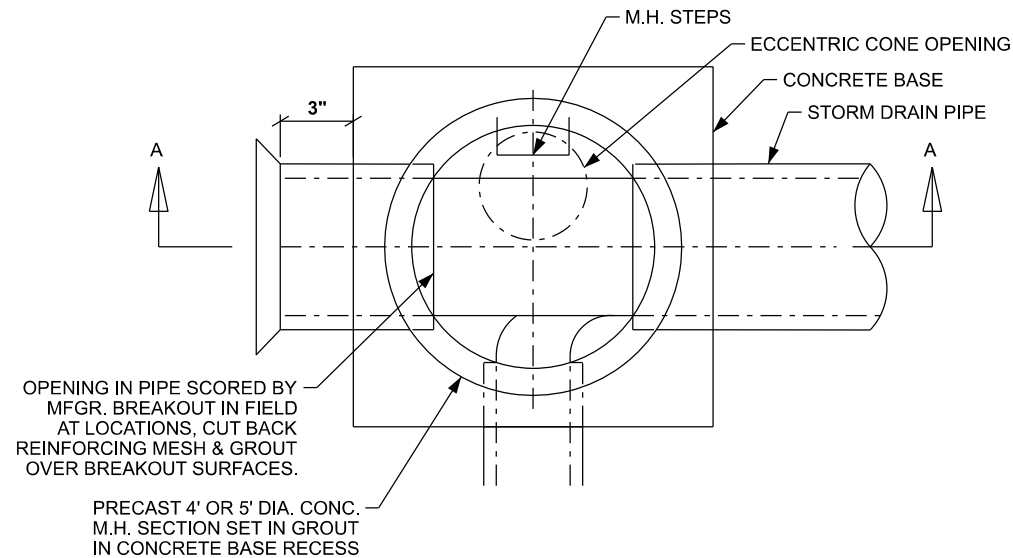


A	INFLOW PIPE SECTION & LADDER W/ SAFTEY CAGE											
NTS	SEE PLAN											
REVISION	DATE	BY	DESCRIPTION	DESIGN	CIVIL DETAILS TANK ACCESS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO.	16	
				KTK						SHEET TYP.	CDT-03	
				DRAWN						PSB	PROJ. NO.	21-203
				CHECKED						KLC		
				DATE						05/03/2024		



NOTE:
1. USE HOT DIPPED GALVANIZED STEEL FOR GRATE & FRAME.

A JUNCTION AIR GAP BOX, GRATED MANHOLE LID & STANDARD MANHOLE LID



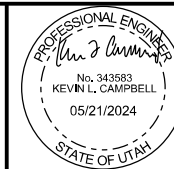
NOTES:
1) USE SAME CONCRETE COLLAR AROUND STORM DRAIN MANHOLE RING & COVER
2) CAST-IN-PLACE BASES MAY BE PLACED WITH PRE CAST BASES (SEE SPECS.)
3) ALL CONCRETE TO BE CLASS 4000
4) ALL COLLARS TO BE GROUTED SEAL AT ALL MANHOLES, INLET BOXES, CLEANOUT BOXES, & COMBO BOXES

B STORM DRAIN CLEANOUT BOX PLAN VIEWS

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				PSB
				KLC
				DATE 05/03/2024

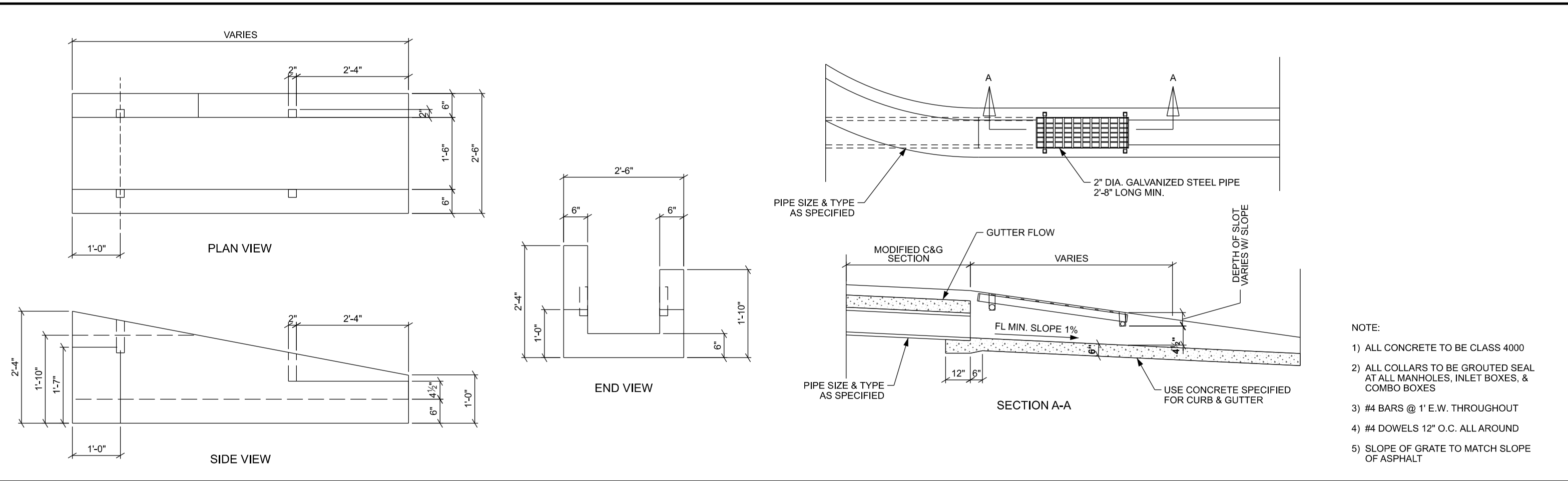
CIVIL DETAILS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

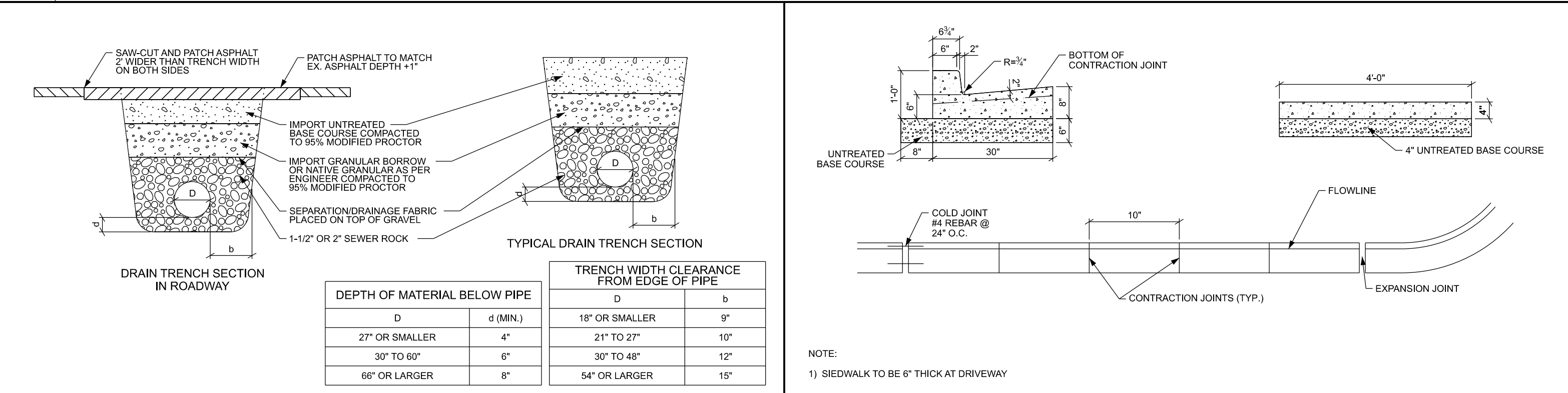


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SHEET NO.	17
SHEET TYP.	CDT-04
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A DIPSTONE DAYLIGHT OUTLET BOX



B TYPICAL TRENCH SECTION & PATCH TRENCH SECTION

REVISION	DATE	BY	DESCRIPTION	DESIGN
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				DATE 05/03/2024

CIVIL DETAILS

C SIDEWALK, CURB & GUTTER SECTIONS & CURB & GUTTER JOINT

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

PROFESSIONAL ENGINEER
No. 343683
KEVIN L. CAMPBELL
05/21/2024
STATE OF UTAH

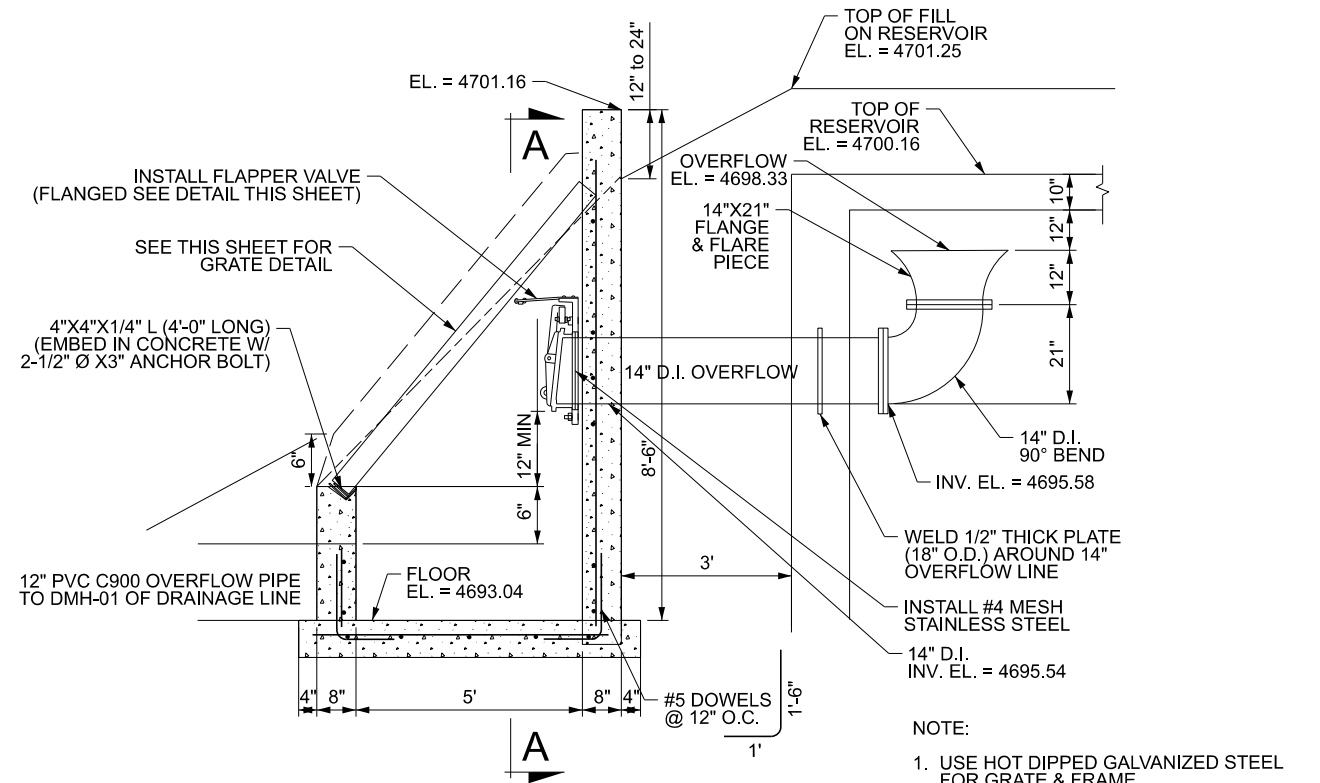
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SHEET NO. 18
SHEET TYP. CDT-05
PROJ. NO. 21-203

GRATE

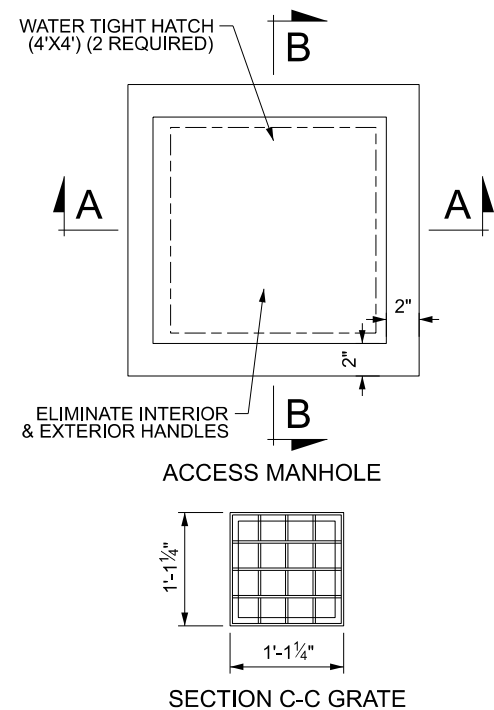
FLAPPER

SECTION A-A

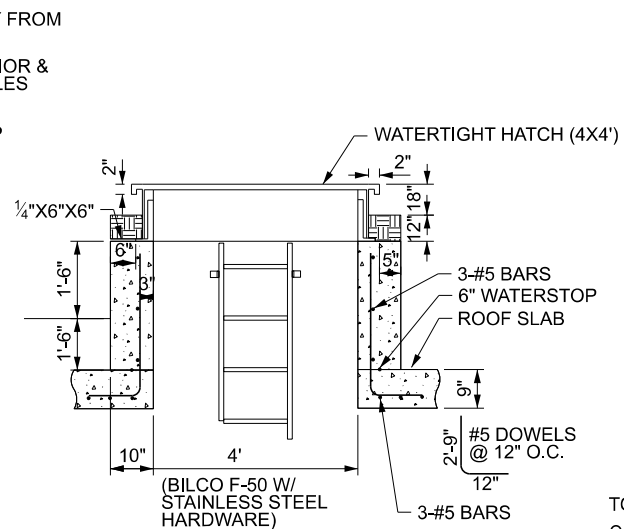


A	OVERFLOW AIR GAP BOX & OVERFLOW PIPING
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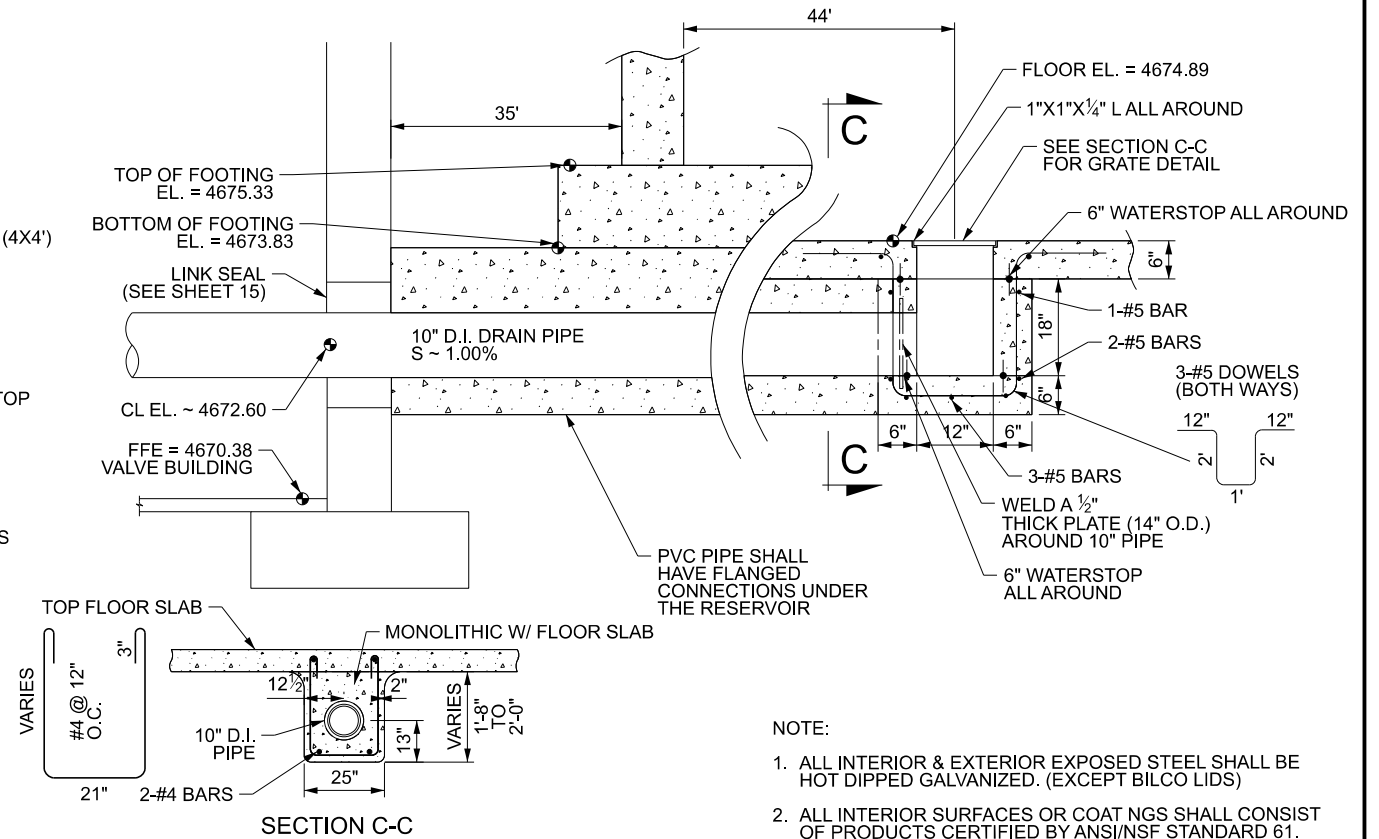
NTS	SEE PLAN
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SECTION A-A



SECTION B-B



- NOTE:
1. ALL INTERIOR & EXTERIOR EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED. (EXCEPT BILCO LIDS)
 2. ALL INTERIOR SURFACES OR COAT NGS SHALL CONSIST OF PRODUCTS CERTIFIED BY ANSI/NSF STANDARD 61.

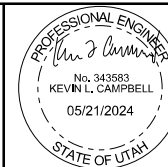
B	12" PVC RESERVOIR DRAIN LINE & HATCH DETAILS
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NTS	SEE PLAN
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				KTG
				PSE
				KLO
				DATE 05/03/2024

CIVIL DETAILS OVERFLOW & HATCH

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
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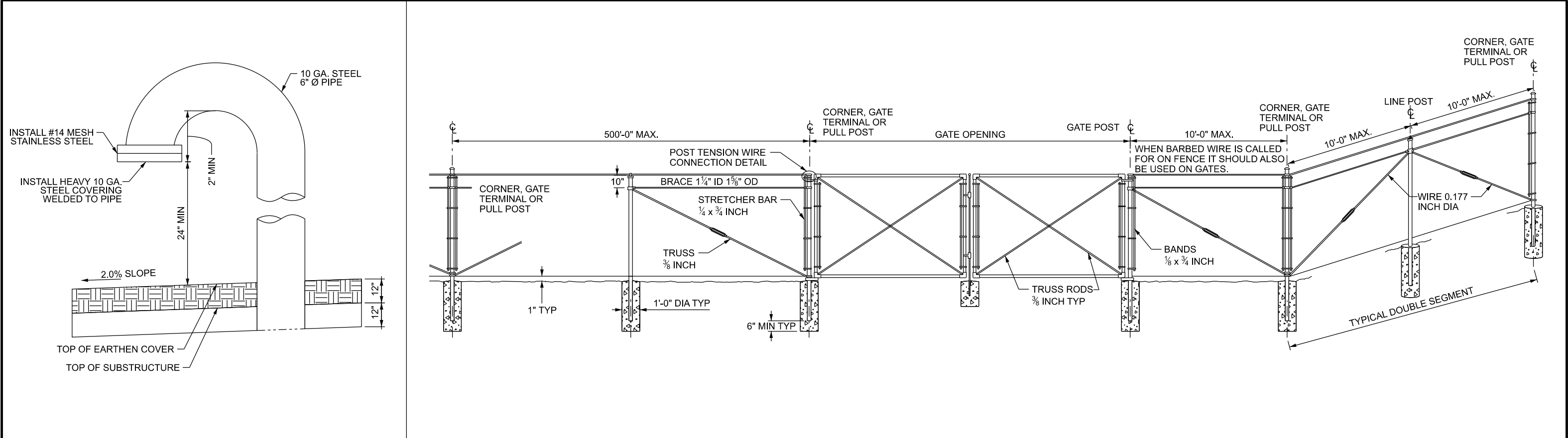


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NO. 19

SHEET
TYP. CDT-06

PROJ.
NO. 21-203



C
NTS

AIR VENT
SEE PLAN

D
NTS

TYPICAL MULTIPLE BAY SEGMENT
SEE PLAN

TWISTED & BARBED SELVAGE
TYPE 1

WIRE 0.177
INCH DIA

BOLT & NUT
1/4 INCH

POST TENSION WIRE
CONNECTION DETAIL

TOP GATE HINGE

DROP ROD ASSY

PIPE POST TIE

GATE STOP DETAIL

GATE HOLD BACK
DETAIL

GATE HINGE DETAIL
BOTTOM

BRACE & TRUSS CONNECTIONS

OPTIONAL WELDED OR
RIVETED CONSTRUCTION

OPTIONAL
TENSION
DEVICE

DEPTH OF POSTS	LENGTH OF END CORNER OR PULL POSTS	LENGTH OF LINE POSTS	SIZE OF POSTS									
			END, CORNER, & PULL POSTS				LINE POST MIN. SIZE					
			NOM SIZE	OUTSIDE DIA	PIPE WEIGHT ASTM F 1083	TRIPLE COAT	NOM SIZE	OUTSIDE DIA	PIPE WEIGHT ASTM F 1083	TRIPLE COAT	OUTSIDE DIMENSIONS C-SECTION	WT/FT
3 FT	10 FT	9'-8"	2 1/2"	2.875"	5.80	4.64	2"	2.375"	3.65	3.11	1.875 x 1.625	2.40
3 FT	9 FT	8'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.28	1.875 x 1.625	1.85
3 FT	8 FT	7'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.23	1.875 x 1.625	1.85
2 FT	6 FT	5'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.23	1.875 x 1.625	1.85
2 FT	5 FT	4'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.23	1.875 x 1.625	1.85

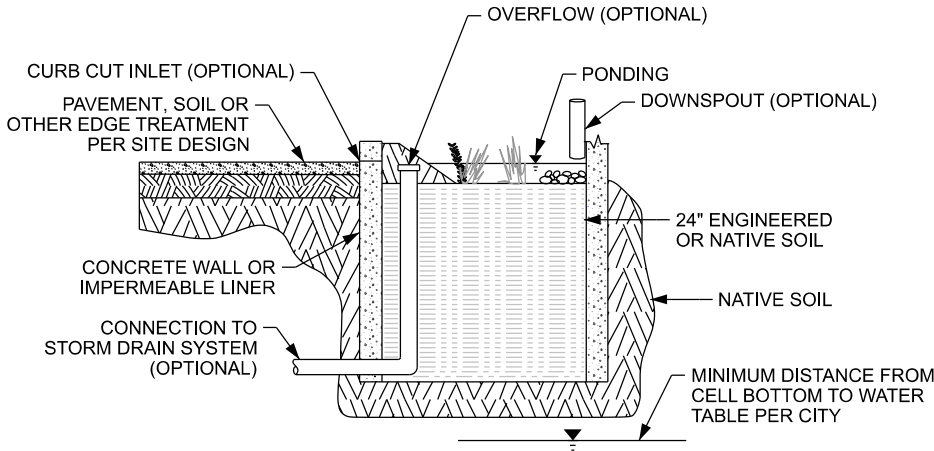
HEIGHT	GATE OPENING		GATE POST	GATE FRAME
	6 FT AND OVER *	SINGLE TO 6 FT OR DOUBLE TO 12 FT	2 1/2"	
		SINGLE TO 6 FT TO 13 FT OR DOUBLE OVER 12 TO 24 FT	3 1/2"	
		SINGLE OVER 13 TO 18 FT OR DOUBLE OVER 24 TO 36 FT	6"	
		SINGLE OVER 18 FT OR DOUBLE OVER 36 FT	8"	

* GATES OVER 6 FT IN HEIGHT AND WIDER THAN 12 FT WILL REQUIRE
(3) INDUSTRIAL PRESSED STEEL HINGES.

NOTES:

- POSTS: SCHEDULE 40 PIPE, TRIPLE COATED HIGH TENSILE STEEL PIPE OR ROLL-FORMED C-SECTION OF THE SIZE SHOWN IN THE CHART AND AS DEFINED IN THE ASTM F 1043 GROUP II. WEIGHT IN lb/ft WITH TOLERANCE OF 10 PERCENT. OTHER TYPES OF POSTS WITH EQUAL OR GREATER SECTION MODULUS MAY BE USED IF APPROVED, IN ADVANCE, BY THE ENGINEER.
- FABRIC HEIGHTS LESS THAN 5 FT. TRUSS RODS AND BRACES NOT REQUIRED.
- USE TRIPLE COATED HIGH TENSILE STEEL PIPE CONFORMING TO ASTM F 1043 GROUP IC.

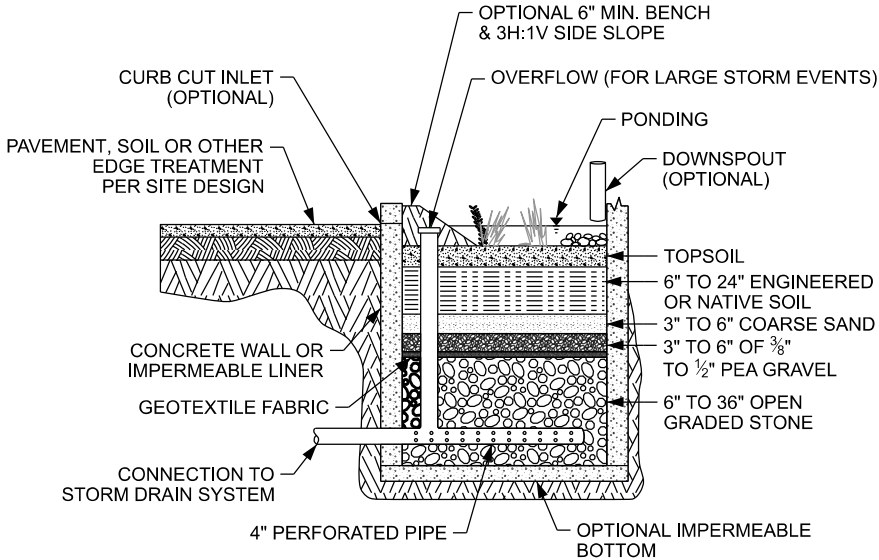
BIORETENTION CELL DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
DEPTH TO GROUNDWATER	2-FT	NO MAX.	-
PONDING DEPTH	NO MIN.	18-IN	-
DRAWDOWN TIME	12-HOURS	72 HOURS	24 TO 48 HOURS PREFERRED; DRAWDOWN TIME MAY ALSO DEPEND ON LOCAL MOSQUITO ABATEMENT REGULATIONS
INFILTRATION RATE	0.25-IN/HR	6-IN/HR	FIELD TESTING REQUIRED FOR FINAL DESIGN; INFILTRATION RATE SHALL BE LOW TO ALLOW BIOFILTRATION PROCESS TO OCCUR
FREEBOARD	NO MIN.	NO MAX	FREEBOARD PER CITY; FOR PUBLIC SAFETY, A MIN. OF 6-IN REQ'D EMBANKMENT WHEN PONDING DEPTH GREATER THAN 6-IN



- NOTE:
- 1) CONSIDER FOREBAY OR OTHER PRETREATMENT.
 - 2) CONSIDER UPSTREAM BYPASS FOR LARGE STORM EVENTS.

A BIORETENTION CELL IN NATIVE OR ENGINEERED SOILS

NTS SEE PLAN



- NOTES:
- 1) OVERFLOW ELEVATION MUST BE BELOW ELEVATION OF INLET (CURB CUT, DOWNSPOUT, OR OTHER PER SITE DESIGN).
 - 2) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.
 - 3) CONSIDER FOREBAY OR OTHER PRETREATMENT.

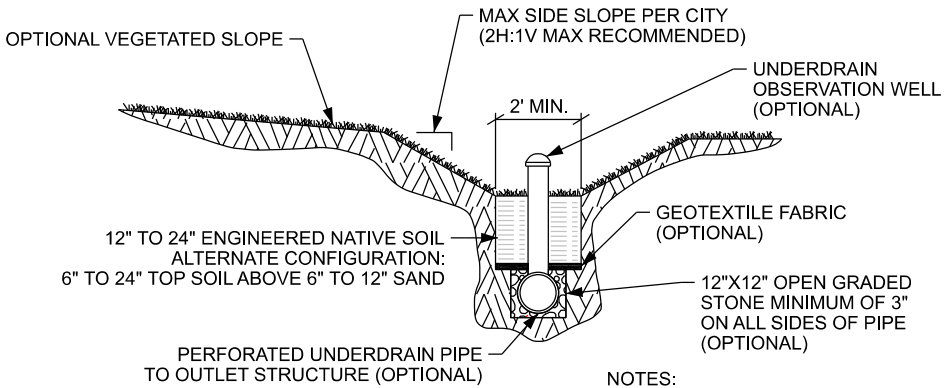
C BIORETENTION CELL WITH UNDERDRAIN SYSTEM

NTS SEE PLAN

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				DRAWN PSB
				CHECKED KLC
				DATE 05/03/2024

CIVIL DETAILS

BIOWALE DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
LENGTH	HYDRAULIC RESIDENCE TIME	NO MAX	-
LONGITUDINAL SLOPE	0.50%	5%	UNDERDRAIN RECOMMENDED BELOW MINIMUM SLOPE
BOTTOM WIDTH	2-FT	NO MAX	-
SIDE SLOPE	NO MIN.	3H:1V	PER CITY REQUIREMENTS
FLOW VELOCITY	NO MIN.	1.0-FT/S	MAXIMUM PERMISSIBLE SHEAR STRESS MAY ALSO DICTATE MAX. FLOW VELOCITY
FLOW DEPTH	NO MIN.	2/3 VEGETATION HEIGHT	FLOW DEPTHS GREATER THAN VEGETATION HEIGHT WILL BYPASS BIOFILTRATION
FREEBOARD	NO MIN.	NO MAX	PER CITY REQUIREMENTS
VEGETATION COVERAGE	>65%		REQUIRED FOR BIOFILTRATION SUCCESS
HYDRUALIC RESISTANCE TIME	5 MIN.	NO MAX	-

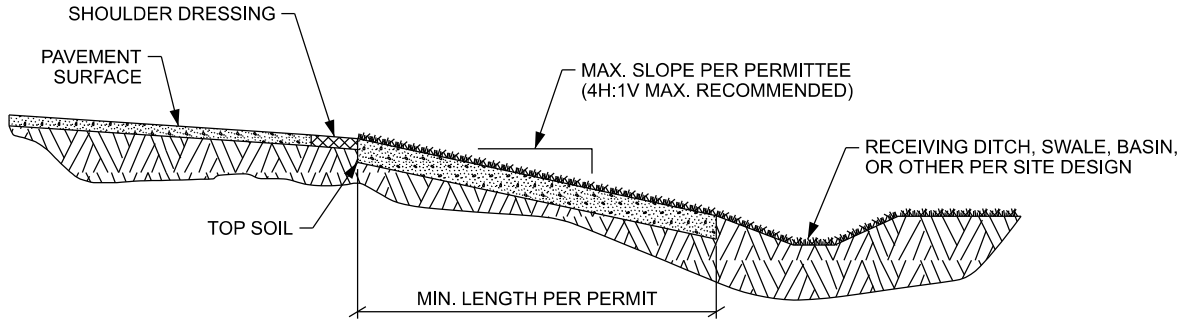


- NOTES:
- 1) ENGINEERED SOIL MAY IMPROVE FILTRATION.
 - 2) UNDERDRAIN RECOMMENDED FOR LONGITUDINAL SLOPES < 1%.
 - 3) (OPTIONAL) ITEMS SHOWN FOR USE WITH UNDERDRAIN.
 - 4) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.

B BIOSWALE

NTS SEE PLAN

VEGETATED STRIP DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
LENGTH (FLOW DIRECTION)	15-FT	NO MAX.	-
LONGITUDINAL SLOPE	NO MIN.	4H:1V	PER CITY REQUIREMENTS
FLOW VELOCITY	NO MIN.	1-FT/S	MAXIMUM PERMISSIBLE SHEAR STRESS MAY ALSO DICTATE MAX. FLOW VELOCITY
FLOW DEPTH	NO MIN.	2/3 VEGETATION HEIGHT	FLOW DEPTHS GREATER THAN VEGETATION HEIGHT WILL BYPASS BIOFILTRATION
FREEBOARD	NO MIN.	NO MAX.	PER CITY REQUIREMENTS
VEGETATION COVERAGE	>65%		REQUIRED FOR BIOFILTRATION SUCCESS

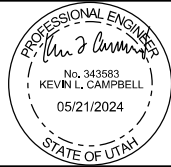


- NOTE:
- 1) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.

D VEGETATED STRIP

NTS SEE PLAN

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



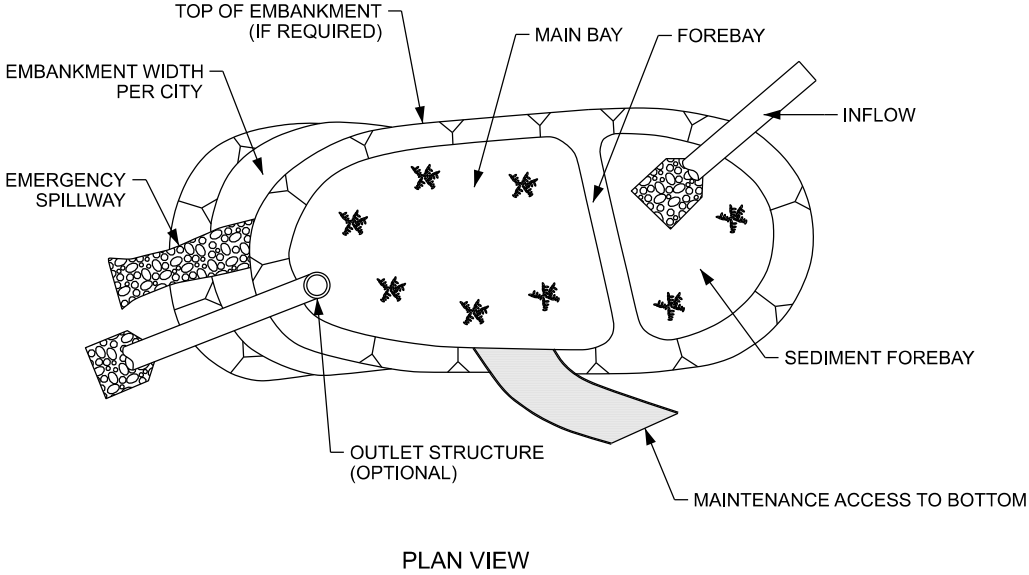
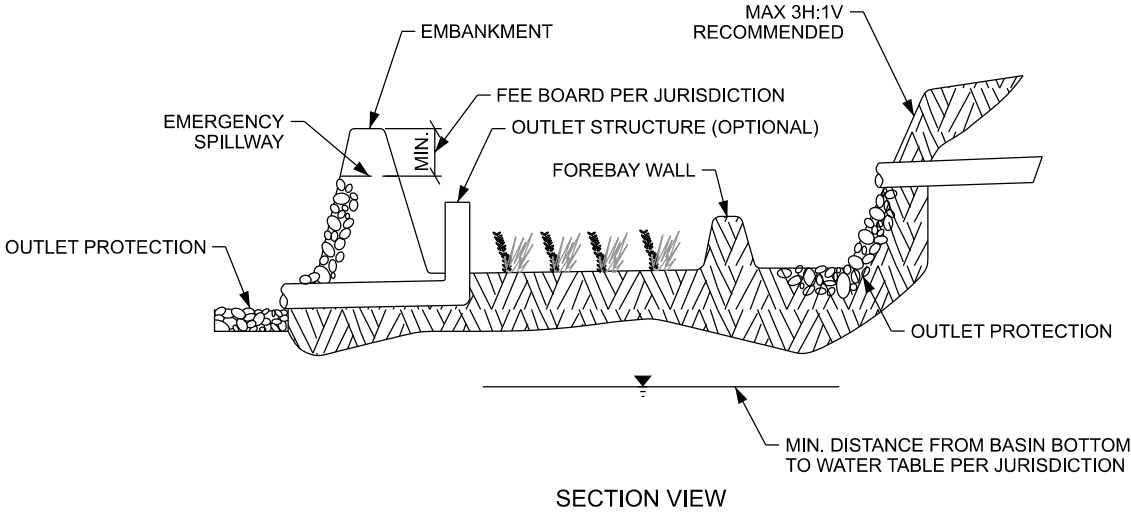
ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	21
SHEET TYP.	CDT-08
PROJ. NO.	21-203

INFILTRATION BASIN DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
WATER QUALITY VOLUME	0.1-AC-FT (4356CF)	NO MAX.	-
FEEBOARD	1-FT	-	-
OVERFLOW SPILLWAY LENGTH	3-FT	-	-
INVERT SLOPE	0% (FLAT BASIN BOTTOM)	-	-
INTERIOR SIDE SLOPES	NO MIN.	3H:1V	-
DRAWDOWN TIME	24-HOURS	72-HOURS	48-HOURS RECOMMENDED
DESIGN INFILTRATION RATE	0.25-IN/HR	6-IN/HR	FIELD TESTING REQUIRED FOR FINAL DESIGN
DEPTH TO GROUNDWATER	2-FT	NO MAX.	PER CITY REQUIREMENTS

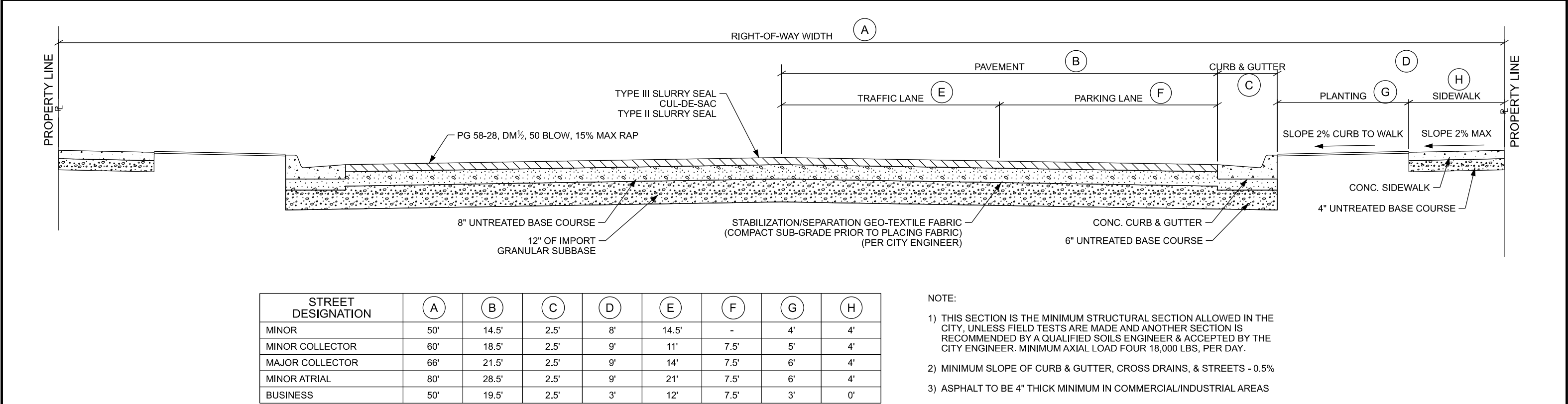
NOTES:

- 1) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.
- 2) FOREBAY CONNECTION TYPE TO MAIN BAY WILL VARY: OUTLET PIPE; BARION WALL, NOTCHED CONCRETE WALL & OTHERS ARE ACCEPTABLE.
- 3) CONSIDER UPSTREAM BYPASS FOR LARGE STORM EVENTS.



A

INFILTRATION BASIN



- NOTE:
- 1) THIS SECTION IS THE MINIMUM STRUCTURAL SECTION ALLOWED IN THE CITY, UNLESS FIELD TESTS ARE MADE AND ANOTHER SECTION IS RECOMMENDED BY A QUALIFIED SOILS ENGINEER & ACCEPTED BY THE CITY ENGINEER. MINIMUM AXIAL LOAD FOUR 18,000 LBS, PER DAY.
- 2) MINIMUM SLOPE OF CURB & GUTTER, CROSS DRAINS, & STREETS - 0.5%
- 3) ASPHALT TO BE 4" THICK MINIMUM IN COMMERCIAL/INDUSTRIAL AREAS

B

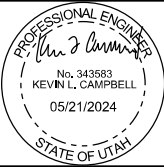
STANDARD ROADWAY SECTION

REVISION	DATE	BY	DESCRIPTION

DESIGN	KTK
DRAWN	PSB
CHECKED	KLC
DATE	05/03/2024

CIVIL DETAILS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	22
SHEET TYP.	CDT-09
PROJ. NO.	21-203

DESIGN CRITERIA

1. GOVERNING BUILDING CODE: 2021 IBC: ASCE 7-16; ACI 350.3-20
2. GRAVITY LIVE LOADS USED IN DESIGN:

A. GROUND SNOW

50.0 PSF + DRIFT; ELEVATION = 4800 FT
(PG=50.0 PSF; PF=35.0 PSF; I=1.25; CE=1.0; CT=1.0)

B. ROOF LIVE LOAD

TANK: 100 PSF; VALVE BLDG: 20PSF (SNOW CONTROLS)

C. ROOF DEAD LOAD

TANK: SLAB SELF WT + 1FT FILL (125 PSF);
VALVE BLDG: 20 PSF
3. SEISMIC LOADING:

S.D.C. = "D" (SS=1.26; S1=0.47; FA=0.9; FV=1.5; SDS=0.76; SD1=0.47)

R = 3.25 (ACI 350.3-20); I = 1.5; CS = 0.32; APPROX TA = 0.22 SEC

R = 5.0 (SRMSW); I = 1.5; CS = 0.25; APPROX TA = 0.10 SEC

BASE V: SEE STRUCTURAL CALCS
4. WIND LOADING:

VELOCITY = 150 MPH (3 SEC GUST); EXPOSURE = "c"

MWFRS PNET = 46.0 PSF: ROOF GROSS UPLIFT = 33.5 PSF:
5. OCCUPANCY CATEGORY = 1V
IMPORTANCE FACTORS: SNOW I = 1.25; SEISMIC I = 1.5.
6. SOIL BEARING PRESSURE: REFER TO THE GEOTECHNICAL REPORT BY GEOSTRATA
DATED JANUARY 03, 2022. ALLOWABLE SOIL BRNG = 3500 PSF.
ALL FOOTINGS SHALL BE ON A MINIMUM OF 12" OF STRUCTURAL
FILL EXTENDING DOWN TO SUITABLE NATIVE EARTH.

GENERAL

1. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON DRAWINGS
AND AT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE
WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION
OF THE CONTRACTING OFFICER, THE ARCHITECT AND/OR STRUCTURAL ENGINEER
BEFORE PROCEEDING WITH ANY WORK INVOLVED.
2. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO
BE TYPICAL AND SHALL APPLY TO SAME CONDITIONS ELSEWHERE.
3. SHORING AND BRACING REQUIREMENTS:

A. FLOOR AND ROOF STRUCTURES: THE GENERAL CONTRACTOR IS
RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION. HE
SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION
REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND
BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL
PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED,
INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE
CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
4. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY AND
ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM.
OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL
SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH
THE ARCHITECT/ENGINEER. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY
OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE
ITEMS NECESSARY FOR HIS CHOSEN PROCEDURE.
5. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR THEIR
REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF
CONSTRUCTION.
6. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF
THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN
THE STRUCTURAL ENGINEER AND THE CITIES WRITTEN APPROVAL,
PRIOR TO ANY CHANGES, MODIFICATIONS, OMISSIONS AND/OR SUBSTITUTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND
AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

FOUNDATION NOTES

1. REFER TO THE GEOTECHNICAL REPORT BY GEOSTRATA DATED JANUARY 03, 2022
FOR ALL EARTH PREPARATION REQUIREMENTS. ALLOWABLE SOIL BRNG = 3500 PSF.
ALL FOOTINGS SHALL BE SUPPORTED ON PREPARED EARTH EXTENDING DOWN TO
SUITABLE NATIVE EARTH.
2. THE ENTIRE BASE OF THE TANK SHALL BEAR ON A MINIMUM OF 12" COMPACTED
ENGINEERED STRUCTURAL FILL AT 95% ASTM D-1557. FILL SHALL BE PLACED ON
PROOF ROLLED SUITABLE NATIVE EARTH APPROVED BY THE GEOTECHNICAL ENGINEER.
3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
4. EXTERIOR WALL FOOTINGS SHALL BEAR AT A MINIMUM DEPTH OF 2'-6" BELOW
FINISHED EXTERIOR GRADE. CONFIRM FROST DEPTH WITH local BUILDING DEPARTMENT.

WOOD FRAMING NOTES

1. WOOD MATERIAL SPECIFICATIONS:

A. GLUE-LAMINATED BEAMS: DF/DF 24F 1.8E: FB = 2.4KSI; FV = 0.24KSI; E = 1800KSI.
- USE V4 AT SIMPLE SPANS - USE V8 AT CONTINUOUS SPANS AND CANTILEVERS.

B. LVL VERSA-LAM BEAMS AND JOISTS: FB = 2.8 KSI; FV = 0.285 KSI; E = 2.0

C. LVL VERSA-LAM STUDS AND COLUMNS: FB = 2.4 KSI; FV = 0.285 KSI; E = 1.7

D. FRAMING LUMBER: DOUGLAS FIR LARCH (SURFACED DRY NOT TO EXCEED 19%
MAXIMUM MOISTURE CONTENT), CONFORMING TO 2015 I.B.C. 2015 N.D.S. AND
APPLICABLE STANDARDS IN THE FOLLOWING GRADES (UNLESS NOTED OTHERWISE
ON PLANS):

DIMENSIONED LUMBER - BEAMS, JOISTS: #1 OR BETTER
(FB = 1000 PSI, FV = 180 PSI, E = 1600 KSI)

ROUGH SAWN - BEAMS, STRINGERS:
(FB = 1350 PSI, FV = 180 PSI, E = 1800KSI)

POSTS, TIMBERS: #1 OR BETTER
(FB = 1000 PSI, FV = 180 PSI, E = 1600 KSI)

STUDS: D-F #2 BTR
(FB = 900 PSI, FC = 180 PSI, E = 1500 KSI)
2. PROVIDE FULL HEIGHT SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS AND AT EACH
SUPPORT OF JOISTS AND TRUSSES. PROVIDE APPROVED BRIDGING AT A MAXIMUM OF 8'-0" OC
BETWEEN SUPPORTS OR AS REQUIRED BY THE TRUSS MANUFACTURER.
3. NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE 2304.9.1 OF INTERNATIONAL
BUILDING CODE 2015, UNLESS NOTED OTHERWISE ON PLANS OR SCHEDULES.
ALL NAILS SHALL BE COMMON NAILS.
4. ALL METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON" OR EQUAL.
5. CONCRETE WALL PLATE SHALL BE FOUNDATION GRADE PRESSURE TREATED
DOUGLAS FIR LARCH (FC = 900 PSI), WHEN IN CONTACT WITH CONCRETE.
6. SECURE PLATE TO CONCRETE WITH 5/8" X 12" A.B. @ 32" O.C. UNLESS
NOTED OTHERWISE ON PLANS.
7. NOTCHING OR DRILLING THROUGH ANY LUMBER MEMBER WILL NOT BE ALLOWED
WITHOUT SPECIFIC APPROVAL OF STRUCTURAL ENGINEER.
8. ROOF SHEATHING:

(A) APA RATED STRUCTURAL I, EXTERIOR, 5/8" PANEL INDEX #40/20

(B) NAIL WITH 10d @ 4" OC AT PANEL EDGES, 8" OC AT INTERIOR SUPPORTS.
SEE PLANS FOR SOLID BLOCKING REQUIREMENTS
9. SECONDARY FRAMING:

(A) ALL PRIMARY ROOF FRAMING SHALL BE ENTIRELY AND CONTINUOUSLY
SHEATHED BEFORE ADDING SECONDARY FRAMING.

(B) ALL NAILERS FOR SECONDARY FRAMING SHEATHING SHALL BE 2X10'S LAID FLAT AND
NAILED WITH TWO ROWS OF 16D NAILS INTO EACH SUPPORT MEMBER BELOW.
10. WOOD ROOF TRUSSES:

PRE-FABRICATED AND PRE-ENGINEERED TRUSSES.
(A) ALL ROOF TRUSSES ARE TO BE PRE-ENGINEERED BY OTHERS AND FACTORY PRE-FABRICATED.
FACTORY IS TO REVIEW THESE DRAWINGS AND PROVIDE TRUSS ENGINEERED CALCULATIONS
AND SHOP DRAWINGS STAMPED BY A CURRENT AND VALID UTAH STRUCTURAL ENGINEER.

(B) PRIOR TO FABRICATION, THE FACTORY IS TO OBTAIN, FROM EITHER A SITE VISIT OR FROM THE
GENERAL CONTRACTOR, ACTUAL AS-BUILT DIMENSIONS OF ALL SUPPORT WALLS AND BEAMS AND MODIFY
EACH TRUSS DIMENSION AND DESIGN ACCORDINGLY.

(C) TRUSSES WITH OVERBUILD AREAS ABOVE SHALL BE DESIGNED WITH AN ADDITIONAL 10 PSF
DEAD LOAD OVER AND ABOVE THE "ROOF TRUSS LOADING" LOADS SHOWN BELOW.

(D) THE FACTORY IS TO VERIFY AND DESIGN GIRDER LOCATIONS, OVERBUILD TRUSSES, TRUSSED HIP
CORNERS AND MONO TRUSSES AT ENDS OF TRUSSED ROOF AREAS AS INDICATED ON THE PLANS. THE
FACTORY IS TO DESIGN THESE TRUSS GIRDERS AND HIP TRUSSED COMPONENTS. PROVIDE
SHOP DRAWINGS AND CALCULATIONS.

(E) THE FACTORY IS TO SIZE AND PROVIDE ALL TRUSS AND GIRDER HANGERS. THE HANGER SHALL
BE SUITABLE FOR ATTACHMENT TO THE SUPPORTING MEMBER.

(F) THE CONTRACTOR SHALL INSTALL ALL HORIZONTAL AND DIAGONAL BRACING FOR TRUSS WEB
AND CHORD MEMBERS AS PER TRUSS MFR REQUIREMENTS. AS A MINIMUM THE CONTRACTOR SHALL
INSTALL BRACING AS PER IBC CHAP 23. (1) HORIZONTAL 2X4 BRACE FOR EVERY 4FT OF LENGTH
OF THE TRUSS WEB, WITH DIAGONAL 2X4 BRACES EXTENDING FROM THE HORIZONTAL BRACE TO THE
TOP AND BOTTOM CHORDS OF ADJACENT TRUSSES AT 12FT OC MAXIMUM. THESE ARE PERMANENT BRACES
AND SHALL REMAIN IN PLACE.
11. ROOF TRUSS LOADING:

(A) GRAVITY LOADING:
STD SNOW: 40 PSF
TOP CHORD DL: 12 PSF
BOTTOM CHRD DL: 8 PSF

(B) LATERAL LOADING:
SEISMIC BOTTOM CHORD COMPRESSION / TENSION LOADING = 250 LB

STRUCTURAL STEEL

1. MATERIAL

A. TUBES: ASTM A500, GRADE B (FY = 46 KSI)

B. WIDE FLANGE: ASTM A992, (FY = 50 KSI)

C. ANCHOR BOLTS (AB's): ASTM A1557 WITH ASTM A563 HEAVY HEX NUTS AND
HARDENED WASHERS, GRADE A, UNLESS NOTED OTHERWISE.

D. STEEL PLATE AND SHAPES (OTHER THAN W.F.): A-36 (fy = 36ksi)

E. ASSEMBLIES AND ANCHOR BOLTS EXPOSED TO CULINARY WATER:
ALL ELEMENTS SHALL BE ASTM A-316 SS

F. ASSEMBLIES AND ANCHOR BOLTS EXPOSED TO WEATHER OR SOILS:
ALL ELEMENTS SHALL BE ASTM A-36 HOT DIPPED GALVANIZED
2. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST
EDITION OF THE FOLLOWING CODES AND STANDARDS

A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "SPECIFICATION
FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL
FOR BUILDING," WITH "COMMENTARY".

B. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR
A490 BOLT".

C. AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE
(SPECIFIC ITEMS DO NOT APPLY WHEN THE CONFLICT WITH AISC REQUIREMENT)

D. AMERICAN IRON AND STEEL INSTITUTE (AISI), "SPECIFICATION FOR THE
DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
3. A. ALL FABRICATION SHALL BE PERFORMED IN A CERTIFIED FABRICATION SHOP.
B. ALL STEEL ERECTION SHALL BE BY A CERTIFIED ERECTOR.
C. ALL STRUCTURAL STEEL WELDING SHALL BE PERFORMED BY CURRENT AWS CERTIFIED WELDERS
WELD CERTIFICATION SHALL BE SUBMITTED TO THE EOR PRIOR TO FABRICATION
4. CONTRACTOR REQUIREMENTS

A. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO
PURCHASING STEEL OR FABRICATION

B. THE CONTRACTOR SHALL SUBMIT STEEL FABRICATION DRAWINGS TO THE EOR PRIOR
TO START OF FABRICATION
5. STEEL COMPOSIT FLOOR DECK

A. MATERIAL: VERCO 18 Ga. PLB/B FORMLOK GALVANIZED DECK. (OR EQUAL)
TOTAL THICKNESS = 6"; 4000 PSI NORMAL WT. CONCRETE; #4 @ 12"OC AT CENTER OF TOPPING.
I = 0.306in⁴/ft; S = 0.331in³/ft

B. INSTALLATION VALVE BUILDING FLOOR: (ASD FV REQUIRED = 2400 PLF)
TYPE 1: 36/7 (7)1/2" DIA WELDS AT SUPPORTS: 1-1/2" T.S.W. / VSC @ 24"OC.

REVISION	DATE	BY	DESCRIPTION	DESIGN	STRUCTURAL NOTES	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. <u>23</u>
				DRAWN KTK						SHEET TYP. <u>ST-01A</u>
				CHECKED PRR						PROJ. NO. <u>21-203</u>
				DATE 05/20/2024						

Special Inspectors Shall:

- Be approved by the Building Official prior to performing any duties;
- Provide proof of licensure as a special inspector by the State of Utah for each type of inspection;
- Inspection reports are to meet the requirements of IBC 1704.2.4.
- Inspection reports are to be submitted to the GC code consultant, Architect, and SEOR within 48 hours of performing inspections;
- A final inspection report shall be submitted following completion of the project documenting the types of special inspections performed and a statement indicating that the structure is in compliance with the approved construction documents and applicable codes (see IBC 1704.2.4).

SOILS CONSTRUCTION (IBC 1705.6)			
Item:	Detailed Instructions and Frequencies:		
Verify subgrade is adequate to achieve design bearing capacity	Continuous ☐	Periodic ☒	Prior to placement of concrete.
Verify excavations extend to proper depth and material	Continuous ☐	Periodic ☒	Prior to placement of compacted fill or concrete.
Verify that subgrade has been appropriately prepared prior to placing compacted fill	Continuous ☐	Periodic ☒	Prior to placement of compacted fill.
Perform classification and testing of compacted fill materials	Continuous ☐	Periodic ☒	All materials shall be checked at each lift for proper classifications and gradations not less than once for each 10,000ft² of surface area.
Verify proper materials, densities and lift thicknesses during placement and compaction.	Continuous ☒	Periodic ☐	

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)			
Item	Detailed Instructions and Frequencies		
Reinforcing steel	Continuous ☐	Periodic ☒	Verify prior to placing concrete that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Welding of reinforcing steel	Continuous ☐	Periodic ☒	Visually inspect all welds and also verify weldability of reinforcing steel based upon carbon equivalent and in accordance with AWS D1.4.
Cast-in bolts & embeds	Continuous ☐	Periodic ☒	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used.
Post-installed anchors or dowels	Continuous ☐	Periodic ☒	All post-installed anchors/dowels shall be specially inspected as required by the approved ICC-ES report. Horizontally or upwardly inclined anchors that resist sustained tension loads require continuous inspection and approved installers.
Use of required mix design	Continuous ☐	Periodic ☒	Verify that all mixes used comply with the approved construction documents; ACI 318: Ch. 19, 26.4.3, 26.4.4; and IBC 1904.1, 1904.2, 1908.2, 1908.3.
Concrete sampling for strength tests, slump, air content, and temperature	Continuous ☒	Periodic ☐	
Concrete & shotcrete placement	Continuous ☒	Periodic ☐	
Curing temperature and techniques	Continuous ☐	Periodic ☒	Verify that the ambient temperature for concrete is kept at > 50°F for at least 7 days after placement. High-early-strength concrete shall be kept at > 50°F for at least 3 days. Accelerated curing methods may be used (see ACI 318: 26.4.7-26.4.9). The ambient temperature for shotcrete shall be > 40°F for the same period of time as noted for concrete. Shotcrete shall be kept continuously moist for at least 24 hours after shotcreting. All concrete materials, reinforcement, forms, fillers, and ground shall be free from frost. In hot weather conditions ensure that appropriate measures are taken to avoid plastic shrinkage cracking and that the specified water/cement ratio is not exceeded.
Pre-stressed concrete	Continuous ☒	Periodic ☐	
Erection of precast concrete	Continuous ☐	Periodic ☒	Verify that all precast elements are lifted, assembled and braced in accordance with the approved construction documents.
Strength verification	Continuous ☐	Periodic ☒	Verify that adequate strength has been achieved prior to the removal of shores and forms or the stressing of post-tensioned tendons.
Formwork	Continuous ☐	Periodic ☒	Verify that the forms are placed plumb and conform to the shapes, lines, and dimensions of the members as required by the approved construction documents.

CONCRETE MATERIAL SPECIFICATIONS

LOCATION	FOOTINGS	WALLS	COLUMNS	SLABS SEE NOTES S-001
CONCRETE STRENGTH	F'C = 4000 PSI	F'C = 4000 PSI	F'C = 4000 PSI	F'C = 4000 PSI
AIR %	3% +/- 1.5%	5% +/- 1.5%	5% +/- 1.5%	INT 3% +/- 1.5% EXT 5% +/- 1.5%
TYPE II PORTLAND CEMENT; AGG = 3/4"; WATER/CEMENT = 0.45; SLUMP = 4" MAX				
REBAR	GRADE = 60 KSI	#4 LAP = 24"	#5 LAP = 30"	#6 LAP = 36"

CONCRETE NOTES

1. PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH IBC 2021 AND ACI 318-19
2. ALL CONCRETE SHALL BE STONE AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS SHOWN ON CONCRETE MATERIAL SPECIFICATION SCHEDULE. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT.

2B.TANK CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

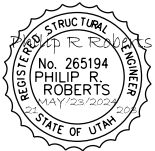
F'C	= 4000 PSI
W/C RATIO	= 0.4 MAX (SUBMIT FLOW ADDITIVES AS REQUIRED)
CEMENT	= TYPE II PORTLAND CEMENT
	: TOP AND BOTTOM SLABS SHALL HAVE XYPEX ADMIX C-1000
	AT A RATE 2% OF CEMENT WEIGHT
AGGREGATE	= 3/4" MAX STONE AGGREGATE
AIR	= TOP SLAB: 4.5% +/- 1.5%; ALL OTHERS: 3% +/- 1.5%

3. ALL METAL REINFORCEMENT SHALL CONFORM TO ASTM A615 AND SUPPLEMENT (S1), GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
4. ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 315, 318, AND PUBLICATION SP-66.
5. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:
(A) FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 2" IN SLABS, JOISTS AND WALLS ;2" IN PIERS, COLUMNS, BEAMS, AND GIRDERS.
(B) FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2" IN WALLS, PIERS AND COLUMNS. 3" IN ALL FOOTINGS.
6. ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP AS SHOWN. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
(A) #4 BAR - 24"; #5 BAR - 30"; #6 BAR - 36"; #7 BAR - 48"; #8 BAR - 60";
D-WWF - TWO BAR SPACINGS (12" MIN)
7. SEE FOUNDATION SCHEDULE AND DETAILS FOR CONCRETE WALL REINFORCING.
8. PLACE REINFORCEMENT IN CENTER OF WALL UNLESS SHOWN OTHERWISE AND DOWEL TO FOOTING OR TO STRUCTURE ABOVE AND BELOW WITH SAME DOWEL SIZE AND SPACING AS VERTICAL REINFORCEMENT.
9. ALL DOWELS SHALL HAVE AT LEAST 48 BAR DIAMETER EMBEDMENT AND/OR STANDARD HOOK AT ENDS.
10. PROVIDE STD. CORNER BARS AT ALL INTERSECTING CORNERS OF WALLS AND FOOTINGS. USE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				KTK
				PRR
				DATE 05/20/2024

STRUCTURAL NOTES
& SPECIAL INSPECTIONS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	24
SHEET TYP.	ST-02A
PROJ. NO.	21-203

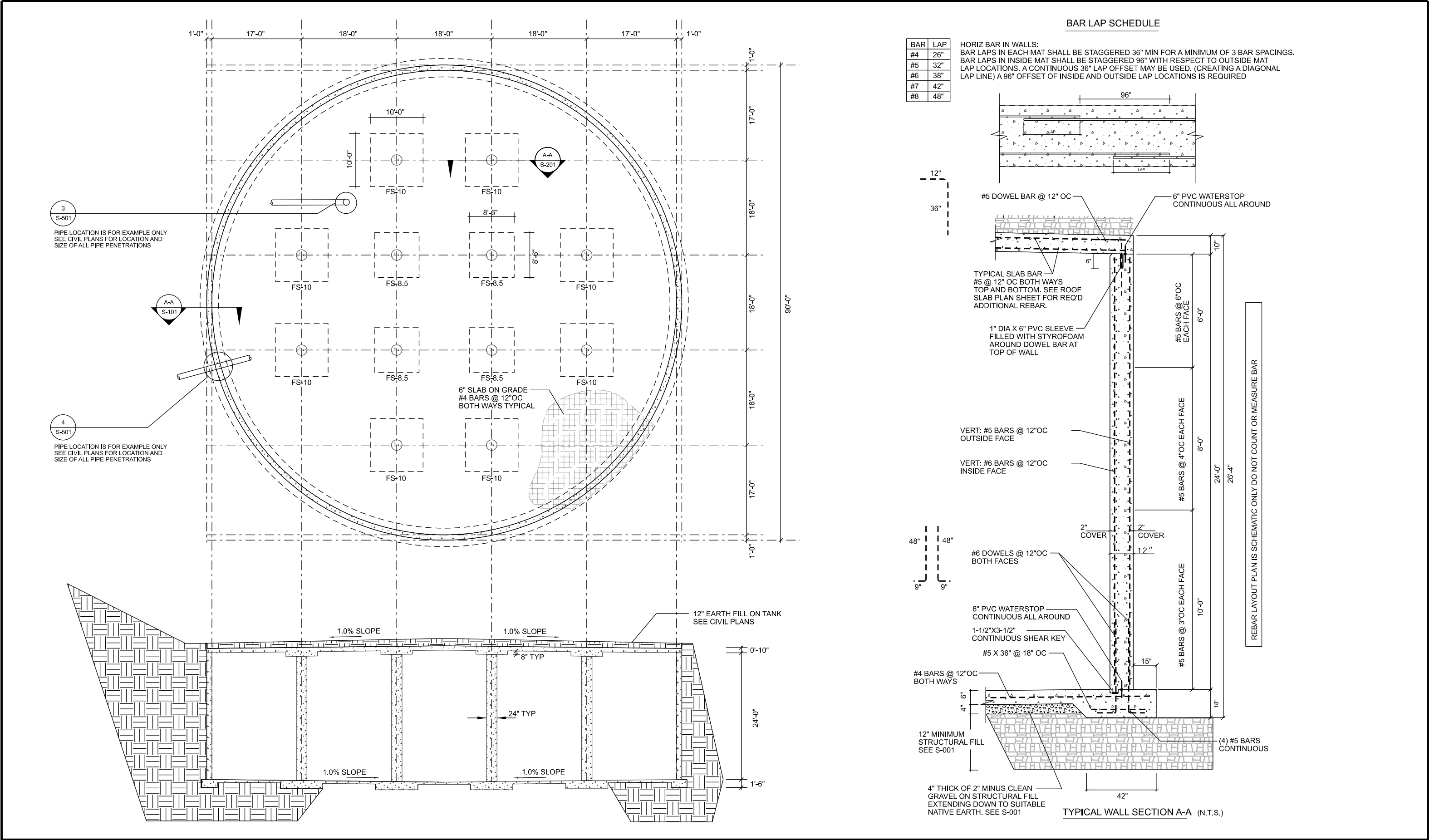
REINFORCED UNIT MASONRY NOTES

1. PERFORM ALL MASONRY WORK IN ACCORDANCE WITH IBC 2021 AND TMS 402-16
- A. ALL MASONRY SHALL BE CONCRETE MASONRY UNITS GRADE N WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 psi ASTM C 90 TYPE I.
- B. MORTAR AND GROUT SHALL BE MADE WITH PORTLAND CEMENT ASTM C 150 TYPE I, MASONRY CEMENT ASTM C91, HYDRATED LIME ASTM C207 TYPE S AND AGGREGATE ASTM C404.
- C. MORTAR PROPORTIONED BY VOLUME SHALL BE TYPE S; f' MORTAR = 2000 PSI MIN
- D. GROUT PROPORTIONED BY VOLUME SHALL BE f' GROUT = 2000 PSI MIN
- E. DETAILING: ALL REINFORCING SHALL BE DETAILED, BOLSTERED & SUPPORTED. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
2. LAP SPLICE LENGTH SHALL BE AS FOLLOWS:
A. #4 BAR - 26" #5 BAR - 32" #6 BAR - 52"
3. ALL EMBEDMENTS AND DOWELS SHALL BE SECURELY TIED TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE OR GROUT.
4. TIE / ANCHOR REINFORCEMENT BARS PRIOR TO PLACING GROUT.
5. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING. UNLESS NOTED OTHERWISE, CORNER BAR LAP SPLICE LENGTHS SHALL CONFORM WITH THE REINFORCING BAR LAP SPLICE LENGTHS AS NOTED ABOVE.
6. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOUNDATION WALLS DOWELS SHALL BE THE SAME SIZE AND AT THE SAME SPACING AS THE VERTICAL WALL OR COLUMN REINFORCING SCHEDULED (OR DETAILED) FOR THE WALL OR COLUMN ABOVE. LAP SPLICE LENGTHS SHALL COMPLY AS NOTED ABOVE OR AS SHOWN IN THE DRAWINGS. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEG STANDARD ACI HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
7. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS, CORNERS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90 DEGREE HOOK PLUS A 12 BAR DIAMETER EXTENSION, UNLESS SHOWN OTHERWISE. LAP HORIZONTAL BAR SPLICES AS NOTED ABOVE AS SHOWN IN THE DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS. SPLICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED. SPLICES INTO CURTAINS, WHERE USED, SHALL NOT OCCUR IN THE SAME LOCATIONS.
8. PLACE (2) #5 BARS AROUND ALL OPENINGS 8" OR LARGER IN ANY DIRECTION, AND EXTEND THE REINFORCING BARS A MINIMUM OF 24" BEYOND THE CORNER OF THE OPENING, UNLESS NOTED OTHERWISE. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR BEYOND THE OPENING AS POSSIBLE AND TERMINATE THEM WITH A 90' - STANDARD ACI HOOK. ALL RECESSES IN WALLS THAT INTERRUPT REINFORCING SHALL BE REINFORCED THE SAME AS OPENING.
9. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED

MASONRY CONSTRUCTION (IBC 1705.4)			Detailed Instructions and Frequencies:	
Item:				
PRIOR TO CONSTRUCTION (ARTICLE 3.1.1, TMS-402/ACI 530.1-13):				
Review material certificates, mix designs, test results and construction procedures	Continuous ☐	Periodic ☒	Verify that materials conform to the requirements of the approved construction documents. Mix design, test results, material certificates, and construction procedures should be submitted for review. Mortar mix designs shall conform to ASTM C 270 while grout shall conform to ASTM C 476. Material certificates shall be provided for the following: reinforcement; anchors, ties, fasteners, and metal accessories; masonry units; mortar and grout materials. Construction procedures for cold-weather or hot-weather construction shall be reviewed.	
AS CONSTRUCTION BEGINS (TABLE 3.1.2, TMS-402/ACI 530-13):				
Proportions of site-prepared mortar	Continuous ☐	Periodic ☒	Verify that mortar is of the type and color specified on the construction documents, that it conforms to ASTM C 270, and that it is mixed in accordance with Article 2.6 A of TMS-602	
Construction of mortar joints	Continuous ☐	Periodic ☒	Verify that mortar joints comply with Article 3.3 B of TMS-602.	
Grade and size of prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that prestressing tendons comply with Article 2.4 B of TMS-602 and that anchorages, couplers, and end blocks comply with Article 2.4 H.	
Location of reinforcement, connectors, and prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that reinforcement is placed in accordance with Article 3.4 of TMS-602. Prestressing tendons shall be placed per Article 3.6 A.	
Prestressing technique	Continuous ☐	Periodic ☒	Verify that prestressing technique complies with Article 3.6 B of TMS-602.	
Properties of thin-bed mortar for AAC masonry	Continuous ☐	Periodic ☒	Verify that mortar complies with Article 2.1 C of TMS-602.	
PRIOR TO GROUTING (TABLE 3.1.2, TMS-402/ACI 530-13):				
Grout space	Continuous ☐	Periodic ☒	Verify that grout space is free of mortar droppings, debris, loose aggregate, and other deleterious materials and that cleanouts are provided per Article 3.2 D and 3.2 F of TMS-602. Continuous inspection is required for Risk Category IV buildings	
Grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that reinforcement, joint reinforcement, wall ties, anchor bolts and veneer anchors comply with the approved construction documents and Section 1.6 of TMS 402.	
Placement of reinforcement, connectors, and prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that reinforcement, joint reinforcement, wall ties, anchor bolts and veneer anchors are installed in accordance with the approved construction documents and Articles 3.2 E, 3.4, and 3.6 A of TMS 602. Continuous inspection is required for Risk Category IV buildings.	
Proportions of site-prepared grout and prestressing grout for bonded tendons	Continuous ☐	Periodic ☒	Verify that grout is proportioned per ASTM C 476 and has a slump between 8-11 inches. Self-consolidated grout shall not be proportioned onsite. (see Articles 2.6 B and 2.4 G.1.b of TMS 602.) Continuous inspection is required for Risk Category IV buildings.	
Construction of mortar joints	Continuous ☐	Periodic ☒	Verify that mortar joints are placed in accordance with Article 3.3 B of TMS 602.	

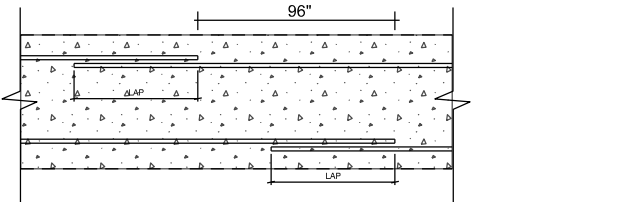
DURING MASONRY CONSTRUCTION (TABLE 3.1.2, TMS-402/ACI 530-13):			
Size and location of structural elements	Continuous ☐	Periodic ☒	Verify the locations of structural elements with respect to the approved plans and confirm that tolerances meet the requirements of Article 3.3 F of TMS 602.
Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.	Continuous ☐	Periodic ☒	Verify that correct anchorages and connections are provided per the approved plans and Sections 1.16.4.3 and 1.17.1 of TMS 402. Continuous inspection is required for Risk Category IV buildings.
Welding of reinforcement	Continuous ☒	Periodic ☐	
Preparation, construction, and protection of masonry during cold weather (<40°F) or hot weather (>90°F).	Continuous ☐	Periodic ☒	Verify that cold-weather construction is performed in accordance with Article 1.8 C of TMS 602 and hot weather construction per Article 1.8 D of TMS 602.
Application and measurement of prestressing force	Continuous ☒	Periodic ☐	
Placement of grout and prestressing grout for bonded tendons is in compliance	Continuous ☐	Periodic ☒	
Placement of AAC masonry units and construction of hin-bed mortar joints	Continuous ☐	Periodic ☒	Verify that mortar is placed in accordance with Article 3.3 B.8 of TMS-602.
Observation of grout specimens, mortar specimens, and/or prisms	Continuous ☐	Periodic ☒	Confirm that specimens/prisms are performed as required by Article 1.4 of TMS-602. Continuous inspection is required for Risk Category IV buildings.

MINIMUM TESTING:			
Verification of Slump Flow and Visual Stability Index (VSI) for self-consolidating grout	Continuous ☐	Periodic ☒	Compressive strength tests should be performed in accordance with ASTM C 1019 for slump flow and ASTM C 1611 for VSI.
Verification of f'm and f'AAC	Continuous ☐	Periodic ☒	Determine the compressive strength for each wythe by the "unit strength method" or by the "prism test method" as specified in Article 1.4 B of TMS 602 prior to construction. For Risk Category IV buildings this should be verified at every 5,000ft² of construction.
Verification of proportions of materials in premixed or pre-blended mortar and grout	Continuous ☐	Periodic ☒	Verify that proportions for mortar meet ASTM C 270 and proportions for grout meet ASTM C 476. This applies to Risk Category IV buildings only.



BAR	LAP
#4	26"
#5	32"
#6	38"
#7	42"
#8	48"

HORIZ BAR IN WALLS:
BAR LAPS IN EACH MAT SHALL BE STAGGERED 36" MIN FOR A MINIMUM OF 3 BAR SPACINGS.
BAR LAPS IN INSIDE MAT SHALL BE STAGGERED 96" WITH RESPECT TO OUTSIDE MAT
LAP LOCATIONS. A CONTINUOUS 36" LAP OFFSET MAY BE USED. (CREATING A DIAGONAL
LAP LINE) A 96" OFFSET OF INSIDE AND OUTSIDE LAP LOCATIONS IS REQUIRED



#5 DOWEL BAR @ 12" OC

6" PVC WATERSTOP
CONTINUOUS ALL AROUND

TYPICAL SLAB BAR
#5 @ 12" OC BOTH WAYS
TOP AND BOTTOM. SEE ROOF
SLAB PLAN SHEET FOR REQ'D
ADDITIONAL REBAR.

1" DIA X 6" PVC SLEEVE
FILLED WITH STYROFOAM
AROUND DOWEL BAR AT
TOP OF WALL

VERT: #5 BARS @ 12"OC
OUTSIDE FACE

VERT: #6 BARS @ 12"OC
INSIDE FACE

#6 DOWELS @ 12"OC
BOTH FACES

6" PVC WATERSTOP
CONTINUOUS ALL AROUND
1-1/2"X3-1/2"
CONTINUOUS SHEAR KEY

#5 X 36" @ 18" OC

#4 BARS @ 12"OC
BOTH WAYS

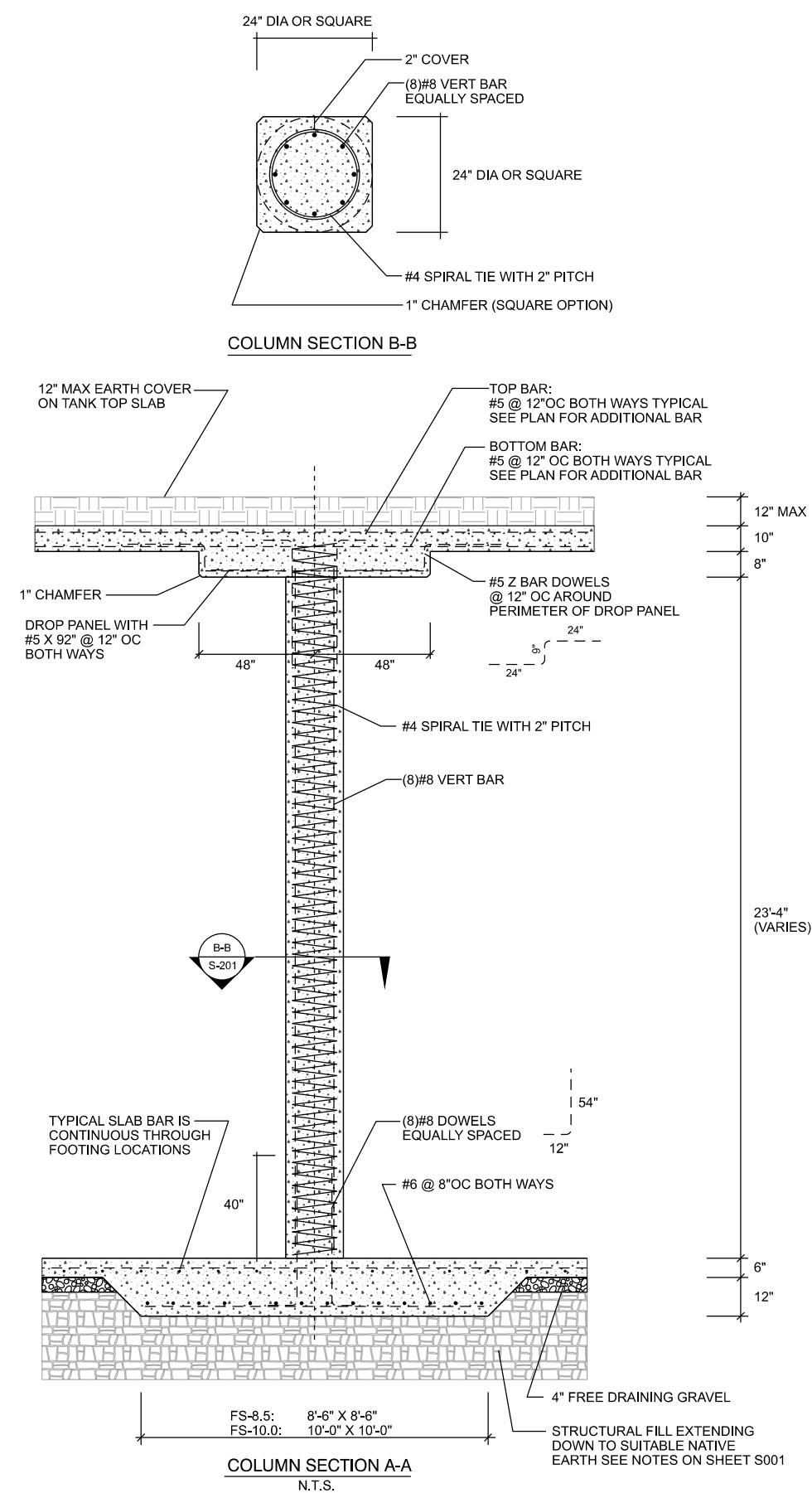
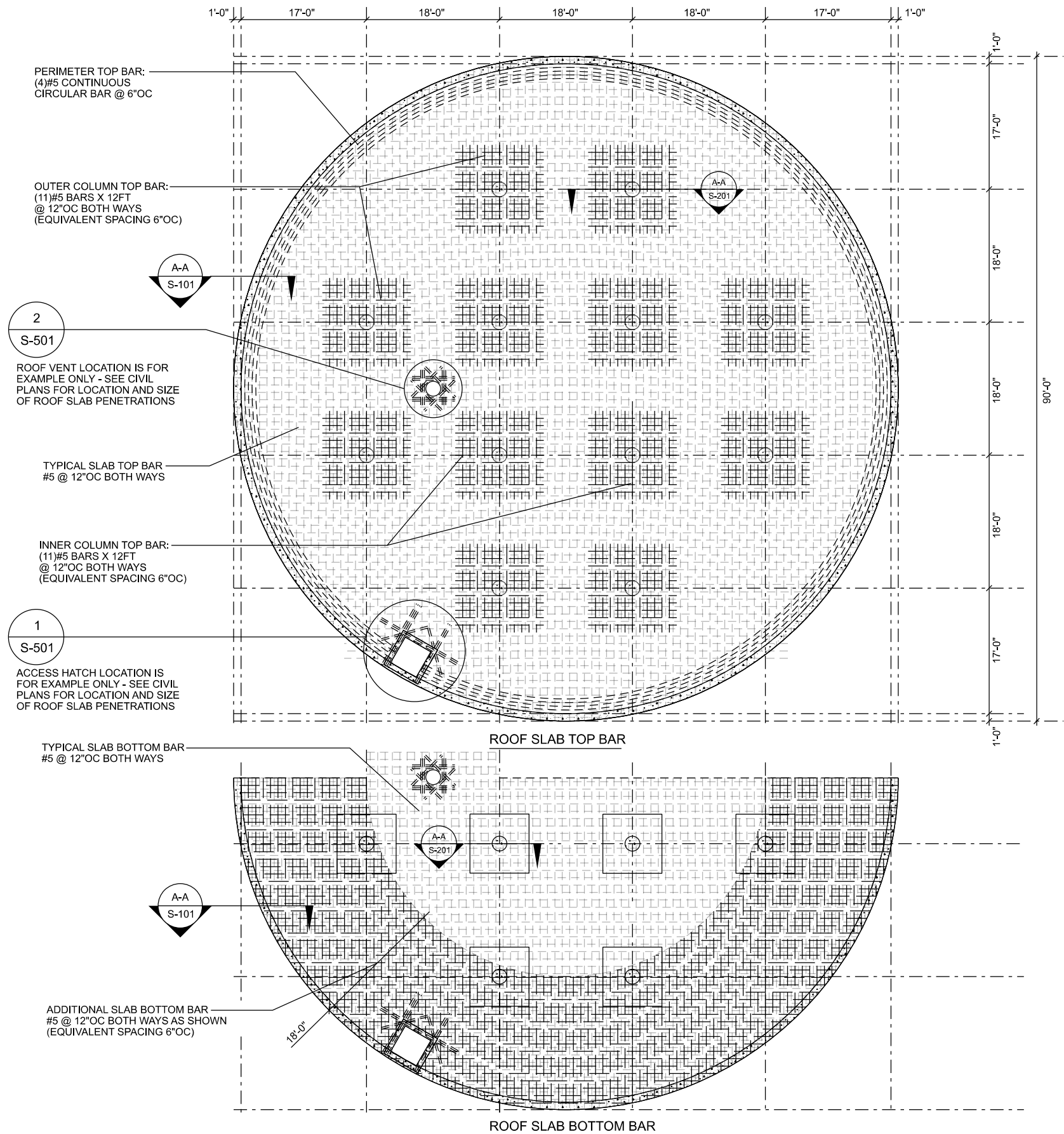
12" MINIMUM
STRUCTURAL FILL
SEE S-001

4" THICK OF 2" MINUS CLEAN
GRAVEL ON STRUCTURAL FILL
EXTENDING DOWN TO SUITABLE
NATIVE EARTH. SEE S-001

TYPICAL WALL SECTION A-A (N.T.S.)

REBAR LAYOUT PLAN IS SCHEMATIC ONLY DO NOT COUNT OR MEASURE BAR

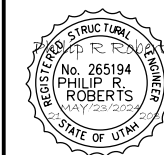
REVISION	DATE	BY	DESCRIPTION	DESIGN	FOUNDATION PLAN & STRUCTURAL SECTIONS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. 26
				DRAWN KTK						SHEET TYP. ST-01
				CHECKED PRR						PROJ. NO. 21-203
				DATE 05/20/2024						



REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				KTK
				PRR
				05/20/2024

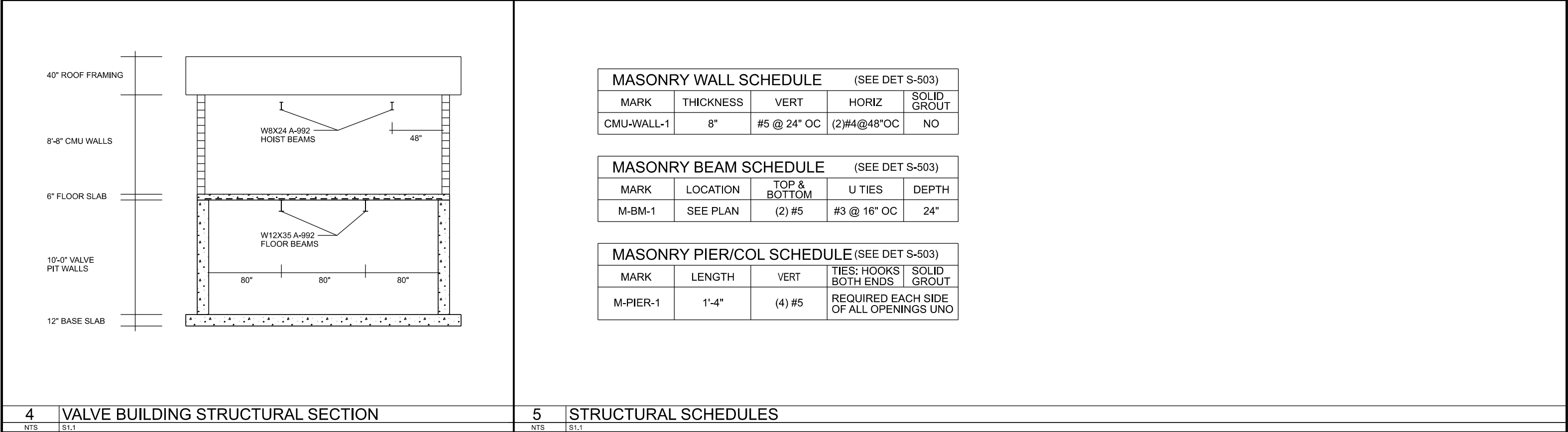
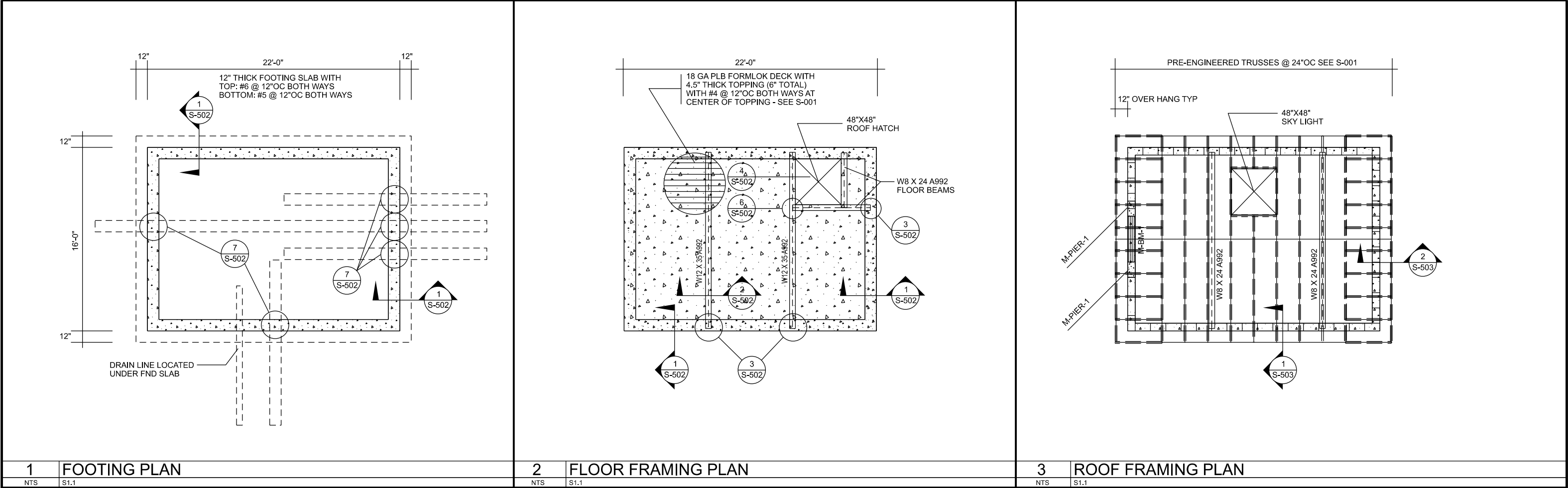
ROOF SLAB PLAN & STRUCTURAL SECTIONS

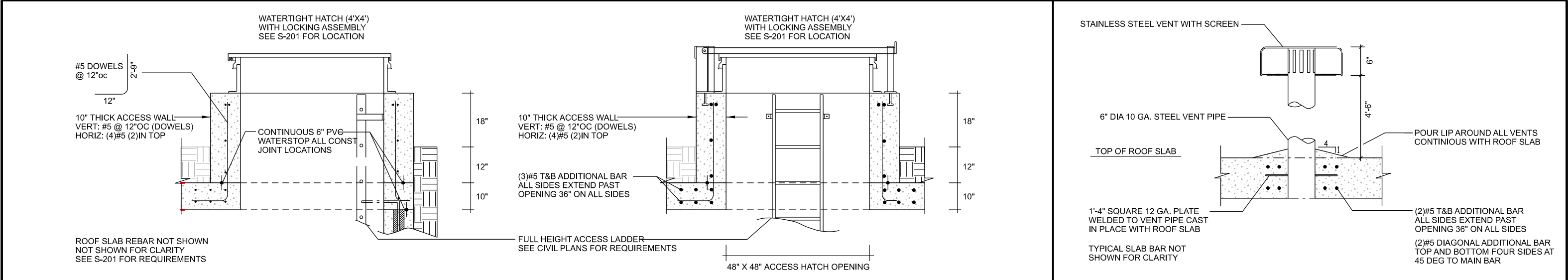
CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



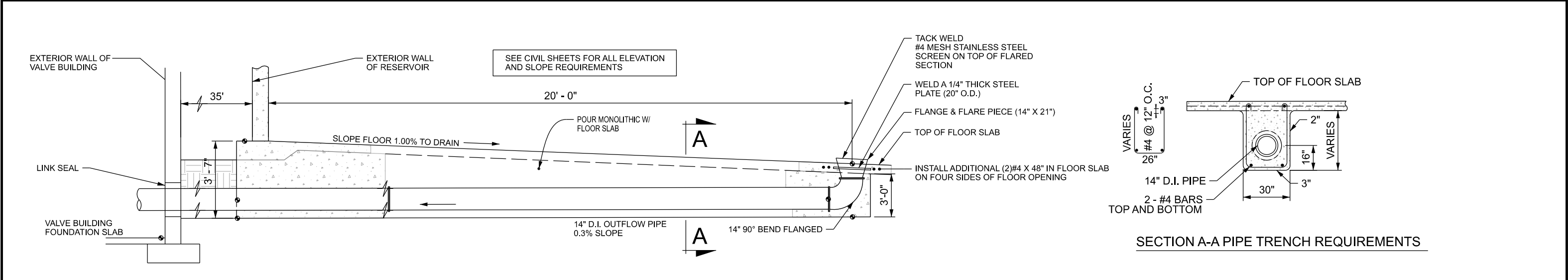
ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	27
SHEET TYP.	ST-02
PROJ. NO.	21-203

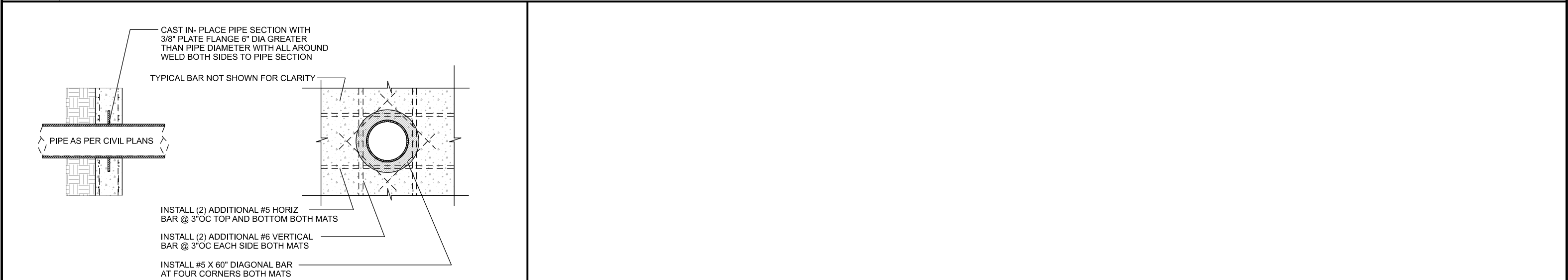




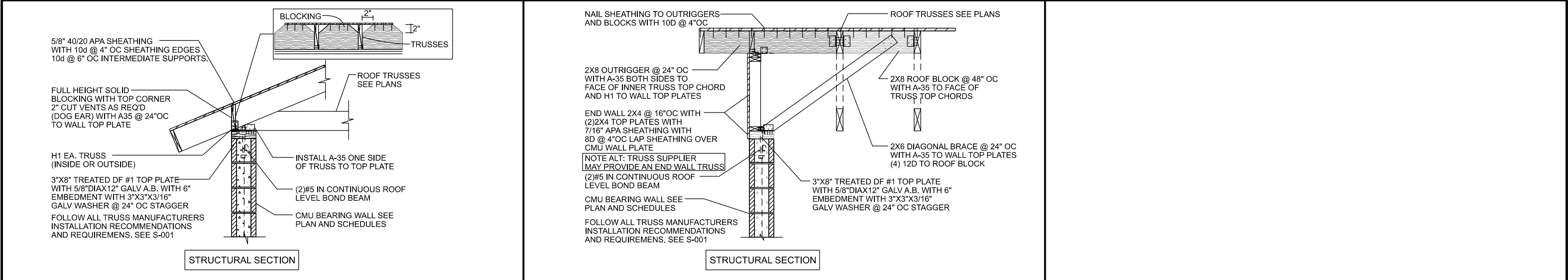
1	ROOF HATCH - STRUCTURAL SECTION	2	ROOF VENT - STRUCTURAL SECTION
NTS	S1.1	NTS	S1.1



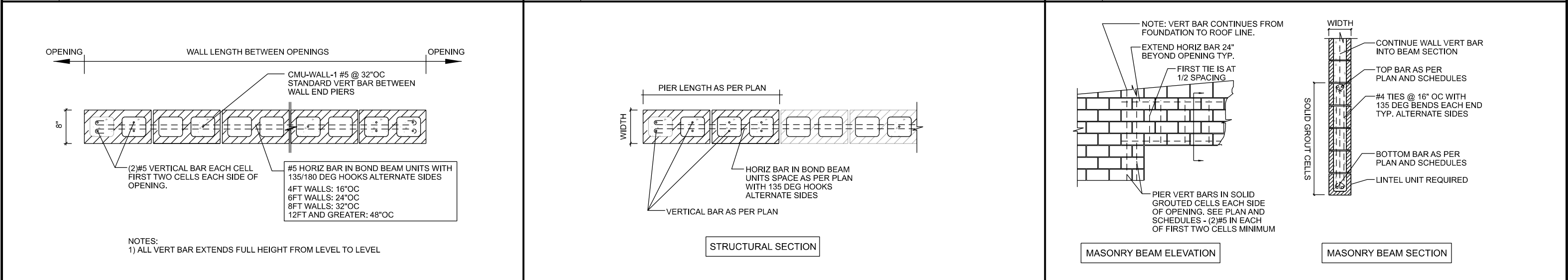
3	PIPE PENETRATION THROUGH TANK FLOOR WITH PIPE TRENCH REQUIREMENTS
NTS	S1.1



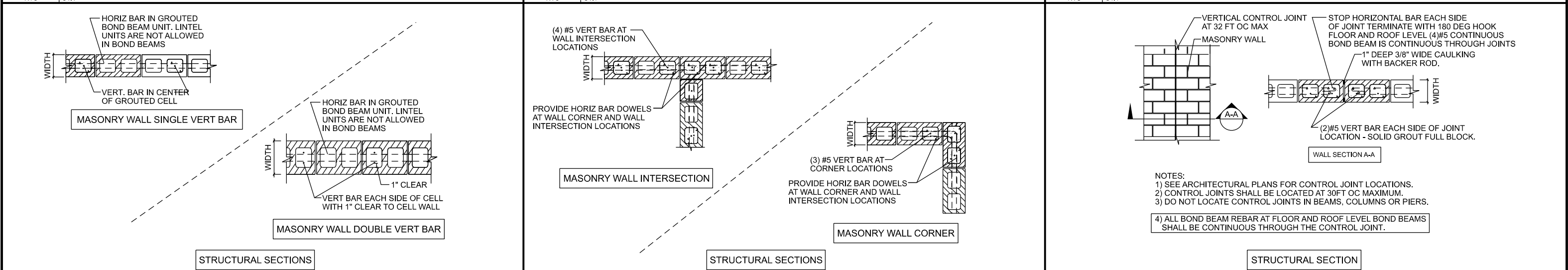
4		PIPE PENETRATION THROUGH TANK WALL - TYP. SECTION										5		SPACE NOT USED																		
NTS		S1.1										NTS		S1.1																		
REVISION	DATE	BY	DESCRIPTION	DESIGN	MISCELLANEOUS DETAILS										CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE														ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752		SHEET NO. 29	
				KTK																											SHEET TYP. ST-04	
				KTK																											PROJ. NO. 21-203	
				PRR																												
				DATE 05/20/2024																												



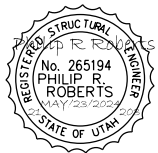
1	ROOF TRUSS TO CMU BEARING WALL	3	SPACE NOT USED
NTS	S1.1	NTS	S1.1



4	TYPICAL WALL STRUCTURAL REQ. BETWEEN OPENINGS	5	WALL PIER	6	CMU BEAM OVER OPENINGS
NTS	S1.1	NTS	S1.1	NTS	S1.1



7	CMU WALL TYPICAL REBAR PLACEMENT	8	CMU WALL TYPICAL TRANSITIONS AT ENDS & CORNERS	9	CMU WALL CONTROL JOINT
NTS	S1.1	NTS	S1.1	NTS	S1.1

REVISION	DATE	BY	DESCRIPTION	DESIGN	VALVE BUILDING ROOF CONNECTIONS & CMU WALL DETAILS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. 31
				DRAWN KTK						SHEET TYP. ST-06
				CHECKED PRR						PROJ. NO. 21-203
				DATE 05/20/2024						

ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION	NOTES	MOUNTING HEIGHT TO CENTER OF DEVICE
	ARCHITECTURAL ROOM NUMBER		
	LIGHT FIXTURE DESIGNATION (LETTER DESIGNATES TYPE)	16.	
	DIVISION 15 EQUIPMENT NUMBER DESIGNATION		
	SINGLE POLE SWITCH	2.	+3'-10" MAX.
	SINGLE POLE SWITCH	2. 4.	+3'-10" MAX.
	THREE-WAY SWITCH	2.	+3'-10" MAX.
	BI-LEVEL SWITCHING	12.	+3'-10" MAX.
	THERMAL OVERLOAD SWITCH WITH PILOT LIGHT		+3'-10" MAX.
	VARIABLE INTENSITY SWITCH		+3'-10" MAX.
	MOTION SENSOR LIGHT SWITCH	6. 14.	+3'-10" MAX.
	PHOTO-ELECTRIC CONTROL, TORK 2000		
	TIME CLOCK, SEE DETAIL FOR TYPE		+5'-0"
	1 CIRCUIT HOME RUN (1 HOT, 1 NEUTRAL, 1 GROUND)		
	2 CIRCUIT HOME RUN (2 HOT, 1 NEUTRAL, 1 GROUND)		
	3 CIRCUIT HOME RUN (3 HOT, 1 NEUTRAL, 1 GROUND)		
	DUPLEX RECEPTACLE	2. 11.	+1'-4"
	DUPLEX RECEPTACLE	2. 9.	
	WEATHERPROOF RECEPTACLE	P&S WPD-8	+2'-0"
	SPLIT WIRED/SWITCHED DUPLEX RECEPTACLE		
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	2. 9. 11.	+1'-4"
	FOURPLEX RECEPTACLE	2. 9. 11.	+1'-4"
	220 VOLT RECEPTACLE		
	SPECIAL PURPOSE OUTLET	10. WITH CAP	
	FLASH FLOOR OUTLET W/ DUPLEX RECEPTACLES		
	PANEL BOARD		TOP AT +5'-0"
	MAIN DISTRIBUTION PANEL		+2'-0" OR AS NOTED
	METER BASE		
	CT ENCLOSURE		
	TELEVISION OUTLET	11. 13.	+1'-4"
	TELEPHONE/DATA OUTLET COMBINATION	11. 17.	+1'-4"
	TELEPHONE TERMINAL BOARD		
	JUNCTION BOX	2. 11.	
	MOTOR OUTLET		TO SUIT EQUIP.
	PUSH BUTTON		+4'-6"
	NON-FUSED DISCONNECT SWITCH	2. 5.	+5'-0"
	FUSED DISCONNECT SWITCH	2. 5.	+5'-0"
	MAGNETIC STARTER/FUSED COMBINATION	2. 7.	+5'-0"
	FIRE ALARM MANUAL STATION		+3'-10" MAX.
	FIRE ALARM SIGNAL HORN WITH STROBE LIGHT	2.	+7'-6"
	FIRE ALARM STROBE LIGHT		+7'-6"
	DOORBELL CHIME - INCLUDE TRANSFORMER		
	MAGNETIC DOOR HOLDER		
	SMOKE DETECTOR COMBINATION WITH ALARM 120V AND BATTERY		CEILING
	DUCT SMOKE DETECTOR	COORD. W/DW. 15	MTD. IN DUCT
	HEAT DETECTOR		CEILING
	CARBON MONOXIDE DETECTOR		
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH ALARM 120V-AC AND BATTERY		
	FLOW SWITCH	COORD. W/DW. 15	
	TAMPER SWITCH	COORD. W/DW. 15	
	BELL		
	DROP CORD RECEPTACLE WITH STRAIN RELIEFS		PENDANT

LIGHTING FIXTURE SCHEDULE				
SYMBOL	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
	VISION ENG VCL - L1 - 1100 - 40K - WH - JBX	SURFACE - WET LABEL	SURFACE 120V	LED
	ENVIROLUX EES-WP-1K23-L1-4K-GL-PC1-PC2	SURFACE - WET LABEL	WALL 120V - WITH PHOTO CELL	LED

MADE IN THE UNITED STATES

SYMBOL NOTES:

- See fixture schedule for type, mounting, and wattage.
- "WP" indicates weatherproof device.
- Refer to drawings for directional arrows.
- Subscript keys switch to fixtures controlled.
- NEMA type "ND" non-fused unless noted "f" (fused). use "HD" 480 v.
- Dual technology sensor.
- Provide H.O.A. and S.S. push buttons as required.
- Double arrows denote a double face unit.
- Coordinate with shop drawings and/or architectural plans for mounting height.
- Subscript denotes NEMA configuration.
- "f" indicates floor mounted device.
- Inner/outer lamps switched separately, two ballasts required.
- Provide TV jack and coax cable to demark.
- "c" indicates ceiling mounted device.
- Coordinate J-Box size with manufacturer.
- For fixture type and description see fixture schedule.
- Provide telephone jack and telephone cable to demark.

GENERAL NOTES:

- The electrical contractor shall review and coordinate with architectural, civil, structural, mechanical, plumbing and other drawings prior to bid.
- Submit shop drawings in accordance with the specifications bound in a three ring binder, indexed in a neat and orderly manner with type and model numbers indicated. Submittals shall include but not be limited to: lighting fixtures, lamps, wiring devices, occupancy sensors, contactors, time clocks, photocells, relays, switchboards, panelboards, motor control centers, safety switches, motor starters, overcurrent protection devices, transformers, conductors over 600 volts, and all special systems such as fire alarm, fighting controls, security systems, sound systems, etc.
- It is the intent of these drawings and specifications to establish a standard of quality. Manufacturers catalog numbers are listed as a basis of design. Electrical contractor shall submit product information that deviates from original design and specification.
- Contractor shall secure and pay for all necessary building permits and inspection fees.
- All impact fees associated with city, utility, or service companies for, but are not limited to, power, telephone, fiber optic & internet shall be the responsibility of the owner.
- The electrical contractor shall be responsible to coordinate with the general contractor to provide and install temporary power for project construction as required. All energy costs are the responsibility of the general contractor.
- Do not scale drawings, verify dimensions in field prior to making any rough-ins.
- Electrical contractor shall review all architects elevations, sections, and floor plans prior to rough in of electrical device junction boxes.
- Consult architects reflected ceiling plans for exact locations of lighting fixtures, speakers, smoke detectors, etc.
- Electrical contractor shall meet with the ceiling and mechanical contractors to coordinate locations, clearances, ceiling types, and rough-in requirements of all lighting fixtures prior to duct, piping, and ceiling installations.
- Verify exact location of equipment to be furnished by others prior to rough-in.
- Electrical contractor shall verify all equipment dimensions and locations before beginning rough-ins. Consult contract document drawings and shop drawings to verify and maintain required clearances.
- Contractor shall verify actual electrical loads from nameplate ratings of each piece of equipment requiring power. Bring any discrepancies to the attention of the project engineer.
- Work shall be performed in a workmanlike manner, per industry standard and to the satisfaction of the architect and engineer.
- Work, materials, and equipment shall conform to the latest editions of local, state, and national codes, standards, and ordinances.
- Final connections to equipment shall be made as per manufacturers written instructions and approved wiring diagrams and details. It shall be the contractors responsibility to provide all materials and equipment compatible with equipment actually supplied.
- All empty raceway systems shall have a 200lb rated pull cord installed and shall be identified at each junction, pull and termination point, using permanent marker in the box. ID shall indicate intended use of conduit, origination and termination points of each individual conduit.
- All penetrations of fire rated floors, ceiling, and walls shall be sealed with UL listed and rated fire stop material to maintain fire rating of assembly.
- Electrical boxes shall not be located in masonry or concrete columns, bond beams or grouted cells of masonry walls adjacent to openings without coordination with the masonry contractor.
- Wire for general use shall be copper 75° c rated. Wiring for hid fixtures within 3" of fluorescent ballast shall be copper, minimum 90° c rated. Conductor sizes indicated are for installation in a maximum 30° c ambient temperature environment. Conductor ampacity shall be derated for higher ambient installations.
- Conductors have been sized for voltage drop as per plans and direct routing. Any deviation in conduit routing may increase the wire and conduit size. Electrical contractor is responsible to insure proper operating voltage on all circuits both interior and exterior. The voltage drop shall not exceed 3% for branch circuits and 2% for feeders for a total of 5% combined together of branch and feeder circuits to the farthest outlet.
- Electrical contractor shall provide all utility metering equipment to comply with the standards of the local or project specific power company.
- Verify exact locations of all new and existing underground site utilities, piping, and raceway systems prior to trenching. A utility locating company such as "Blue Stake" or equal shall be used to verify and mark utilities before trenching. Provide necessary trenching, backfill excavation, supports, service feeders, (conduit and/or wire), pull boxes, transformer pads, saw cutting, and patching concrete paving etc. required. Backfill trenches to 95% compaction. Patching shall match existing surrounding surfaces. Contractor shall obtain and verify utility company drawings and requirements for all site utilities. Electrical contractor shall also coordinate electrical related utilities with the civil, mechanical, and site excavation contractors.
- Pullboxes, cabinets, etc. mounted on the exterior of the building shall be weatherproof type with hinged, gasketed, lockable covers secured with tamperproof screws.
- Splices in exterior pullboxes and manholes shall be made waterproof using "scotcast" splice kit or approved equal. Seal ends of conduits and ducts entering boxes with "ductseal" or equal.
- Electrical contractor shall test and verify all systems with project engineer during final inspection to insure proper operation. If tests result in defect the contractor shall make any corrections necessary at no additional costs to the owner.
- Provide record drawings in accordance with the project specifications.
- The contractor shall guarantee the installation against defects in materials and workmanship, which may occur under normal usage for a period of one year after substantial completion. Defects shall be promptly corrected.
- All receptacles 120v shall be tamper-resistant.
- Provide power, circuiting and breaker for HVAC fire/smoke dampers and smoke detectors. Make proper connections to fire alarm system.
- Verify with power company the available fault current and adjust AIC at equipment before ordering.

ELECTRICAL SPECIFICATIONS

SECTION 16000 – GENERAL PROVISIONS

Work consists of furnishing labor, materials, equipment and services required for the complete installation of electrical work shown in the contract documents and specified in division 16.

Include all parts and labor, which are incidental and necessary for a complete and operable installation even though not specifically mentioned in the contract documents. Such items include nuts, bolts, anchors, brackets, sleeves, offsets in conduit, fittings, relays, etc.

Request inspections as required by regulating agencies and/or regulations. Pay all charges for inspections by regulating agencies of installations of plans and specifications.

Include state and local sales taxes in the bid. Keep accurate records of these taxes and furnish such records to the owner upon request.

Meet or exceed all current applicable codes, ordinances and regulations for all installations. Comply with NEC. Promptly notify the engineer, in writing, if the contract documents appear to conflict with governing codes and regulations. Contractor assumes all responsibility and costs for correcting non-complying work installed without notifying the engineer.

Higher quality of workmanship and materials indicated in the contract documents takes precedence over that allowed in referenced codes and standards.

The terms defined below apply to all work included in division 16.

- The work – as defined in the 1997 AIA document A201: "the term "work" means the construction and services required by the contract documents whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the contractor to fulfill the contractors obligations. The work may constitute the whole or a part of the project."
- Furnish – to obtain in new condition ready for installation into the work.
- Install – to store, set in place, connect and place into operation into the work.
- Provide – to furnish and install.
- Connect – to bring service to the equipment and make final attachment including necessary switches, outlets, boxes, terminations, etc.
- Conduit – includes in addition to conduit, all fittings, pull boxes, hangers and other supports and accessories related to such conduit.
- Concealed – hidden from sight in chases, furred spaces, shafts, hung ceilings, embedded in construction, in crawl spaces, or buried.
- Exposed – not installed underground nor concealed as defined above.

The drawings and specifications constitute the contract documents. Any item noted in the specification or shown on the drawings is included in the contract documents.

All electrical details and drawings are diagrammatic, unless specifically noted. Field verify all dimensions and notify the engineer of any conflicts or discrepancies, in writing, prior to installation.

Initiate, maintain, and supervise all safety precautions required with this work in accordance with the regulations of the occupational safety and health administration (OSHA) and other governing agencies.

Do not remove or disturb any asbestos containing materials from the project. Immediately stop work and notify the tenant if asbestos containing materials are suspected.

Before submitting a proposal on the work contemplated, examine the site of the proposed work and become thoroughly familiar with existing conditions and limitations. No extra compensation will be allowed because of misunderstanding as to the amount of work involved nor bidders lack of knowledge of existing conditions which could have been discovered or reasonably anticipated prior to bidding.

Consult the drawings and specifications of mechanical and other trades for correlating information and lay out work so that it will coordinate with other trades. Verify dimensions and conditions (i.e., finished ceiling heights, footing and foundation elevations, beam depths, etc) with the architectural and structural drawings. Notify the architect/engineer of any conflicts that cannot be resolved, in the field, by affected trades. Replacement of work due to lack of coordination and failure to verify existing conditions will be completed at no cost to the owner.

Install all conduit, cable tray, busduct, equipment, etc. allowing proper code and maintenance clearances and to avoid blocking passageways and access panels.

Where work must be replaced due to failure of the contractor to verify the conditions existing on the job, such replacement must be accomplished at no cost to the owner. This applies to shop fabricated work as well as to work fabricated in place.

Throughout the course of the work, minor changes and adjustments to the installation may be requested by the engineer. The contractor shall make adjustments without additional cost to the owner, where such adjustments are necessary to the proper installation and operation within the intent of the contract documents. This does not include work already completed.

Obtain exact location of connection to equipment, furnished by others, from the person furnishing the equipment. Drawings and specifications are complementary and what is called for in either one is as binding as if called for in both.

Include the better quality, greater quantity or higher cost for an item or arrangement where a disagreement exists in the drawings and specifications.

Guarantee and maintain the stability of work and materials and keep same in perfect repair and condition for the period of one (1) year after the final completion of the work as evidenced by issuance of the final certificate by the owner.

Defects of any kind due to faulty work or materials appearing during the above mentioned period must be immediately made good by the contractor at his own expense to the entire satisfaction of the owner. Include damage to the finish or the building resulting from the original defect or repairs.

Replace all receptacles, switches, cover plates, etc. damaged by any contractor during the course of construction.

Materials furnished for the temporary light and power system remain contractors property. Remove when there is no longer any need for temporary light and power.

Store all equipment and material in a place and manner that minimizes congestion and is approved by the owner.

Provide new material and equipment, unless noted otherwise. Protect equipment and material from damage, dirt and the weather.

Provide the highest quality workmanship and perform all work only by skilled mechanics. Install material and equipment in accordance with manufacturers recommendations, instructions and current NECA standards.

The owner reserves the right to reject material or workmanship not in accordance with the specifications, before or after installation.

Perform all cutting and patching necessary to work, unless specifically delegated to the general contractor. Obtain special permission from the landlord before cutting structural members or finished material. Perform all patching in such a manner as to leave no visible trace and return the area affected to the condition of undisturbed work. Perform all patching by workers experienced, skilled, and licensed for the particular type of work involved. Inferior work will not be accepted.

Patch all holes left as a result of demolition of electrical equipment and devices.

Prevent the spread of dust, debris, and other material into adjacent areas.

Refinish all electrical equipment damaged during shipping and/or installation to its original condition. Remove all rust, prime, and paint per manufacturers recommendations for finish equal to original.

After tests have been made and accepted, clean light fixtures, panels and other equipment installed by the contractor, leaving the entire work area in a clean and complete working order.

Operate equipment and systems in all their operating modes, to verify proper operation, prior to final inspection and owner instructions. Notify the engineer, in writing, that all systems have been tested and are functioning and operating properly.

Contractor is responsible for any damage to electrical equipment or materials until final acceptance of the entire project by the owner.

SECTION 16050 – BASIC MATERIALS AND METHODS

Encase all conductors in a continuous raceway system except where NM cable without conduit is allowed by the city or other authority having jurisdiction. Provide pull and junction boxes as required by the NEC. Size all raceway per the NEC. Provide junction boxes or gutter at branch panel and route EMT conduit into panel board.

Provide expansion fittings where raceway crosses building expansion joints.

Coordinate the location of all outlets with mechanical drawings before installation.

Provide wire and cable with insulation voltage rating equal to or greater than the applied system voltage. Provide solid or stranded copper conductors with type THWN, THHN, or XHHN insulation for no. 12 AWG and no. 10 AWG conductors. Provide minimum no. 12 AWG conductor size, unless noted otherwise. Use the minimum conductor size when no size is indicated. All conductors to be color-coded.

SECTION 16501 – BUILDING LIGHTING

Provide lighting fixtures as scheduled C/W housing lamps, lamp holders, reflectors, ballasts & wiring.

Fluorescent lamp ballast for T8 & T5 lamps shall be electronic CBM certified w/ THD less than 20% rapid start.

Support all recessed lighting fixtures w/ # 12ga. wires independent from ceiling support system.

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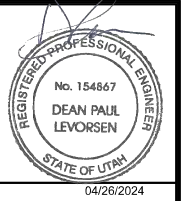
Support all recessed lighting fixtures w/ # 12ga. wires independent from ceiling support system.

DATE: 03-13-2024	CHK: C.L.
REV. #	DESCRIPTION



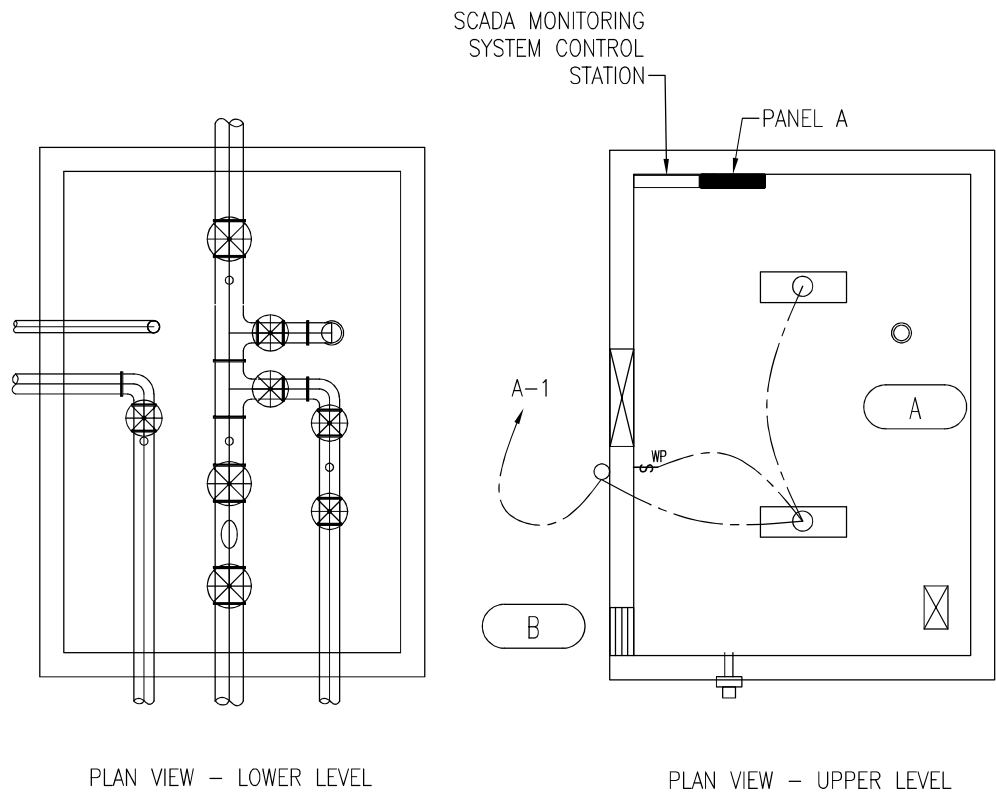
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CENTERVILLE CITY
OAKRIDGE DRIVE TANK
ELECTRICAL NOTES & SCHEDULES



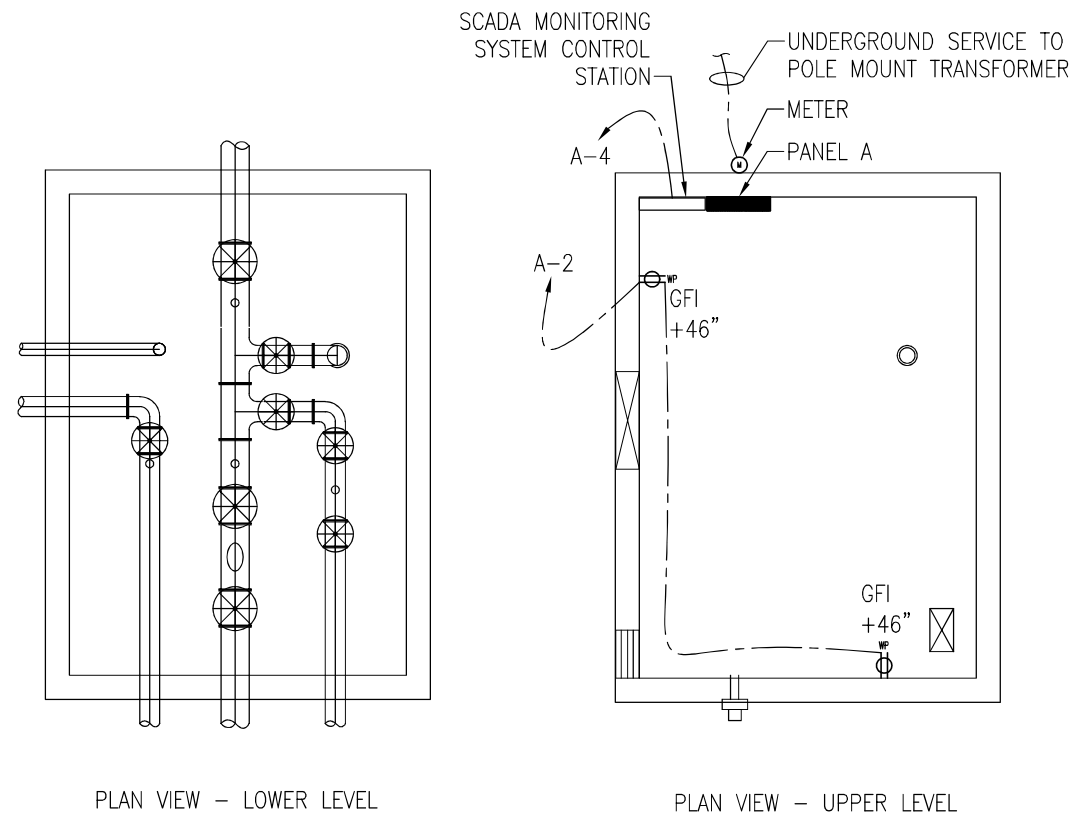
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E1



LIGHTING PLAN

3/8" = 1'-0"



- NOTE:
1. THIS PROJECT MUST MEET BABA (BUILD AMERICAN BUY AMERICAN) REQUIREMENTS. ALL PARTS AND MATERIALS MUST BE CERTIFIED "PRODUCED IN UNITED STATES."

POWER PLAN

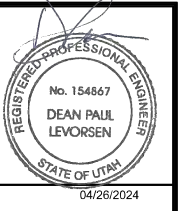
3/8" = 1'-0"

REV. #	DATE	BY:	CHK. C.L.

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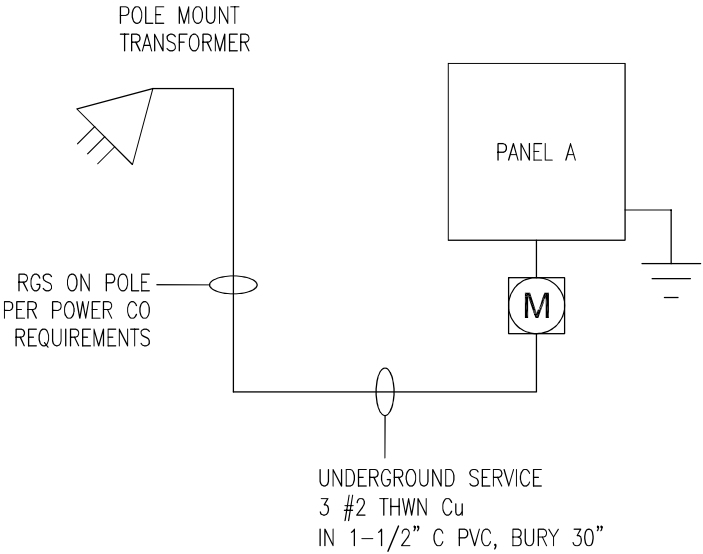
CENTERVILLE CITY
OAKRIDGE DRIVE TANK
ELECTRICAL PLANS



U6179.0001231

E2

PANELBOARD SCHEDULE													
PANEL: B				120/240 VOLTS						1 PH 3 W			
MOUNTING: SURFACE – NEMA 3R				AMP 100 MB									
AIC RATING: 22,000													
BRANCH BREAKERS													
ITEM	AMPS	POLE	CIR. NO.	LEFT PHASE LOAD			RIGHT PHASE LOAD			CIR. NO.	AMPS	POLE	ITEM
				A		C	A		C				
LIGHTS	20	1	1	400			1000			2	20	1	RECEPTACLES
SPARE	20	1	3							4	20	1	SCADA
SPARE	20	1	5						1000	6	20	1	SPARE
SPARE	20	1	7							8	20	1	SPARE
SPARE	20	1	9							10	20	1	SPARE
SPARE	20	1	11							12	20	1	SPARE
SPARE	20	1	13							14	20	1	SPARE
SPARE	20	1	15							16	20	1	SPARE
SPARE	20	1	17							18	20	1	SPARE
SPARE	20	1	19							20	20	1	SPARE
				400		0	1000		1000				
TOTAL				1400		1000				LOAD TOTAL: 2,400 FLA: 10			



LINE DIAGRAM

N.T.S.

REV. #	DATE	BY:	ENS/DPL	DWG: TWF	CHK: C.L.

VECTOR

ENGINEERS

DRAPER, UTAH

(801) 990-1775

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CENTERVILLE CITY

OAKRIDGE DRIVE TANK

PANEL BOARD SCHEDULES

REGISTERED PROFESSIONAL ENGINEER

No. 154867

DEAN PAUL LEVORSEN

STATE OF UTAH

04/26/2024

U6179.0001231

E3

**PLANNING
COMMISSION**

Staff Report
12/11/2024

Item No. 2.

Title: Public Hearing - Zoning Map Amendment - Garlock Property - 535 South 400 West - Agricultural-Low (A-L) to Residential-Low (R-L) - Betty Jo Garlock - Legislative Decision

Initiated By: Betty Jo Garlock, Applicant

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, Betty Jo Garlock, is requesting a zone map amendment associated with the subject property.

RECOMMENDATION:

Consider Recommending City Council Denial of the Zoning Map Amendment Request

BACKGROUND:

The applicant, Betty Jo Garlock, is requesting a zone map amendment associated with the subject property. The property is currently zoned Agricultural-Low (A-L). The applicant is requesting to rezone the property to Residential-High (R-H). There is currently a single-family home and accessory building (barn) located on the property.

A public hearing was advertised for this proposed zoning map amendment request. The public hearing notice was posted in accordance with State and City Code requirements. Prior to the completion of the packet, there were email and phone inquiries regarding this zoning map amendment request. If additional feedback is submitted post-staff report, items will be submitted with the packet or shared with the Commission at the meeting.

ATTACHMENTS:

1. 12-11-2024 PC Staff Report - Zone Map Amend, 535 S 400 W from A-L to R-H, Betty Jo Garlock, Applicant
2. Exhibit A - Application
3. Garlock Prop Owner Affidavit - 20241205
4. Exhibit B - Centerville Zoning Map Amendment Petition Narrative
5. Exhibit C - General Plan Neighborhood Planning
6. Exhibit D - Formula for Percent Change
7. Exhibit E - UDOT Function Class
8. Exhibit F - Onsite Public Notice Garlock Rezone 12-11-24
9. Exhibit G - Public Hearings Notice PC 12-11-24
10. AFFECTED ENTITIES LABELS

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

STAFF REPORT
AGENDA: ITEM 2

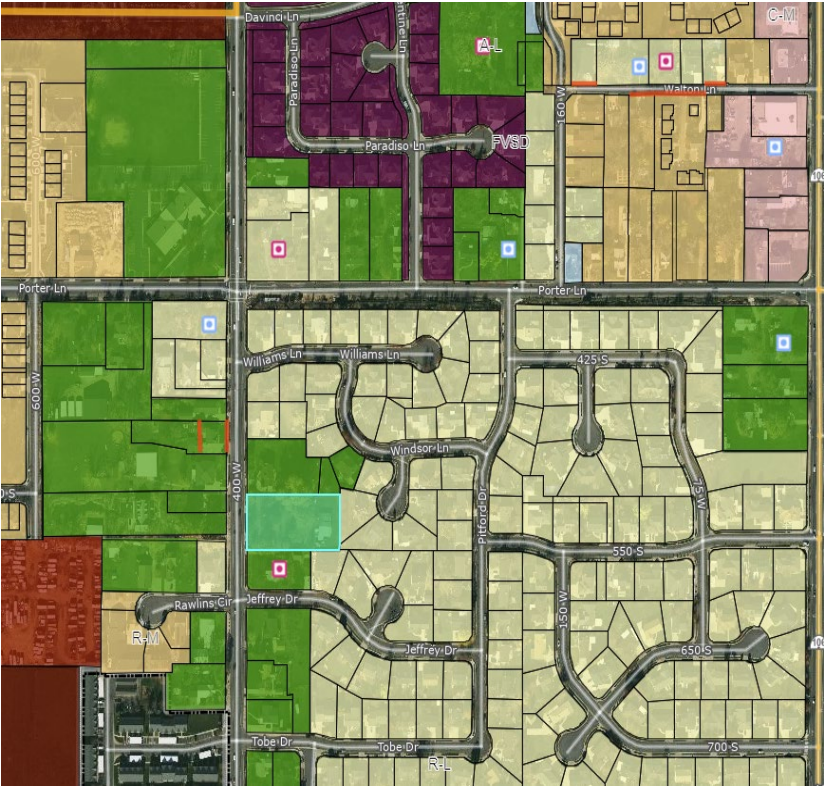
GARLOCK REZONE

PROPERTY OWNER FOR PARCEL:	BETTY JO GARLOCK
APPLICANT:	BETTY JO GARLOCK 308 WINDSON LN CENTERVILLE UT 84014 BETTYJOD88@GMAIL.COM
PROPERTY LOCATION:	535 SOUTH 400 WEST CENTERVILLE UT 84014
PARCEL NUMBER:	03-001-0076
PARCEL SIZE:	1.0 ACRES TOTAL
CURRENT ZONE:	AGRICULTURE – LOW (A-L)
PROPOSED ZONE:	RESIDENTIAL-HIGH (R-H)
RECOMMENDATIONS:	CONSIDER RECOMMENDING DENIAL OF ZONING TEXT AMENDMENT REQUEST TO THE CITY COUNCIL

BACKGROUND

The applicant, Betty Jo Garlock, is requesting a zone map amendment associated with the subject property. The property is currently zoned Agriculture-Low (A-L). The applicant is requesting to rezone the property to Residential-High (R-H). There currently is a single-family home and accessory building (barn) located on the property.

Zoning Overlay



- Agriculture-Low
- Commercial-High
- Commercial-Medium
- Commercial-Very High
- Florentine Villa Special District
- Industrial-High
- Industrial-Very High
- Public Facility -Medium
- Public Facility -Very High
- Public Facility-High
- Public Facility-Low
- Residential-High
- Residential-Low
- Residential-Medium
- Shorelands Commerce Park



A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements, see exhibits F and G. Prior to the completion of the packet, there were email and phone inquiries regarding this zoning map amendment request. If additional feedback is submitted post-staff report, items will be submitted with the packet or shared with the Commission at the meeting.

CODE REQUIREMENTS REVIEW & ANALYSIS

1. Is the proposed amendment consistent with the goals, objectives, and policies of the General Plan?

No. The parcel in question is located within Neighborhood 2, as described in the City General Plan section 12-480-3. The Residential Policies for this neighborhood state: "Residential development along Porter Lane from Main Street west to approximately 500 West between Porter Lane and the southern City boundary line should be low-density single-family residential" As shown above, this property falls in this identified area. The rezone to Residential High (R-H) I would exceed the planned density for this neighborhood.

Goal 1: Establish appropriate land-use patterns and land-use transitions

The proposed amendment to rezone the property from Agriculture Low (A-L) to Residential High (R-H) does not align with the surrounding development's character. The vicinity is primarily zoned for Agriculture Low and Residential Low, which promote lower density uses. Zoning this property as a residential high (R-H) would create a stark contrast and disrupt the established land-use pattern.

Goal 2: Preserve existing areas of semi-rural residential for current property owners.

The goal for the southern portion of Neighborhood 2 is to provide residents with a sense of rural community amidst the evolving development. According to the American Planning Association, rural density is defined as 2 units per acre, while semi-rural density is defined as 4 units per acre. Although these classifications are not explicitly addressed in the municipal code, the current zoning designations—Agriculture Low and Residential Low—align with these definitions as outlined in CZC 12.32.300. Introducing higher-density zoning in the core of this neighborhood would undermine efforts to preserve the area's existing character.

Goal 3: Preserve viability of area for potential future development.

Previous planning efforts have consistently prioritized this goal. The area's current land use and surroundings support larger lots that can be subdivided for single-family homes or, if the general plan evolves, for higher-density multifamily developments. However, the current general plan does not designate this location for high-density development. Therefore, the existing goal should remain the guiding principle. In the future, higher-

density zoning may be considered, but until then, the zoning should continue to reflect the current density standards.

2. Is the proposed zoning amendment harmonious with the overall character of existing development in the vicinity of the subject property?

No. The parcel in question has a density of 2 units per acre. The closest parcel that is of the same proposed zoning, residential high, is 1,717.6 Feet (.33 miles) away to the southeast of the property. With a 250 ft buffer, all properties have a density of 4 units per acre or less. There is a residential medium property located within 300 ft of the proposed rezoned area that is an assisted living facility. Apart from this, the closest residential medium zoning is 697.3 Feet (.13 miles) away to the northwest of the property. This gradual density increase was intentional to maintain a balanced zoning transition between commercial high and agriculture low.

3. What is the extent to which the proposed amendment may adversely affect the adjacent property?

This rezoned area would impact the adjacent properties. The applicant provided sketches from a developer on how they would use the natural landscape to act as a buffer between zones, see Exhibit B. It indicates that there will be trees planted along the property lines to act as a buffer for dramatic differences in density for housing. While this is a preferred buffering practice in the city, the density transition is so pronounced that landscape buffering is not a comparable offset. Proper planning practices indicate density allocation that is not "puzzle pieced" but instead transitioned from lower to higher density continuously. The method of gradually increasing density is meant to preserve the nature of the neighborhood and allow for proper street design to meet the use and safety needed for the neighborhood. The development of high-density housing in a low-density area of town would put the roads to higher use, the city would then need to identify this area as a potential safety threat and allocate funding to update infrastructure not only for motorists but for the pedestrians. If council members see this area as having too low of a housing density, the general plan update is in process, and they have an opportunity to address this density matter.

4. What is the adequacy of facilities and services intended to serve the subject property?

The rezoning of the property would not immediately require additional services. Any future development on the property would necessitate a separate application, during which the applicant would need to submit plans detailing utility connections for each individual unit. This process would include obtaining "will serve" letters from CenturyLink, Centerville Deuel Creek Irrigation Company, Dominion Energy, Rocky Mountain Power, South Davis Sewer District, UTOPIA Fiber, Weber Basin Water District, South Davis Fire, and any other services deemed necessary by the Public Works Director. The proposed density of the rezoned area would increase runoff due to the expanded impervious surface area, requiring the establishment of a stormwater management agreement. Regarding traffic impacts, the additional vehicles on 400 West would not

significantly strain the road's capacity. As shown in exhibit E, the Utah Department of Transportation (UDOT), 400 West handles an average of 9,500 trips per day and is classified as a major collector road. This road, in theory, would meet the designation to serve as a buffer between highly trafficked areas and lower-density residential neighborhoods.

After careful review and analysis, as represented previously, staff is not in support of the proposed rezoning for the density increase to Residential High (R-H). Such a change would be inconsistent with the existing land-use patterns and the surrounding community's character. However, were the applicant to reapply in the future, the current General Plan does seem to support rezoning to the maximum density of Residential Low (R-L), as it offers a more balanced transition and aligns better with the land-to-dwelling unit ratio as seen in exhibit D. A rezoning to Residential Low represents a 100% increase from the current Agriculture Low (A-L) zoning, which is a significant but reasonable adjustment compared to the more extreme 300% increase associated with Residential High (R-H). Staff believes this balanced approach may provide future opportunities for residential unit development while preserving the area's integrity and minimizing impacts on infrastructure and services. Properties abutting the east are zoned Residential Low (R-L) as well as 27 other properties in a 300 ft radius. Rezoning the property to Residential Low (R-L) would allow the property owner to double the number of housing units that would be permitted, based on the current density. This change also aligns with the goals and policies of the General Plan and would contribute to increased housing availability in Centerville. If the applicant were to apply for a future zoning map amendment for the property at 535 S 400 W to Residential Low (R-L), staff has determined that this request would be consistent with the City's General Plan, align with the neighborhood's purpose, and adhere to general planning practices.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to recommend to the City Council approval of this request, approval with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed Zoning Map Amendment request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 – DENY

"I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential High (R-H) zoning, based on the following findings:

- 1. The proposed Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*

2. *The proposed Zoning Map Amendment does not meet the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).*
3. *Therefore, the Planning Commission recommends that the City Council deny approval of this Zoning Map Amendment request.”*
4. *(additional findings discussed and agreed upon by the Planning Commission)”*

#2 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, until such a time as _____.”

#3 - APPROVE

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential High (R-H) zoning, based on the following findings:

1. *The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
2. *The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).*
3. *Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment request.*
4. *(additional findings discussed and agreed upon by the Planning Commission)”*

#4 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential High (R-H) zoning, with the language amendment to the request (as provided by the Planning Commission) as follows, based on the following findings:_____”

Under Review

Application Review Status

Pre-Review	Accepted	10/29/2024
Being Presented to the Planning Commission on December 11th, 2024 for the Rezone. Staff report is available on Civic Review. See attachments.		
Legal	Not Reviewed	
Planning Commission	Reviewing	
City Council	Not Reviewed	
Public Works	Not Reviewed	
Planning & Zoning	Reviewing	
Final-Review	Not Reviewed	

Fees

Application Fee	\$400.00
Professional Services Deposit	\$250.00
Subtotal	\$650.00
Amount Paid	\$650.00
Total Due	\$0.00

Payments

10/29/2024	Online	\$650.00
Total Paid		\$650.00

Application Form Data

(Empty fields are not included)

Address of Subject Property
535 S 400 W

Existing Zoning District

AL

Proposed Zoning District

RH

Parcel ID of Subject Property

03-001-0076

Zoning Map Amendment Petition Narrative

 **Centerville Zoning Map Amendment Petition Narrative.pdf**

Zoning Map Amendment Petition Submittal Information

 **Centerville Zoning Map Amendment Petition Narrative.pdf**

Applicant's First Name

Betty Jo

Applicant's Last Name

Garlock

Applicant's Email

bettyjod88@gmail.com

Phone

(801) 540-2376

Address

308 Windsor Ln

City

Centerville

State

UT

Zip Code

84014

Project Title

Garlock Rezone

Project Parcel Number

03-001-0076

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF DAVIS

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}

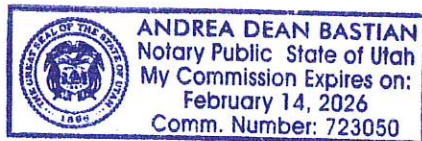
I (We), Betty Jo Garlock / Realtor Betty Jo, a professional corp, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

Betty Jo Garlock
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 5 day of December, 2024.

[Signature]
(Notary Public)



Residing in Davis County Utah

My Commission Expires 02/14/26

AGENT AUTHORIZATION

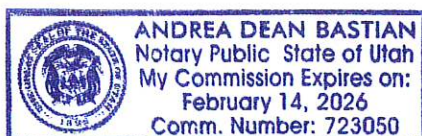
I (we), Realtor Betty Jo, a professional corporation, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Betty Jo Garlock to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Betty Jo Garlock
(Property Owner)

(Property Owner)

Dated this 5 day of December, 2024, personally appeared before me Betty Jo Garlock, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary Public)



Residing in Davis County, Utah

My Commission Expires 02/14/26

Centerville Zoning Map Amendment Petition Narrative
Betty Jo Garlock 801-540-2376 bettyjod88@gmail.com

We are proposing to change Lot # 03-001-0076 to High Density from Agricultural Low. The zoning change will positively affect neighbors through an affordable but luxury class townhome development that will increase the beauty and curb appeal of the neighborhood. Currently, the property is in disrepair, is an eye sore and negatively affects the neighbors enjoyment of their homes because of the unsightly appearance, curb appeal and property values are affected as well. The home and lot have been used for the last 20+ years for dead vehicle storage, with boats, four wheelers, cars and many other junk items. The proposed zoning change will allow a few nice but affordable townhomes to be built. Attractive landscaping will be used, mature trees will remain on the lot to achieve a low impact development and also to improve the neighbors' views and increase their property values. Architecture that follows the flow and design of Centerville will be used, but with a modern touch. Many neighbors have complained for years about the weeds, unsightly junk, and also rats and excessive animals and pests that this property has attracted.

We are proposing a zone change to build for sale townhomes, not rentals promoting only owner occupying residents that could potentially also qualify for the Davis county grant, which is only for first time home buyers. Many of the neighbors in this area, including the one to the north, have an ADU rental that is above their garage. There are several basement apartments and adu apartments that are rented out. 400 W has many other multi unit developments, but there are not enough in the area and many who would love to live in Centerville simply cannot afford to do so. We've lived in the neighborhood since 2011 and know that many of the neighbors have younger family members or children that would love to buy a home in this amazing community but cannot afford to do so as prices have skyrocketed. These townhomes will be a beautiful addition to the Williamsburg Estates neighborhood bringing younger families back to Centerville who want to raise their families here like many of us have. Our kids have walked to school for years and we have loved living in this community. We now have the opportunity to greatly improve a property that needs it, improve our neighborhood, remove unsightly eye sores, and provide more affordable homes for families to purchase for future generations of Centerville. We need more spot rezones to keep families in neighborhoods rather than building them near the industrial park area on the west side of the freeway.

See the zoning map below with the lot highlighted. The surrounding lots are protected mostly by trees. To further protect our neighbors from unsightly construction and then to provide more privacy once construction is finished we will be planting trees along all borders of the property to achieve minimal impact and better privacy for all.

See the photos below for the current condition of the property we look to improve, as well as the mature trees that we will retain and plant more of to improve privacy.



East side of property showing mature trees that will be left there and provide privacy, this will be continued throughout each border of the property.



Examples Exteriors for the proposed townhomes with tasteful landscaping





Lot # 03-001-0076

Address: 535 S 400 W

Lot Size: 1 Acre

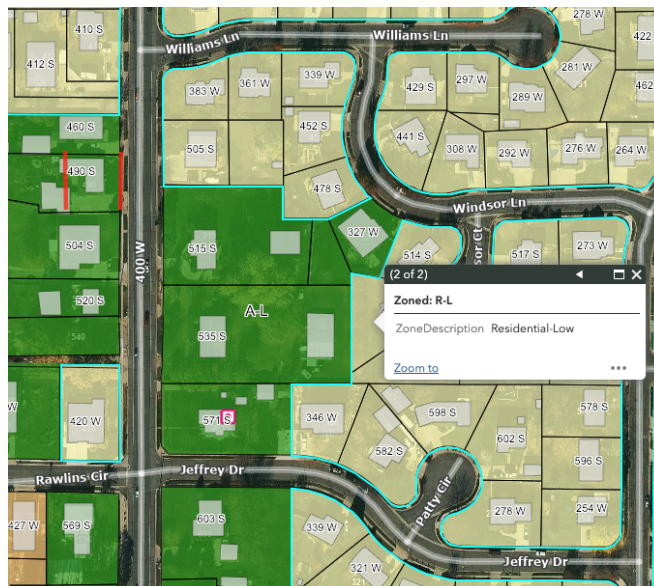
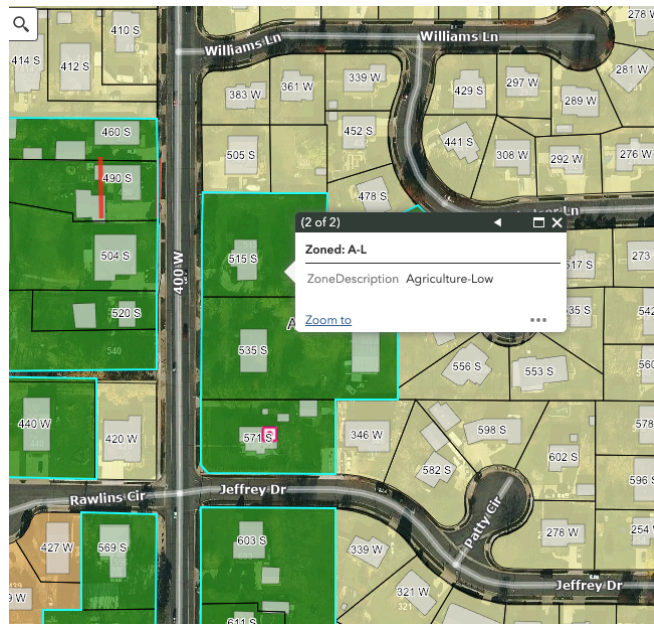
Legal Description:

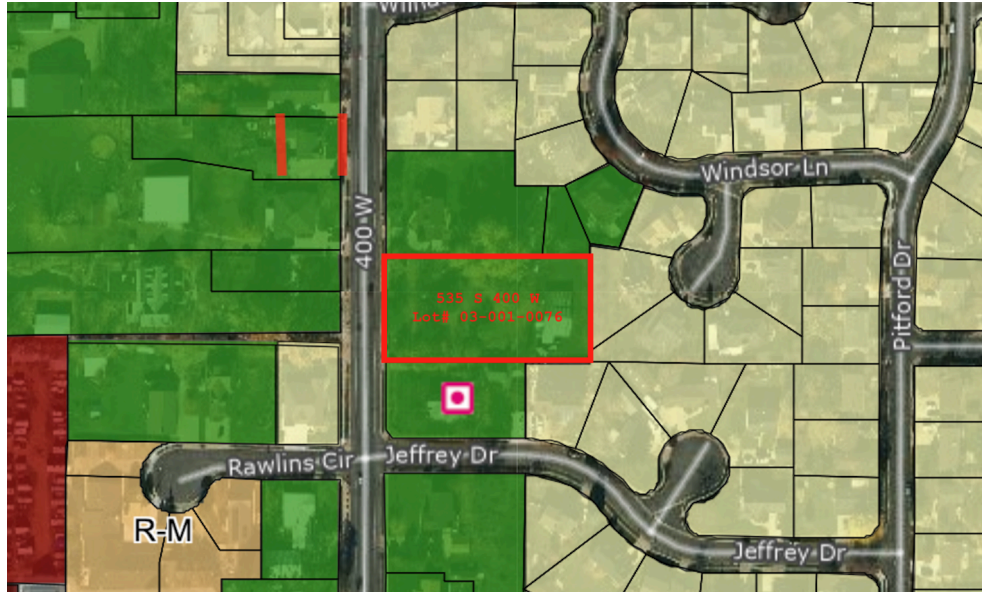
SEC:18 BEG AT SW COR GRANTORS' LAND & ON E LINE OF 400 WEST STR AT A PT 19.894 CHAINS S & 13.242 CHAINS W FR NW COR OF NE 1/4 OF SEC

Current Zoning - AL

Desired Zoning - RH - 12 Homes/Acre

Important Note: No neighbors or their driveways will be affected by these new homes, we have direct frontage onto 400 W.





Example Layout of Proposed Affordable Townhomes For Sale - Not Rent

An architect will show a better example of ample green space/yards on the back sides of the townhomes and 2 car garages for each townhome with a driveway to provide ample parking for each unit. Each home will have a back yard in addition to the playground and green space. Snow will be plowed into the green space.



PART 12-480

NEIGHBORHOOD PLANNING POLICIES**SECTION 12-480-1. GENERAL.**

For planning purposes, Centerville City has been divided into several individual neighborhoods (see map on page 54). These neighborhoods are distinguished by certain common characteristics, and have been reviewed to determine the best land use and community features to be preserved and enhanced. The following are the land use and development policies for Centerville's neighborhoods.

SECTION 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.¹

Neighborhood 1 is that portion of Centerville City that is located east of Main Street and south of Parrish Lane (400 North). The neighborhood is characterized by the original Centerville townsite, with its older homes and gridiron street pattern; by the newer homes built in subsequent years east and south of the original townsite; by the "traditional" downtown along Main Street; and by the shopping center at Pages Lane, which has experienced a decline in commercial synergy for the past few years. Much of the land in this neighborhood is built upon, and most of the remaining vacant land is in relatively smaller tracts or parcels with limited ability to be subdivided in the future.

Due to the region's continued population growth, multi-family development has become a trending form of newer residential housing development in the South Davis area. Historically, due to its spatial relationship to surrounding commercial corridors, the south area of Centerville has experienced a significant development of medium to high-density residential housing. Existing and future housing growth pressures will likely continue to target the Southeast Neighborhood through redevelopment of underutilized commercial areas or infill of underutilized parcels. The community's desire for traditional single-family neighborhood stability competes with the development of these market patterns related to multi-family development.

Therefore, it is the desire of the Southeast Neighborhood community to minimize housing density conflicts and maintain low density residential allowances. The market trend of higher density housing development ought to focus on other less concentrated or congested locations in other parts of the City and/or other appropriate areas in Davis County that have improved ability and capacity to accommodate higher density residential development without creating undue burden and concentration to a particular neighborhood.

1. Residential Policies

Southeast Centerville is characterized by the older homes found in the original Centerville townsite and its gridiron street pattern and small blocks, and by the newer homes built in subsequent years around the original townsite. Most of the remaining vacant land in this neighborhood is in relatively smaller tracts or parcels with limited opportunity for large new housing developments.

a. Old Townsite

The Old Townsite may be generally considered the area bounded by 100 North, 400 South, Main Street, and 400 East, excluding the area located within the South Main Street Corridor, as described in Section 12-480-7. The Old Townsite was originally developed with small stone homes on the large interior

¹ Amended by Ord. No. 2017-05, March 7, 2017

a. City Hall & Founders Park Small Master Plan^{3, 4}

In 1994, Centerville City developed and occupied a new City Hall complex just south of Founders Park on Main Street. This accomplished a goal of the General Plan that had suggested that the City offices should be relocated to Main Street. Since 1994, there has been significant growth and development on Main Street. The new City Hall complex, in conjunction with the new Post Office on the other side of Main Street, has acted to intensify public activity in this part of the community. In response to this increase in activity, in 2000 the City undertook preliminary studies to create a long-range land use plan for the City Hall and Founders Park property. These preliminary studies resulted in the recommendation that the City hire a consultant, James Glascock, to develop an overall plan for the area. After a series of successful workshops and public hearings at both the Planning Commission and City Council, a Master Plan for City Hall/Founders Park was prepared.

It is the City's intent that the City Hall/Founders Park Master Plan should be referred to as an advisory and guidance document for future planning and development of the City Hall and Founders Park property. Future land use and development of the City Hall/Founders Park area should generally follow the policies and guidelines of the City Hall/Founders Park Master Plan as developed by James Glascock and reviewed and approved by the City Council in 2001, or as amended. While the City Hall/Founders Park Master Plan, which envisions the future inclusion of land not owned by the City, does not have a specific time frame for the eventual completion of the entire plan, the City should make adequate precautions to make sure that needed land is acquired to assure the proper completion of the City Hall/Founders Park Master Plan.

SECTION 12-480-3. NEIGHBORHOOD 2, SOUTHWEST CENTERVILLE.⁵

Neighborhood 2 is that portion of Centerville City located south of Parrish Lane (400 North) from I-15 on the west to Main Street on the east. This neighborhood has probably the greatest diversity of land uses of all of Centerville's neighborhoods, ranging from rural residential to retail commercial and light industrial uses. Several large tracts of vacant land remain in this neighborhood.

1. Residential Policies

A wide range of housing styles exist in southwest Centerville. Rural residential homes on large lots are scattered throughout the area but are primarily in the vicinity of Porter Lane (400 South) and 400 West south of Porter Lane while more contemporary single-family subdivisions are found in the area south of Porter Lane and west of Main Street to 400 West. Condominiums, planned unit developments (PUD), a few duplexes and apartments such as Cedar Springs, Shaela Park, Country Cottages, Parrish Lane Townhomes and the Cook and Park Place Apartments are also located in this neighborhood.

a. Porter Lane

As one of the original roads in the area, Porter Lane has had farms, homes and residences on large lots for many years. Residents living along this street have

³ Amended by Ord. No. 2001-19, July 17, 2001

⁴ Amended by Ord. No. 2004-10, June 1, 2004

⁵ Amended by Ord. No. 2001-12, June 5, 2001

expressed a desire to maintain this residential style.

1. Residential development along Porter Lane from Main Street west to approximately 500 West between Porter Lane and the southern City boundary line should be low-density single family residential. The area from approximately 500 West to the commercial area on the Frontage Road between Porter Lane and the southern City boundary line may be appropriately developed in low or medium density residential. If developed as medium density residential, the use of Planned Unit Developments is desirable and preferred to adequately buffer such developments from both commercial and single-family developments in the area. Ample access from both 400 West and Porter Lane, preferably in the form of public streets, to the interior of this area should be required for residential developments. Care must be taken to 7 buffer homes in this area from other uses that may locate in the area. In addition, a low or medium density Planned Unit Development may be appropriate between the Marketplace project and the north side of Porter Lane from 400 West to the existing retail commercial zoning along Frontage Road. Zoning boundaries should, where practical and logical, follow existing lot lines to avoid potential land use classification conflicts.

b. Pitford Acres

The Pitford Acres Subdivision, located at approximately 600 South 400 West, has set much of the tone for development in this area. New single family subdivisions, such as the Williamsburg Estates subdivisions just to the north are being developed near Pitford Acres. Many older single-family homes are also located along Main Street and along 400 West south of Porter Lane.

1. The area south of Porter Lane from Main Street west to approximately 500 West should develop primarily in low density single-family homes, to achieve compatibility with existing development in the area.
2. As in many areas of Centerville, groundwater has proven to be a problem in this area as well. Future residential development in this area must include careful planning for the handling or avoiding of the groundwater problem.

c. Walton Lane Neighborhood

The Walton Lane Neighborhood, located between 150 South and 400 South from Main Street to approximately 200 West, is one that has developed with a variety of uses over the years, primarily single-family home and duplexes. Part of the reason for this development pattern has been the frequent uncontrolled subdivision of large interior lots and the lack of adequate road development.

- 1.⁶ The Walton Lane Neighborhood, being relatively isolated, should be primarily low-density residential development.
2. Existing substandard city streets should be brought as close into compliance with existing city street standards as possible. Requiring additional access rights-of-way and improvements shall be required as development occurs. Given the road widths of Walton Lane (280 South) and 160 West, a traffic study should be required before approval of any development in the area.

d. Main Street Transitional Fringe

The area from Parrish Lane to 200 South from Main Street to 200 West has been developed with high-density condominiums and apartments in recent years, although a few single-family homes remain on Main Street. Efforts should be undertaken to preserve historic residential structures on Main, including allowance of limited commercial use through conditional use permit as provided for in zoning ordinance or for the reasonable conversion of the sites to light commercial use. Few vacant properties remain in this area and they may be appropriately developed with medium to high-density uses that are compatible with surrounding developments. Special caution must be taken to provide for proper storm drainage in this area.

e. Parrish to Porter Village Center: Traditional Neighborhood Development (TND)⁷

This area consists of approximately 50 acres of mostly vacant land located between Parrish Lane on the north and Porter Lane (excluding homes that front on Porter Lane) on the south and located between approximately 200 West on the east to 400 West on the west. The northern approximately 30 acres of this area is currently zoned commercial and the southern approximately 20 acres of the area is currently zoned agricultural. Neither of these two zoning districts will allow the vision of the Village Center to be developed. Therefore, new zones may need to be adopted by the City.

Since the fall of 1999, significant discussion has occurred about the future development and use of this area. In 1999, the City received financial grants from the State of Utah and Envision Utah to prepare a master plan for approximately 50 acres in this area. This plan, which was prepared by Peter Calthorpe, was presented to the City. The City formed a special subcommittee of the Planning Commission to further study the recommendations contained in Calthorpe's proposed plan. The subcommittee specifically rejected Calthorpe's regulatory map and site plan, but accepted many of the concepts of mixed-use and design standards. The subcommittee encouraged the City to move forward

⁶ Amended by Ord. No. 2001-23, Oct. 16, 2001

⁷ Amended by Ord. No. 2003-18, June 3, 2003

with plans for a mixed-use, traditional neighborhood development (TND) or “village” for this area.

In 2001, a group of City officials, residents and property owners traveled to Northern California to inspect a variety of TND or urban village projects and were highly impressed that this type of land use pattern is desirable and should be sought after for this area.

Future development in the TND should generally follow the policies and guidelines of the Centerville Village Center Strategic Master Plan, adopted in June 2001 and prepared with public input. It should be noted that the Centerville Village Center Strategic Master Plan is an advisory document that complements other planning efforts and is not a literal representation of how this area will develop, but of how it could develop. Future development within the TND may be guided by the following:

1. The Conceptual Land Use map contained in the 2001 Centerville Village Center Strategic Development Master Plan should generally guide new development. Alternative Conceptual Land Use maps as adopted by the City may also be referred to for guiding new development in the Village Center area.⁸
2. Specific descriptions of proposed land uses should be consistent with the 2001 Centerville Village Center Strategic Development Master Plan.
3. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the northern section of this area should be developed as a “Retail host mixed-use district” primarily with a commercial influence. Commercial and residential development is allowed consistent with the Urban Design Standards.
4. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the central section of the area located between the Retail Town Square and the Civic Town Park should be developed as a “Residential host mixed-use district” primarily with a residential influence. This area should consist primarily of medium/high density residential uses with the opportunity for limited neighborhood retail uses.
5. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the southern section of the area located from the Civic Town Park to Porter Lane should be developed as a residential influence area. Residential density should range from low density on the south end to medium density on the north end in a transitional format. Civic uses, such as a library, park, recreation center, churches or senior citizen center should be located on or adjacent to the Civic Town Park.
6. The City should implement a planning review process for all development phases to assure compatibility with the planning goals and policies.
7. Likely, the Village Center will be developed over a long time frame. Therefore, development master plans should be required of each

⁸ Amended by Ord. No. 2003-29, August 19, 2003

property owner and the specific development plans should be consistent with those development master plans. Development master plans should further define land uses, infrastructure and provide detailed financial and suitability analyses relating to the development of the Village Center and report on the suitability of the City's infrastructure to support the proposed land uses.

2. Commercial Policies

Several distinct commercial areas exist in southwest Centerville. These are Main Street, Parrish Lane, and south Frontage Road areas. In addition, large tracts of vacant land exist in this neighborhood that offer excellent opportunities for development of large scale commercial projects with good vehicle access.

a. Main Street Commercial Area

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a focal point. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development unlikely.

1. The Main Street commercial area should be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to the surrounding residential areas and to the future functionability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. While a few new buildings have been erected here in recent years, significant commercial viability is not likely to occur without some type of restoration or revitalization effort. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in this area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block west of Main Street.

b. Parrish Lane Commercial Area

Since the opening of the I-15 Interchange, Parrish Lane (400 North) has become a major gateway to Centerville City. Pressures for commercial development on Parrish Lane from Main Street west to I-15 have been strong, and significant development has occurred. This area is fast becoming the dominant commercial center of Centerville.

1. Parrish Lane has a wide right-of-way, and, as the major connecting road to I-15 Interchange, will serve as a significant arterial street. Commercial development along Parrish lane should be allowed only in such a way as to minimize traffic interference.

2. Elements of strip commercial development should be avoided in this area such as frequent curb cuts, lack of landscaping, large unattractive signs, buildings located close to the street, and generally unappealing streetscapes. A landscaped, bermed buffer strip fronting the street similar to that shown in Figure 1 (see page 6B) should be required. All signs should be tightly controlled and arranged to avoid clutter. While freestanding signs may be allowed in this area, monument signs are encouraged. Where allowed, freestanding signs should be limited in size, well designed and become gradually smaller in height and size the further away the sign is located from Interstate-15. Monument signs should be encouraged in bermed landscaped areas. Development of a few commercial centers are preferable to subdividing the Parrish Lane frontage into numerous commercial pads, each with its own signs and curb cuts.⁹
3. The I-15 Interchange on Parrish Lane is a prime location for future freeway-oriented commercial development. However, the configuration of the interchange and the intersection with the Frontage Road makes this location a potential major traffic problem. Commercial development at this interchange should only be allowed if tightly controlled to minimize the impact on traffic flows on Parrish Lane and the Frontage Road.
4. As major gateway to the city, the appearance of the Parrish Lane commercial area should be an important consideration. City officials and commercial developers should create a "gateway" impression with a Centerville identity near the I-15 Interchange. Such features as landscaping, framing views of the city and the Wasatch Mountains, and city identification monuments should be considered in development of properties on Parrish Lane immediately east of the Frontage Road.
5. The large vacant area south of Parrish Lane and west of 200 West has been considered in the past for some type of regional commercial development. However, the development of the Centerville Marketplace project to the west of this site as well as the construction of the Centerville Corporate Park subdivision on the old City ball park/City Hall site have to a great extent fulfilled the City's needs in this regard. Therefore, the City prefers to consider development of a Village Center consistent with the recommendations of the 2001 Centerville Village Center Strategic Development Master Plan. The Plan envisions a village with mixed-use specialty or niche commercial uses compatible with residential development. Additional market opportunity should be available through this mixed-use planning approach, however, commercial opportunities are still available for the properties designated mixed-use consistent with the Urban Design Standards of the Plan.

c. South Frontage Road Commercial Area

A number of commercial and light industrial uses have located over the years in the area between Pages Lane and Porter Lane from the Frontage Road to approximately 500 West.

1. Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City. Future commercial zoning in the area shall be limited to a

⁹Amended Oct. 6, 1998, Ord. 98-39

depth of approximately 500 feet east of the Frontage Road between Porter Lane and the southern City boundary line.

2. Existing light industrial and future retail commercial development in this area shall be appropriately buffered from existing and potential residential areas. Access to industrial and commercial facilities in this area should be allowed only from the Frontage Road, and, under very limited circumstances, from Porter Lane, to avoid impacting the residential areas on 400 West and Porter Lane with commercial traffic.
3. The Frontage Road serves as a vital north-south collector road in this area. Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.
4. Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance to Centerville City.

3. Community Facilities

a. Parks ¹⁰

A park will be an important community facility in this neighborhood. Currently, no City neighborhood park exists in this area. Centerville City should pursue the acquisition and development of property for a new City neighborhood park in this area to serve the needs of present and future residents. The City should provide ample parks and green space for use by the entire community. The neighborhood park must be accessible to southwest quadrant residents consistent with the Centerville City Parks Master Plan. This neighborhood park may be independent of the Centerville Village Center and may be located outside of the Centerville Village Center.

SECTION 12-480-4. NEIGHBORHOOD 3, NORTHEAST CENTERVILLE.

Neighborhood 3 is that portion of Centerville located north of Parrish Lane (400 North) and east of Main Street. The neighborhood is composed primarily of many single family residential subdivisions.

1. Residential Policies

Northeast Centerville has probably the most homogeneous land uses of all of Centerville's neighborhoods, with primarily low density single-family residential development.

- a. To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.
- b. Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive hillside areas. Care must be taken in all development to consider and mitigate the impact upon the hillside environment.

¹⁰ Amended by Ord. No. 2001-23, Oct. 16, 2001

Density Percent Change

Formula for Percent Change:

$$\text{Percent Change} = \left(\frac{\text{New Density} - \text{Current Density}}{\text{Current Density}} \right) \times 100$$

1. Residential Low (4 units/acre):

$$\left(\frac{4 - 2}{2} \right) \times 100 = 100\% \text{ increase}$$

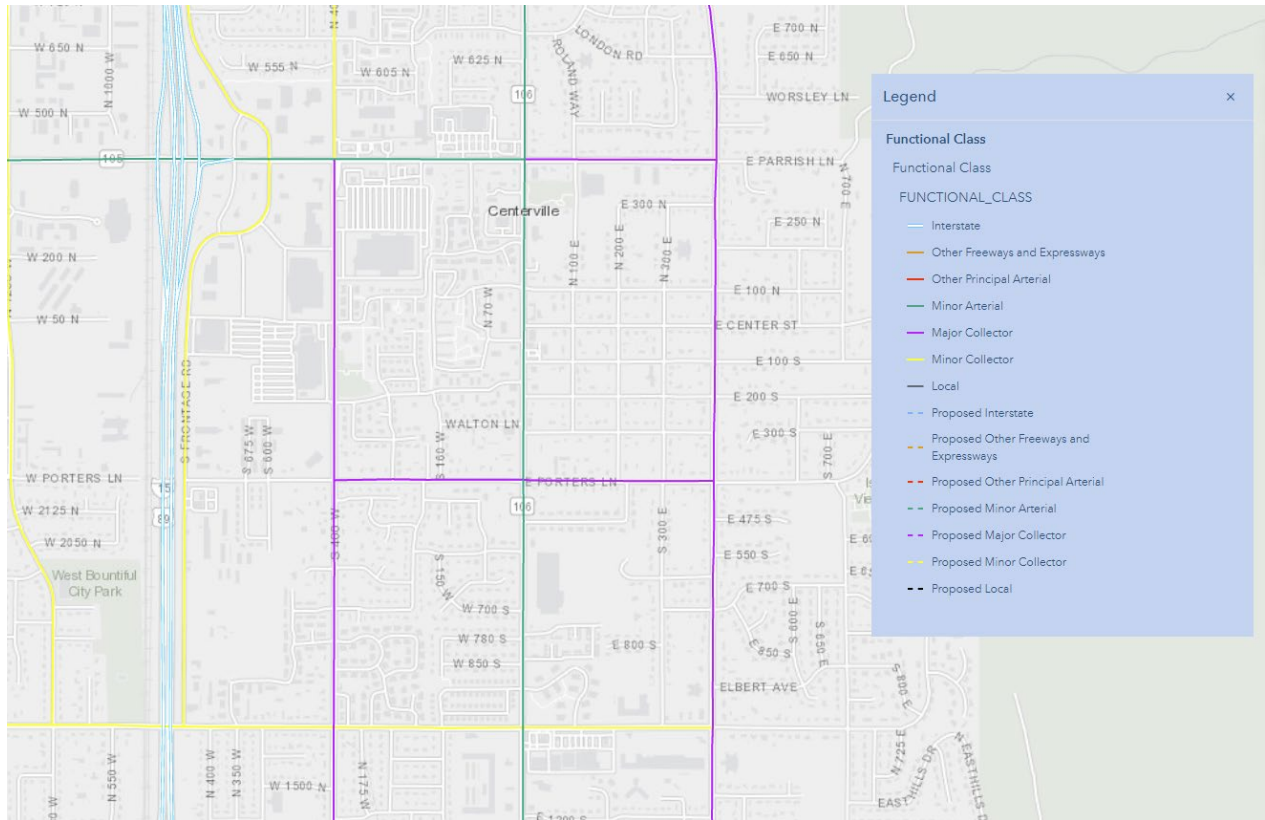
2. Residential Medium (6 units/acre):

$$\left(\frac{6 - 2}{2} \right) \times 100 = 200\% \text{ increase}$$

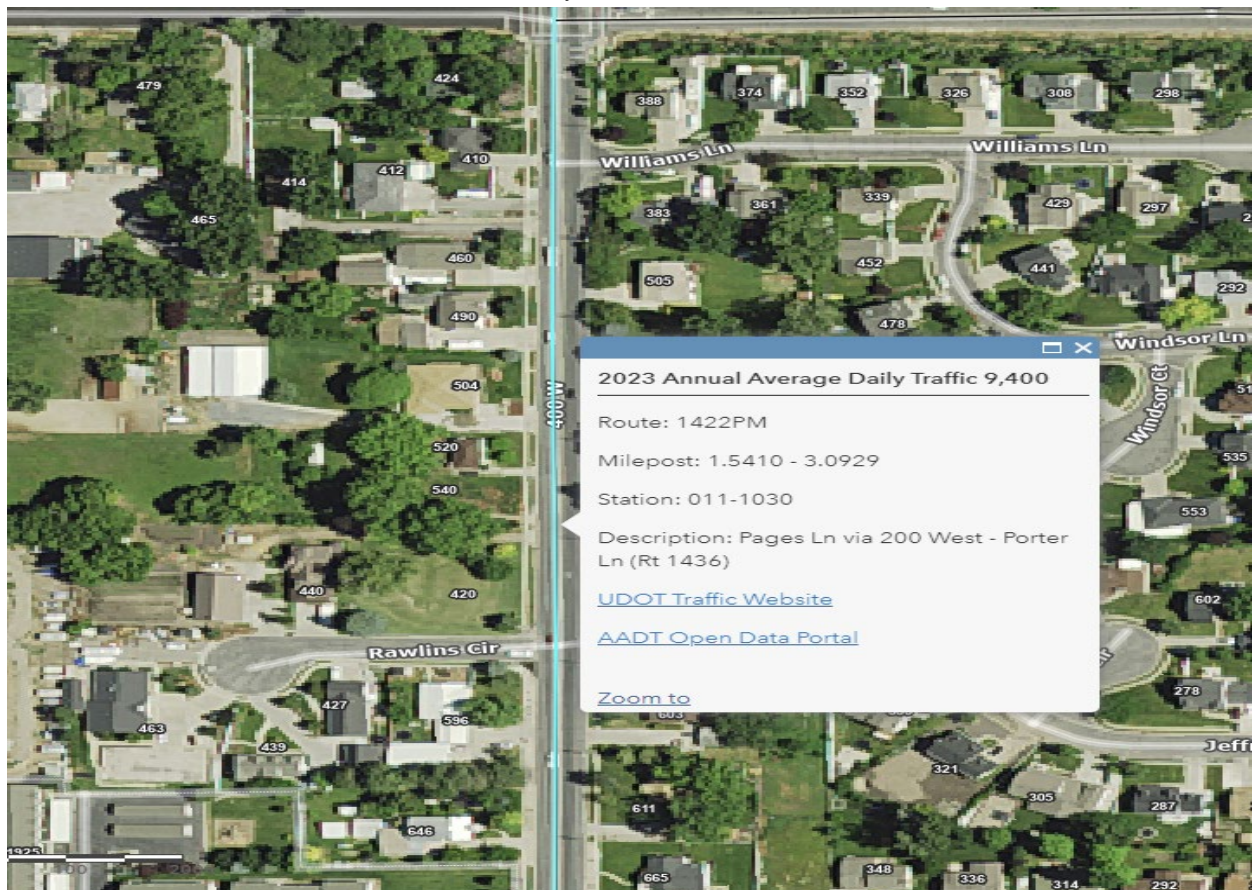
3. Residential High (8 units/acre):

$$\left(\frac{8 - 2}{2} \right) \times 100 = 300\% \text{ increase}$$

UDOT Function Class



Daily Traffic 2023



Notice of Public Hearing

Application:	ZONING MAP AMENDMENT
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Meeting Date:	WEDNESDAY DECEMBER 11, 2024
Time:	7:00 PM (or as soon thereafter as the matter may be heard)
Place:	250 North Main St, Centerville Watch Online at Youtube.com/centervillecityutah View agenda at www.centervilleutah.gov

Page 92 of 105



November 27th, 2024

Please see the following public hearing notices for December 11th, 2024

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING MAP AMENDMENT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **DECEMBER 11, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Centerville Zoning Map amendment on the property located at 535 S 400 W from Agriculture Low (A-L) to Residential High (R-H)**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

AGRC
C/O MATT PETERS
1 STATE OFFICE BUILDING RM 5130
SALT LAKE CITY UT 84114

GOV BD. SOUTH DAVIS REC CENTER
550 NORTH 200 WEST
BOUNTIFUL UT 84010

EM Notice to Deuel Creek Requested
by Rob Burns on 04-18-2016 to:
rwb62@comcast.net

BOUNTIFUL CITY
795 SOUTH MAIN STREET
BOUNTIFUL UT 84010-6326

GOV. OFFICE MNGMT & BUDGET
UTAH STATE CAPITOL STE 150
PO BOX 142210
SALT LAKE CITY UT 84114-2210

Email Notices to Century Link
representative: joseph.hayes@lumen.com

CENTERVILLE DEUEL CREEK
PO BOX 429
CENTERVILLE UT 84014

IAN BARKER
RMP ESTIMATOR (So Davis)
1569 WEST NORTH TEMPLE
SALT LAKE CITY UT 84116

Email Notices to South Davis Sewer District
Representative: Lanese Hendrickson
lhendrickson@sdsd.us

CENTURYLINK ENGINEER
431 26TH STREET FLR 2
OGDEN UT 84401-2418

SOUTH DAVIS METRO FIRE AGENCY
P O BOX 1547
BOUNTIFUL UT 84011

Email: Public Works, Water, Streets,
Drainage, and City Engineer.

COMCAST COMMUNICATIONS
751 ANTELOPE DRIVE
LAYTON UT 84041

SOUTH DAVIS SEWER DISTRICT
PO BOX 140111
SALT LAKE CITY UT 84114-0111

DAVIS COUNTY
PO BOX 618
FARMINGTON UT 84025

UTAH DEPT OF TRANSPORTATION
PO BOX 141240
SALT LAKE CITY UT 84114-1240

DAVIS COUNTY HEALTH DEPT
PO BOX 618
FARMINGTON UT 84025

UTOPIA FIBER
5858 SOUTH 900 EAST
MURRAY UT 84121

PLANNING DEPARTMENT
DAVIS SCHOOL DISTRICT
PO BOX 588
FARMINGTON UT 84025-0588

WASATCH FRONT REG. COUNCIL
41 NORTH RIO GRANDE STREET
SALT LAKE CITY UT 84101

DOMINION ENERGY
PO BOX 45360
SALT LAKE CITY UT 84145-0360

WEBER BASIN WATER DISTRICT
2837 EAST HIGHWAY 193
LAYTON UT 84040

FARMINGTON CITY
COMMUNITY DEVELOPMENT
160 S MAIN ST
FARMINGTON UT 84025

WEST BOUNTIFUL CITY
550 NORTH 800 WEST
WEST BOUNTIFUL UT 84087

**PLANNING
COMMISSION**

Staff Report
12/11/2024

Item No. 3.

Title: Consideration of the 2025 Annual Planning Commission Meeting Schedule

Initiated By: Mike Eggett, Community Development Director

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

RECOMMENDATION:

Consider approval of 2025 Annual Planning Commission Meeting Schedule

BACKGROUND:

ATTACHMENTS:

1. 2025 PC Meeting Schedule DRAFT



Centerville City Planning Commission 2025 Meeting Schedule

Meetings of the Centerville City Planning Commission are generally held at 7:00pm on the second and fourth Wednesday of each month. Except in the months of November and December where only one meeting is held on the second Wednesday, and when otherwise noted. Unless otherwise determined by the Planning Commission, all meetings are held in the Council Chambers, Centerville City Hall Building, 250 North Main Street, Centerville, Utah.

The meeting schedule for 2025 shall be as follows:

January 8th	January 22nd
February 12th	February 26th
March 12th	March 26th
April 9th	April 23rd
May 14th	May 28th
June 11th	June 25th
July 9th	July 23rd
August 13th	August 27th
September 10th	September 24th
October 8th	October 22nd
November 12th	
December 10th	

Posted: UPMW --/--/2024 at --:--am by --
City Hall --/--/2024 by --
Public Works --/--/2024 by --
City Website sent to -- for posting --/--/2024



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
12/11/2024

Item No. 4.

Title: Presentation of New Centerville City Branding

Initiated By: Bryce King, Administrative Services Director

Staff Representative: Bryce King, Administrative Services Director

SUBJECT:

Bryce King will present the new Centerville City branding package to the Planning Commission.

RECOMMENDATION:

There are no recommendations as this is a presentation item.

BACKGROUND:

ATTACHMENTS:

**PLANNING
COMMISSION**

Staff Report
12/11/2024

Item No. 5.

Title: Planning Commission Holiday Business

Initiated By: Planning Commission

Staff Representative: Mike Eggett, Community Development Director, Sydney DeWees, Assistant Planner

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
12/11/2024

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

**PLANNING
COMMISSION**

Staff Report
12/11/2024

Item No. 1.

Title: Minutes Review and Approval Consideration - November 13, 2024

Initiated By:

Staff Representative:

SUBJECT:

Planning Commission meeting minutes review and approval consideration of November 13, 2024 Planning Commission Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 11-13-24 PC DRAFT

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, November 13, 2024**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting
6 of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 LaRae Patterson, Vice Chair

10 Matthew Larsen

11 Mason Kjar, Chair

12 Layne Jenkins

13 Tyler Moss

14
15 **MEMBERS ABSENT**

16 Shawn Hoth

17 Amanda Jorgensen

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Kevin Campbell, City Engineer

23 Mike Carlson, Public Works Director

24
25 **VISITORS**

26 Melissa Beltran

27 Nathan Jones

28 Joanna Wheelton, Cottonwood Canyons Foundation

29 Chris Hupp, Psomas

30
31 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Moss

32
33 **PLEDGE OF ALLEGIANCE**

34
35 **PUBLIC HEARING – CONDITIONAL USE PERMIT – SWEET FORK – 1127 NORTH 300**
36 **EAST – HOME OCCUPATION MICROENTERPRISE KITCHEN – MELISSA BELTRAN-**
37 **ADMINISTRATIVE DECISION**

38
39 Planner Sydney DeWees presented the staff report for a conditional use permit application
40 from Melissa Beltran for a home occupation license to sell homemade food products at 1127
41 North 300 East. She noted the application complied with relevant city codes and staff
42 recommended approval.

43
44 The applicant introduced herself as the owner of Sweet Fork and explained she was
45 starting a small bakery business from her home, selling cakes, cupcakes, cookies and macarons.
46 She confirmed she would not have large deliveries or trucks coming to the house.

47
48 The commission asked questions about traffic impacts, with Ms. Beltran clarifying she
49 anticipated mostly local customers and would be delivering larger orders herself. She said pickup
50 traffic would be low volume.

51
52 Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar
53 closed the public hearing.

Commissioner Kjar **moved** to approve the Conditional Use Permit request from Melissa Beltran for a home occupation microenterprise kitchen for Sweet Fork located at 1127 N 300 E, with the following conditions of approval and reasons for action (findings). Commissioner Patterson seconded the motion which passed by a unanimous vote (5-0).

Conditions of approval:

1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.
2. The business operator shall schedule and pass a fire inspection conducted by the South Davis Metro Fire Department.
3. The business operator shall obey all applicable local, state, and federal rules and regulations including those concerning Conditional Use Permits and microenterprise kitchens.

Reasons for Action (Findings):

1. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e)
2. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.
3. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.

PUBLIC HEARING – ZONING MAP AMENDMENT – LAYTON PROPERTY – 2090 NORTH 400 WEST – PUBLIC FACILITIES-MEDIUM (PF-M) TO RESIDENTIAL-LOW (R-L) – MATTHEW LAYTON – LEGISLATIVE DECISION

Ms. DeWees presented the staff report for Matthew Layton's application to rezone his property at 2090 North 400 West from Public Facilities-Medium to Residential-Low. She explained the request was consistent with surrounding zoning and the general plan, and staff recommended approval.

Nathan Jones from Green Landscaping spoke on behalf of the applicant, expressing a desire to move forward with permitting for the wall project.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Patterson **moved** for the Planning Commission to recommend City Council approve the Zoning Map Amendment for the property located at 2090 North 400 West, known as parcel 07-225-0417 from Public Facilities-Medium (PF-M) to Residential-Low(R-L) zoning with the following reasons for action (findings). Commissioner Larsen seconded the motion which passed by a unanimous vote (5-0).

Reasons for Action (Findings):

1. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).

3. Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment request.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – OAKRIDGE WATER TANK – 1470 NORTH OAKRIDGE DRIVE – PUBLIC FACILITIES DEVELOPMENT – CENTERVILLE CITY PUBLIC WORKS – ADMINISTRATIVE DECISION

Ms. DeWees presented the conceptual site plan for a water storage tank and electrical building proposed by Centerville City Public Works at 1470 North Oakridge Drive. She noted the plan complied with city standards and staff recommended approval.

City Engineer Kevin Campbell explained details of the excavation, backfill, and erosion control plans. He noted there would be a retention basin at the bottom of the property to manage runoff.

Joanna Wheelton from the Cottonwood Canyons Foundation discussed plans for revegetation and invasive species mitigation on the site. She explained they would plant native seedlings and water them weekly for the first year to help establish vegetation. The Commission discussed the retention basin size, fence placement, and long-term maintenance of the planted vegetation.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Larsen **moved** to approve the Conceptual Site Plan for the property located at 1470 North Oakridge Drive, known as parcel 02-007-0003, with the following reasons for action (findings). Commissioner Jenkins seconded the motion which passed by a unanimous vote (5-0).

Reasons for Actions (Findings):

1. The proposed Conceptual Site Plan meets the goals and objectives of the General Plan.
2. The proposed Conceptual Site Plan meets the use, standards, and applicability in the CZC 12.33 Public Facility Zones and CZC 12.21.110(d).
3. Therefore, the Planning Commission hereby grants approval of this Conceptual Site Plan request as submitted

PUBLIC HEARING – ZONING CODE TEXT AMENDMENT – FENCES AND WALLS – CZC 12.12.040 (DEFINITIONS), CZC 12.55.110 (FENCES AND WALLS), CZC 12.55.230 (VISUAL OBSTRUCTIONS), & CMC 11.02.040 (PARKSTRIP VISUAL OBSTRUCTIONS) – LEGISLATIVE DECISION

Mr. Eggett presented proposed amendments to the zoning code regarding fences and walls. He explained the changes would better define fences, clarify standards for visual obstructions at intersections, and update regulations for fencing on sloped properties and near retaining walls.

The Commission had an extensive discussion about retaining wall regulations, particularly regarding fences on top of retaining walls. They expressed concerns about the loss of usable property area if fences had to be set back from retaining walls. Mr. Eggett explained the engineering rationale behind the setback requirements but acknowledged it was a complex issue that may need further review.

Ms. DeWees presented a series of photos illustrating existing fence and retaining wall configurations throughout the city, highlighting examples of compliant and non-compliant installations.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Chair Kjar **moved** for the Planning Commission to recommend approval to the City Council of the Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.55.110 "Fences and Walls", CZC 12.55.230 "Visual Obstructions", and CMC 11.02.040 "Parkstrip Visual Obstructions", with the following reasons for action (findings), and a suggestion that CZC 12.55.110 Subsection (c) ought to be updated to address retaining walls that aren't rock, and also the detail sheet for the rock wall retaining walls ought to address situations that it makes sense to have a fence on top of a retaining wall. Commissioner Larsen seconded the motion which passed by a unanimous vote (5-0).

Reasons for Action (Findings):

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments are in the best interests of the community to provide clarity, flexibility, and better application of fencing and wall standards.
3. The Planning Commission finds that the proposed text amendments are in the best interests of the community to provide clarity and better understanding of visual obstructions standards and maintenance expectations within Centerville City.
4. The Planning Commission finds that the proposed text amendments will provide additional tools to be utilized by property owners in the community for the establishment of fencing along property lines.
5. The Planning Commission finds that the proposed text amendments are in the best interests of the overall community within Centerville City.
6. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.55.110 "Fences and Walls", CZC 12.55.230 "Visual Obstructions", and CMC 11.02.040 "Parkstrip Visual Obstructions" should be positively recommended to the City Council.

**PRESENTATION AND DISCUSSION – GENERAL PLAN COMPREHENSIVE UPDATE
PROCESS REPORT**

Chris Hupp, Psomas representative, presented draft materials for the comprehensive update to the City's General Plan, including proposed land use maps, transportation plans, and open space/trail concepts. He explained the process for gathering public input and refining the plan elements.

Key points of discussion included:

- Proposed focus areas for development: downtown, commercial core along Parrish Lane, and west side
- Potential locations for a new city cemetery
- Proposed trail connections and park improvements
- Concepts for Main Street improvements, including bike lanes and pedestrian amenities
- Potential routes for UTA bus rapid transit service
- Draft survey questions to gather public input on plan priorities

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett noted that Module 4 of the code update would be brought back for review when time allows. He also mentioned mandatory ethics and harassment training would be scheduled, likely in January.

MINUTES REVIEW AND APPROVAL

Minutes of the October 23, 2024 Planning Commission Meeting were reviewed. Commissioner Patterson **moved** to approve the minutes as written. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 10:14 p.m., Commissioner Moss **moved** to adjourn the meeting. Chair Kjar seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved