PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JULY 9, 2025 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 - Commissioner Hoth

3. PLEDGE OF ALLEGIANCE

B. BUSINESS ITEMS

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

1. Public Hearing - Conceptual Site Plan (PDO) - Porter Lane Estates - 522 West 400 South (Porter Lane) - Residential PDO Development - Greg Larsen and Troy Holzer - Legislative Decision
   Consider Conceptual Site Plan PDO proposal for Porter Lane Estates as located at approximately 522 West 400 South (Porter Lane) consisting of a proposed six-lot single-family residential unit development.
2. Public Hearing - Zoning Map Amendment for Planned Development Overlay (PDO) - Porter Lane Estates - 522 West 400 South (Porter Lane) - Residential Medium (R-M) to Residential Medium with Planned Development Overlay (R-M-PDO) - Greg Larsen and Troy Holzer - Legislative Decision
   Consideration to amend the Centerville Zoning Map to rezone approximately 1.04 acres of property as a Planned Development Overlay (PDO) Zone for the Porter Lane Estates project proposal located at 522 West 400 South (Porter Lane) from Residential Medium (R-M) to Residential Medium with Planned Development Overlay (R-M-PDO).

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 - June 25, 2025
   Consideration of Planning Commission meeting minutes for June 25, 2025.

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
7/9/2025

Item No. 1.
Title: Public Hearing - Conceptual Site Plan (PDO) - Porter Lane Estates - 522 West 400 South (Porter Lane) - Residential PDO Development - Greg Larsen and Troy Holzer - Legislative Decision
Initiated By: Greg Larsen and Troy Holzer, Applicants
Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

Consider Conceptual Site Plan PDO proposal for Porter Lane Estates as located at approximately 522 West 400 South (Porter Lane) consisting of a proposed six-lot single-family residential unit development.

RECOMMENDATION:

RECOMMEND CITY COUNCIL APPROVAL OF THE CONCEPTUAL SITE PLAN AS ASSOCIATED WITH THE PLANNED DEVELOPMENT OVERLAY (PDO) REQUEST

BACKGROUND:

The applicants, Greg Larsen and his business partner Troy Holzer, are requesting conceptual site plan approval for a proposed residential subdivision under the Planned Development Overlay (PDO) process. The subject property is located at 522 W 400 S (Porter Lane), also identified as Parcel 03-001-0209.

This conceptual site plan marks the applicants' first formal step in the PDO process. Since the initial meeting with the City Planner in November 2024, the DRC has met with the applicants a total of eight times to discuss site layout, density, and zoning compliance. Staff believes this project illustrates how zoning may allow for a certain level of density, but the site can make achieving that density difficult without additional flexibility. The PDO process is an appropriate tool in this case, providing a path for elevated development while maintaining public oversight and code integrity.

A public hearing was advertised and held for the conceptual site plan in accordance with State and City Code requirements. As of June 27th, the site was posted with a public hearing notice as well as posting up at city hall and public works building. **Staff has not received any public comments regarding the conceptual site plan prior to the date of preparing the Planning Commission packet. Any comments provided prior to the meeting will be shared with the Planning Commission during the meeting.**

ATTACHMENTS:

1. Staff Report - PC - Conceptual Site Plan - Porter Lane Estates [FINAL]
2. Exhibit A - Application PLE

3. Exhibit B - Site Plan - Home and Landscape Plans
4. Exhibit C - 6.3.25 - City Code Compliance Checklist
5. Exhibit E - Subdivision plan set
6. Exhibit F - Property Owner Affidavit
7. Exhibit H - Warranty Deed
8. Exhibit I - Will serve Power - RMP
9. Exhibit I - Will Serve Sewer- SDSD
10. Exhibit I - Century Link, Utopia, Xfinity - no response
11. Exhibit I - Will Serve Deuel Creek 5.9.25
12. Exhibit I - Will Serve Dominion - Gas
13. Exhibit J - 6.23.25 - ECI
14. Exhibit K - Porter Lane Estates Concept Plan Lot Calculations
15. Exhibit L - 6.23.25 - Porter_Lane_Estates_CCRs
16. Exhibit M - 6.23.25 - Justification for Code Variants Request
17. Exhibit N - Distance to Walls
18. Exhibit O - Development Schedule
19. Exhibit P - Public Hearing Notice- Porter Lane Estates 6.27.25
20. Exhibit P- Onsite Public Notice Porter Lane Estates 6.27.25
21. CZC 12.41 - Planned Development Overlay Zone

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

STAFF REPORT
AGENDA ITEM: 1
Porter Lane Estates - Conceptual Site Plan

APPLICANT:	GREG LARSEN GM LARSEN DESIGN 380 N 200 W # 107 BOUNTIFUL, UTAH, 84010 (801) 589-3331 GMLARSENDESIGN@HOTMAIL.COM
PROPERTY OWNER:	TROY HOLZER 801-898-0098 150 W 100 N, BOUNTIFUL UT 84010 TROYZMAIL@GMAIL.COM GREG LARSEN 801-589-3331 1353 N 1580 W, FARMINGTON, UT 84025 GMLARSENDESIGN@HOTMAIL.COM
PROJECT ADRESS:	522 WEST 400 SOUTH (PORTER LANE)
PARCEL:	03-001-0209
PARCEL SIZE:	1.04 ACREAGE, 45,302. SQ. FT.
ZONING:	RESIDENTIAL MEDIUM (R-M)
APPLICATION:	CONCEPTUAL SITE PLAN
RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF THE CONCEPTUAL SITE PLAN AS ASSOCIATED WITH THE PLANNED DEVELOPMENT OVERLAY (PDO) REQUEST

BACKGROUND

The applicants, Greg Larsen and his business partner Troy Holzer, are requesting conceptual site plan approval for a proposed residential subdivision under the Planned Development Overlay

(PDO) process. The subject property is located at 522 W 400 S (Porter Lane), also identified as Parcel 03-001-0209.

Earlier this year, Mr. Larsen and Mr. Holzer purchased the property from the Hafoka family. Prior to the purchase, Mr. Larsen met with city staff to determine whether a residential subdivision would be feasible on the parcel. A preapplication meeting with the Development Review Committee (DRC) was held in December 2024, after which the applicants submitted a preliminary subdivision application.

Upon review of the submitted plans, the DRC identified several deviations from the Centerville Zoning Code that would be necessary to achieve the maximum permitted density under the R-M (Residential Medium) zone. Per CZC 12.32.300, R-M lots are permitted up to six (6) dwelling units per acre. The property is approximately 1.04 acres, which could support up to six units. However, to achieve this density, the site layout would require variations from current City Code standards. Due to the extent of the Code deviations needed, staff advised the applicants to consider one of two options: redesign the project to meet all applicable zoning and subdivision standards; or pursue the Planned Development Overlay (PDO) process, which allows for flexibility in design while maintaining overall zoning intent.

After consultation with their engineer and discussions with staff, the applicants chose to proceed under the PDO process.

Per CZC 12.41 a single-family residential subdivision with a planned development overlay (PDO) needs to apply for the PDO application and get approval, following the steps as outlined below:

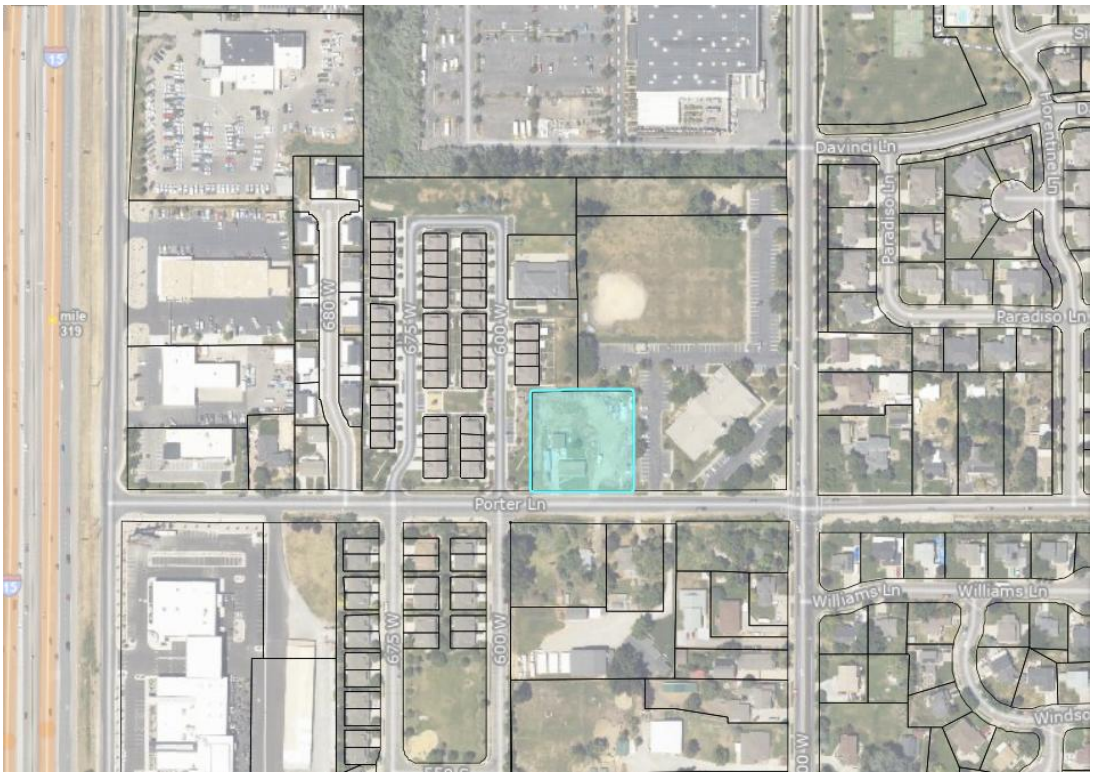
1. Conceptual Site Plan (current application), public hearing before the Planning Commission with a recommendation to the City Council, and a public hearing, then final approval by consideration by the City Council.
2. Zoning Map Amendment for Planned Development Overlay (agenda item 2), public hearing before the Planning Commission with a recommendation to the City Council, and a public hearing, then final approval consideration by the City Council.
3. Final Site Plan, no public hearing and approval by the Planning Commission.
4. Preliminary Subdivision Plat, public hearing and approval by the Planning Commission.
5. Final Subdivision Plat, no public hearing or approval consideration by the Planning Commission and City Council. The Final Subdivision Plat is approved by City Staff.

Typically, steps one and two are processed concurrently, followed by steps three and four, with step five concluding the process.

This conceptual site plan marks the applicants' first formal step in the PDO process. Since the initial meeting with the City Planner in November 2024, the DRC has met with the applicants a total of eight times to discuss site layout, density, and zoning compliance. Staff believes this project illustrates how zoning may allow for a certain level of density, but the site can make achieving that density difficult without additional flexibility. The PDO process is an appropriate

tool in this case, providing a path for elevated development while maintaining public oversight and code integrity.

A public hearing was advertised and held for the conceptual site plan in accordance with State and City Code requirements. As of June 27th, the site was posted with a public hearing notice as well as posting up at city hall and public works building. **Staff has not received any public comments regarding the conceptual site plan prior to the date of preparing the Planning Commission packet. Any comments provided prior to the meeting will be shared with the Planning Commission during the meeting.**



CODE REQUIREMENTS & ANALYSIS

CONCEPTUAL SITE PLAN COMPLIANCE REQUIREMENTS CZC 12.21.110

(*d)(1) A complete application for conceptual site plan approval shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits as set forth in the City Fee Schedule.*

The applicant has applied and paid fees via Civic Review on May 29th, 2025

(d)(2) A conceptual site plan shall be drawn to scale and shall show a realistic layout reflecting how the property reasonably could be developed considering existing and envisioned conditions on the subject property and adjoining property, and the development standards of the zone in which the property is located.

Due to the applicants pursuing a Planned Development Overlay, subdivision plans were submitted to the City in advance of the conceptual site plan currently under review. Exhibit B includes the site plan (subdivision layout), while Exhibit C outlines the requirements for a complete conceptual site plan pursuant to this section of the code. The outcome of the June 24th Development Review Committee (DRC) meeting was a completed application, deemed by staff. City departments were given two weeks for a thorough review of the proposal for compliance with applicable zoning and development standards. Their comments and recommendations are shown in Exhibit D.

These comments will be further addressed and resolved through the Final Site Plan and Preliminary Subdivision applications. Overall, staff finds that the submitted conceptual site plan reflects a realistic and code-consistent development pattern for the site and satisfies the requirements outlined in CZC 12.41.070(d)(2)(A)(i-xviii).

RESIDENTIAL MEDIUM DEVELOPMENT STANDARDS CZC 12.32

12.32.300 Table of Development standards Residential Medium:

Below, staff has outlined the requirements that a R-M development should adhere to. As can be seen below, there are areas of the proposed project that vary from the typical R-M Zoned development requirements. Staff has worked with the applicant to create a justification for code variances as shown in Exhibit M.

Standard	Zoning Code	Proposed	Need a Variance
Distance between buildings	6 feet		
Maximum height, main building	35 feet		
Maximum height, accessory building	20 feet	None identified	
Minimum lot area	10,000 sq ft	5,275 sq ft	✓
Minimum frontage	60 feet	42 feet	✓
Minimum width, interior lot	60 feet	64 feet	
Minimum width, corner lot	70 feet	76 feet	
Front yard setback	25 feet	17.5 feet	✓
Side yard setback, interior lot	8 feet	10 feet	
Side yard setback, corner lot	18 feet	18 feet	
Rear yard setback	20 feet	20 feet	
Buildable area, minimum	2,000 sq ft	1,468 sq ft	✓
Buildable area minimum, range of length/width ratio	Between 2:1 and 1:2	2:1 & 1:2	
Gross density, maximum, permitted use	6 units per acre	6 UNITS	
Hard surfacing, maximum total of lot or parcel	60%	41%	
Outside storage	No permitted	None identified	

In addition to meeting the standards of the Residential Medium (R-M) zone, this project has also undergone a detailed review of the requirements typically applied to a preliminary subdivision. Over the past eight months, staff has conducted an in-depth due process review consistent with

preliminary subdivision standards. Although this application is specifically for the conceptual site plan, several subdivision related requirements are still applicable at this stage. As part of this review, the following sections of the City Code have been identified for potential variances or modifications.

Standard	Reference	Code	Proposed
Common Area	12.41.100 (c); 12.51.070(g);	0%	6.4%
Private Street width and design	15.05.030 (b); (d)	Need sidewalk; Public Road standard 50 ft	No sidewalk, just curb and gutter; Private drive 28ft
Fencing and Wall Height/ Location	12.55.110 (a); (a)(3); (a)(6)	6 ft height outright permitted; max height in the front yard 4 ft	6 ft wall, 4ft exposed.
Irrigation Plan	12.51.070 (a)(2)	Need to be indicated on the plans	Wanting to leave the irrigation setup flexible to the property owners of the new homes

12.41.100 (C) DEVELOPMENT STANDARDS & 12.51.070 LANDSCAPING REQUIRMENTS (G):

Common Areas.

Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.

Residential development may not totally exclude open space from fronting on streets at appropriate intervals.

Residential planned developments shall have the open space required by CZC 12.51.070(g). At least one-half of the required open space shall be common area and up to one-half of the required open space may be in limited common area.

Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.

As this is a single-family residential subdivision, the minimum common open space requirements typically applied to multi-family developments do not apply. However, as shown in Exhibit B, the applicant has voluntarily incorporated shared open space amenities into the site design. These include landscaped common areas and a sports court intended for resident use. The inclusion of these features reflects an elevated design approach, providing recreational and gathering space that enhances the overall quality of the subdivision. These outdoor amenities offer residents the opportunity to enjoy green space within the surrounding suburban context of the area.

15.05.030 (B) STREETS AND RELATED IMPROVEMENTS

Dedication of half streets is prohibited unless: a full right of way is to be obtained; curb, gutter, and sidewalk is constructed on the subdivider's side; and a minimum of 28 feet of asphalt is laid. The balance of street improvements will be provided by the applicable property owner.

This indicates that a private drive can be installed at a minimum width of 28 feet of asphalt laid. In the plans the applicant has indicated this is their desired approach.

15.05.030 (d) STREETS AND RELATED IMPROVEMENTS

Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the applicant in all subdivisions.

From a planning perspective, the inclusion of sidewalks would typically be appropriate for a subdivision of this type. The surrounding neighborhood has an established pattern of pedestrian activity, and it is reasonable to assume that future residents of this development would also benefit from walkable infrastructure. For reference, the Porter Walton Townhomes were required to install sidewalks, and city standards generally require that any new development provide necessary public improvements.

However, staff finds the applicant's justification for the sidewalk variance to be reasonable. Due to the site's design and limited lot size, installation of standard city sidewalks would significantly reduce usable yard space, an important design element that supports quality of life in small subdivisions. This development consists of only six homes, and internal traffic is expected to remain low, primarily limited to residents and their visitors. Given these conditions, shared street use for both vehicles and pedestrians may be a sufficient alternative.

As a potential mitigation measure, staff recommends the applicant consider striping a portion of the internal roadway to designate pedestrian space and reinforce yielding behavior among drivers. Additionally, as shown on the site plan a standard sidewalk is planned to be installed along the Porter Lane frontage, ensuring that the broader public pedestrian network remains intact and that this development does not reduce existing walkability in the area.

12.55.110 (a)FENCES AND WALLS

Height of Fences and Walls. No fence, wall, or other similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this Title, except as provided below:
When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from:
The average elevation of the finished grade of adjoining properties at the fence line; or
If excavated or filled, the native elevation.

The proposed fence, constructed as a wall, as shown on the landscaping page in the site plan, will be a total of 6 feet in height. The wall is designed to be partially embedded into a berm, with 2 feet below grade and 4 feet exposed, resulting in a total height of 6 feet from the base of the berm. While this falls within the applicant's permitted rights by city code, staff recommended

that the applicant include this detail in the potential variance request due to the overall height created by the berm and the wall's location along the full frontage of Porter Lane.

12.55.110 (a)(3) FENCES AND WALLS

The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest.

The property is in a R-M zoning district, this will allow for the planning commission to grant up to 10 ft wall to act as a buffer for surrounding use types. The surrounding use of the development is the Porter Walton Townhome development (multifamily housing) northwest, a Church Of Jesus Christ Of Latter-Day Saints church is located northeast (public facilities), and residential homes (single family agriculture) to the south. Due to the site's proximity to a range of use types, the installation of a fence as a buffer is both permitted and appropriate to ensure adequate separation and land use compatibility.

12.55.110 (A) (6) FENCES AND WALLS

Street Side Yard, Corner Lots. For residential zones, fencing up to 6 feet in height may be allowed within the street side yard portion of a corner lot, as measured from an interior lot line of the lot to a line intersecting at the Front Yard Setback line of the lot along the other street. Exception, fences shall not exceed 4 feet in height for a minimum distance of at least 12 feet, when a driveway on an adjacent lot is locate within 12 feet of the interior lot line of the corner lot.

According to the City's zoning map, the distance from the proposed wall to the nearest access point for the Porter Walton Townhomes is approximately 44 feet, and approximately 26 feet to the entrance of the adjacent church property, see Exhibit N. While the proposed fence is a permitted use, this information is provided to support the justification for allowing the fence to extend into the side yards of Lots 1 and 6, given their direct frontage along Porter Lane. The variance will be to permit the font yard to have this height, but in reference to the buffer and the exposed portion of the wall height, staff is comfortable permitting the 6 ft total wall in the front yard abutting Porter Lane so long as only 4 ft are exposed past the landscaping.

12.51.070(a)(2) LANDSCAPING REQUIREMENTS

Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.

As part of the site plan review, a comprehensive landscaping plan has been submitted, addressing the landscaping requirements for the entire subdivision. Just as a point of reference, a typical

subdivision would not be required to provide a landscaping plan, especially as located on each lot. The plan includes a stormwater retention basin located at the entrance of the site, along with elevated landscaping along the south property line, where a 4 ft wall is proposed to provide both screening and visual enhancement.

Each lot within the subdivision will include designated open space, with easements established to allow the Homeowners Association (HOA) to maintain those areas, while still permitting individual property owners to incorporate their own landscape designs. The total landscaped area for the development is approximately 37%, typical for subdivisions of this scale.

The landscape plan includes a mix of vegetation, consisting of:

- 20 Quaking Aspen or Red Leaf Maple trees
- 50 Dogwood Twig or Cisterna Plum shrubs
- 8 Austrian Pine or Blue Spruce trees
- Approximately 9,356 square feet of grass area

The majority of the grassed area will be located on private lots and will be maintained at the discretion of future homeowners. The developer has requested to defer submission of a detailed irrigation plan at this stage to allow future property owner's design flexibility and creative input for their private landscaping.

12.41.040 MINIMUM AREA OF ZONE

The PDO Zone shall be utilized only for projects consisting of at least five contiguous acres; provided, however, projects for single-family dwellings shall not have a minimum zone area requirement.

The proposed project meets this standard as projects for single-family dwellings do not have a minimum zone area requirement.

12.41.100 DEVELOPMENT STANDARDS(c)

Common Areas.

1. *Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.*

    1. *Residential development may not totally exclude open space from fronting on streets at appropriate intervals.*
    2. *Residential planned developments shall have the open space required by CZC 12.51.070(g). At least one-half of the required open space shall be common area and up to one-half of the required open space may be in limited common area.*

2. *Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.*

As outlined above, a planned development overlay proposal should provide common areas within the project area. The applicants for this particular project have provided common area, as shown on their conceptual site plan. However, the proposed common areas do not fully meet the requirement established by *CZC 12.41.100(c)(B)* and more directly by *CZC 12.51.070(g)*, which states:

> *Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.*

That being said, *CZC 12.41.070 Variations From Development Standards* does allow for variation from development standards if approved by the City Council and if the requested variation provides for a better project to be developed on a property by easing applicable standards. In this specific case, for the Porter Lane Estates PDO proposal, it does appear that the applicant is providing amenities to the proposed community, landscaping enhancements previously articulated, and enhancements to the exterior aesthetic of the residential units. Therefore, staff believes that the variation proposal regarding the common areas requirements could be supported by the Planning Commission and City Council.

12.41.080(b) PLANNED DEVELOPMENT OVERLAY ZONE APPROVAL – APPROVAL CRITERIA

1. *Approval Criteria. Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:*

    1. *The proposed PDO Zone and associated conceptual site plan:*

        1. *Does not conflict with any applicable policy of the General Plan;*
        2. *Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;*
        3. *Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;*
        4. *Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;*

5. *Meets the density limitations of the General Plan; and*
6. *If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and*

2. *The applicant has:*

    1. *Sufficient control over the property to be developed to ensure development will occur as approved;*
    2. *The financial capability to carry out the planned development project; and*
    3. *The capability to start construction within one year of final plan approval.*

In reviewing the standards required by CZC 12.41.080(b) staff believes that this proposed conceptual site plan meets the intent and requirements for a recommendation for approval to the City Council. After a thorough review of the proposed conceptual site plan and with the flexibility provided through the Planned Development Overlay (PDO), staff is supportive of the application as presented. The site plan meets the city code requirements, beside what has been formally request a variance via PDO. In the coming weeks, staff will continue to work closely with the applicant to ensure a clear understanding of the City's development process and provide guidance in refining the project. The goal is to support the creation of a well-designed subdivision that upholds the health, safety, and welfare of Centerville residents.

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 City Council approval for this request, recommend City Council approval with modifications per the discussion, table the matter to a later date, or recommend City Council denial of the proposed conceptual 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.

<u>#1 - APPROVE</u>

"I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the proposed Conceptual Site Plan for the property located at 522 W 400 S, contingent on the following conditions for approval:

1. *The proposed Planned Development Overlay (PDO) Zoning Map Amendment will need to be approved as outlined in CZC 12.41.080 for this approval to be valid*
2. *The proposed Planned Development Overlay (PDO) Zoning Map Amendment shall address all variance items as outlined in the staff report:*

    a. *Minimum lot size*
    b. *Minimum lot frontage*
    c. *Front yard setback*

d. Minimum buildable area
e. Required sidewalk installation
f. Fencing height and location
g. Irrigation plan
h. Common area designation

3. *Should the proposed PDO Zoning Map Amendment be approved by the City Council, a final site plan shall be submitted to the City as outlined in CZC 12.21.100*
4. *A future proposed final site plan shall include and/or address all the unresolved staff comments as identified and reported from the July 7th DRC meeting.*

(Additional conditions discussed and agreed upon by the Planning Commission)

Due to the following findings for action:

1. *The proposed Conceptual Site Plan complies with the expected development standards described in CZC 12.21.110, CZC 12.32, CZC 12.41, CZC 12.51, CZC 12.55 (where applicable), and other applicable City Codes for this project;*
2. *The proposed Conceptual Site Plan has identified variance requests that are reasonable and fulfill the approval criteria as established in CZC 12.41.080, as backed by evidence provided in the associated project reporting;*
3. *The granting of the proposed Conceptual Site Plan variances is not detrimental to the health, safety, and welfare of Centerville residents;*
4. *The proposed Conceptual Site Plan allows integrated planning and design of the property and, on the whole, is a better development than would be possible under conventional zoning regulations;*
5. *Therefore, the Planning Commission recommends that the City Council grant approval of this proposed Conceptual Site Plan request associated with the proposed Planned Development Overlay (PDO) Zoning Map Amendment.*

(Additional findings discussed and agreed upon by the Planning Commission)"

<u>#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS</u>

"I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the proposed Conceptual Site Plan for the property located at 522 W 400 S, with the language amendment to the request (as provided by the Planning Commission), contingent on the following conditions for approval and subsequent findings:

(Refer to conditions and findings noted above in #1 for the motion to approve)"

<u>#3 – TABLE</u>

"I hereby make a motion for the Planning Commission to TABLE the request for a proposed Conceptual Site Plan for the property located at 522 W 400 S, until such time as _____."

<u>#3 – DENY</u>

I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the proposed Conceptual Site Plan for the property located at 522 W 400 S, with the following findings for action:

1. *The proposed Conceptual Site Plan does not comply with the expected development standards described in CZC 12.21.110, CZC 12.32, CZC 12.41, CZC 12.51, CZC 12.55 (where applicable), and other applicable City Codes for this project;*
2. *The proposed Conceptual Site Plan has identified variance requests that are not reasonable enough nor fulfill the approval criteria as established in CZC 12.41.080;*
3. *The proposed Conceptual Site Plan does not provide for sufficient integrated planning and design of the property to establish a better development than would be possible under conventional zoning regulations;*
4. *Therefore, the Planning Commission recommends that the City Council deny this proposed Conceptual Site Plan request, as associated with the proposed Planned Development Overlay (PDO) Zoning Map Amendment.*

   (Additional findings discussed and agreed upon by the Planning Commission)"

Centerville City, UT - Community Development

Printed: 07/02/2025

Porter Lane Estates

7877114

05/29/2025 - 05/28/2026

Site Plan, Conceptual

3c7d1c30-3cfd-11f0-a671-e78201d7ef4b

General

Active

New

Application Review Status

Pre-Review	Reviewing	
Final-Review	Not Reviewed	05/29/2025

Fees

Conceptual Site Plan Fee	$250.00
Professional Services Deposit	$250.00
Subtotal	**$500.00**
Amount Paid	**$500.00**
Total Due	**$0.00**

Payments

05/29/2025	Online	$500.00
Total Paid		**$500.00**

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Troy

Applicant Last Name
Holzer

Contact Email
troyzmail@gmail.com

Phone
(801) 898-0098

Mailing Address (Street)
150 W 1000 N

City

Bountiful

State
UT

Zip
84010

Property Owner Name
Troy Holzer

Mailing Address
150 W 1000 N, Bountiful, UT 84010

Email
troyzmail@gmail.com

Phone Number
(801) 898-0098

Please upload a notarized signature of the primary property owner. Print Notary form here: https://centervilleutah.gov/DocumentCenter/View/127/Affidavit-Form-PDF

Property Owner Affidavit.pdf

Does this property have additional owners?
Yes

Name	Mailing Address	Email	Phone Number	Fax	Company Name	Notarized signature of this property owner.
Greg Larsen	1353 N 1580 W, Farmington, UT 84025	gmlarsendesign@hotmail.com	(801) 589-3331	*No Answer*	*No Answer*	Property Owner Affidavit.pdf

Project Name
Porter Lane Estates

Parcel #(s)
03-001-0209

Acreage
1.04

Select your zone below
Residential-Medium

Proposed use of property
Subdivide into 6 residential building lots

Project Address (Street)

522 West Porter Lane

City

Centerville

State

UT

Zip

84014

Please upload Site Plan

- Adjacent Property Owners.pdf
- Screenshot 2025-05-28 at 8.16.41 PM.png
- PORTER LANE ESTATES.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.

June 5, 2025 - Demo home, June 19, 2025 - Start dirt work and horizontal, July 22, 2025 - Lots ready to start building

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

Warranty Deed.pdf

Complete and submit a full detailed Storm water Pollution Prevention Plan (SWPP) and establish Best Management Practices (BMP's) in accordance with Title 16 of the Municipal Code.

SWPP and BMP.pdf

Please upload building elevations and checklist item

Rocky Mountain Power.pdf

Enbridge.pdf

South Davis Sewer.pdf

Centerville Deuel Creek.pdf

Prelim plan set.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.

Troy Holzer - 05/29/2025 8:24 pm

PORTER LANE

SCALE:

DRAWING INDEX

EXTERIOR CONCEPT FOR LOT 1 OR 6

ARCHITECTURAL

00 COVER SHEET
01 EXTERIOR RENDERINGS
02 SITE PLAN
03 EXTERIOR ELEVATIONS
04 LOWER LEVEL FLOOR PLAN
05 MAIN FLOOR PLAN
06 UPPER LEVEL FLOOR PLAN
10 RV GARAGE ELEVATIONS
11 RV GARAGE PLANS
13 RV GARAGE ELECTRICAL PLANS
14 MAIN FLOOR ELECTRICAL PLAN
15 UPPER LEVEL ELECTRICAL PLAN
16 TYPICAL DETAILS
17 GENERAL NOTES
18 SECTIONS
19 SECTIONS

STRUCTURAL

07 FOOTING & FOUNDATION PLAN
08 UPPER LEVEL FLOOR FRAMING PLAN
09 ROOF FRAMING PLAN
12 RV GARAGE ROOF & UPPER FLOOR FRAMING PLANS
S1 CONCRETE SECTIONS & DETAILS
S2 WOOD SECTIONS & DETAILS
S3 GENERAL NOTES & SPEC'S

PORTER LANE

GREG M. LARSEN DESIGN GROUP INC.
380 N. 200 W. – SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

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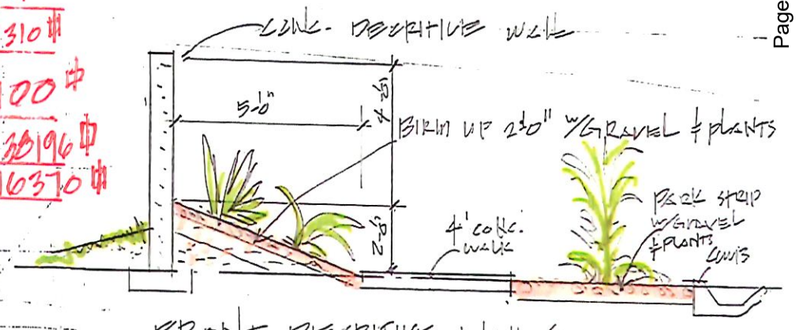
TABULATION TABLE FOR 6 LOT, 6 SINGLE FAMILY HOMES

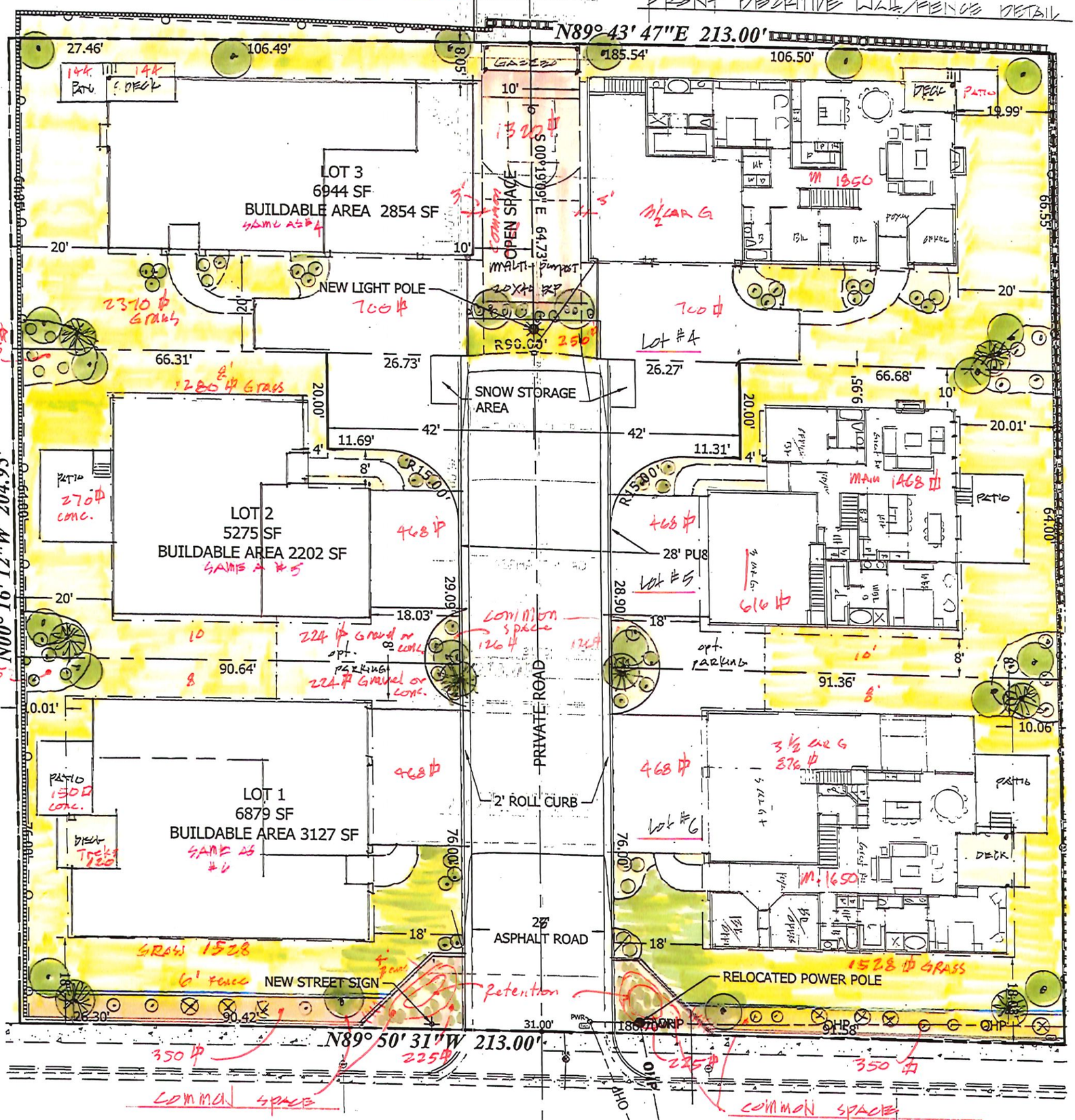
LOTS 1 & 6 LOT COVERAGE 2858#, HARD SURFACE 962#, LANDSCAPE 1753#
LOTS 2 & 5 LOT COVERAGE 2084#, HARD SURFACE 962#, LANDSCAPE 1520#
LOT 3 & 4 LOT COVERAGE 2654#, HARD SURFACE 988#, LANDSCAPE 2310#

COMMON SPACE SPORTS COURT 1000# +250 LANDSCAPE 1650# = 2900#
TOTAL AC. 1.1 AC. 6 LOTS (2) 6879 (2) 5275 (2) 6944 SQFT = 38196#
BUILDABLE AREA PER LOT 6 LOTS (2) 3127 (2) 2202 (2) 2854 SQFT = 16370#

LOT COVERAGE: LOTS 1 & 2 41%, LOTS 2 & 5 39%
LOTS 3 & 4 38%
ROAD & CURBS = 4290# 9.44% OF AREAGE



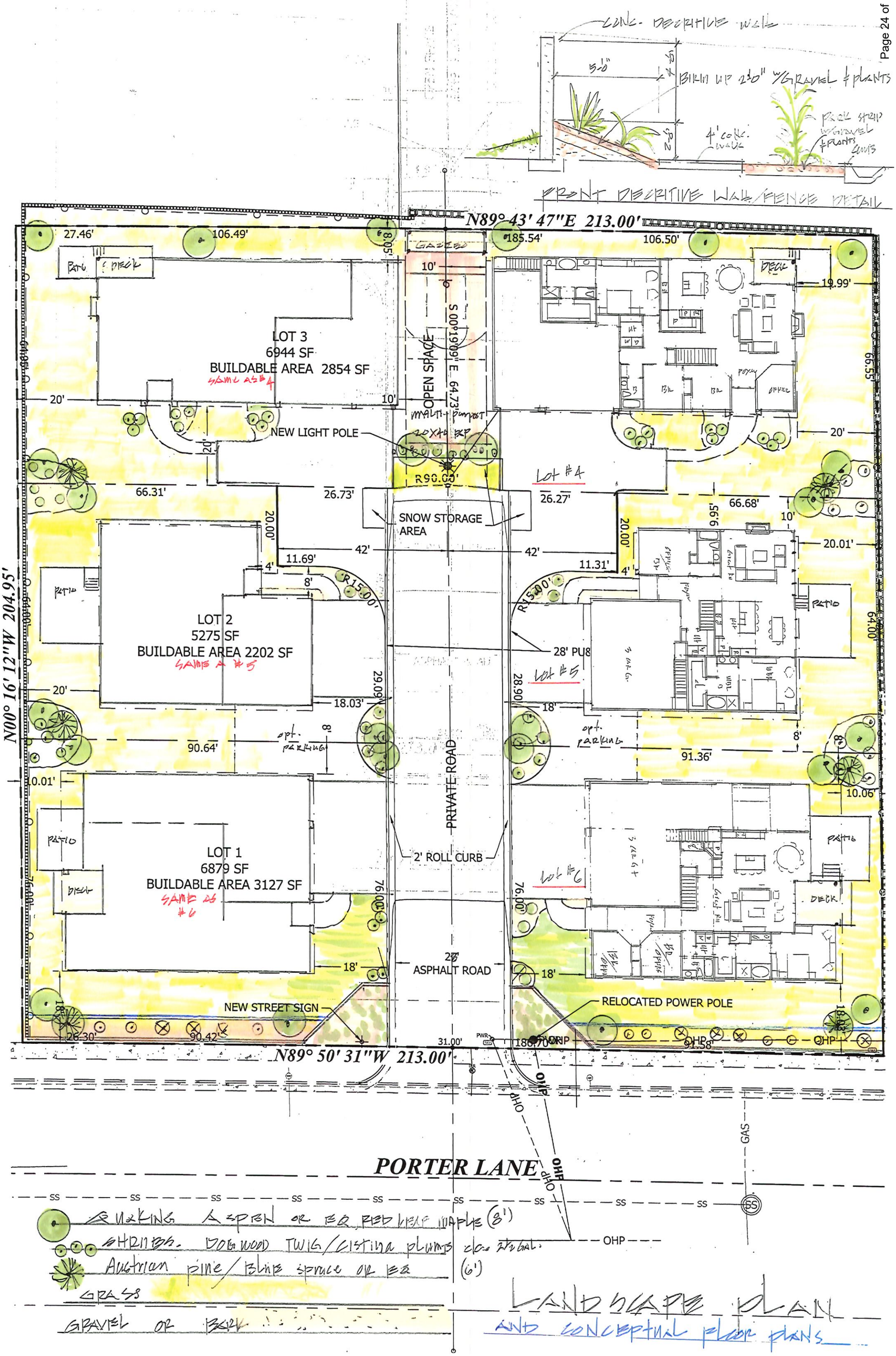
FRONT DECORATIVE WALL/FENCE DETAIL

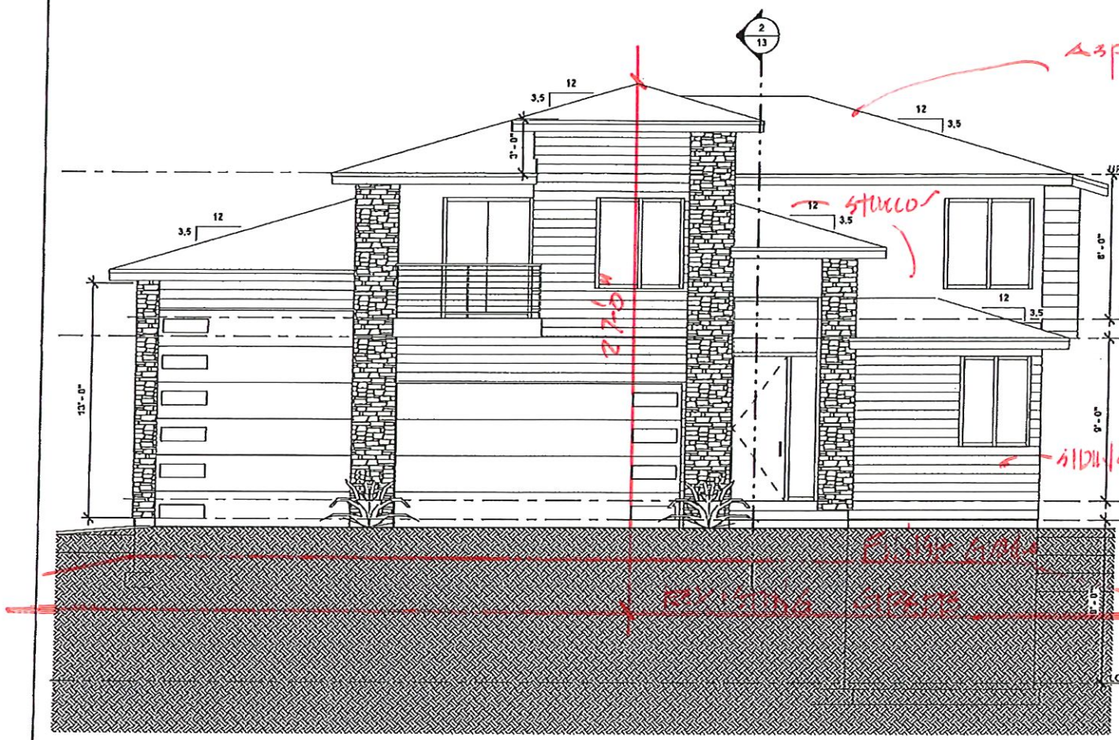


(8) @ common area — 20 — QUAKING ASPEN OR EQ — Red Leaf Maple 8'
(25) @ common — 50 — SHRUBS. DOGWOOD TWIG/CISTINA PLUMS etc. 2.5 GAL.
(4) @ common — 8 — Austrian pine/Blue spruce or EQ 6'
GRASS
GRAVEL OR BARK

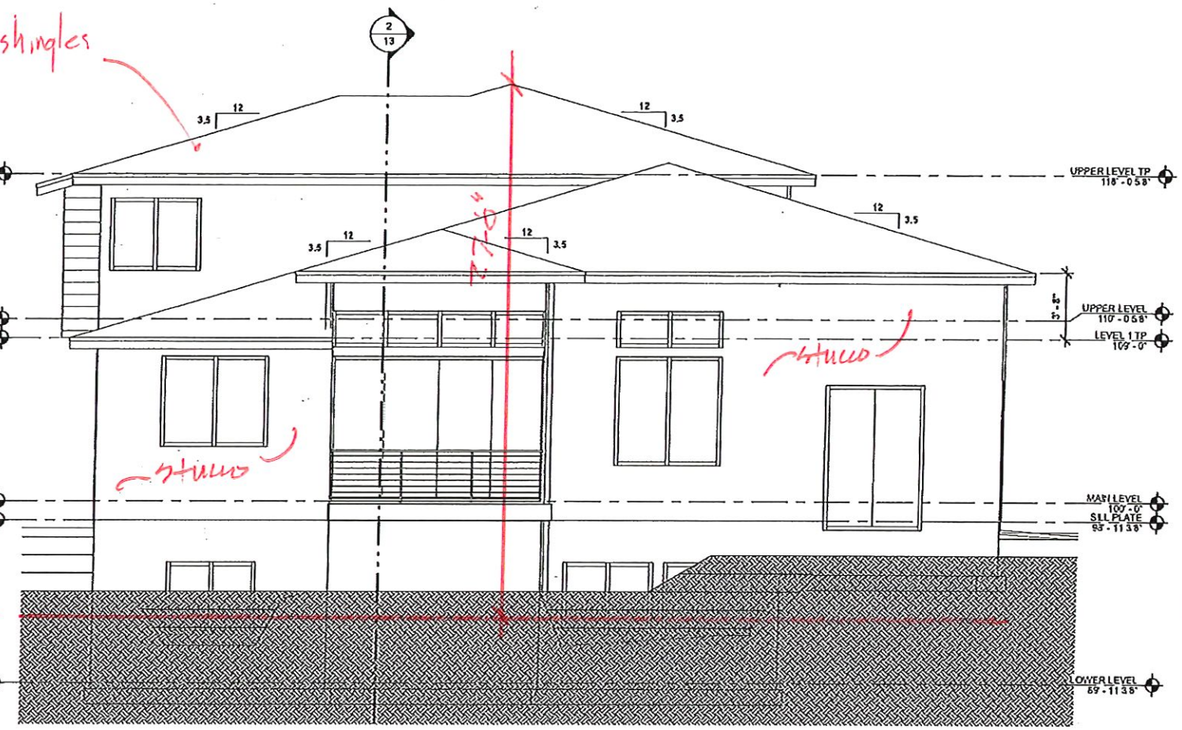
LANDSCAPE PLAN AND CONCEPTUAL FLOOR PLANS

IRRIGATION FOR COMMON SPACE BY HOA DRIP SYSTEM

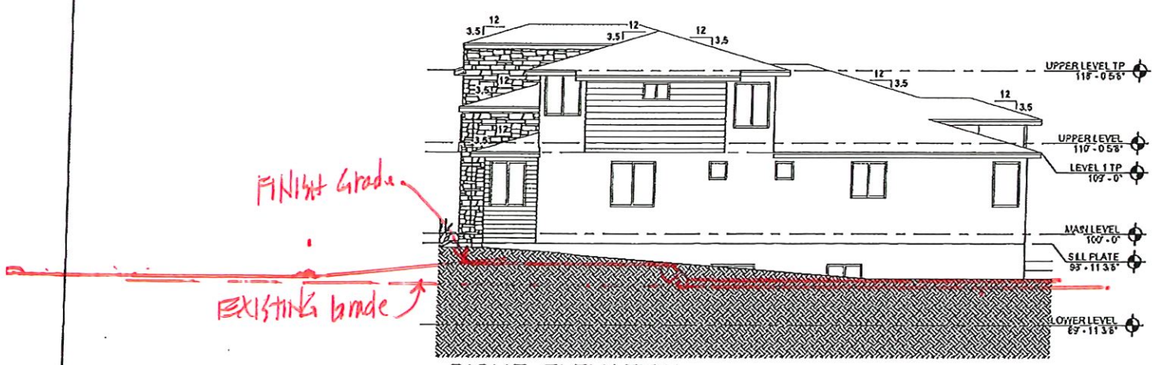

CONC. DECORATIVE WALL
BRING UP 2'-0" W/GRAVEL & PLANTS
4' CONC. WALK
ROCK STRIP W/GRAVEL & PLANTS
FRONT DECORATIVE WALL/FENCE DETAIL
N89° 43' 47"E 213.00'
N89° 50' 31"W 213.00'
N00° 16' 12"W 204.95'
S00°19'09"E 647.23'
LOT 3
6944 SF
BUILDABLE AREA 2854 SF
SAME AS #4
LOT 2
5275 SF
BUILDABLE AREA 2202 SF
SAME A #5
LOT 1
6879 SF
BUILDABLE AREA 3127 SF
SAME AS #6
OPEN SPACE
NEW LIGHT POLE
SNOW STORAGE AREA
PRIVATE ROAD
2' ROLL CURB
28' ASPHALT ROAD
NEW STREET SIGN
RELOCATED POWER POLE
28' PUE
Lot #4
Lot #5
Lot #6
opt. parking
PATIO
DECK
GARAGE
PORTER LANE
GAS
OHP
SS
QUAKING ASPEN OR EQ. RED LEAF MAPLE (8')
SHRUBS. DOGWOOD TWIG/CISTINA PLUMS 2 GAL.
Austrian pine/Blue spruce or eq (6')
GRASS
GRAVEL OR BARK
LANDSCAPE PLAN
AND CONCEPTUAL FLOOR PLANS



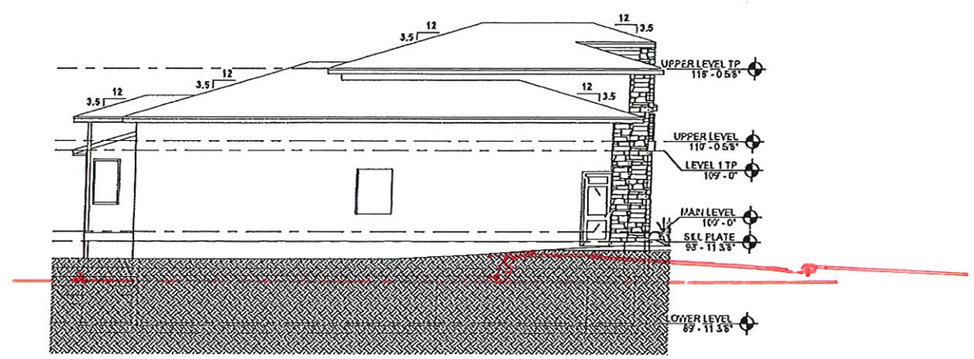
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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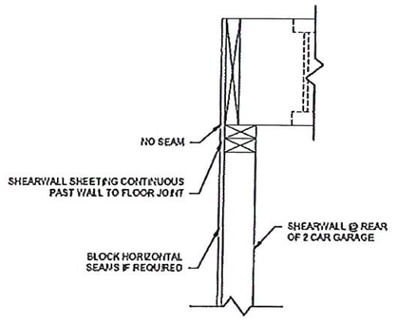
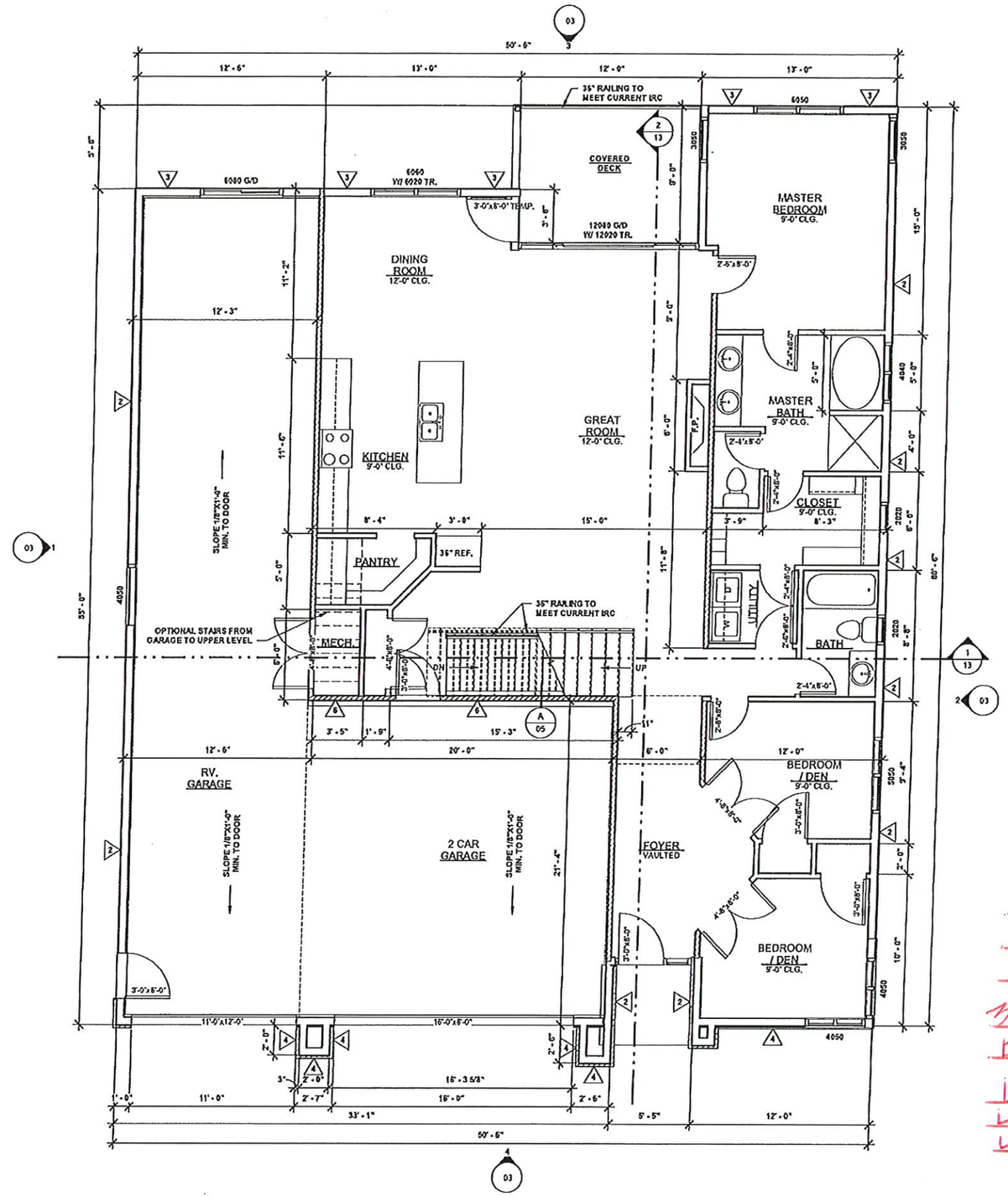


A) SHEARWALL @ GARAGE DETAIL

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



MAIN LEVEL FLOOR PLAN

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

1,628 SF

PLUMBING NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 IRC.
2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHERED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
5. LOW-FLUSH TOILETS REQUIRED, MAXIMUM 1.6 GALLONS PER FLUSH.
6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
8. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LINE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
12. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
14. PACK ANNULUS AT 1 HOUR FIRE WALLS, PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
15. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
16. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
17. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARTED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATHED HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8", TYPE-X, GYPSUM BOARD OR EQUIVALENT.

DWELLING ACCESS DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM WALL BOARD COMPLYING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN
INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

JETTED TUBS:
- REQUIRED ACCESS PANEL
- SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT
- BOND FAUCETS
- ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

6 NOTE: 5/8" SHEETING

MAIN LEVEL 1628 SQ.FT.
UPPER LEVEL 948 " "
BASEMENT LEVEL 1564 " "
TOTAL 4140 SQ.FT.

3 CAR GARAGE 726 + 384 = 1110
DECK 120 SQ.FT. PATIO 150 SQ.FT.

LOT COVERAGE 2858 SQ.FT.
LOT 6879 SQ.FT. BUILDABLE AREA 3127
LOT COVERAGE 41%

FORTER LANE

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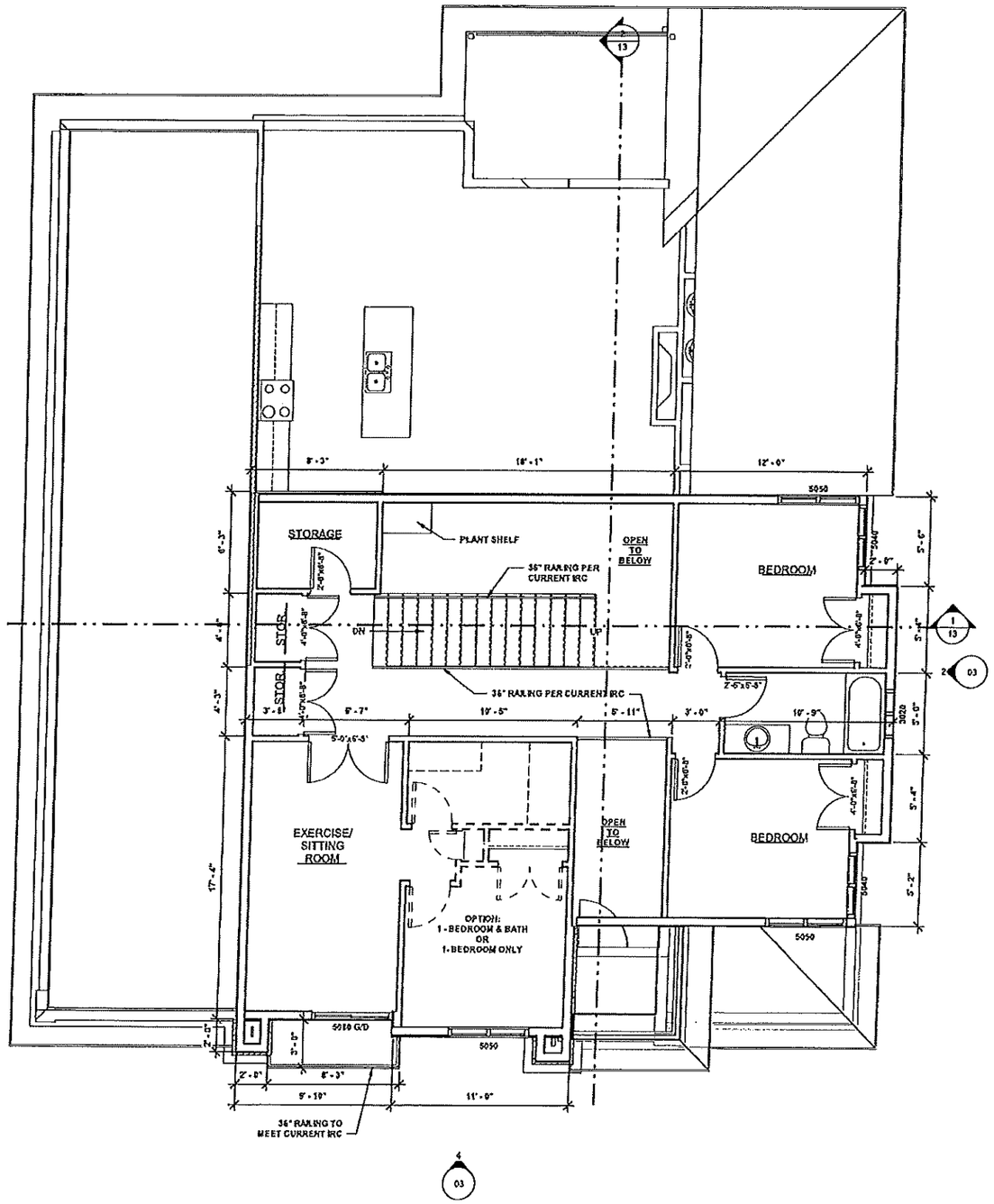

UPPER LEVEL

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

946 SF

PLUMBING NOTES:

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EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN
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JETTED TUBS:
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- BOND FAUCETS
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SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR T.L.E. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

△ ALL UPPER LEVEL EXTERIOR WALLS

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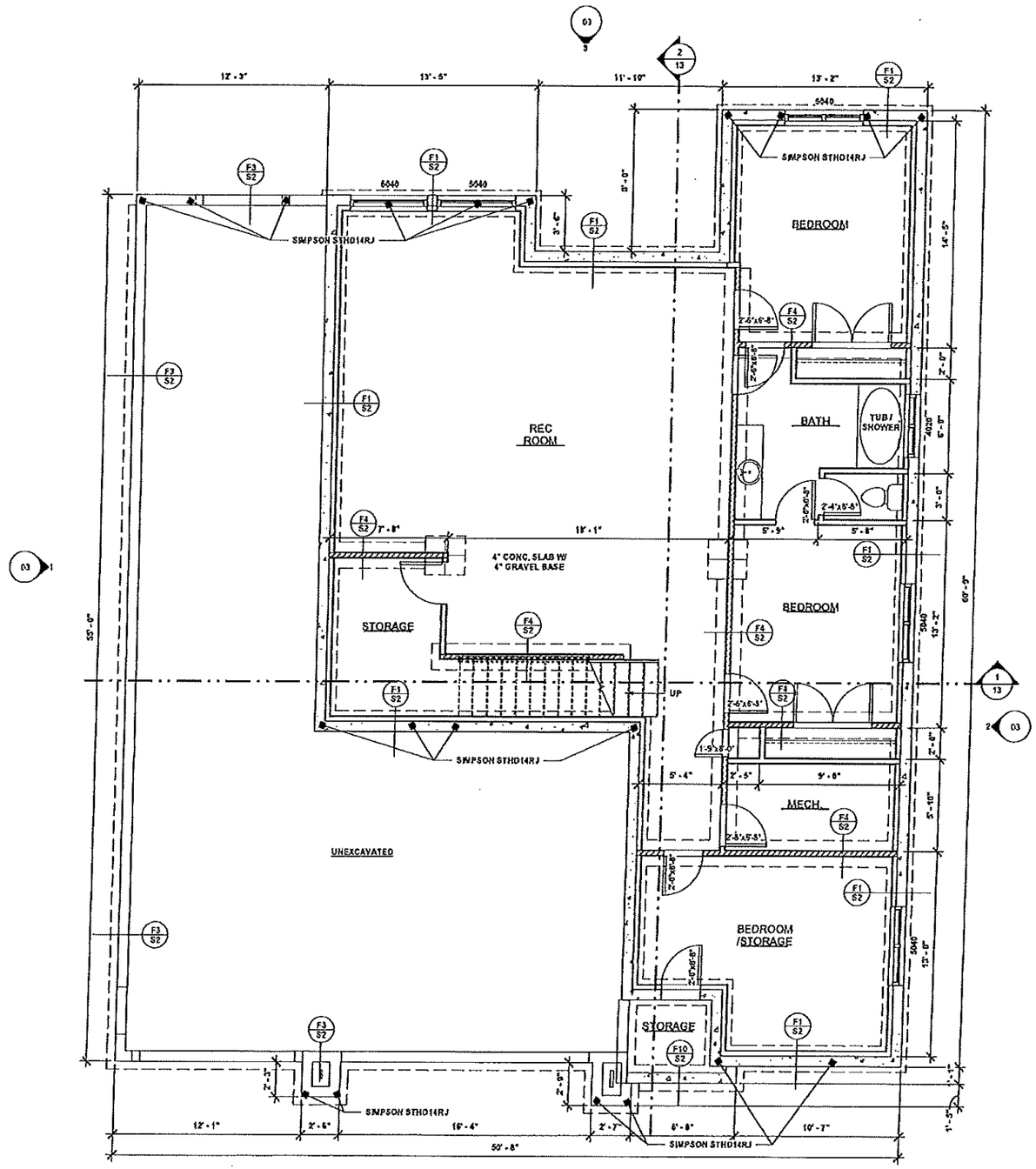
FOUNDATION NOTES

1. PLACE 3x3x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS.
2. SEE SHEET S-1 FOR STRUCTURAL NOTES.
3. SW-# INDICATES SHEAR WALL TYPE, ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
4. PROVIDE CONTROL JOINTS IN CONCRETE SLAB ON GRADE EVERY 15 FT (MAX.) IN EACH DIRECTION. THE TOTAL AREA CONTAINED WITHIN THESE JOINTS SHALL NOT BE GREATER THAN 225 SQ. FT. UNLESS NOTED OTHERWISE ON THE PLAN.



PORTER LANE

LOWER LEVEL

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

1,564 SQ. FT.

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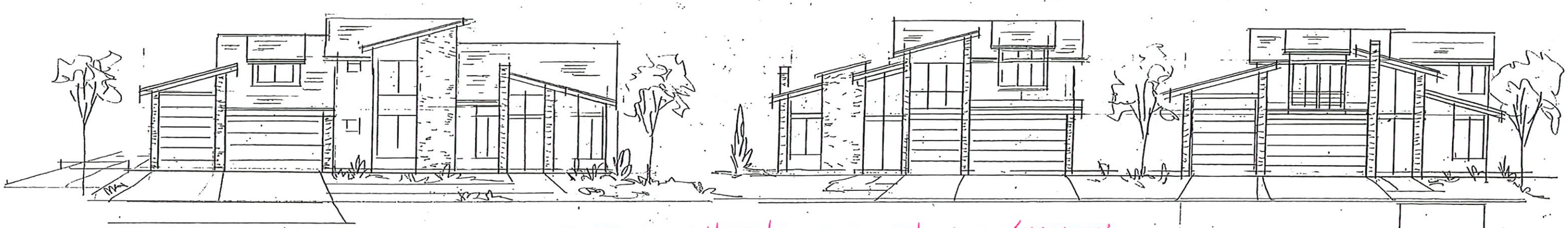
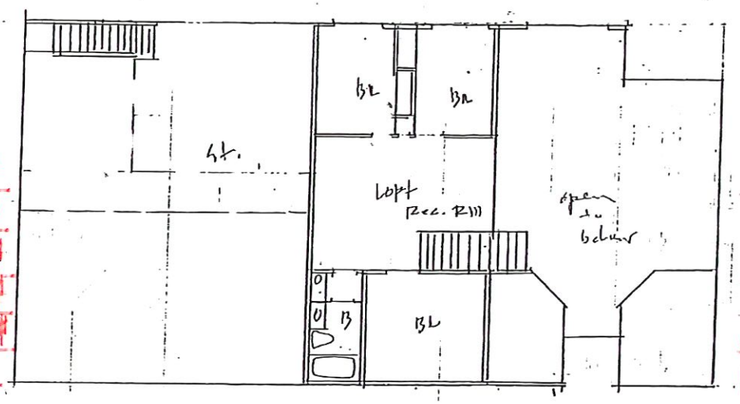


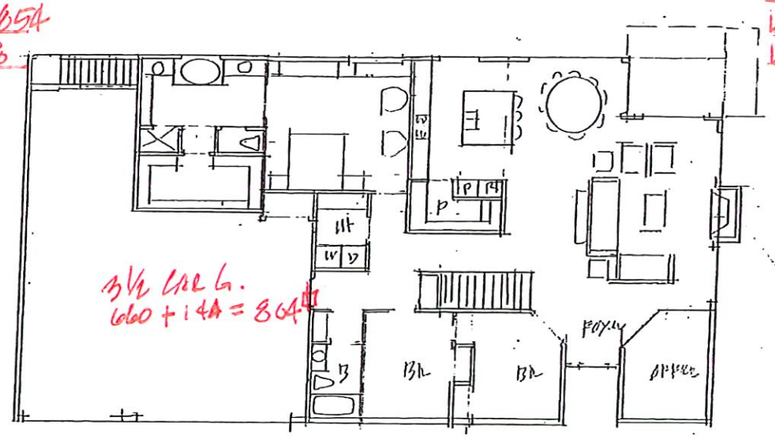
EXTERIOR CONCEPTS FOR MODERN SLOPED/SHED ROOFS

MAIN LEVEL 1850 ft²
UPPER LEVEL 800 ft²
BASEMENT 1800 ft²
TOTAL 4450 ft²
3-CAR G. 660+144 = 804 ft²
DECK 144, PATIO 150



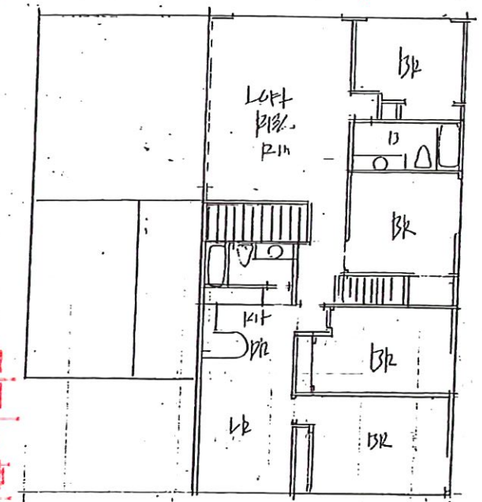
UPPER LEVEL FLOOR PLAN 800

LOT COVERAGE 2654
LOT 6944 BA 2854
LOT COVERAGE 38%



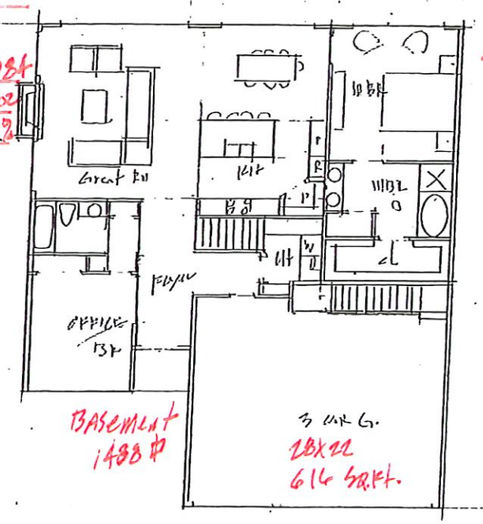
MAIN LEVEL FLOOR PLAN Lots 3+4
BASEMENT 1800 ft²
1857

MAIN LEVEL 1468 ft²
UPPER LEVEL 1400 ft²
BASEMENT 1468 ft²
TOTAL 4336 ft²
GARAGE 616 ft²
DECK 100 ft² PATIO 150 ft²



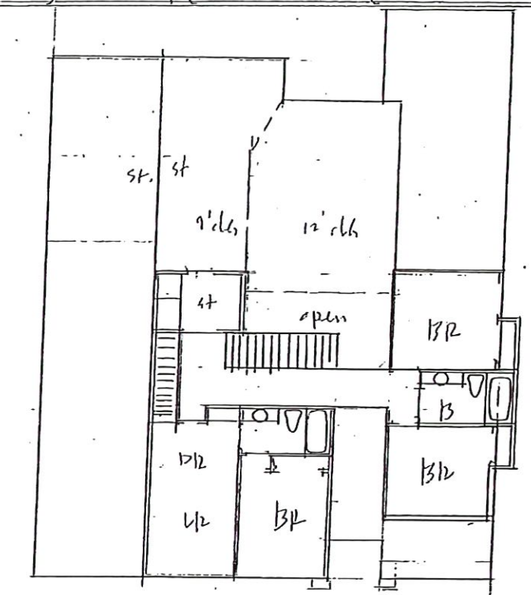
UPPER LEVEL floor plan 1400

LOT COVERAGE 2084
LOT 5275 ft² BA 2202
LOT COVERAGE 39%



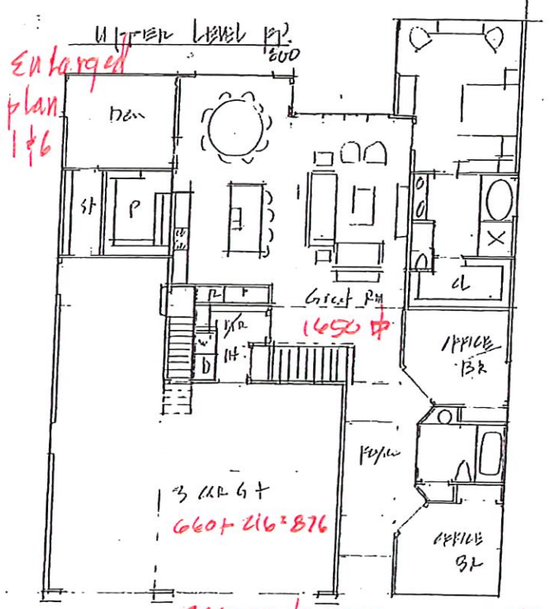
BASEMENT 1488 ft²

MAIN LEVEL FLOOR PLAN Lots 2+5
TOTAL 2868 ft² PLUS 3 1468



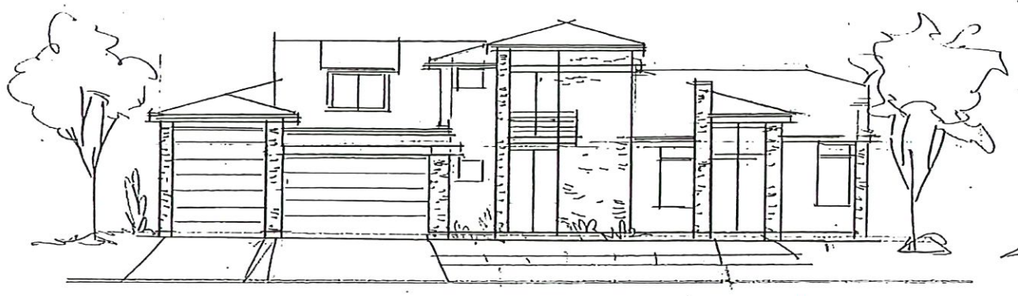
UPPER LEVEL FL. 800

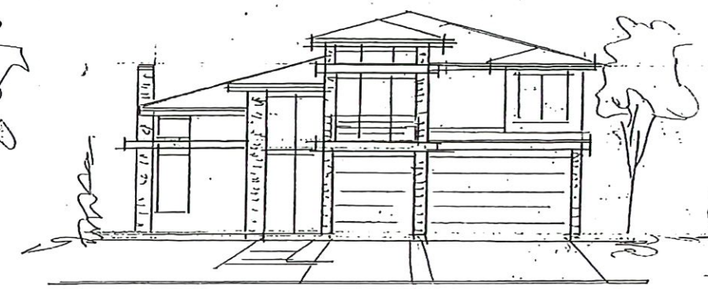
SEE Enlarged Final plan of Lot 1+6

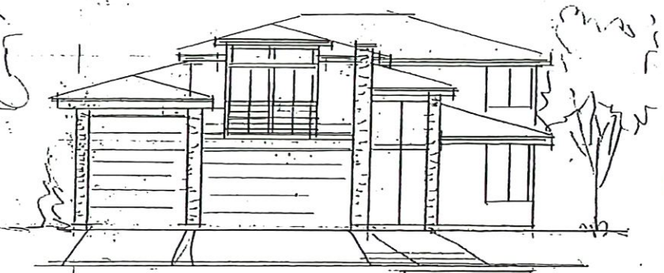


BASEMENT 1600

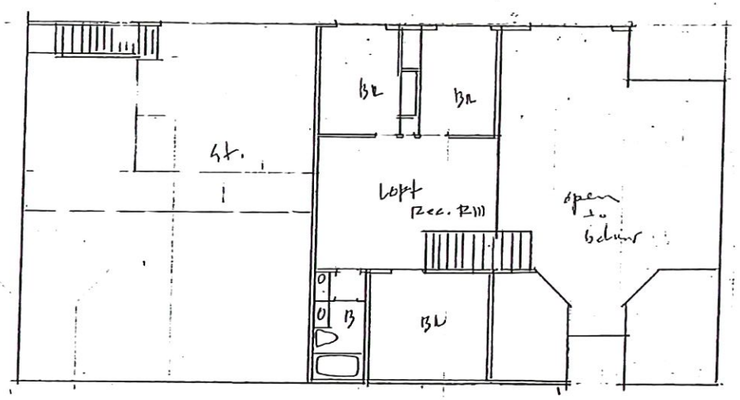
MAIN LEVEL FLOOR PLAN Lots 1+6
1650+200



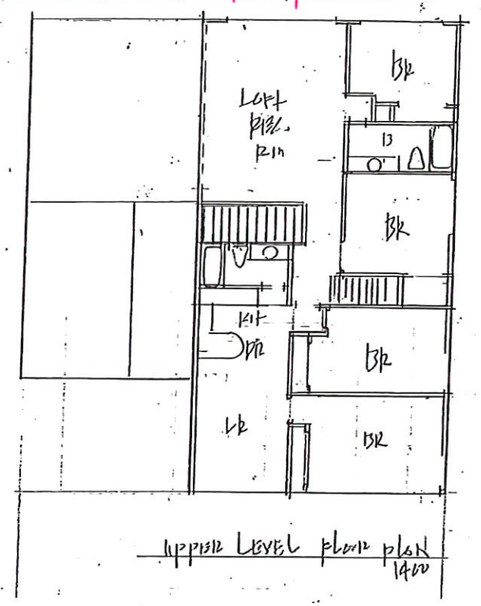




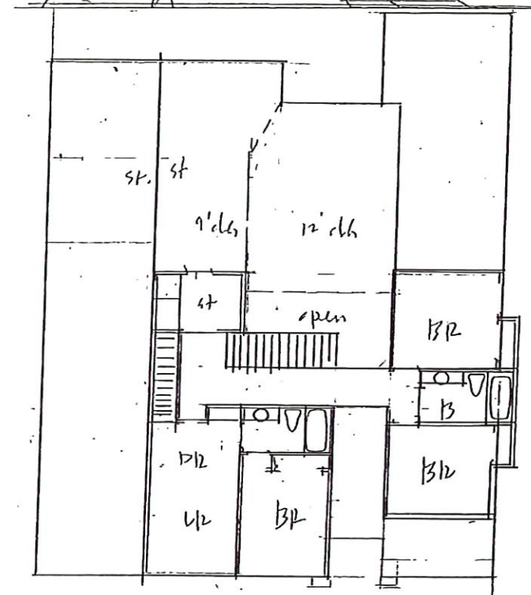
EXTERIOR CONCEPTS FOR MODERN HIPPED ROOFS



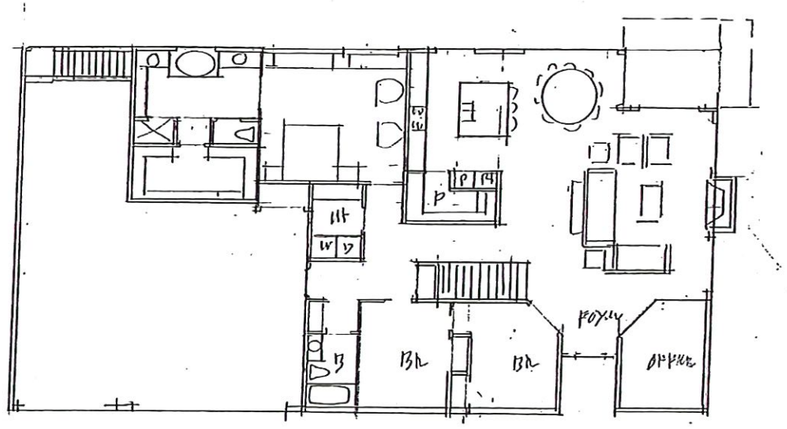
UPPER LEVEL FLOOR PLAN
800



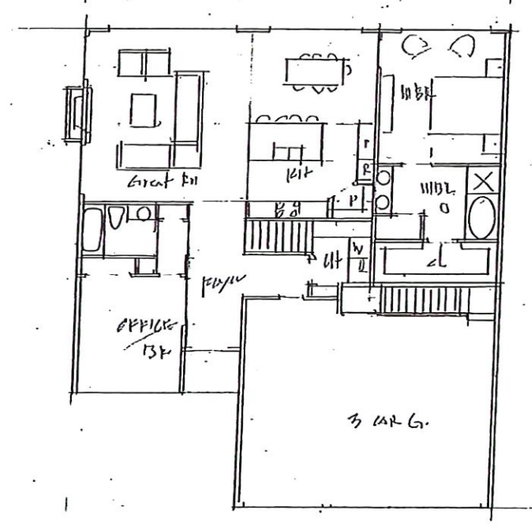
UPPER LEVEL FLOOR PLAN
1400



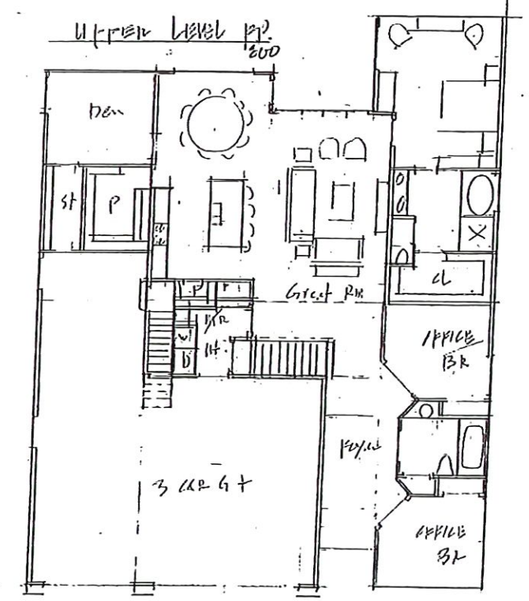
UPPER LEVEL FLOOR PLAN
800



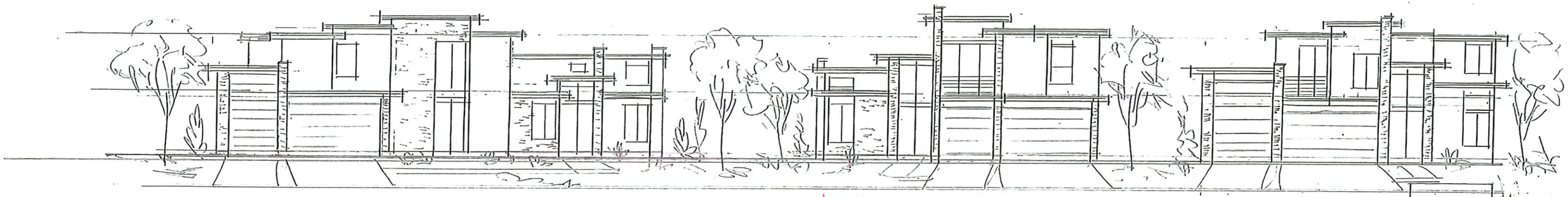
MAIN LEVEL FLOOR PLAN LOT 3 & 4
1850



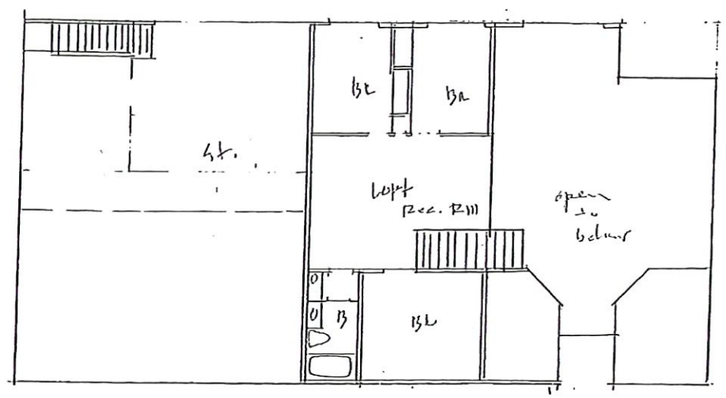
MAIN LEVEL FLOOR PLAN LOTS 2 & 5
1468



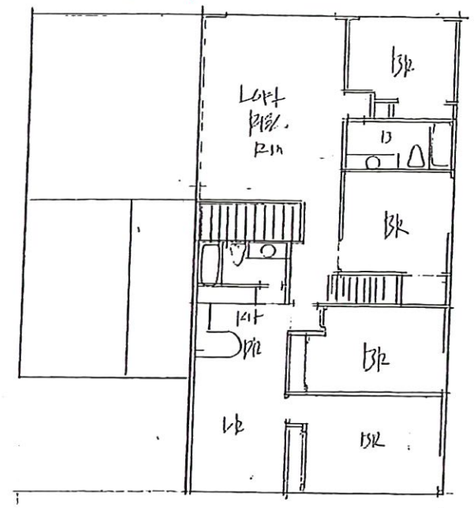
MAIN LEVEL FLOOR PLAN LOT 1 & 6
1650



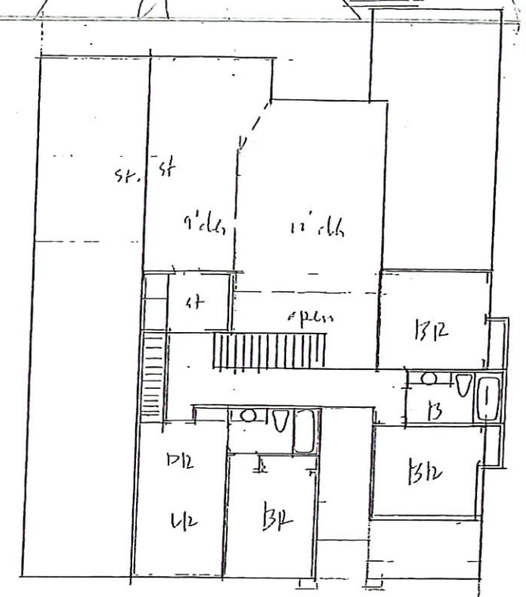
EXTERIOR CONCEPTS FOR MODERN/contemporary FLAT ROOFS



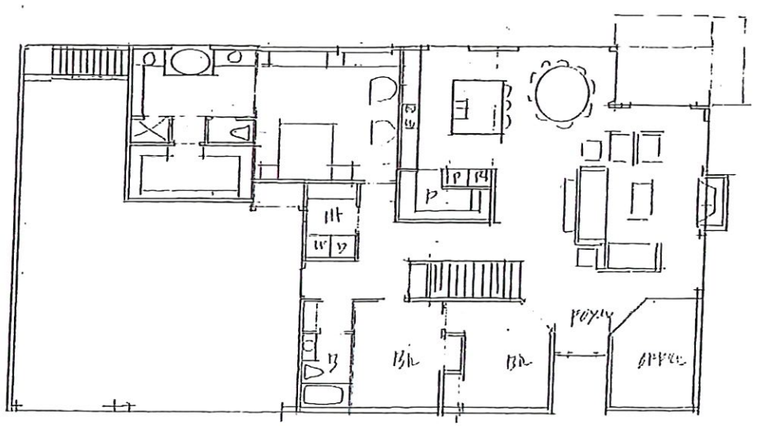
UPPER LEVEL FLOOR PLAN
1/8"



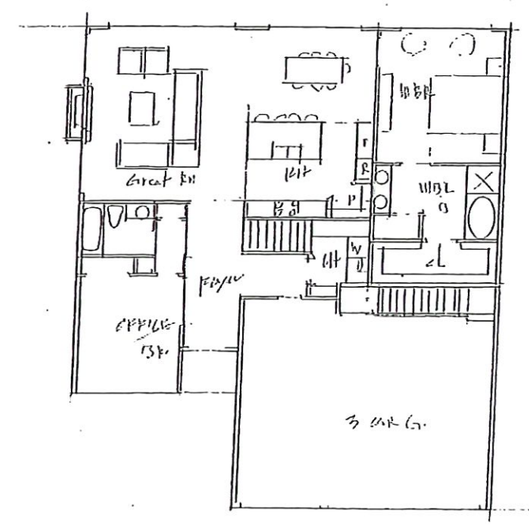
UPPER LEVEL FLOOR PLAN
1/8"



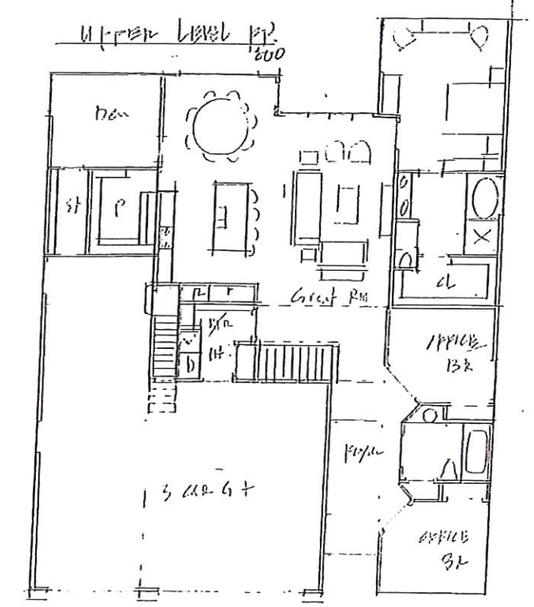
UPPER LEVEL PL
1/8"



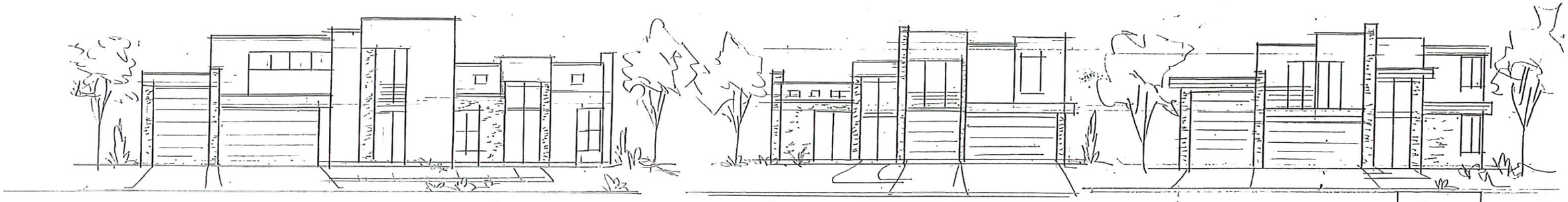
MAIN LEVEL FLOOR PLAN
1/8"



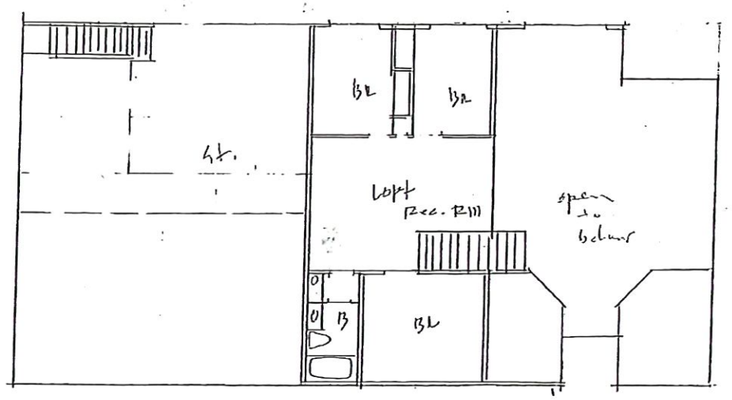
MAIN LEVEL FLOOR PLAN
1/8"



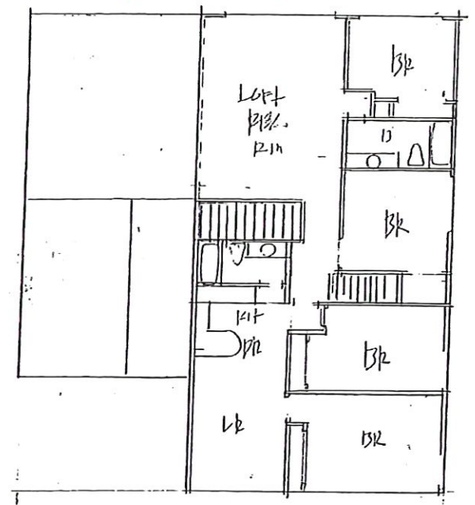
MAIN LEVEL FLOOR PLAN
1/8"



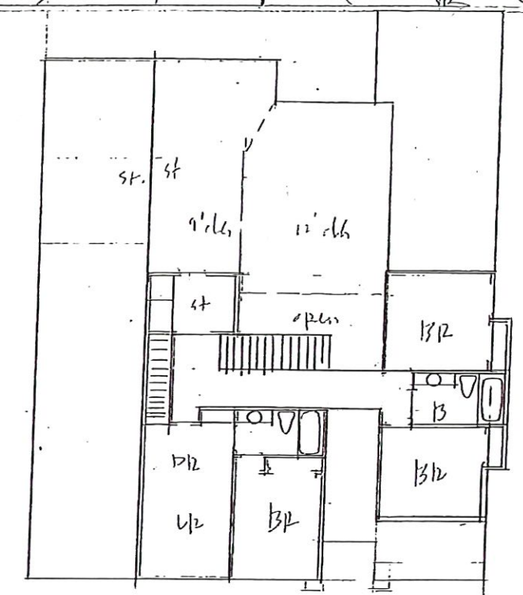
EXTERIOR CONCEPTS OF MODERN/CONTEMPORARY FLAT ROOF



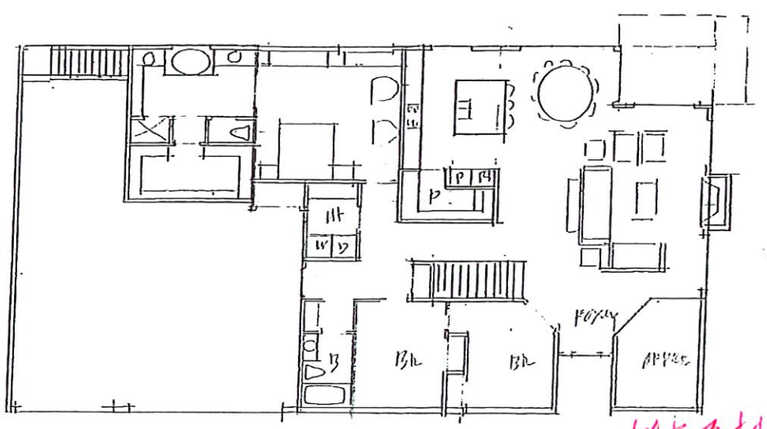
UPPER LEVEL floor plan
800



UPPER LEVEL floor plan
1400

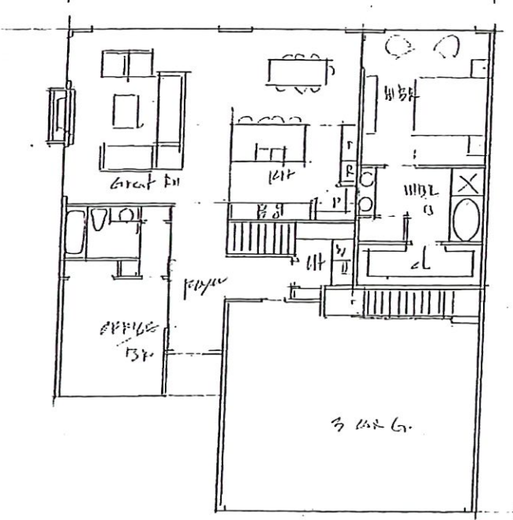


UPPER LEVEL FP.
800



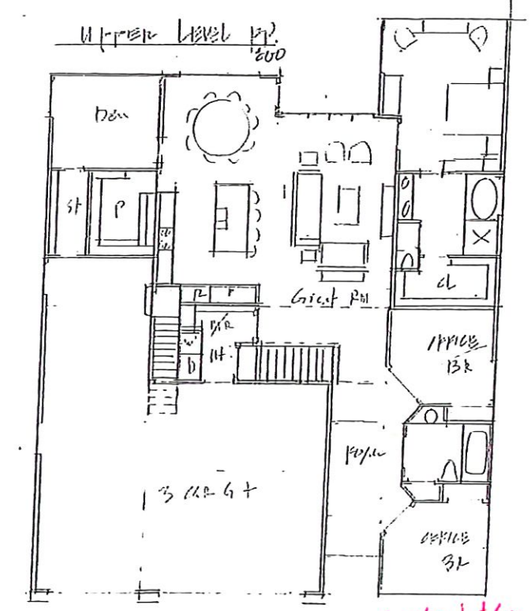
LOT 3 #4

MAIN LEVEL floor plan
1850



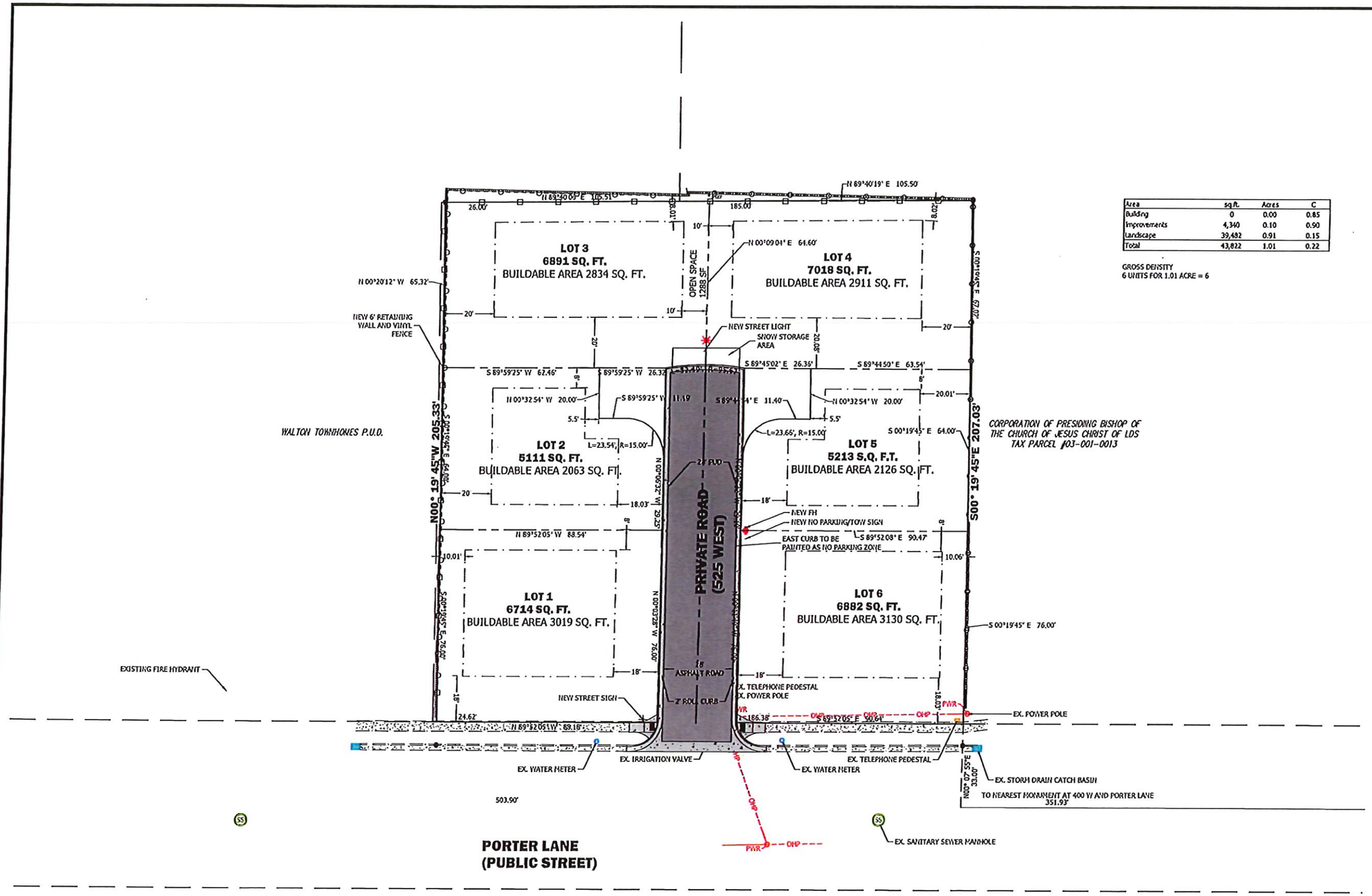
LOT 2 #5

MAIN LEVEL floor plan
1460



LOT 1 #6

MAIN LEVEL floor plan
1650



Area	sq.ft.	Acres	C
Building	0	0.00	0.85
Improvements	4,340	0.10	0.90
Landscape	39,482	0.91	0.15
Total	43,822	1.01	0.22

GROSS DENSITY
6 UNITS FOR 1.01 ACRE = 6

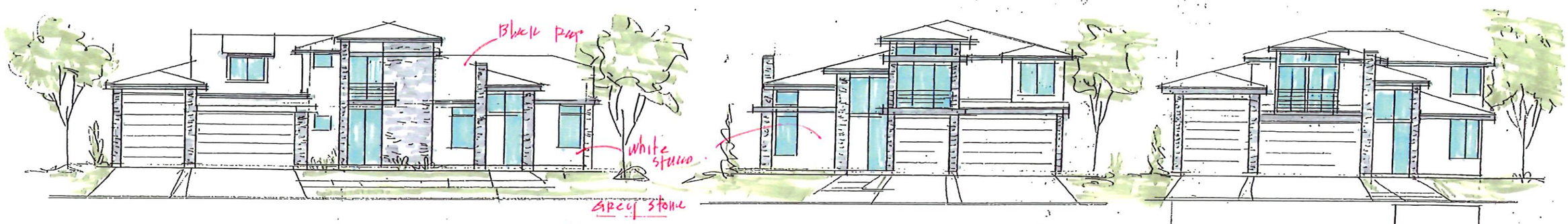
SCALE: 1" = 20'

DEVELOPER

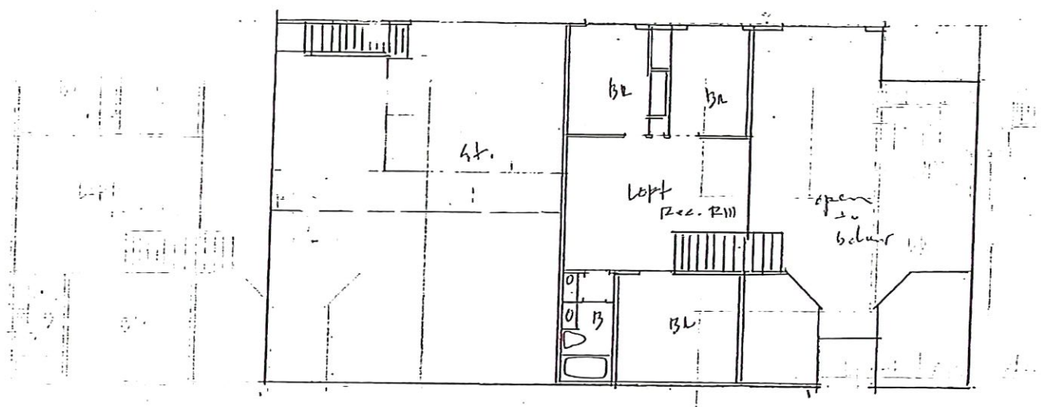
PORTER LANE ESTATES PD

REVISIONS

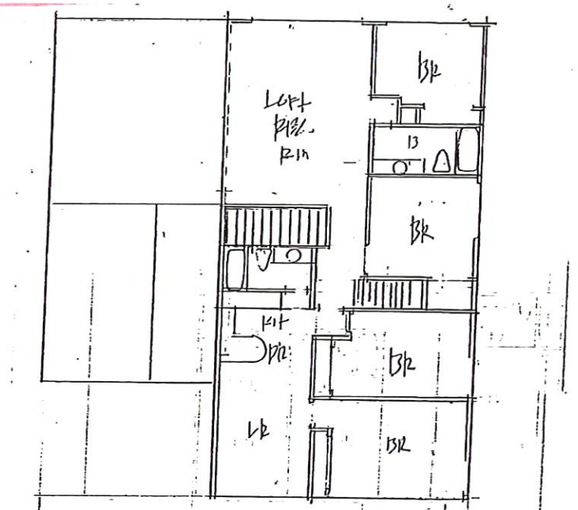
Know what's below.
Call 811 before you dig.



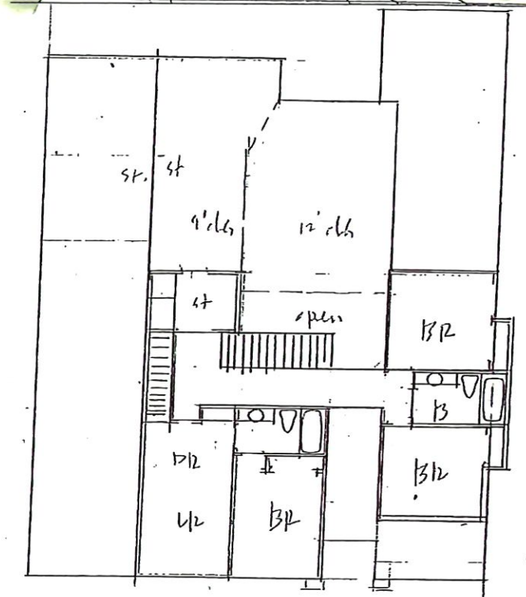
color concept



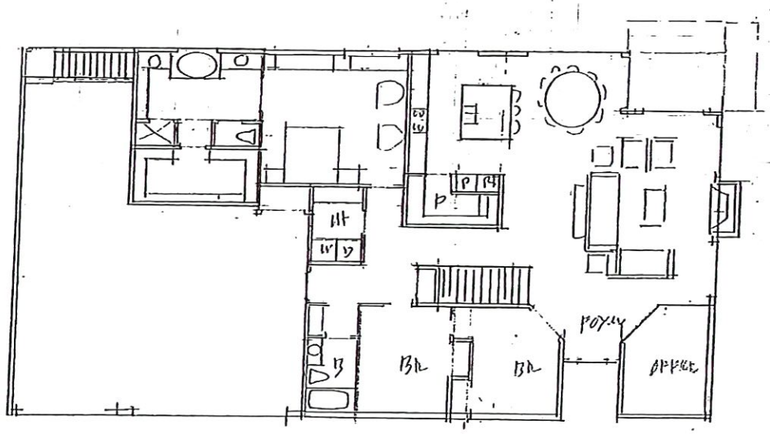
UPPER LEVEL FLOOR PLAN 800



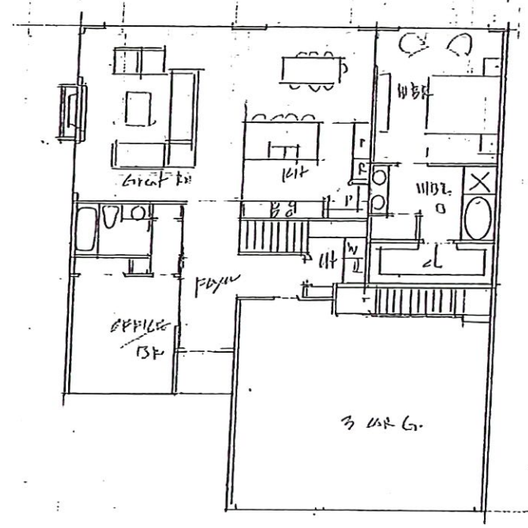
UPPER LEVEL FLOOR PLAN 1400



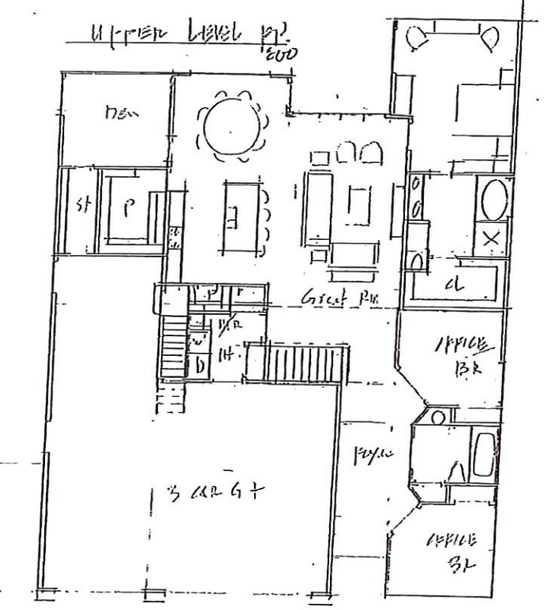
UPPER LEVEL FL. 800



MAIN LEVEL FLOOR PLAN 1850

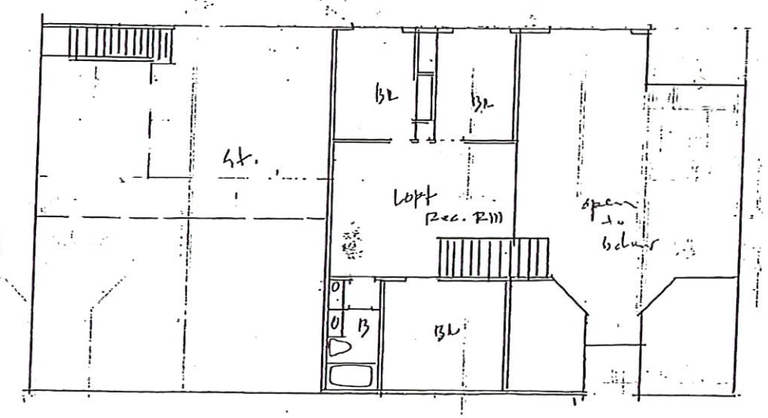


MAIN LEVEL FLOOR PLAN 1468

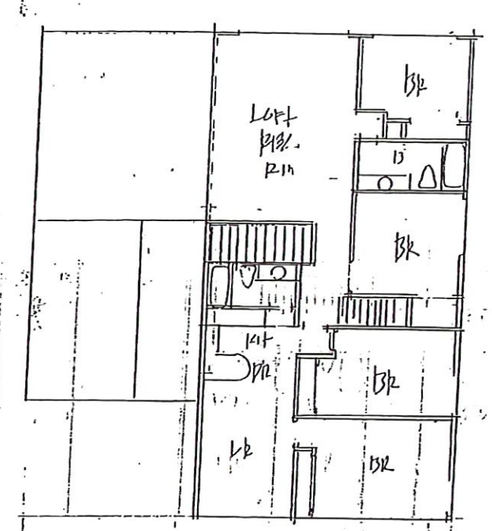


MAIN LEVEL FLOOR PLAN 1650

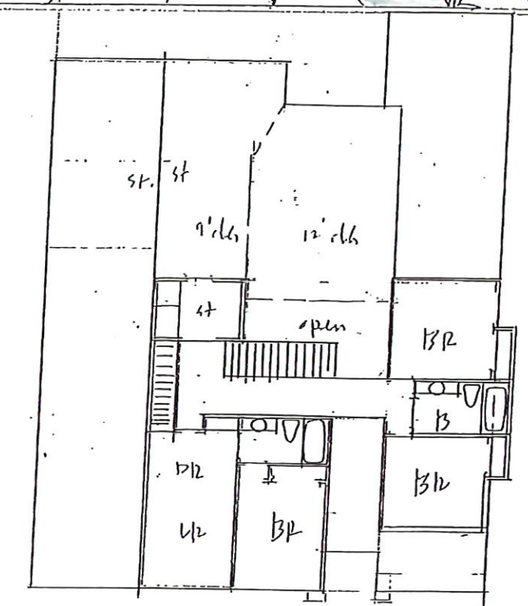
Color concepts



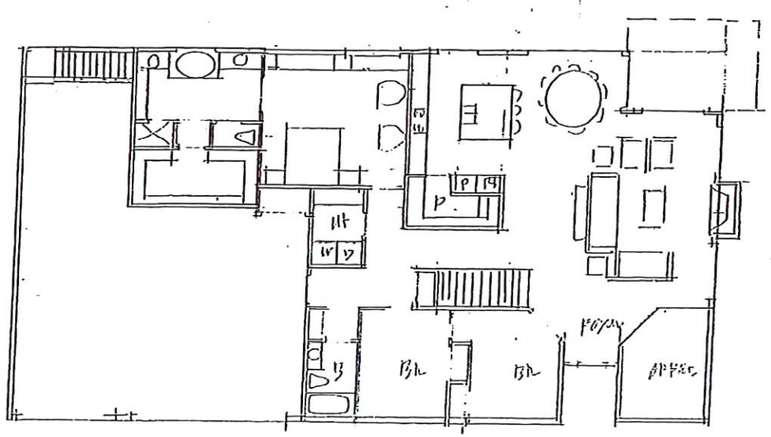
Upper Level floor plan
800

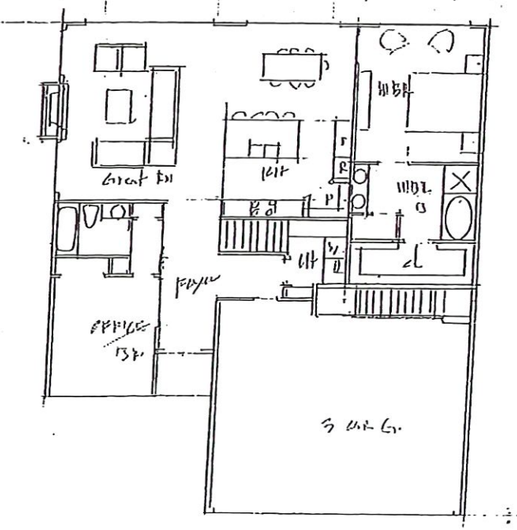


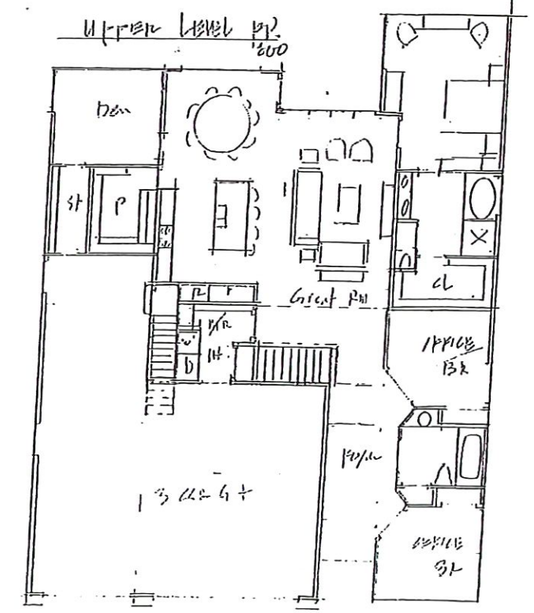
Upper Level floor plan
1400



Upper Level pl
800







CENTERVILLE ZONING MAP AMENDMENT CHECKLIST PDO

Project Name: Porter Lane Estates PDO
Date: 6/3/25

TRACKING HISTORY:

- Application Submitted: 5/29/25
- Review Date: 6/3/25

Per 12.21.180 Zoning Map And Zoning Code Amendments

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		***Comments from City Staff:***
✓	The name, address, email and telephone number of the applicant and the applicant's agent, if any	Troy Holzer 801-898-0098 150 W 100 N, Bountiful UT 84010 troyzmail@gmail.com Greg Larsen 801-589-3331 1353 N 1580 W, Farmington, UT 84025 gmlarsendesign@hotmail.com
✓	The name and address of every person or company the applicant represents	
✓	Complete application for final site plan approval to the Zoning Administrator	Proposed subdivision, see conceptual site plan and preliminary subdivision
✓	The requested amendment and reasons supporting the request	
✓	Payment of fees and deposits set forth in the City Fee Schedule	Paid: $650 on 5/29/25
Site Plan showing the following:		
✓	Legal description of the property and parcel number;	See preliminary subdivision
✓	Lot or parcel dimensions, square footage, and orientation	See preliminary subdivision
✓	Present and proposed zoning classifications	RM - PDO
✓	All abutting properties showing present zoning classifications	
✓	Location, topography, and layout of proposed lots	See preliminary subdivision
✓	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	See preliminary subdivision
✓	Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property	See conceptual site plan
PDO Requirements: CZC 12.41		

	Existing Conditions Inventory (See separate sheet)	
✓	Conceptual Site Plan (See separate sheet)	See conceptual site plan
✓	Density Calculation	See preliminary subdivision
	Variations from the code requested as part of the PDO	
✓	Common Area Open Space Calculation	OPEN SPACE 1,288 SF
✓	Common Area Maintenance Agreement	See CC&R. Common Areas maintained by the Association.
✓	Protective Covenants	
✓	Residential Use Type	Single family housing 6 lot subdivision
N/A	Commercial Use Type	None proposed

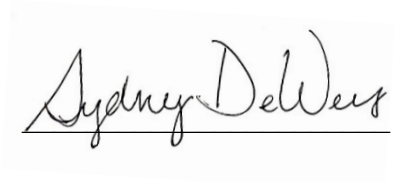
Additional Staff Comments:

The application will be the second step to a PDO subdivision. At the time of the application the applicant has submitted a conceptual site plan, existing conditions inventory, and preliminary subdivision as required per CZC 12.41.120. The lots density allows up to 6 units but, the layout does not permit the typical city requirements. The applicant has decided that the effort of a Planned Development Overlay(PDO)would be of more benefit to the applicant than a typical subdivision. The applicant has indicated in the conceptual site plan application as well as the preliminary subdivision the variance from the city code they are requesting:

- Lot size
- Setbacks
- Frontage minimum
- Sidewalk requirements
- Fence and wall heights (TBD)

The applicant has met the requirements of the PDO approval criteria per CZC 12.41.080(b). The applicant is not requesting any increased density, meeting access requirements, meeting building heights, requesting a variation from common area percentage, meeting building distances per IBC, meeting all required improvements but sidewalk variation request, providing required yards, meeting setbacks for RM zoning, requesting variations to wall heights and providing all utilities to developed lots.

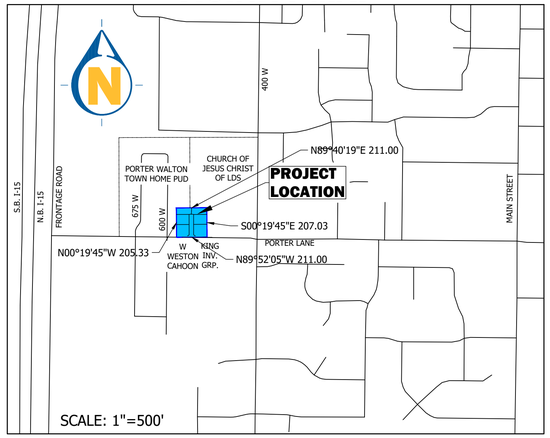
Based on the documentation submitted the applicant has met compliance for the PDO application.



PORTER LANE ESTATES PD

522 WEST PORTER LANE
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL R-M
FEMA FLOOD ZONE: X (0.2%/1% WITH <1') MAP DATE: 09/15/22
FIRM PANEL: 49011C0392F

VICINITY MAP



CIVIL DRAWING INDEX

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GENERAL NOTES

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

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

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

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

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

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

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

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

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ENGINEER:
SCOTT ARGYLE
ENTELLUS ENGINEERING
SARGYLE@ENTELLUS.COM
(385)-777-2528

PRELIMINARY
NOT FOR CONSTRUCTION

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DEVELOPER
KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD
522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
COVER & INDEX

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

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COVER & INDEX

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GENERAL NOTES

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

SEQUENCE OF CONSTRUCTION

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

UTILITY NOTES

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

GRADING NOTES

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

EROSION CONTROL

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

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

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

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

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

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

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

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

LEGEND

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

LEGEND

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

ABBREVIATIONS

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

ABBREVIATIONS

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

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DEVELOPER
KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD
522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
NOTES & LEGEND

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C101
NOTES & LEGEND

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PRELIMINARY NOT FOR CONSTRUCTION

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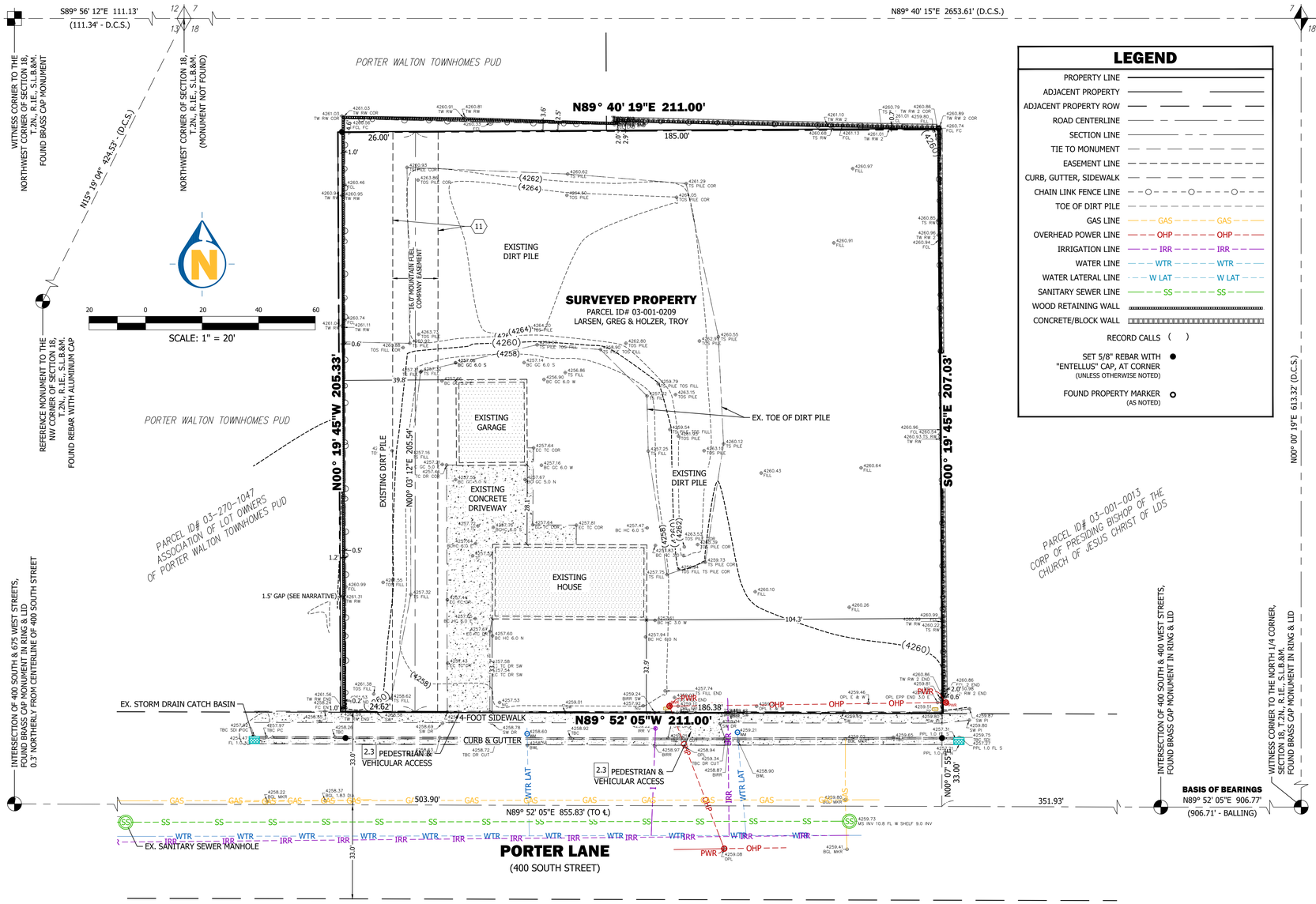
522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C102
VICINITY MAP



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
ADJACENT PROPERTY ROW	
ROAD CENTERLINE	
SECTION LINE	
TIE TO MONUMENT	
EASEMENT LINE	
CURB, GUTTER, SIDEWALK	
CHAIN LINK FENCE LINE	
TOE OF DIRT PILE	
GAS LINE	GAS
OVERHEAD POWER LINE	OHP
IRRIGATION LINE	IRR
WATER LINE	WTR
WATER LATERAL LINE	W LAT
SANITARY SEWER LINE	SS
WOOD RETAINING WALL	
CONCRETE/BLOCK WALL	
RECORD CALLS	( )
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PREPARE AND ALTA/NSPS LAND TITLE SURVEY ON THE PROPERTY. WE SET THE BASIS OF BEARINGS ALONG THE MONUMENT AT 200 WEST STREET AND PORTER LANE AND THE WITNESS CORNER MONUMENT IN PORTER LANE, TO THE EAST, AS SHOWN. THIS BASIS USES THE DAVIS COUNTY SURVEYOR'S (D.C.S.) GROUND COORDINATE SYSTEM.

THE SUBJECT PARCELS ALL TIE FROM THE NORTHWEST CORNER OF SECTION 18. MATHEMATICALLY, THEY DO NOT FIT TOGETHER WELL IN A NORTH-SOUTH DIRECTION EXCEPT THAT THEY GENERALLY SHARE A CALL TO "THE NORTH LINE OF A STREET." THE SUBJECT PARCELS ARE SURROUNDED ON THE NORTH AND EAST BY PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("CHURCH PROPERTY"). ALTHOUGH THE CALCULATED LOCATION FOR THE CHURCH PROPERTY DOES NOT MATCH THE DEEDS FOR THE SURVEYED PROPERTY PERFECTLY, THEY SHARE THE SAME BEARING AND DISTANCE ALONG THE EAST LINE OF THE SURVEYED PROPERTY.

THE PORTER WALTON TOWNHOMES P.U.D. ("PUD"; ENTRY #2916378, DAVIS COUNTY RECORDER [D.C.R.]) FALLS TO THE WEST AND NORTH OF THE SURVEYED PROPERTY. IT ALSO PURPORTS TO USE THE D.C.S. GROUND COORDINATE SYSTEM. A PORTION OF THE PUD WAS ORIGINALLY OWNED BY THE HAFOKAS AND SOLD IN 2015 TO BRIGHTON DEVELOPMENT UTAH, THE DEVELOPER OF THE PUD (ENTRY #2873165, D.C.R.). COMPARING THIS DEED TO THE PUD PLAT, THE LOCATION OF THE WEST LINE OF THE SURVEYED PROPERTY APPEARS TO BE ABOUT 1.5' EASTERLY FROM THE CORRESPONDING LINE OF THE PUD.

BALLING ENGINEERING PREPARED A SURVEY IN 1992 ("BALLING SURVEY"; SURVEY #1277, D.C.S.) THAT INCLUDED THE SURVEYED PROPERTY FOR THIS SURVEY. IT SHOWS CHAIN LINK FENCING NEAR THE COMMON LINES BETWEEN THE CHURCH PROPERTY, THE SURVEYED PROPERTY, AND THE PUD. THE FENCING DOES NOT FOLLOW BOUNDARY LINES WELL. HOWEVER, ONE PROPERTY CORNER WAS LOCATED AT A FENCE POST ON THE NORTHEAST CORNER OF THE SURVEYED PROPERTY. THE PUD USES A DIFFERENT BEARING ALONG PORTER LANE THAN THE BALLING SURVEY. IT IS APPARENT FROM THE SURVEY RECORD THAT THE STREET MONUMENT IN PORTER LANE AT 675 WEST STREET WAS NOT SET ON THE CENTER LINE (SEE SURVEYS #2808, #3935, #7243, AND #7788).

WE MEASURED ROAD IMPROVEMENTS AND MONUMENTS IN PORTER LANE AND GATHERED ADDITIONAL MEASUREMENTS ON CORRESPONDING SECTION CORNER MONUMENTS. WE MEASURED FENCES AND WALLS SURROUNDING THE SURVEYED PROPERTY. WE FOUND THAT THE FENCING ALONG THE NORTHERLY LINES CONTINUES TO GENERALLY RUN OFF OF THE RECORD LOCATION OF THE PROPERTY. THERE IS NOW FENCING THAT WAS BUILT AS PART OF THE PUD THAT FOLLOWS THE REMAINING PORTION OF THE NORTHERLY LINES. THERE IS ALSO A FENCE AND WALL FROM THE PUD ALONG THE WESTERLY LINE OF THE SURVEYED PROPERTY.

COMPARING OUR CALCULATIONS TO THE MEASURED EVIDENCE, WE BELIEVE THAT THE BALLING SURVEY IS STILL A FAITHFUL REPRESENTATION OF THE SURVEYED PROPERTY. WE FOUND THAT FENCES CONTINUED TO BE IN THE SAME LOCATION SHOWN ON THE BALLING SURVEY, SO WE ACCEPTED THE NORTHERLY AND EASTERLY LINES ON THE BALLING SURVEY. WE CONTINUE TO ACCEPT THE CENTER LINE LOCATION OF PORTER LANE THAT WE HAVE USED ON PRIOR SURVEYS BECAUSE IT GENERALLY FITS ROAD IMPROVEMENTS. WE FOUND THE FENCES AND WALLS ALONG THE WESTERLY LINE FIT WELL WITH THE CONVEYANCE TO BRIGHTON IN 2015, LEAVING THE RECORD FRONTAGE FOR THE SURVEYED PROPERTY AT 211 FEET. WE SET CORNERS TO MARK THE PROPERTY, AS SHOWN

RECORD LEGAL DESCRIPTION

FROM EXHIBIT "A" OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARDS

1. MONUMENTS FOUND DURING THE FIELDWORK FOR THIS SURVEY ARE:
   - **1.1. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE DAVIS COUNTY SURVEYOR'S BRASS CAP MONUMENTING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 18 AND THE INTERSECTION MONUMENT OF 400 SOUTH & 400 WEST STREETS, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AS SHOWN ON THIS PLAT.**
2. EVIDENCE OF RIGHTS OF WAY AND ACCESS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY:
   - **2.1. BEARING AND DISTANCE TIES ARE SHOWN ON THE DIAGRAM SHEETS FROM THE PROPERTY TO STREET RIGHT-OF-WAY LINES.**
   - **2.2. PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY ARE NAMED ON THE DIAGRAM SHEETS ALONG WITH THE RESPECTIVE RIGHT OF WAY WIDTHS.**
   - **2.3. VISIBLE EVIDENCE OF PHYSICAL ACCESS (EG., DRIVEWAY CURB CUTS, SIDEWALKS, FENCE GATES) LEADING TO OR ACROSS THE PROPERTY IS SHOWN ON THE DIAGRAM SHEETS WITH LABELS DESCRIBING THE LOCATION AND CHARACTER OF VEHICULAR OR PEDESTRIAN ACCESS BY OTHER THAN THE APPARENT OCCUPANTS.**
   - **2.4. THE LOCATION AND EXTENT OF ANY POTENTIALLY ENCROACHING DRIVEWAYS, ALLEYS, AND OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO OR ACROSS THE SURVEYED PROPERTY ARE SHOWN ON THE DIAGRAM SHEETS.**
3. EVIDENCE OF LINES OF POSSESSION AND IMPROVEMENTS OBSERVED ALONG THE PROPERTY BOUNDARY LINES DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS INCLUDING WALLS, FENCES, BUILDINGS, SIDEWALKS, CONCRETE WORK, AND OTHER IMPROVEMENTS.
4. THE LOCATIONS OF BUILDINGS OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS. **TWO BUILDINGS WERE OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY.**
5. EVIDENCE OF EASEMENTS AND SERVITUDES OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE **SHOW ON THE DIAGRAM.**
6. THE LOCATIONS OF CEMETERIES ENCUMBERING OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM: **NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY, AND THE SURVEYOR WAS NOT MADE AWARE OF THE EXISTENCE OF ANY OTHER BURIAL PLOTS DURING THE PROCESS OF CONDUCTING.**
7. NO EVIDENCE OF WATER FEATURES EITHER ON THE PROPERTY OR MOVING ACROSS THE PROPERTY WAS OBSERVED DURING THE FIELD WORK FOR THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY TABLE "A" ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON DIAGRAM)**

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(SHOWN ON DIAGRAM)**

11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NONE PROVIDED)**
   (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. **(SHOWN ON DIAGRAM)**

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021 (SHOWN ON DIAGRAM)**

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NO EVIDENCE WAS OBSERVED DURING THE FIELDWORK OR DISCOVERED BY THE SURVEYOR IN PROCESS OF CONDUCTING THIS SURVEY)**

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING PROPERTIES, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCELS SHOWN HEREON WAS OBTAINED FROM TITLE REPORT FILE NUMBER 14253-6335031, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF *OCTOBER 30, 2024,* 8:00 A.M.

2. THIS ALTA SURVEY IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS MADE IN RELATION TO A RECORD OF SURVEY THAT WILL BE FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE.

3. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR AND RECORD DRAWINGS PROVIDED BY THE CITY, UTILITY COMPANY, OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.

4. ONLY OBSERVABLE SURFACE AND ABOVE GROUND FACILITIES OR STRUCTURES WERE FIELD-LOCATED AND SHOWN HEREON. BURIED STRUCTURES SUCH AS TANKS, FOUNDATION FOOTINGS, VAULTS, ETC., WERE NOT SEARCHED FOR AND NOT LOCATED.

5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021)

6. THERE WAS NO EVIDENCE OF ANY SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

7. STRUCTURES RELATED TO AN IRRIGATION SYSTEM WERE NOT OBSERVED ON-SITE DURING THE PROCESS OF CONDUCTING THE FIELD WORK. HOWEVER, UTILITY MAPS SUGGEST THAT THERE IS AN IRRIGATION SERVICE TO THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO GREG LRSEN AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11, 16, 17, & 19, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 04, 2025.
DATE OF PLAT OR MAP: MARCH 14, 2025

JEREMIAH CUNNINGHAM, P.L.S.
STATE OF UTAH LICENSE NO. 9182497

TITLE REPORT EXCEPTIONS

FROM SCHEDULE "B", PART "II", A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

(11.) RIGHT-OF-WAY AND EASEMENT GRANT RECORDED FEBRUARY 25, 1994 AS ENTRY NO. 1099375 IN BOOK 1728 AT PAGE 88 OF OFFICIAL RECORDS.

QUITCLAIM DEED CONVEYING TO BRIGHTON DEVELOPMENT UTAH, LLC, THE RIGHT, TITLE AND INTEREST ACQUIRED IN SAID RIGHT-OF-WAY AND EASEMENT GRANT, RECORDED MARCH 18, 2016 AS ENTRY NO. 2927032 IN BOOK 6476 AT PAGE 1050 OF OFFICIAL RECORDS.

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Woods Cross, UT 84010
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PRELIMINARY NOT FOR CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY
GREG LARSEN
532 WEST PORTER LANE
PARCEL ID# 03-001-0209
SW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

REVISIONS

DRAWN:	JJS	2025/03/10
APPRVD:	JRC	2025/03/14
PROJECT #:		1021062
SURVEY 1021062.dwg		

C200
ALTA/NSPS LAND TITLE SURVEY

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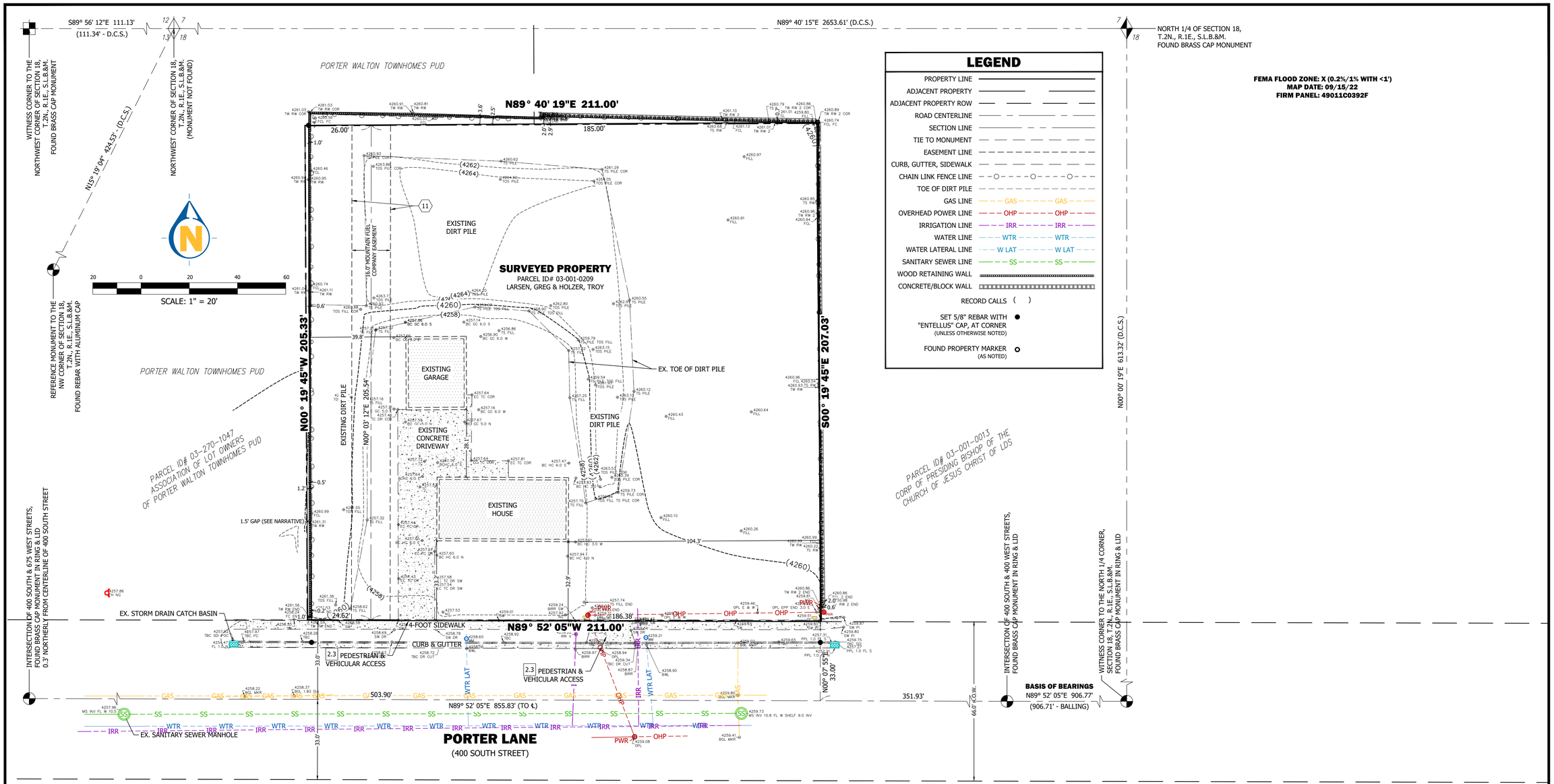
Christopher Argyle
6/19/25



FEMA FLOOD ZONE: X (0.2%/1% WITH <1')
MAP DATE: 09/15/22
FIRM PANEL: 49011C0392F

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PRELIMINARY NOT FOR CONSTRUCTION

EXISTING CONDITIONS
GREG LARSEN

532 WEST PORTER LANE
PARCEL ID# 03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: JJS	2025/03/10
APPRVD: JRC	2025/03/14
PROJECT #:	1021062
SURVEY 1021062.dwg	

C201
EXISTING CONDITIONS

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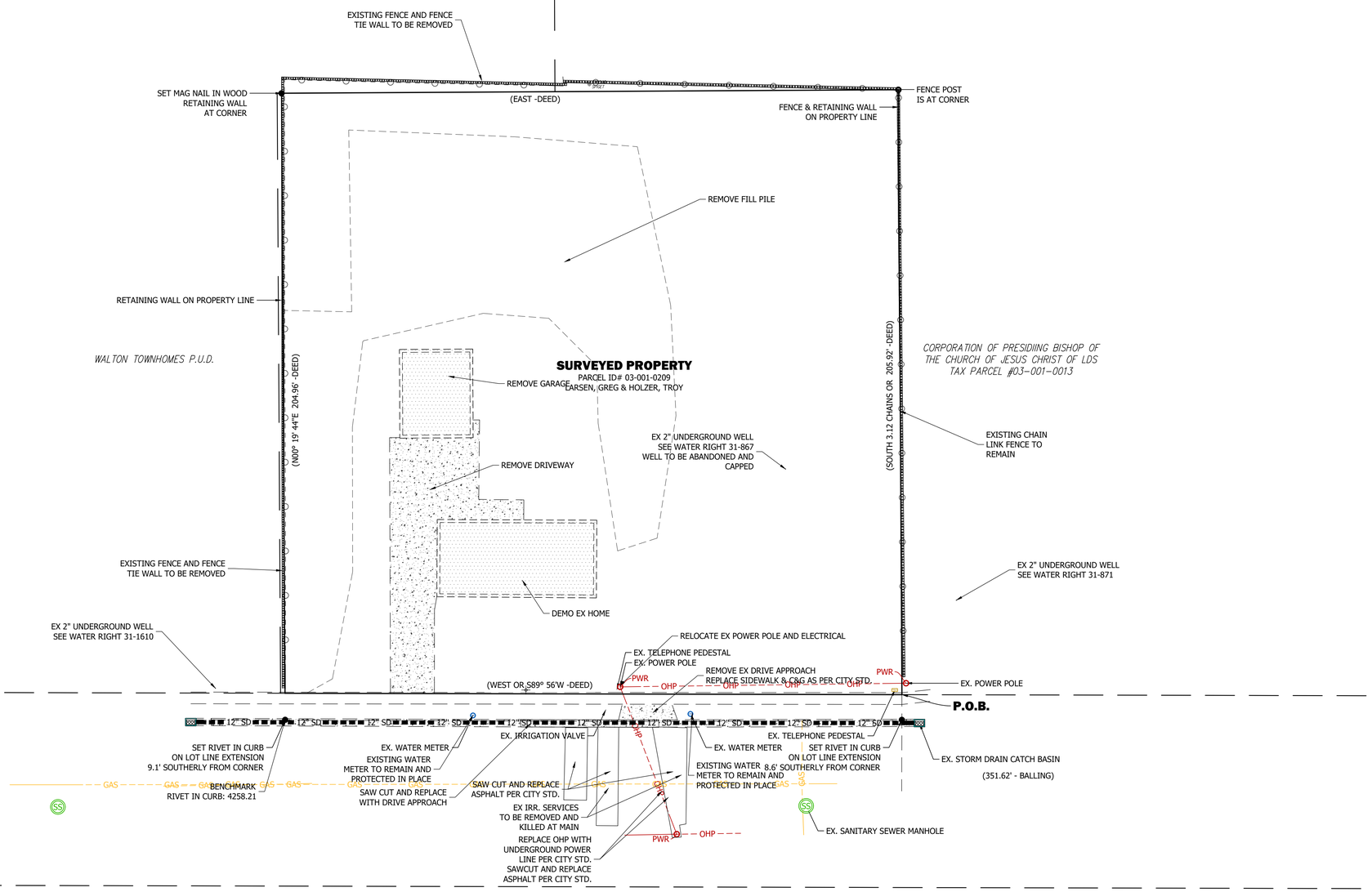
Christopher Argyle
6/19/25



NOTES

1. MEASURE DOWN (MD) ARE FROM CITY GIS MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING MEASURE DOWN DOES NOT MATCH PLANS.
2. CONTRACTOR TO REPORT ANY DISCREPANCIES SEEN IN THE FIELD BEFORE CONSTRUCTION BEGINS.

SCALE: 1" = 20'

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

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Entellus
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DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
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Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DEMOLITION PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C300
DEMOLITION PLAN

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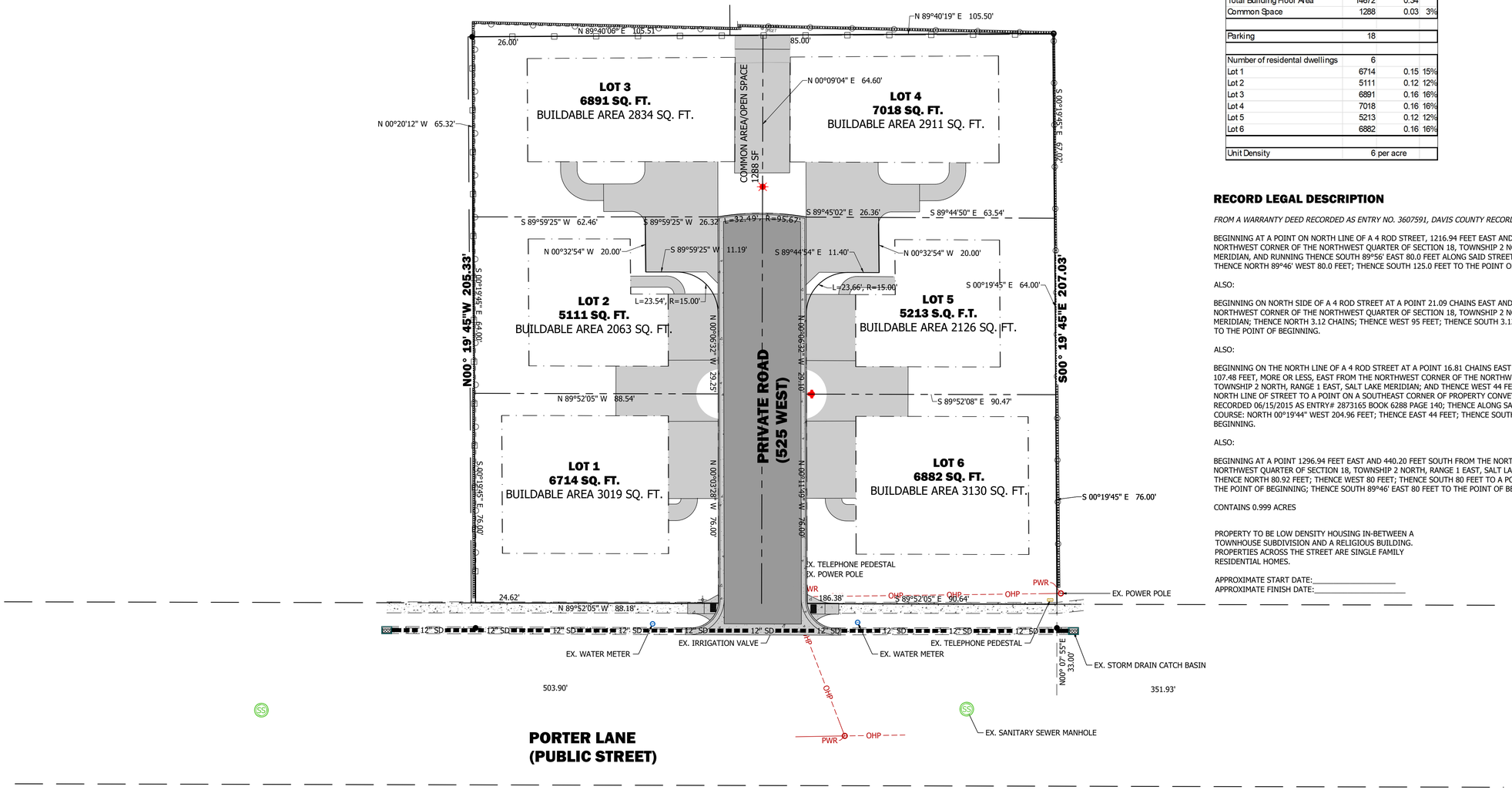

Area Tabulation Table			
Area Designation	Area (sf)	Area (acre)	%
Total Area (Gross Acreage)	43822	1.01	100
Building	16083	0.37	37%
Improvements	11461	0.26	26%
Landscape	16278	0.37	37%
Total Building Footprint	16083	0.37	
Total Building Floor Area	14672	0.34	
Common Space	1288	0.03	3%
Parking	18		
Number of residental dwellings	6		
Lot 1	6714	0.15	15%
Lot 2	5111	0.12	12%
Lot 3	6891	0.16	16%
Lot 4	7018	0.16	16%
Lot 5	5213	0.12	12%
Lot 6	6882	0.16	16%
Unit Density	6 per acre		

20 0 20
SCALE: 1" = 20'

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

PROPERTY TO BE LOW DENSITY HOUSING IN-BETWEEN A TOWNHOUSE SUBDIVISION AND A RELIGIOUS BUILDING. PROPERTIES ACROSS THE STREET ARE SINGLE FAMILY RESIDENTIAL HOMES.

APPROXIMATE START DATE:_____
APPROXIMATE FINISH DATE:_____

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SITE PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C400
SITE PLAN

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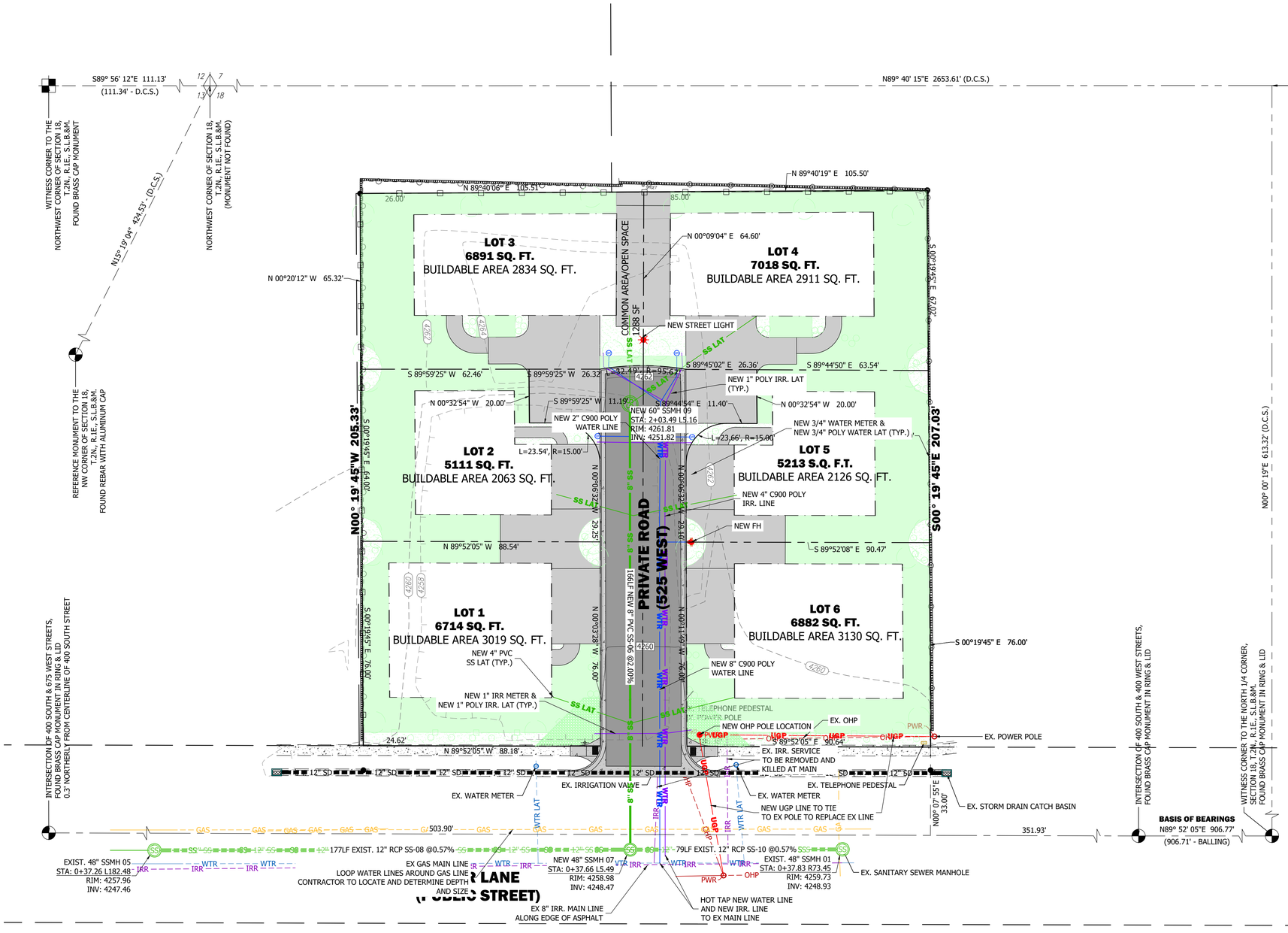

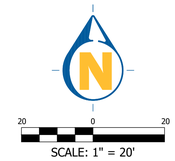

ENGINEER:
SCOTT ARGYLE
ENTELLUS ENGINEERING
SARGYLE@ENTELLUS.COM
(385)-777-2528

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

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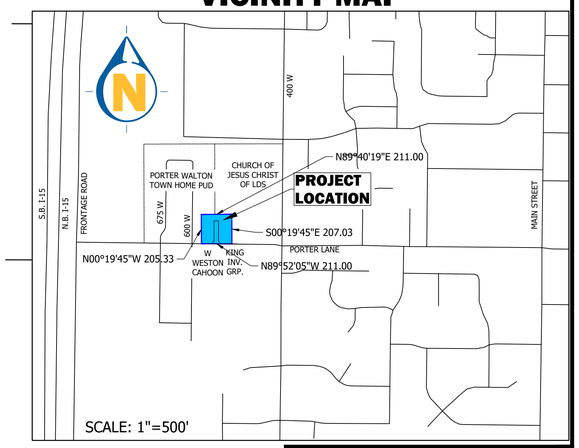
CONTAINS 0.999 ACRES

VICINITY MAP



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CENTERVILLE CITY, DAVIS COUNTY, UTAH

PRELIMINARY PLAT

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

PLAT

PRELIMINARY PLAT

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DRAINAGE CALCULATIONS

18-Jun-25

PRE-DEVELOPMENT AREA ANALYSIS

Area	sq.ft.	Acres	C
Building	2,207	0.05	0.85
Improvements	1,897	0.04	0.90
Landscape	39,718	0.91	0.15
Total	43,822	1.01	0.22

POST-DEVELOPMENT AREA ANALYSIS

Area	sq.ft.	Acres	C
Building	16,083	0.37	0.85
Improvements	11,461	0.26	0.90
Landscape	16,278	0.37	0.15
Total	43,822	1.01	0.60

10 YEAR STORAGE ANALYSIS

NOAA Precipitation Frequency Data Server

Latitude: 40.9324 Degree Longitude: -111.8799 Degree

Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Runoff ft^3	Allowable Runoff ft^3	Storage ft^3
5	3.610	657	60	597
10	2.750	1,001	121	880
15	2.280	1,245	181	1,064
30	1.530	1,671	362	1,309
60	0.948	2,070	724	1,346
120	0.575	2,512	1,449	1,063
180	0.416	2,726	2,173	553
360	0.254	3,329	4,346	0
720	0.159	4,167	8,692	0
1440	0.099	5,189	17,384	0
			Required Retention	**1,346**

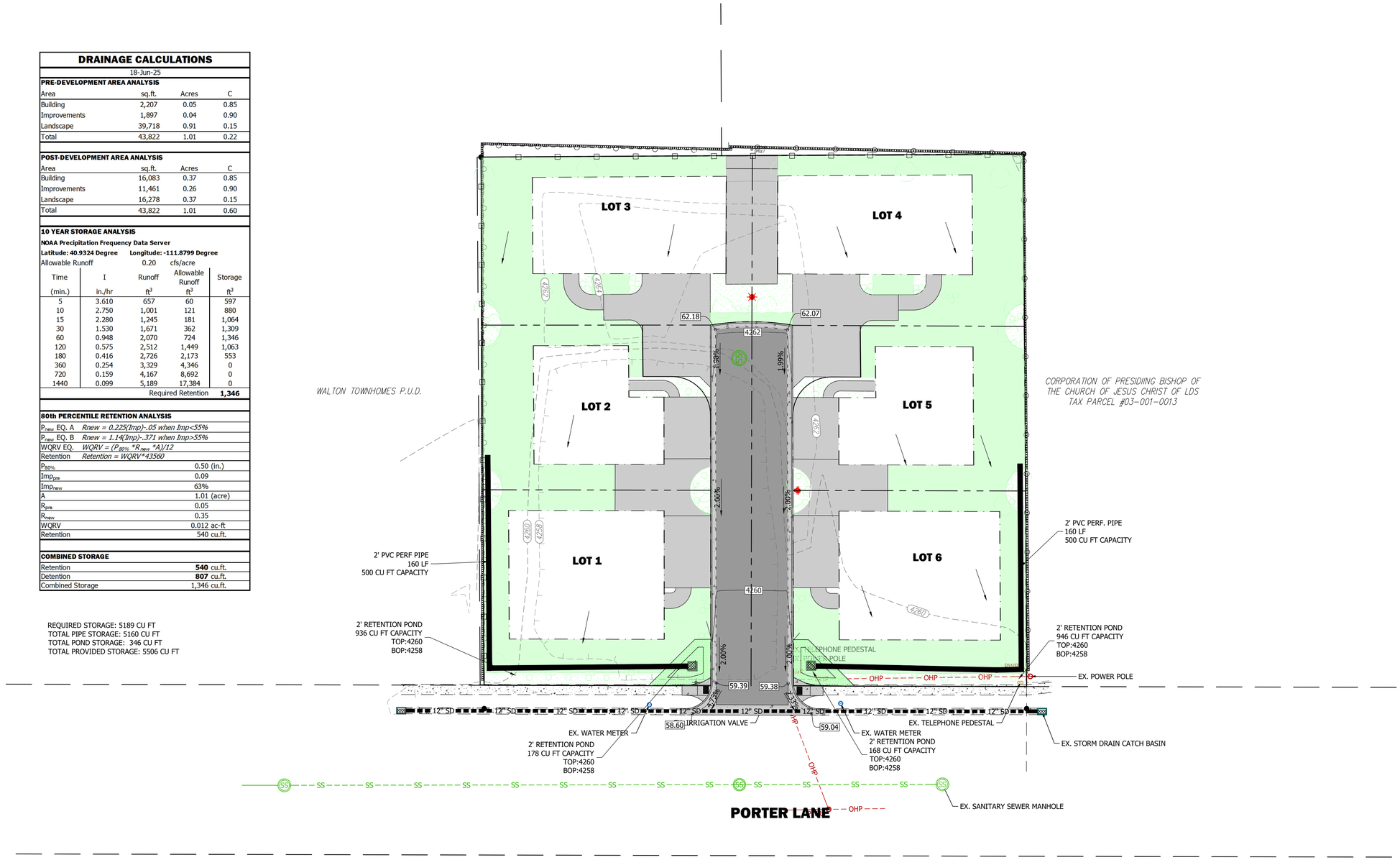
80th PERCENTILE RETENTION ANALYSIS

P_{new} EQ. A	*Rnew = 0.225(Imp)-.05 when Imp<55%*
P_{new} EQ. B	*Rnew = 1.14(Imp)-.371 when Imp>55%*
WQRV EQ.	*WQRV = ($P_{80\%}$ *R_{new} *A)/12*
Retention	*Retention = WQRV*43560*
$P_{80\%}$	0.50 (in.)
Imp_{pre}	0.09
Imp_{new}	63%
A	1.01 (acre)
R_{pre}	0.05
R_{new}	0.35
WQRV	0.012 ac-ft
Retention	540 cu.ft.

COMBINED STORAGE

Retention	**540** cu.ft.
Detention	**807** cu.ft.
Combined Storage	1,346 cu.ft.

REQUIRED STORAGE: 5189 CU FT
TOTAL PIPE STORAGE: 5160 CU FT
TOTAL POND STORAGE: 346 CU FT
TOTAL PROVIDED STORAGE: 5506 CU FT



SCALE: 1" = 20'

LEGEND

30.82	EXISTING SPOT ELEVATION
30.82	PROPOSED SPOT ELEVATION
1.5%	DOWNWARD GRADE
4258	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
4258	PROPOSED CONTOUR
	PROPOSED MINOR CONTOUR

ACCESSIBLE AREA CONSTRAINTS

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

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

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

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

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

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

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

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CENTERVILLE CITY, DAVIS COUNTY, UTAH

GRADING PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C500
GRADING PLAN

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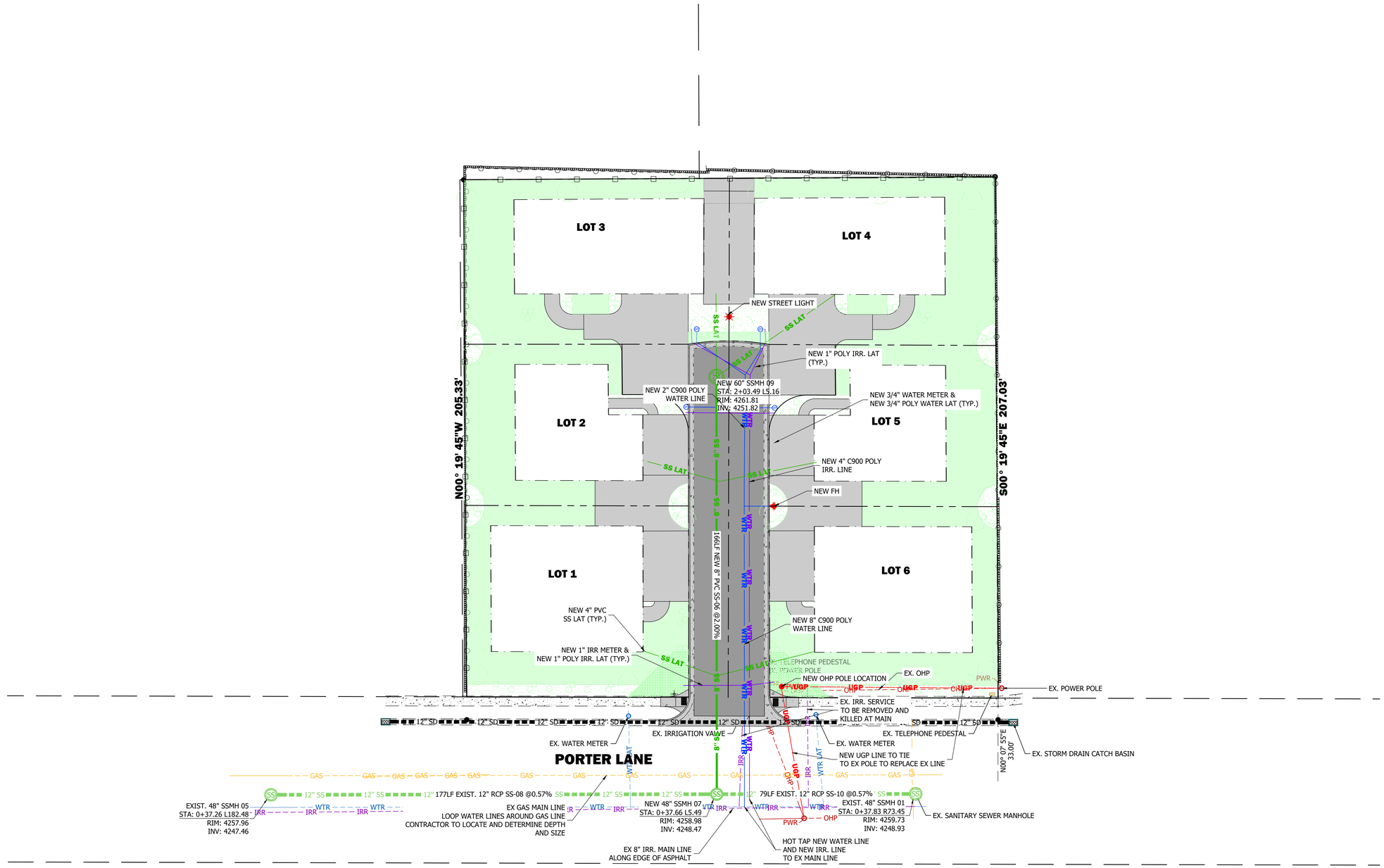

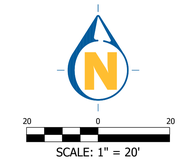

IMPROVEMENTS NOTES

1. ALL WORK & MATERIALS IN THE UDOT RIGHT-OF-WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
2. ALL WORK & MATERIALS IN THE CITY RIGHT-OF-WAY TO CONFORM TO [CITY] STANDARDS AND SPECIFICATIONS.
3. ALL PRIVATE IMPROVEMENTS WORK & MATERIALS TO CONFORM TO THE DETAILS SHEETS (C900 SERIES).

SANITARY SEWER NOTES

4. ALL SANITARY SEWER WORK & MATERIALS TO CONFORM TO [SEWER DISTRICT] STANDARDS AND SPECIFICATIONS.
5. ALL SEWER MAINS TO BE GREEN 8 INCH SDR35 PVC 3034 PIPE RUNNING AT A MINIMUM SLOPE OF 0.40%.
6. ALL SEWER LATERALS TO BE GREEN 4 INCH SDR35 PVC 3034 PIPE RUNNING AT A MINIMUM SLOPE OF 2.00%.

CULINARY WATER NOTES

7. ALL CULINARY WATER WORK & MATERIALS TO CONFORM TO [WATER DISTRICT] STANDARDS AND SPECIFICATIONS.
8. ALL WATER MAINS TO BE BLUE C900 DR18 CLASS 150 PIPE.
9. ALL WATER LATERALS TO BE 3/4" TYPE K COPPER.
10. ALL HYDRANTS TO BE 6" COMPRESSION TYPE OF THE FOLLOWING WITH STAINLESS BOLTS:
    - 10.1. MUELLER CENTURION
    - 10.2. CLOW MEDALLION
    - 10.3. WATEROUS

STORM DRAIN NOTES

11. ALL PUBLIC STORM DRAIN WORK & MATERIALS TO CONFORM TO [CITY] STANDARDS AND SPECIFICATIONS.
12. ALL PRIVATE STORM DRAIN WORK & MATERIALS TO CONFORM TO THE PRIVATE STORM DRAIN DETAILS IN THE C900 SERIES SHEETS, IN ADDITION TO THE MANUFACTURER'S RECOMMENDATIONS.
13. ALL PUBLIC STORM DRAIN PIPE TO BE CLASS V RCP, MINIMUM 15 INCH DIAMETER.
14. ALL PRIVATE STORM DRAIN PIPE TO BE ADS N-12 OR EQUIVALENT.
15. ALL PRIVATE STORM DRAIN MANHOLES AND BOXES TO BE PRECAST TO AASHTO HS-20 LOADING SPECIFICATION.

PRESSURE IRRIGATION NOTES

16. ALL PUBLIC PRESSURE IRRIGATION TO CONFORM TO [IRRIGATION DISTRICT] STANDARDS & SPECIFICATIONS.
17. ALL PUBLIC IRRIGATION MAINS ARE TO BE PURPLE C900 DR14 CLASS 200 PIPE.
18. ALL IRRIGATION LATERALS TO BE PURPLE SDR9 CTS POLY PIPE.

UTILITY SEPARATION NOTES

19. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER MAINS.
20. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER LATERALS.
21. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN STORM DRAIN AND ALL OTHER UTILITIES.
22. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN CULINARY WATER AND ALL OTHER UTILITIES.
23. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN PRESSURE IRRIGATION AND ALL OTHER UTILITIES.

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UTILITY PLAN

REVISIONS

DRAWN: JH	2025-06-19
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C600
UTILITY PLAN

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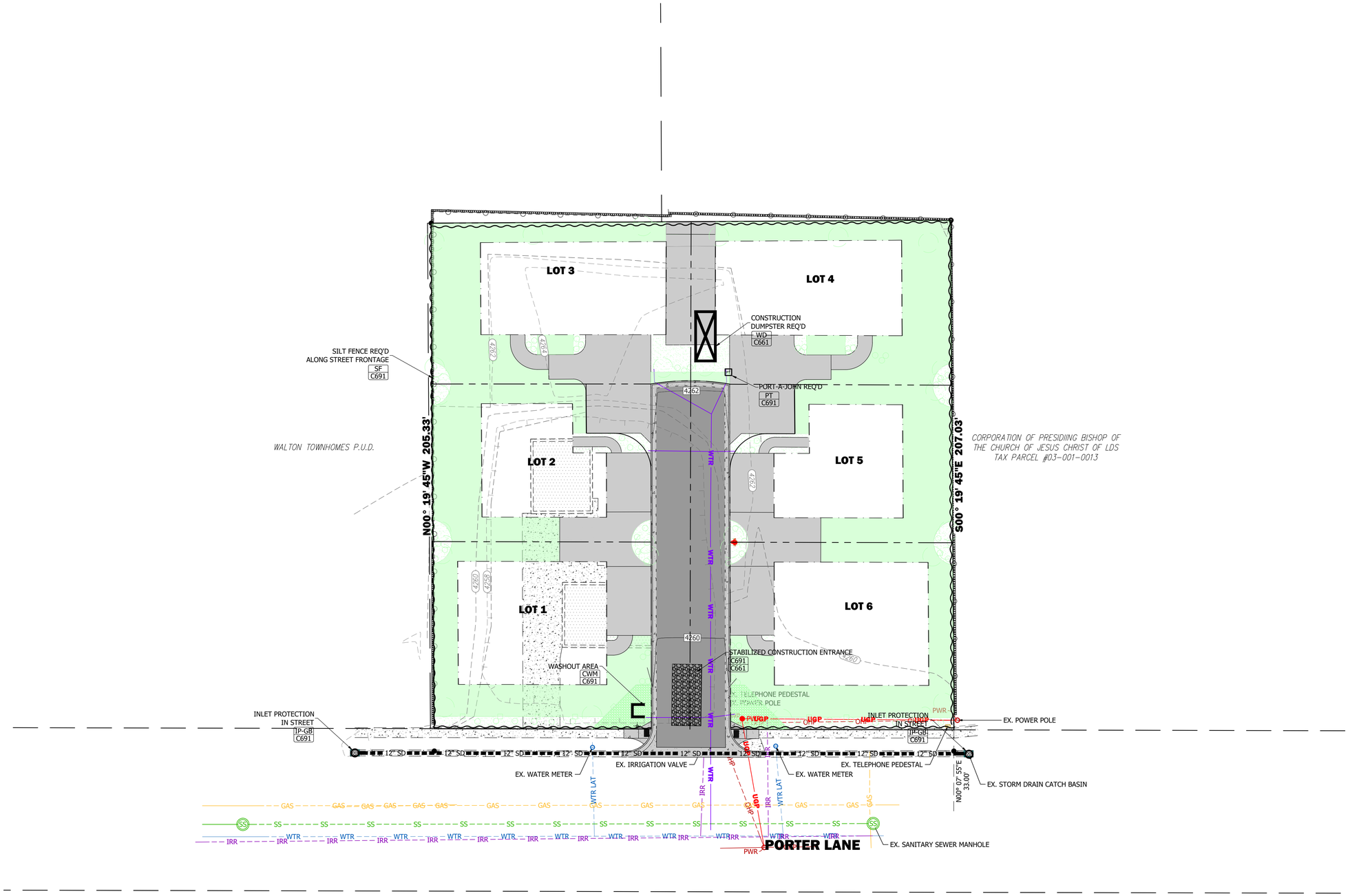

CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE:
   a. WEEKLY
   b. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
   c. WITHIN 24 HOURS AFTER A SNOW MELT SUFFICIENT TO CAUSE A DISCHARGE.

   ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

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EROSION CONTROL PLAN

REVISIONS

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PLANSET-1021062.dwg	

C690
EROSION CONTROL PLAN

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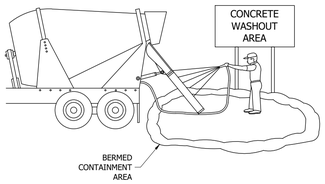
CONCRETE WASTE MANAGEMENT — CWM-BERM



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

APPLICABILITY
Applicable to sites where concrete will be placed.

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

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

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

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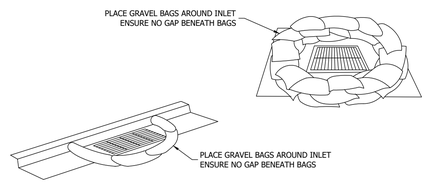
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - GRAVEL BAGS — IP-GB



DESCRIPTION
Sediment barrier erected around storm drain inlet.

APPLICABILITY
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

IMPLEMENTATION
1. Provide up-gradient sediment controls, such as silt fence during construction of inlet
2. When construction of curb and gutter and roadway is complete, install gravel filled bags around perimeter of inlet
3. Fill to recommended levels to reduce splitting of bags

LIMITATIONS
1. Recommended maximum contributing drainage area of one acre.
2. Requires shallow sloped adjacent to inlet.

MAINTENANCE
1. nspect inlet protection following storm event and at a minimum of once every 14 days.
2. Remove accumulated sediment when it reaches half the height of the bag.
3. Look for bypassing or undercutting and repair or realign as needed.
4. Replace and clean up spilled gravel when bags split.

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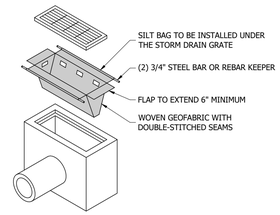
Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - SILT BAGS — IP-SB



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

APPLICABILITY
Storm drain inlet boxes.

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

LIMITATIONS
1. Cost.
2. Maintenance required to prevent plugging and remain effective.

MAINTENANCE
Inspection after all storm events and as required between event.

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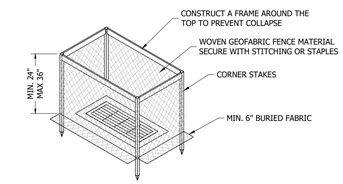
Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - SILT FENCE — IP-SF



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

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

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

LIMITATIONS
1. Recommended maximum contributing drainage area of one acre.
2. Limited to inlets located in open unpaved areas.
3. Requires shallow slopes adjacent to inlet.

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

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Adapted from Davis County Stormwater Coalition materials.

PORTABLE TOILET — PT

DESCRIPTION
Temporary on-site sanitary facilities for construction personnel.

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

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

LIMITATIONS
No limitations

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

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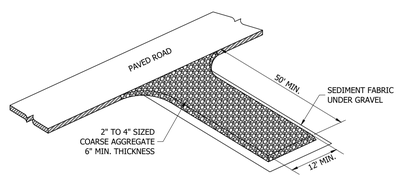
STABILIZED CONSTRUCTION ENTRANCE — SCE



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

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

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

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

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

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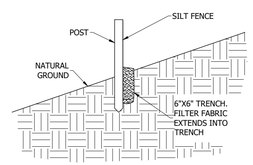
SILT FENCING — SF



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

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

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

LIMITATIONS
1. Recommended maximum drainage area of 0.5 acre per 100 feet
2. Look for runoff bypassing ends of barriers or undercutting barriers
3. Repair or replace damaged areas of the barrier and remove accumulated sediment
4. Reanchor fence as necessary to prevent shortcutting
5. Remove accumulated sediment when it reaches 1/2 the height of the fence

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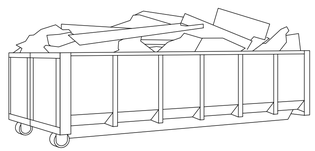
WASTE DISPOSAL — WD



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

APPLICABILITY
All construction sites

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

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

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

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DEVELOPER
KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD
522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
EROSION CONTROL DETAILS

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C691
EROSION CONTROL DETAILS

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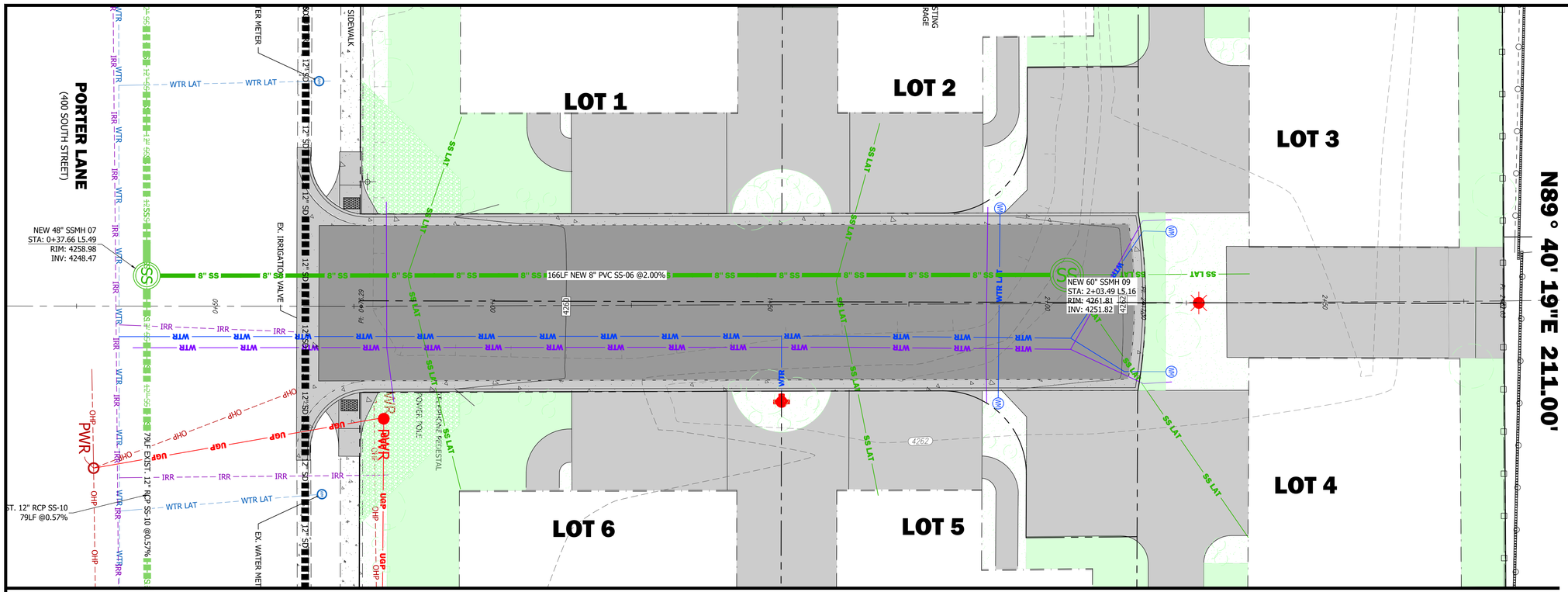

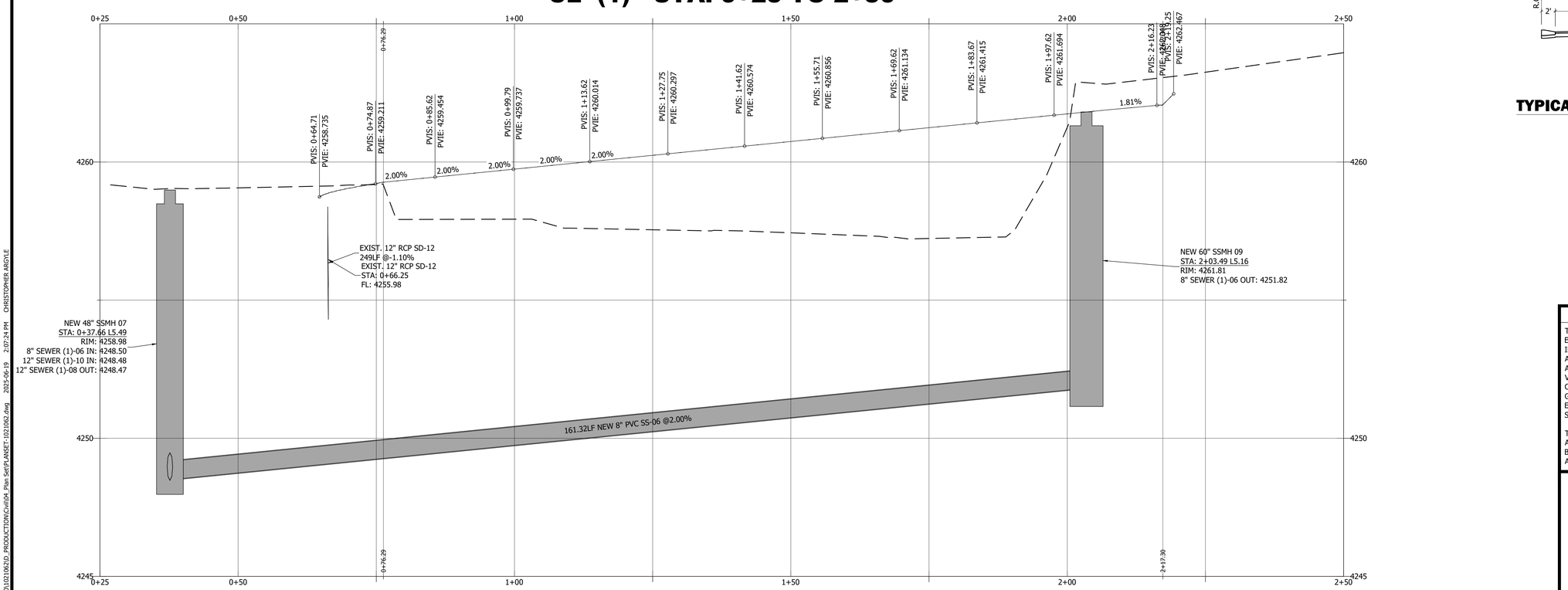

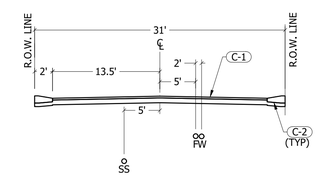

TYPICAL ROADWAY X-SECTION

CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

Know what's below.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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Woods Cross, UT 84010
Phone 801.298.2236
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DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PLAN AND PROFILE

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C700
PLAN AND PROFILE

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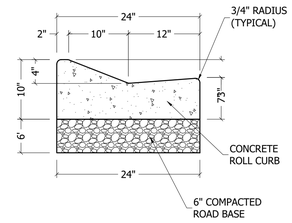
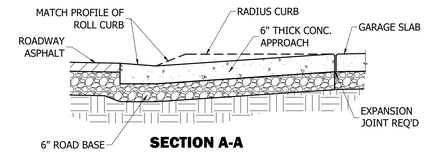
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



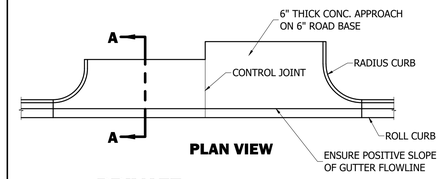
PRIVATE 24" ROLL CURB

C-2 / C400 TYPICAL N.T.S.

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



SECTION A-A

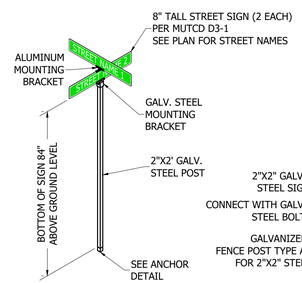


PLAN VIEW

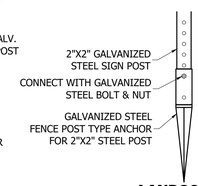
PRIVATE CONCRETE DRIVE APPROACH

C-5 / C400 TYPICAL N.T.S.

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. SEE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) D3-1 FOR LAYOUT & COLORS



POLE-MOUNTED SIGN



LANDSCAPE ANCHOR TYPE

POLE-MOUNTED D3-1 STREET SIGN

SN-1 / C400 TYPICAL N.T.S.

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Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
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PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

SITE DETAILS

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

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SITE DETAILS

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AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF DAVIS }

I (We), GREG LARSEN & TROY HOLZER, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2nd day of April, 2025.

(Notary Public)

KENT VANCE
Notary Public State of Utah
My Commission Expires on:
August 08, 2026
Comm. Number: 725659

Residing in BATH, Utah

My Commission Expires 08-08-2026

.....

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

(Property Owner)

(Property Owner)

Dated this ___ day of _____, 20___, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

E 3607591 B 8697 P 105-106
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
03/03/2025 09:55:30 AM
FEE: $40.00 Pgs: 2
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE - LEGEND HILLS

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Troy Holzer and Greg Larsen
150 W 1000 N
Bountiful, UT., 84010

SPACE ABOVE THIS LINE (3 ½" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **14253-6335031** (se)
A.P.N.: **03-001-0209**

Atieli Hafoka and Monalisa Hafoka, Grantor, of **Centerville, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

Greg Larsen and Troy Holzer , Grantee, of **Centerville, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

Beginning at a point on North line of a 4 rod street, 1216.94 feet East and South 565.20 feet from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence South 89°56' East 80.0 feet along said street; thence North 125.0 feet; thence North 89°46' West 80.0 feet; thence South 125.0 feet to the Point of Beginning.

Also:

Beginning on North side of a 4 rod street at a point 21.09 chains East and 8.60 chains South from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Meridian; thence North 3.12 chains; thence West 95 feet; thence South 3.12 chains; thence East 95 feet to the Point of Beginning.

Also:

Beginning on the North line of a 4 rod street at a point 16.81 chains East and 8.60 chains South and 107.48 feet, more or less, East from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Meridian; and thence West 44 feet, more or less, along said North line of street to a point on a Southeast corner of property conveyed in Warranty Deed recorded 06/15/2015 as Entry# 2873165 Book 6288

Page 140; thence along said line the following course: North 00°19'44" West 204.96 feet; thence East 44 feet; thence South 205 feet to the Point of Beginning.

Also:

Beginning at a point 1296.94 feet East and 440.20 feet South from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence North 80.92 feet; thence West 80 feet; thence South 80 feet to a point North 89°46' West from the point of beginning; thence South 89°46' East 80 feet to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this **January ~~23,~~ 22nd 2025**.

Atieli Hafoka by Monalisa Hafoka as attorney in fact.

Atieli Hafoka By:

Monalisa Hafoka

As his attorney in fact

Monalisa Hafoka

Monalisa Hafoka

STATE OF Ut.)
)ss.
County of Davis)

On 1/22/25, before me, the undersigned Notary Public, personally appeared **Atieli Hafoka By: Monalisa Hafoka as his attorney in fact and Monalisa Hafoka** , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/20/28

Notary Public

SANDY ESPINOZA
Notary Public State of Utah
My Commission Expires on:
March 20, 2028
Comm. Number: 736193

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

12840 Pony Express Road
Draper, Utah 84020

July 3, 2025

To: Paul Feser

This is to advise you of our ability to provide electrical service to the **Residential Home** located at **522 W Porter Lane, Centerville, Utah** with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Dustin Rudd

–

Rocky Mountain Power

Centerville City
Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Porter Lane Estates		
Project Address	522 West Porter Lane, Centerville, UT 84014		
Applicant	Troy Holzer		
Applicant Email	troyzmail@gmail.com		
Applicant Phone	801-898-0098		
Reviewed By	Lanese Hendrickson	**Title**	Assistant General Manager
Email	lhendrickson@sdsdut.gov	**Phone**	801-295-3469
Agency/Utility Co.	South Davis Sewer District	**Date**	4/9/2025

Questions regarding this form, contact Community Development Department 801.292.8232;
Mike Carlson, Public Works 801.677.6093 or Kevin Campbell, City Engineer 801.263.1752
THANK YOU!

Centerville City
Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

Question 1

- We can provide service for this project? (Y) or N
- We will require additional and/or different configuration of easements? (Y) or N
  If yes, please detail on the plan(s)

Question 2

- Any special onsite or offsite requirements for this project? (Y) or N
  List here:

  Please see attached.

Question 3

- Are there fees required from the developer before utility company improvements can be installed? (Y) or N

Questions regarding this form, contact Community Development Department 801.292.8232; Mike Carlson, Public Works 801.677.6093 or Kevin Campbell, City Engineer 801.263.1752
THANK YOU!

UTILITY PROVIDER REVIEW SHEET
Attachment

Sanitary sewer service is available to serve the proposed Porter Lane Estates through the existing sanitary sewer main in Porter Lane. The project will require submission of a subdivision/development application, payment of all fees and adherence with all District requirements for development. Final sanitary sewer design must comply with all District standards and be approved and inspected by the District. An easement will be required since the new sanitary sewer main is in a private road.

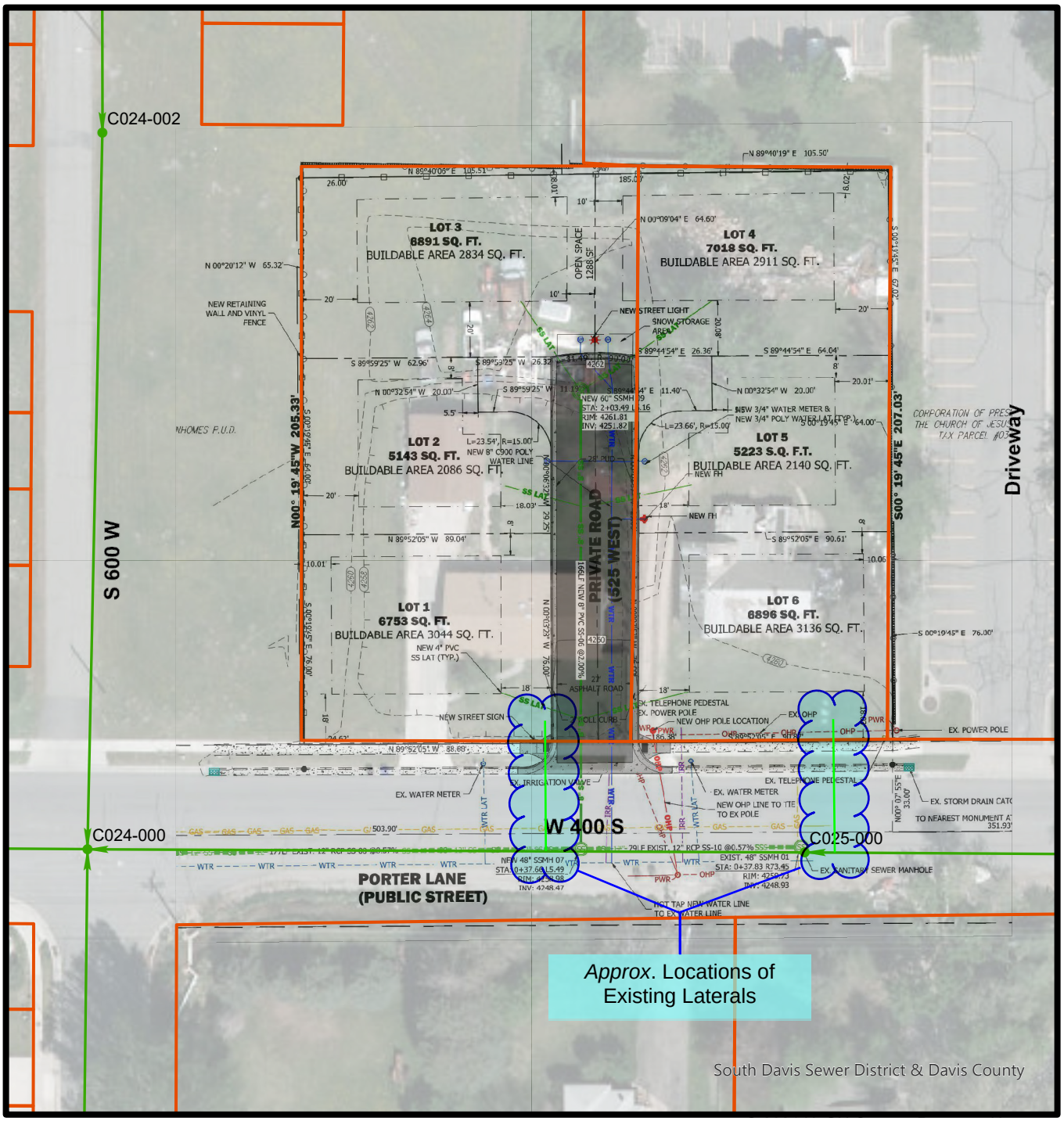
The developer will be responsible to cap the existing laterals for 522 W and 484 W in accordance with District standards if they are not reused. Approximate locations are shown on the attached drawing and cleanout drawings are provided for each. Should the developer have an interest in reusing the laterals, it will be the responsibility of the developer to have them inspected to assess condition and then approved by the District. Any necessary repairs or rehabilitation are the developer's responsibility.

If you have any questions, please feel free to contact me.

Digitally signed by
Lanese B. Hendrickson
Date: 2025.04.09
11:23:56-06'00'

_____

Lanese B. Hendrickson, PE
Assistant General Manager
South Davis Sewer District
801.295.3469 (Office)
801.815.0590 (Cell)



2012 HRO Aerial Photography

SOUTH DAVIS SEWER DISTRICT

For Information Purposes Only

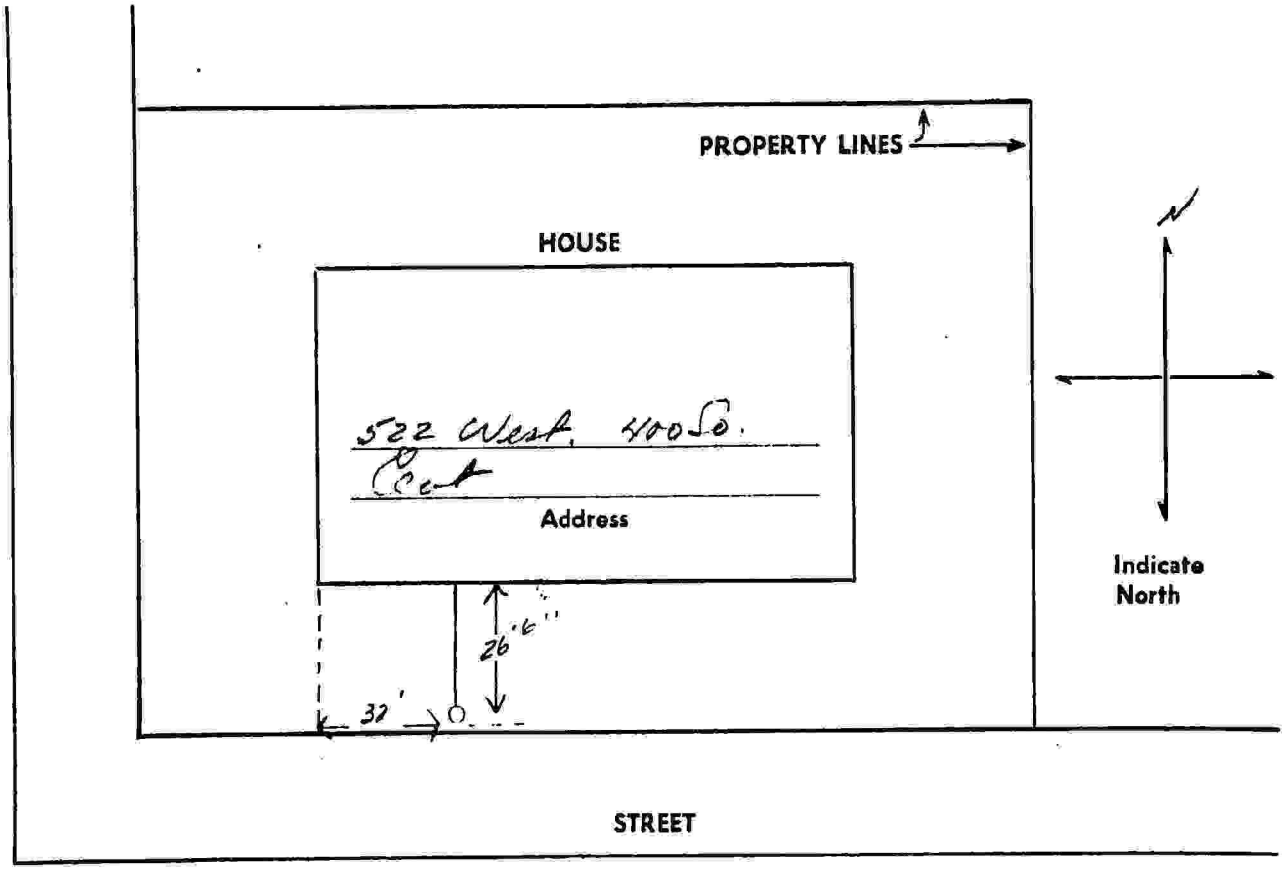
All Depth and Location Information to be Field-Verified

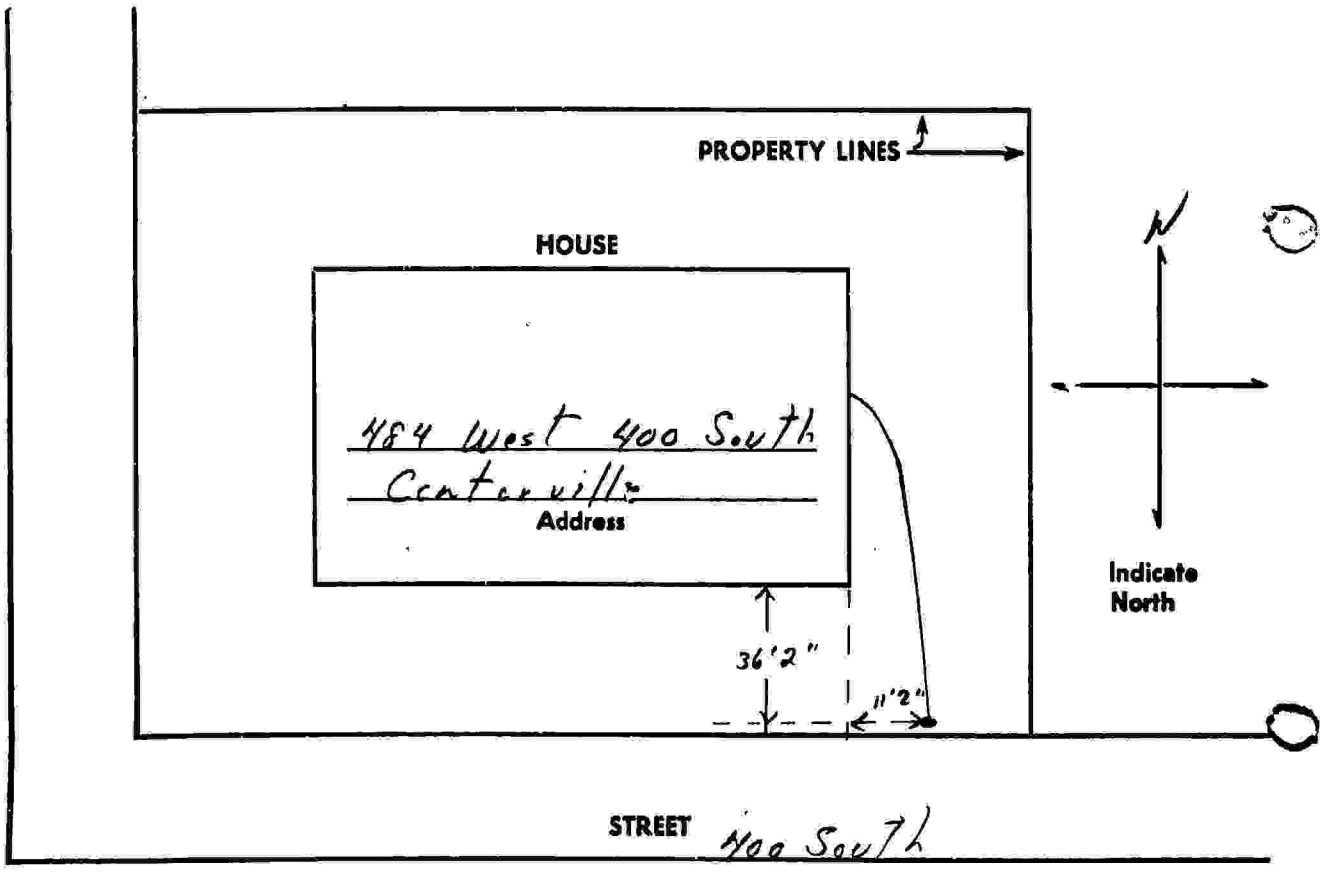
N
W E
S

0 35 70 140 Feet

LEGEND

MH	GRAVITY MAINS
● STANDARD	STANDARD


PROPERTY LINES
HOUSE
522 West 400 So.
Address
26'6"
32'
STREET
N
Indicate North


PROPERTY LINES
HOUSE
484 West 400 South
Centerville
Address
N
Indicate
North
36'2"
11'2"
STREET 400 South

Outlook

Will Serve Letters for - 522 West Porter Lane

From Troy Holzer <troyzmail@gmail.com>
Date Thu 5/15/2025 9:58 AM
To Sydney DeWees <sydney.dewees@centervilleutah.gov>; Greg Larsen <gmlarsendesign@hotmail.com>

4 attachments (4 MB)
Enbridge.pdf; Rocky Mountain Power.pdf; Centerville Deuel Creek.pdf; South Davis Sewer.pdf;

Hi Sydney,

Attached are the Will Serve Letters from Centerville Deuel Creek Irrigation Co., Dominion Energy/Enbridge, Rocky Mountain Power, and South Davis Sewer. I have called and emailed Century Link, Utopia Fiber, and Xfinity/Comcast numerous times and have not heard back from them.

Let me know what else you need.

Thanks.
All the best,
Troy

Centerville City
Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Porter Lane Estates		
Project Address	522 West Porter Lane, Centerville, UT 84014		
Applicant	Troy Holzer		
Applicant Email	troyzmail@gmail.com		
Applicant Phone	801-898-0098		
Reviewed By	Robert Byrnes	**Title**	President
Email	cdcic.president@gmail.com	**Phone**	801-554-7623
Agency/Utility Co.	Centerville Deuel Creek Irrigation Co.	**Date**	2025-05-09

Question 1

- We can provide service for this project? Y or N
- We will require additional and/or different configuration of easements? Y or N
  If yes, please detail on the plan(s)

No easements identified on provided plan set. Standard PUE for roads and lot fronts needed.

Question 2

- Any special onsite or offsite requirements for this project? Y or N
  List here:

Abandon and plug the existing services. Install 4" Submain & Metered Services to all lots and common spaces, ALL WORK TO COMPLY WITH CDCIC CONSTRUCTION SPECIFICATIONS.

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or N The Developer will be responsible for all costs to install the improvements and repairs through the warranty period. CDCIC will own the improvements upon completion.

Additional comments regarding this project that the City may need to know:
The parcel has appurtenant shares for full coverage.

Questions regarding this form, contact Community Development Department 801.292.8232; Mike Carlson, Public Works 801.677.6093 or Kevin Campbell, City Engineer 801.263.1752
THANK YOU!

Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDERS

- **CENTURYLINK ENGINEER**
  Mailing: 431 26TH St, Floor 2, Ogden, UT 84401

- **CENTERVILLE DEUEL CREEK IRRIGATION CO.**
  Secondary Water South of Chase
  Mailing: PO Box 429, Centerville, UT 84014
  Office: 15 E Center St, Centerville
  Phone: 801-298-3675
  Fax: 801-298-2229
  Email: cdcic.president@gmail.com

- **DOMINION ENERGY**
  Mailing: PO Box 45360, SLC, UT 84145
  Office: 1140 West 200 South, Salt Lake City
  Contact: Tony Stephens
  Phone: 801-324-3967

- **ROCKY MOUNTAIN POWER**
  Mailing: 1407 W North Temple, SLC, UT 84116
  Customer Service: 1-800-469-3981

- **SOUTH DAVIS METRO FIRE**
  Mailing: PO Box 1547, Bountiful, UT 84011
  Office: 255 South 100 West, Bountiful
  Contact: Casey Vorwaller, Fire Marshal
  Phone: 801-677-2407
  cvorwaller@sdmetrofire.org

- **SOUTH DAVIS SEWER DISTRICT**
  Mailing: PO Box 14011, SLC, UT 84114
  Office: 1800 W 1200 N, West Bountiful
  Contact: Susanne Monsen
  Phone: 801-295-3469
  sm@sdsd.us

- **UTOPIA FIBER**
  Contact: Keith Perkins, Construction Mgr.
  Mailing: 5858 S 900 E, Murray, UT 84121
  Office: 801-613-3863
  Cell: 801-330-5601
  kperkins@utopiafiber.com

- **WEBER BASIN WATER DISTRICT**
  Secondary Water North of Chase
  Mailing: 2837 E Hwy 193, Layton, UT 84040
  Contact: Kendall Searle
  Phone: 801-771-1677
  Email: ksearle@weberbasin.com (mail a copy as well)

- **XFINITY CABLE SERVICES BY COMCAST**
  Mailing: 751 W Antelope Dr, Layton, UT 84041
  Office: 1-800-266-6678

Only when applicable, the following providers

- **DAVIS COUNTY HEALTH DEPT**
  Food Service, Daycare, Personal Care
  Mailing: PO Box 618, Farmington, UT 84025
  Office: 22 South State Street, Clearfield
  Phone: 801-525-5128
  Fax: 801-525-5119

- **UDOT Region One**
  Project fronting UDOT street
  Mailing: 166 W Southwell St, Ogden, UT 84404
  Contact: David Alger
  Phone: 801-620-1654

Questions regarding this form, contact Community Development Department 801.292.8232; Mike Carlson, Public Works 801.677.6093 or Kevin Campbell, City Engineer 801.263.1752
THANK YOU!

April 10, 2025

Troy Holzer
895 Oakwood Cir
Bountiful, UT, 84010

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve 522 W Porter Ln., Centerville, UT, 84014 when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

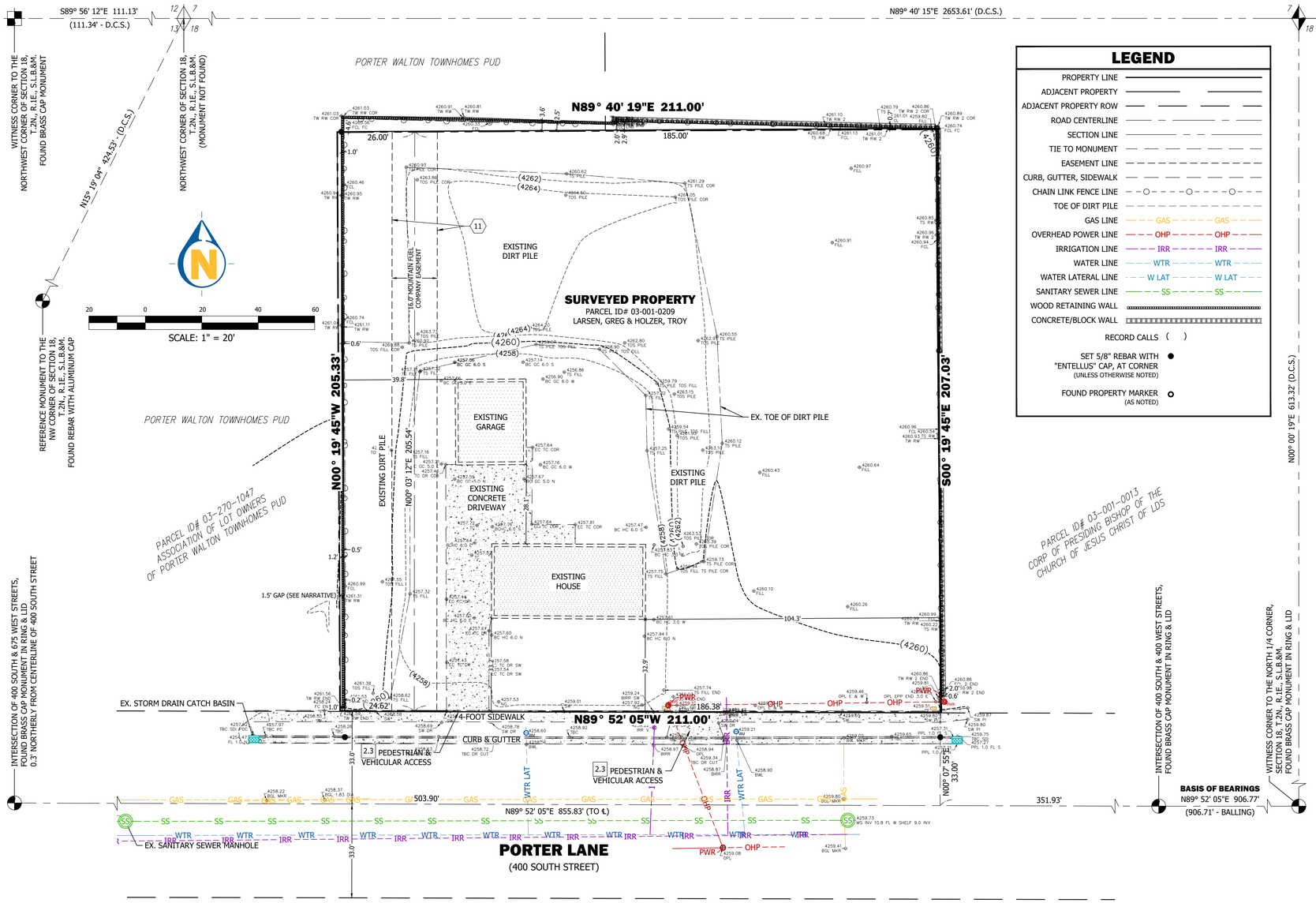
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Lexi Vigil
Pre-Construction Representative



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
ADJACENT PROPERTY ROW	
ROAD CENTERLINE	
SECTION LINE	
TIE TO MONUMENT	
EASEMENT LINE	
CURB, GUTTER, SIDEWALK	
CHAIN LINK FENCE LINE	
TOE OF DIRT PILE	
GAS LINE	GAS
OVERHEAD POWER LINE	OHP
IRRIGATION LINE	IRR
WATER LINE	WTR
WATER LATERAL LINE	W LAT
SANITARY SEWER LINE	SS
WOOD RETAINING WALL	
CONCRETE/BLOCK WALL	
RECORD CALLS	( )
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PREPARE AND ALTA/NSPS LAND TITLE SURVEY ON THE PROPERTY. WE SET THE BASIS OF BEARINGS ALONG THE MONUMENT AT 200 WEST STREET AND PORTER LANE AND THE WITNESS CORNER MONUMENT IN PORTER LANE, TO THE EAST, AS SHOWN. THIS BASIS USES THE DAVIS COUNTY SURVEYOR'S (D.C.S.) GROUND COORDINATE SYSTEM.

THE SUBJECT PARCELS ALL TIE FROM THE NORTHWEST CORNER OF SECTION 18. MATHEMATICALLY, THEY DO NOT FIT TOGETHER WELL IN A NORTH-SOUTH DIRECTION EXCEPT THAT THEY GENERALLY SHARE A CALL TO "THE NORTH LINE OF A STREET." THE SUBJECT PARCELS ARE SURROUNDED ON THE NORTH AND EAST BY PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("CHURCH PROPERTY"). ALTHOUGH THE CALCULATED LOCATION FOR THE CHURCH PROPERTY DOES NOT MATCH THE DEEDS FOR THE SURVEYED PROPERTY PERFECTLY, THEY SHARE THE SAME BEARING AND DISTANCE ALONG THE EAST LINE OF THE SURVEYED PROPERTY.

THE PORTER WALTON TOWNHOMES P.U.D. ("PUD"; ENTRY #2916378, DAVIS COUNTY RECORDER [D.C.R.]) FALLS TO THE WEST AND NORTH OF THE SURVEYED PROPERTY. IT ALSO PURPORTS TO USE THE D.C.S. GROUND COORDINATE SYSTEM. A PORTION OF THE PUD WAS ORIGINALLY OWNED BY THE HAFOKAS AND SOLD IN 2015 TO BRIGHTON DEVELOPMENT UTAH, THE DEVELOPER OF THE PUD (ENTRY #2873165, D.C.R.). COMPARING THIS DEED TO THE PUD PLAT, THE LOCATION OF THE WEST LINE OF THE SURVEYED PROPERTY APPEARS TO BE ABOUT 1.5' EASTERLY FROM THE CORRESPONDING LINE OF THE PUD.

BALLING ENGINEERING PREPARED A SURVEY IN 1992 ("BALLING SURVEY"; SURVEY #1277, D.C.S.) THAT INCLUDED THE SURVEYED PROPERTY FOR THIS SURVEY. IT SHOWS CHAIN LINK FENCING NEAR THE COMMON LINES BETWEEN THE CHURCH PROPERTY, THE SURVEYED PROPERTY, AND THE PUD. THE FENCING DOES NOT FOLLOW BOUNDARY LINES WELL. HOWEVER, ONE PROPERTY CORNER WAS LOCATED AT A FENCE POST ON THE NORTHEAST CORNER OF THE SURVEYED PROPERTY. THE PUD USES A DIFFERENT BEARING ALONG PORTER LANE THAN THE BALLING SURVEY. IT IS APPARENT FROM THE SURVEY RECORD THAT THE STREET MONUMENT IN PORTER LANE AT 675 WEST STREET WAS NOT SET ON THE CENTER LINE (SEE SURVEYS #2808, #3935, #7243, AND #7788).

WE MEASURED ROAD IMPROVEMENTS AND MONUMENTS IN PORTER LANE AND GATHERED ADDITIONAL MEASUREMENTS ON CORRESPONDING SECTION CORNER MONUMENTS. WE MEASURED FENCES AND WALLS SURROUNDING THE SURVEYED PROPERTY. WE FOUND THAT THE FENCING ALONG THE NORTHERLY LINES CONTINUES TO GENERALLY RUN OFF OF THE RECORD LOCATION OF THE PROPERTY. THERE IS NOW FENCING THAT WAS BUILT AS PART OF THE PUD THAT FOLLOWS THE REMAINING PORTION OF THE NORTHERLY LINES. THERE IS ALSO A FENCE AND WALL FROM THE PUD ALONG THE WESTERLY LINE OF THE SURVEYED PROPERTY.

COMPARING OUR CALCULATIONS TO THE MEASURED EVIDENCE, WE BELIEVE THAT THE BALLING SURVEY IS STILL A FAITHFUL REPRESENTATION OF THE SURVEYED PROPERTY. WE FOUND THAT FENCES CONTINUED TO BE IN THE SAME LOCATION SHOWN ON THE BALLING SURVEY, SO WE ACCEPTED THE NORTHERLY AND EASTERLY LINES ON THE BALLING SURVEY. WE CONTINUE TO ACCEPT THE CENTER LINE LOCATION OF PORTER LANE THAT WE HAVE USED ON PRIOR SURVEYS BECAUSE IT GENERALLY FITS ROAD IMPROVEMENTS. WE FOUND THE FENCES AND WALLS ALONG THE WESTERLY LINE FIT WELL WITH THE CONVEYANCE TO BRIGHTON IN 2015, LEAVING THE RECORD FRONTAGE FOR THE SURVEYED PROPERTY AT 211 FEET. WE SET CORNERS TO MARK THE PROPERTY, AS SHOWN

RECORD LEGAL DESCRIPTION

FROM EXHIBIT "A" OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARDS

1. MONUMENTS FOUND DURING THE FIELDWORK FOR THIS SURVEY ARE:
   - **1.1. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE DAVIS COUNTY SURVEYOR'S BRASS CAP MONUMENTING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 18 AND THE INTERSECTION MONUMENT OF 400 SOUTH & 400 WEST STREETS, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AS SHOWN ON THIS PLAT.**
2. EVIDENCE OF RIGHTS OF WAY AND ACCESS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY:
   - **2.1. BEARING AND DISTANCE TIES ARE SHOWN ON THE DIAGRAM SHEETS FROM THE PROPERTY TO STREET RIGHT-OF-WAY LINES.**
   - **2.2. PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY ARE NAMED ON THE DIAGRAM SHEETS ALONG WITH THE RESPECTIVE RIGHT OF WAY WIDTHS.**
   - **2.3. VISIBLE EVIDENCE OF PHYSICAL ACCESS (EG., DRIVEWAY CURB CUTS, SIDEWALKS, FENCE GATES) LEADING TO OR ACROSS THE PROPERTY IS SHOWN ON THE DIAGRAM SHEETS WITH LABELS DESCRIBING THE LOCATION AND CHARACTER OF VEHICULAR OR PEDESTRIAN ACCESS BY OTHER THAN THE APPARENT OCCUPANTS.**
   - **2.4. THE LOCATION AND EXTENT OF ANY POTENTIALLY ENCROACHING DRIVEWAYS, ALLEYS, AND OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO OR ACROSS THE SURVEYED PROPERTY ARE SHOWN ON THE DIAGRAM SHEETS.**
3. EVIDENCE OF LINES OF POSSESSION AND IMPROVEMENTS OBSERVED ALONG THE PROPERTY BOUNDARY LINES DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS INCLUDING WALLS, FENCES, BUILDINGS, SIDEWALKS, CONCRETE WORK, AND OTHER IMPROVEMENTS.
4. THE LOCATIONS OF BUILDINGS OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS. **TWO BUILDINGS WERE OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY.**
5. EVIDENCE OF EASEMENTS AND SERVITUDES OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE **SHOW ON THE DIAGRAM.**
6. THE LOCATIONS OF CEMETERIES ENCUMBERING OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM: **NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY, AND THE SURVEYOR WAS NOT MADE AWARE OF THE EXISTENCE OF ANY OTHER BURIAL PLOTS DURING THE PROCESS OF CONDUCTING.**
7. NO EVIDENCE OF WATER FEATURES EITHER ON THE PROPERTY OR MOVING ACROSS THE PROPERTY WAS OBSERVED DURING THE FIELD WORK FOR THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY TABLE "A" ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON DIAGRAM)**

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(SHOWN ON DIAGRAM)**

11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NONE PROVIDED)**
   (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. **(SHOWN ON DIAGRAM)**

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021 (SHOWN ON DIAGRAM)**

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NO EVIDENCE WAS OBSERVED DURING THE FIELDWORK OR DISCOVERED BY THE SURVEYOR IN PROCESS OF CONDUCTING THIS SURVEY)**

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING PROPERTIES, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCELS SHOWN HEREON WAS OBTAINED FROM TITLE REPORT FILE NUMBER 14253-6335031, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF *OCTOBER 30, 2024,* 8:00 A.M.

2. THIS ALTA SURVEY IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS MADE IN RELATION TO A RECORD OF SURVEY THAT WILL BE FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE.

3. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR AND RECORD DRAWINGS PROVIDED BY THE CITY, UTILITY COMPANY, OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.

4. ONLY OBSERVABLE SURFACE AND ABOVE GROUND FACILITIES OR STRUCTURES WERE FIELD-LOCATED AND SHOWN HEREON. BURIED STRUCTURES SUCH AS TANKS, FOUNDATION FOOTINGS, VAULTS, ETC., WERE NOT SEARCHED FOR AND NOT LOCATED.

5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021)

6. THERE WAS NO EVIDENCE OF ANY SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

7. STRUCTURES RELATED TO AN IRRIGATION SYSTEM WERE NOT OBSERVED ON-SITE DURING THE PROCESS OF CONDUCTING THE FIELD WORK. HOWEVER, UTILITY MAPS SUGGEST THAT THERE IS AN IRRIGATION SERVICE TO THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO GREG LRSEN AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11, 16, 17, & 19, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 04, 2025.
DATE OF PLAT OR MAP: MARCH 14, 2025

JEREMIAH CUNNINGHAM, P.L.S.
STATE OF UTAH LICENSE NO. 9182497

TITLE REPORT EXCEPTIONS

FROM SCHEDULE "B", PART "II", A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

(11.) RIGHT-OF-WAY AND EASEMENT GRANT RECORDED FEBRUARY 25, 1994 AS ENTRY NO. 1099375 IN BOOK 1728 AT PAGE 88 OF OFFICIAL RECORDS.

QUITCLAIM DEED CONVEYING TO BRIGHTON DEVELOPMENT UTAH, LLC, THE RIGHT, TITLE AND INTEREST ACQUIRED IN SAID RIGHT-OF-WAY AND EASEMENT GRANT, RECORDED MARCH 18, 2016 AS ENTRY NO. 2927032 IN BOOK 6476 AT PAGE 1050 OF OFFICIAL RECORDS.

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

PRELIMINARY NOT FOR CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY
GREG LARSEN
532 WEST PORTER LANE
PARCEL ID# 03-001-0209
SW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

REVISIONS

DRAWN:	JJS	2025/03/10
APPRVD:	JRC	2025/03/14
PROJECT #:		1021062
SURVEY 1021062.dwg		

C200
ALTA/NSPS LAND TITLE SURVEY

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Christopher Argyle
5/15/25

Porter Lane Estates Concept Plan Lot Calculations

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot size	6879 SQFT	5275 SQFT	6944 SQFT	6944 SQFT	5275 SQFT	6879 SQFT
Buildable Area	3127 SQFT	2202 SQFT	2854 SQFT	2854 SQFT	2202 SQFT	3127 SQFT
Lot coverage	2858 SQFT 41%	2084 SQFT 39%	2654 SQFT 38%	2654 SQFT 38%	2084 SQFT 39%	2858 SQFT 41%
Impervious Surface	962 SQFT	962 SQFT	988 SQFT	988 SQFT	962 SQFT	962 SQFT
Pervious Surface/ landscaping	1753 SQFT	1500 SQFT	2310 SQFT	2310 SQFT	1500 SQFT	1753 SQFT
Building footprint	1650 SQFT	1468 SQFT	1850 SQFT	1850 SQFT	1468 SQFT	1650 SQFT
Street Frontage	76 ft	64 ft	42 ft	42 ft	64 ft	76 ft
Parking spaces	3.5	3	3.5	3.5	3	3.5

Development total = 45302 SQFT

Dwelling Unit Density=5.94 Units per acer

Road coverage total: 4290 SQFT = (4290 sq ft / 45302.4 sq ft) × 100 = 9.47%

Total Common Space: 2650 SQFT = 2650 sq ft / 45302.4 sq ft) × 100 = 5.85%

Common space breakdown: 1000 SQ FT sports court, 1650 SQFT yard/ landscaped area

Porter Lane Estates – Covenants, Conditions & Restrictions (CC&Rs)

This Declaration sets forth the Covenants, Conditions, and Restrictions for Porter Lane Estates, a Planned Development Overlay of six residential lots in Centerville, Utah.

RECITALS

This Declaration is made for the purpose of creating a planned development community of six homes in Centerville, Utah, subject to a Planned Development Overlay.

ARTICLE I – DEFINITIONS

Association: The Porter Lane Estates Homeowners Association (HOA).

Common Area: All property owned or maintained by the Association.

Lot: One of the six subdivided parcels.

Declarant: The developer or its legal successor.

ARTICLE II – PROPERTY SUBJECT TO THIS DECLARATION

Describes the legal boundaries and parcel numbers of the development (to be specified in the final plat).

ARTICLE III – USE RESTRICTIONS

1. Residential use only.

2. No business or commercial use.

3. No subdivision or re-subdivision of lots.

4. No more than one single-family dwelling per lot.

ARTICLE IV – ARCHITECTURAL CONTROL

All exterior construction, fences, landscaping, and modifications must be approved by an Architectural Review Committee (ARC). ARC will be elected by The Association.

Homes must conform to community design standards.

ARTICLE V – MAINTENANCE OBLIGATIONS

Lot Owners must maintain their properties.

Common Areas / Open Space are property owned and maintained by the Association.

ARTICLE VI – PETS AND ANIMALS

Common domestic pets only.

No breeding or commercial animal operations.

ARTICLE VII – PARKING AND VEHICLES

No RVs, trailers, or commercial vehicles parked in view for more than 24 hours.

On-street parking may be limited.

ARTICLE VIII – LEASING AND OCCUPANCY

Minimum lease term of 12 months.

All tenants must comply with CC&Rs.

ARTICLE IX – ENFORCEMENT

The Association has legal authority and may fine, lien, or sue for violations and delinquent dues. All fines, delinquent dues, and accrued interest shall be paid before the lien may be removed.

Disputes may be subject to mediation or arbitration.

ARTICLE X – DURATION AND AMENDMENT

These CC&Rs run with the land.
Amendments require 67% owner approval and City approval if affecting land use.

Justification Memorandum for PDO Amendment

Project Name: Porter Lane Estates
Location: 522 West Porter Lane, Centerville, Utah
Parcel ID: 03-001-0209
Zoning District: R-M (Residential Medium)
Application: Planned Development Overlay (PDO) Amendment & Zoning Map Amendment

Introduction

This memorandum serves as a formal justification for the proposed Planned Development Overlay (PDO) Amendment and Zoning Map Amendment requested by Centerville City for the Porter Lane Estates development. The proposed development includes the subdivision of one existing parcel totaling approximately 1.04 acres into six individual residential lots for the construction of single-family homes. The underlying zoning (R-M) permits residential development, and the PDO is requested to allow specific variances needed to optimize the site while maintaining compliance with the intent of the City's General Plan and Design Standards.

1. Lot Size and Density Variance

- **City Code Requirement:** Minimum lot size for single-family lots in the R-M zone is 10,000 sq. ft.
- **Proposed:** Lots range from approximately 5,275 to 6,944 sq. ft.
- **Justification:** The PDO allows flexibility to create a more compact and cohesive neighborhood design that supports Centerville's General Plan goals for housing diversity and efficient land use. The overall density is ~5.77 dwelling units per acre, consistent with the intent of the R-M zone and less than the maximum allowable under a PDO.

2. Setback Variances

- **City Code Requirement:** Front: 25 ft; Side: 8 ft , Rear: 20 ft.
- **Proposed:** Slightly reduced setbacks (to be confirmed at final plat and site plan).
- **Justification:** Reduced setbacks provide greater flexibility in site design and allow for larger usable building footprints while maintaining adequate light, air, and privacy between structures. This is appropriate for a small infill project and consistent with PDO provisions.

3. Frontage Requirement

- **City Code Requirement:** 60 ft.
- **Proposed:** More than 60 ft on four lots, and 42.5 ft on two lots.
- **Justification:** The reduction in frontage is not intended to increase density, but to promote a more efficient subdivision layout that respects site constraints and optimizes usable open space, walkability, and shared infrastructure. While also maintaining attractive front elevations, functional driveways, and sufficient setback compliance.

4. Common Area / Open Space Requirement

- **City Code Requirement:** PDOs must provide at least 20% usable common area/open space.
- **Proposed:** Approximately 2,900 sq. ft. of common area/open space (~6.4%).
- **Justification:** Due to the project's small total acreage, achieving 20% common area/open space is impractical without significantly reducing the number of lots. The proposed common area/open space serves as a shared landscaped amenity and focal point. Additional amenities such as perimeter landscaping enhance the community character. The intent of the code is satisfied through quality, centralized common area/open space rather than quantity.

5. Private Street Width and Design and Sidewalk Variance

- **City Code Requirement:** Private lanes must be 28-36 ft wide, with sidewalks and fire access.
- **Proposed:** 28 ft private lane with roll curb, shoulders, and no sidewalks.
- **Justification:** The design meets minimum width requirements and accommodates emergency vehicles. The inclusion of a roll curb and parking shoulders balances safety with functionality. Fire Access turnaround can be confirmed during final site plan review.

6. Fences and Walls

- **City Code Requirement:** Unless otherwise stated, no fence, wall, or similar structure over 48 inches (4 feet) may be erected within a front yard or street-side yard.
- **Proposed:** 6' high wall with only 4' showing in the front yard. (See attached plan)
- **Justification:** While the wall exceeds the 4-foot limit, it serves a landscape and architectural purpose, not a restrictive one. Its design compatibility, limited visual impact,

and contribution to the neighborhood character aligns with the city's goals of promoting attractive and well-integrated front yard designs.

7. Irrigation Plan

- **City Code Requirement:** CZC 12. 51. 100
- **Proposed:** Drip irrigation will be installed along Porter Lane Road in the Common Area / Open Space. No other irrigation plan is being proposed at this time.
- **Justification:** We respectfully request approval to defer individual lot irrigation plans until the time of home construction or occupancy to allow individual homeowners the freedom to personalize their private landscaping according to their preferences, budget, and lifestyle. Requiring a detailed irrigation plan for each lot at this stage would restrict this flexibility and may result in unnecessary costs or changes post-occupancy.

Conclusion

The Porter Lane Estates project aligns with Centerville's vision for infill residential development. The requested PDO Amendment is essential to address practical site constraints and to deliver high-quality housing on a modestly sized parcel. All variances proposed are in keeping with the City's PDO framework and are mitigated through thoughtful design.

We respectfully request approval of the PDO and Zoning Map Amendments to allow this development to proceed in harmony with Centerville's General Plan and community goals.

Prepared by:
Greg Larsen and Troy Holzer
Porter Lane Estates Developers

Entrance Distance for Walls

DEVELOPMENT SCHEDULE FOR PORTER LANE ESTATES

- Demolition of existing home ~14 Days
- Horizontal work and road construction ~30 Days
- Full buildout ~18-24 Months

June 27th, 2025

Please see the following public hearing notices for July 9th, 2025

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT OVERLAY (PDO) APPLICATION AND ASSOCIATED CONCEPTUAL SITE PLAN

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **July 9th, 2025 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 for the property located at 522 West Porter Lane from Residential Medium (R-M) zoning to Residential Medium Planned Development Overlay (R-M PDO) zoning and associated Conceptual Site Plan**. 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.

Michael R. Eggett

Community Development Department

Centerville City

Notice of Public Hearing

Project:	**PORTER LANE ESTATES REZONE**
Location:	**522 WEST PORTER LANE**
Zoning:	**RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM PLANNED DEVELOPMENT OVERLAY (R-M PDO)**

Application:	**PLANNED DEVELOPMENT OVERLAY ZONING MAP AMENDMENT & ASSOCIATED CONCEPTUAL SITE PLAN**

Meeting Date:	**WEDNESDAY JULY 9th, 2025**
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 centervilleutah.gov**

The public is cordially invited to attend this meeting and comment. Your input on this matter is very important. Anyone desiring further information about this proposal, call the Centerville City Planning Department at 801.292.8232 during regular business hours.

12.41 Planned Development Overlay Zone
12.41.010 Purpose
12.41.020 Scope
12.41.030 Definitions
12.41.040 Minimum Area Of Zone
12.41.050 Use In Combination With Underlying Zone
12.41.060 Uses Allowed
12.41.070 Variations From Development Standards
12.41.074 Development Agreements For Planned Development Overlay Zones
12.41.080 Planned Development Overlay Zone Approval
12.41.090 Density
12.41.100 Development Standards
12.41.110 Protection Of Common Areas
12.41.120 Development Implementation

12.41.010 Purpose

The Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.020 Scope

The requirements of this Chapter shall apply to any planned development within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.040 Minimum Area Of Zone

The PDO Zone shall be utilized only for projects consisting of at least five contiguous acres; provided, however, projects for single-family dwellings shall not have a minimum zone area requirement.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.050 Use In Combination With Underlying Zone

The PDO Zone may be used in combination with any residential, commercial, or industrial zone, subject to the requirements of this Chapter.

(a) Provisions Supplementary. The provisions of the PDO Zone shall be supplementary to the provisions of the underlying zone with which it is combined and shall not be applied to any land area as an independent zone.

(b) Zone Designation. The PDO Zone designation shall be shown on the Zoning Map in parentheses as a suffix to the zone designation with which it is combined. For example, if the PDO Zone were being combined with the Residential Medium (R-M) Zone, it would be designated on the Zoning Map as R-M(PDO).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.060 Uses Allowed

Uses allowed in a PDO Zone shall be as set forth below. Any use which is a conditional use in the underlying zone shall be subject to the issuance of a conditional use permit as set forth in CZC 12.21.100.

(a) Residential Planned Developments. Planned developments to be established on land designated for residential land use in the General Plan shall be considered "residential planned developments." Any use permitted in the underlying zone as shown in the Table of Uses in CZC 12.36 (Table of Uses) and the following additional uses shall be permitted in a residential planned development

(1) Multiple-family dwellings as provided in CZC 12.41.100; and

(2) Any commercial use that:

(A) Will serve residents of the planned development,

(B) Is designed and located to protect the character of the planned development and surrounding land uses; and

(C) Does not occupy more than 40 square feet per dwelling unit in the planned development.

(b) Commercial Planned Developments. Planned developments to be established on land designated for commercial land use in the General Plan and zoned commercial shall be considered "commercial planned developments." Any use permitted in the underlying zone as shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in a commercial planned development provided:

(1) Such use is specifically authorized as part of a site plan approved pursuant to the provisions of this Chapter;

(2) Such use is designed as an integral element of the planned development, including building and landscape design, which is consistent with design elements of the development and the provisions of this Chapter;

(3) Residential uses within a commercial planned development shall only be permitted within a mixed commercial/residential development;

(4) Mixed commercial/residential developments within a commercial planned development shall be predominantly commercial development with a supplemental residential

component of such commercial development, except as otherwise allowed in Subsection (6);

(5) The maximum overall residential density for residential uses within a commercial planned development shall be subject to the specific stipulations allowed by the underlying zone and/or designation assigned by the General Plan or Zoning Code; provided, in no event shall the residential density exceed 15 units per acre when calculating the entire commercial planned development or 25 units per acre when calculating the residential area only, whichever is less.

(6) Notwithstanding the general commercial planned use allowances listed in this Section, the following specific area allowances may be considered in a commercial planned development.

(A) West Centerville Neighborhood Parrish-Legacy Gateway Corridor District. The Parrish-Legacy Gateway Corridor District shall be subject to the maximum allowable residential density as listed in the General Plan and/or as set forth in Subsection (5). When a predominant commercial use development is not being proposed, a contributing commercial use component must still be provided. However, the specific mixed ratio of commercial use to residential use shall be defined with the concept plan submitted for the PDO designation. The proposed commercial uses must achieve a combination of the following for residents living in the West Centerville Neighborhood:

(i) Provide opportunity for food service or local service type retail commercial services;

(ii) Provide opportunity for personal care and/or instructional type services;

(iii) Provide opportunity for medical care or health type services;

(iv) Provide opportunity for adult or child care type services; or

(v) Provide other types of commercial uses deemed appropriate for servicing the local residents.

(c) Industrial Planned Developments. Planned developments to be established on land designated for industrial land use in the General Plan and zoned industrial shall be considered “industrial planned developments.” Any industrial use shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in an industrial planned development provided the proposed uses and the project’s design and layout accomplish the following:

(1) Uses are specifically authorized as part of a site plan approved pursuant to the provision of the Chapter.

(2) Uses and buildings are designed as an integral element of the planned development, including building and landscape design which is consistent with design elements of the development.

(3) Proposed lots or parcels are suitable in area and dimensions to the types of land uses anticipated.

(4) Street design, rights-of-way and pavements are adequate to accommodate the type and volume of traffic anticipated.

(5) The project’s design adequately provides the expected type and volume of needed utility services.

(d) Accessory Uses. Accessory uses within a planned development shall be governed by the underlying zone unless specific exceptions are made thereto as part of the Planned Development Overlay rezone approval.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.070 Variations From Development Standards

Variations from applicable land use development standards and requirements set forth in the General Plan, Zoning Code, Subdivision Ordinance, or Municipal Code may be approved by the City Council as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement as provided in Section 12.41.074. Variations from development standards may include, but are not limited to, building heights, parking requirements, setbacks, landscaping, density, and permitted or conditional uses. Any variations approved as part of a rezone to the Planned Development Overlay Zone must be specifically described in the rezone ordinance or associated development agreement with reference to subject matter and code reference and shall not be assumed by omission or conflict with associated development plans or drawings. If a variation is not specifically described as required herein, it shall not be considered an approved or authorized variation from City standards and requirements. The City Council is not authorized to approve as part of a Planned Development Overlay any variations from applicable State law, Construction Codes, or other public health and safety regulations. Variations from applicable land use development standards considered as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement shall be within the City's sole discretion. The decision to amend or enter into a development agreement is also within the City's sole discretion.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2024-15 on 10/1/2024

12.41.074 Development Agreements For Planned Development Overlay Zones

The City is authorized by State law to enter into a development agreement with the developer or property owner of a development project containing any term the City considers necessary or appropriate to accomplish the purpose of this Zoning Code and the Utah Land Use Development and Management Act, as more particularly provided in Utah Code § 10-9a-532. In accordance with this authority, the City may require the developer or property owner of a planned development project to enter into a development agreement with the City as a condition of the legislative approval of a Planned Development Overlay Zone. Any development agreement entered into in association with a planned development under the Planned Development Overlay Zone that allows a use or development of land that applicable land use regulations would otherwise prohibit must be approved in accordance with the same procedures for enacting a land use regulation under Utah Code § 10-9a-502, including review and recommendation from the Planning Commission and a public hearing. Any development agreement for a Planned Development Overlay Zone may not limit the City's authority in the future to enact a land use regulation or to take any action allowed under Utah Code § 10-8-84 regarding public health and safety. Any development agreement for a Planned Development Overlay Zone shall contain a provision limiting the City's liability to specific performance. This Section shall apply to any new development agreement entered into by the City in association with a planned development in a Planned Development Overlay Zone and to any amendment of any existing development agreement previously entered into by the City in association with a planned development in a Planned Development Overlay Zone.

HISTORY
Adopted by Ord. 2024-15 on 10/1/2024

12.41.080 Planned Development Overlay Zone Approval

(a) Approval Procedure. Land shall be placed in a PDO Zone pursuant to a Zoning Map amendment as set forth in CZC 12.21.080 of this Title. The following shall be submitted in conjunction with an application for a Zoning Map amendment:

(1) An Existing Conditions Inventory as required by CZC 12.50; and

(2) A conceptual site plan as provided in CZC 12.21.110.

(b) Approval Criteria. Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

(1) The proposed PDO Zone and associated conceptual site plan:

(A) Does not conflict with any applicable policy of the General Plan;

(B) Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;

(C) Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;

(D) Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;

(E) Meets the density limitations of the General Plan; and

(F) If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and

(2) The applicant has:

(A) Sufficient control over the property to be developed to ensure development will occur as approved;

(B) The financial capability to carry out the planned development project; and

(C) The capability to start construction within one year of final plan approval.

(c) Imposition of Conditions. In order to make findings necessary to approve a PDO Zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:

(1) Accomplish the purpose of this Chapter;

(2) Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and

(3) Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this Chapter and as shown on an approved conceptual site plan for the planned development.

(d) Site Plan Approval. Within 12 months after approval of a PDO Zone and a corresponding conceptual site plan, and before the issuance of any building permit, an applicant shall obtain approval of final site plan pursuant to CZC 12.21.110.

(1) A planned development may be constructed in phases as shown on an approved conceptual site plan. In such case, a final site plan shall be submitted for each phase in accordance with the provisions of this Section. A complete application for each phase shall be submitted within one year from the previous phase approval.

(2) Upon request and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a final site plan. If this time requirement is not met, the conceptual site plan approval shall be deemed revoked. If no final site plan has been submitted or developed, the property may be rezoned to remove the PDO Zone. A request for extension must be submitted before expiration of the time to file a final site plan.

(e) Subdivision Requirements. An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this Chapter does not exempt any applicant from meeting the requirements of CMC 15 (Subdivisions) except as may be modified pursuant to the provisions of this Chapter.

(f) Construction Limitations. Upon approval of a final site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plan or site plan approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and final site plan and with any conditions imposed in conjunction with such approvals.

(g) Amendments. Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.090 Density

(a) Base Density. Base density for a residential planned development shall be determined as set forth in Subsection (b). Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.

(b) Base Density Calculation. Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").

(1) The yield plan shall be prepared as a conceptual plan based on Centerville Municipal Code requirements that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.

(2) The yield plan shall consider information shown on an Existing Conditions Inventory prepared for the subject property and shall demonstrate that any sensitive lands identified thereon can be successfully included within open space areas or as part of lots without disturbing the health or safety of City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 20%.

(3) The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of

wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property identified by the natural resource inventory and the requirements of this Title, CMC 15 (Subdivisions), and any other regulatory requirements applicable to the property.

(4) The Zoning Administrator shall review the yield and shall determine whether the plan accurately reflects the requirements of this Subsection. If not, the Zoning Administrator may amend the yield plan as needed to achieve conformance with the provisions of this Subsection.

(c) Density Bonus. The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20% above the base density for a residential planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this Chapter or the applicable underlying zone, and which otherwise would not be provided. Provided, however, that base density plus any density bonus shall not exceed the applicable density limitation of the General Plan.

(1) The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in CZC 12.41.080(b).

(2) A density bonus may be authorized based upon any one or more of the following factors. The maximum density bonus granted for any one factor shall not exceed the percentage indicated.

(A) Enhanced overall design theme (up to 5%);

(i) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(ii) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(iii) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and

(iv) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

(B) Improved building design (up to 5%);

(i) 75% of the exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;

(ii) Roofs of main buildings are clad with wood shake, tile, or slate shingles; and

(iii) Required parking is provided within a garage.

(C) Improved energy efficiency (up to 5%);

(i) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and

(ii) Dwellings and main buildings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, trombe walls, and earth insulation of building walls.

(D) Parking upgrades (up to 5%);

(i) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;

(ii) Parking lots have landscaped islands beyond the minimum required by this Title;

(iii) Additional and/or larger trees that will shade 50% of the parking area upon tree maturation; and

(iv) Provision of screened recreational vehicle parking areas.

(E) Provision of usable open space (up to 5%);

(i) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and

(ii) Storm water detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

(F) Provision of recreational facilities (up to 5%);

(i) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbeque and picnic facilities;

(ii) Development of one or more common buildings used for meetings, indoor recreation, day care, or other common uses; and

(iii) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City.

(G) Increased landscaping (up to 5%);

(i) Planting more than the minimum number of trees, shrubs, and other landscaping required by this Title; and

(ii) Use of landscaping to soften the appearance of wood or masonry fences and walls.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.100 Development Standards

The development standards set forth in this Section shall apply to any planned development and shall prevail over any contrary base zone standards established in this Title.

(a) Access. Access to a planned development should be from interior streets rather than directly from adjoining perimeter streets.

(b) Building Height. Building height shall be governed by the requirements of the underlying zone.

(c) Common Areas.

(1) Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.

(A) Residential development may not totally exclude open space from fronting on streets at appropriate intervals.

(B) Residential planned developments shall have the open space required by CZC 12.51.070(g). At least one-half of the required open space shall be common area and up to one-half of the required open space may be in limited common area.

(2) Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

(3) Common areas may include:

(A) Natural areas of undisturbed vegetation of areas replanted with vegetation after development.

(i) Use and maintenance shall be limited to removal of litter and accumulated plant material.

(ii) Natural waterways shall be maintained as free flowing and devoid of debris.

(iii) Stream channels shall conform to City stormwater management requirements and be maintained so as not to alter flood plain levels.

(B) Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.

(C) Garden plots for use by residents.

(D) Greenways, including pedestrian ways, bike paths and equestrian trails linking residential areas with other open space uses.

(E) Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.

(F) Stormwater control and management areas used in conjunction with other allowed uses as described in this Section.

(d) Distance Between Buildings. No requirement, except as provided in the Construction Codes.

(e) Lot Area and Width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved subdivision plan.

(f) Required Improvements.

(1) All streets shall be dedicated public streets constructed as required by City Standards and Specifications.

(2) Sidewalks shall be installed along both sides of all streets except where alternate pedestrian ways are provided as part of an approved conceptual site plan.

(3) Stormwater shall be controlled and managed according to a plan approved by the City.

(4) Water and sewer systems shall be provided in accordance with standards of CMC 15 (Subdivisions).

(5) Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City Standards and Specifications.

(6) Other utilities and improvements shall be provided and installed in accordance with City Standards and Specifications and other applicable specifications.

(g) Required Yards. The yard and setback requirements of the underlying zone shall not apply, but shall be as shown on an approved site plan.

(h) Residential Use Types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

(1) Single-family detached dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.

(2) Single-family dwelling located on or within less than five feet of a lot line and which is shown as such on an approved site plan. Windows, doors, and other similar openings shall be prohibited in the dwelling wall located on or adjacent to a lot line. When a single-family dwelling is placed on a lot line, an easement shall be provided which allows the dwelling owner to enter the adjoining property in order to maintain the dwelling.

(3) Townhouse dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.

(4) Residential Planned Developments with garden apartments and multiple-family dwellings; provided, no more than 12 units are located in a single building.

(5) Mixed commercial/residential planned developments with garden apartments and multiple-family dwellings; provided, the applicable gross or net densities are maintained as set forth in the General Plan and/or Zoning Code with a maximum height for any building limited to four stories and 45 feet.

(i) Tract Perimeter Setback and Buffer Requirements. Structures within any PDO shall be situated so as to maintain a minimum setback from any perimeter property line equivalent to the rear yard or side yard setback(s) of the underlying zone of the PDO depending upon the orientation of such structures (e.g. rear yard adjacent to rear yard, or side yard adjacent to side yard). If such orientation cannot be determined due to the absence of adjacent development, then the minimum rear yard setback for the underlying zone shall be used. Except for single-family dwelling structures, a 30 foot landscape buffer shall be provided for every lot or parcel within the PDO that adjoins land used or zoned for a single-family dwelling. Such buffer shall meet the landscaping standards set forth in CZC 12.51 (Landscaping and Screening).

(j) Walls and Fences. Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.110 Protection Of Common Areas

(a) Maintenance Of Common Areas. If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all

required guarantees have been submitted to and approved by the City. The developer of a planned development may elect any of the following to preserve common areas.

(1) A fee simple donation of any portion of common area land may be made to the City so long as the City agrees to accept such donation. Upon receipt of such donation the City may impose a conservation easement on such land.

(2) Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act, as set forth in Utah Code §§ 57-8-1, et seq. All common area land and facilities shall be held as a "common element."

(3) Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of State law. The developer shall provide the City with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association documents shall include the following provisions:

(A) Membership in the Association shall be mandatory for each owner and its grantees, successors and assigns.

(B) Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.

(C) The Association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.

(D) In the event the Association does not maintain private common open space areas and facilities as shown on an approved site plan, the City may perform any required maintenance and may thereafter recover all costs incident to performing the required maintenance from the Association and/or each of its members.

(E) Members of the Association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the City. The association bylaws shall confer legal authority on the association to place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.

(F) Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this Chapter and applicable law.

(4) Fee simple title of common area land or conservation easements may be transferred to a private non-profit conservation organization or to Davis County.

(5) The City may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the City.

(b) Protective Covenants. A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the City for approval, which approval shall not be unreasonably withheld. Such protective covenants shall include provisions that:

(1) An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration within the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.

(2) No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this Chapter or an approved planned development plan.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.120 Development Implementation

(a) Intent. The PDO Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the PDO Zone and the approved development plan for the property.

(b) Preliminary Subdivision Plat. Rezoning of any property to a PDO Zone shall be subject to and conditioned upon submission of a complete application for site plan and preliminary subdivision plat for the project within one year from the effective date of rezoning.

(c) Final Subdivision Plat. Rezoning of any property to a PDO Zone is further subject to submission, approval, and recording of a final subdivision plat within one year from the effective date of approval of the preliminary subdivision plat(s) and/or site plan approval, as applicable.

(d) Substantial Construction. Substantial construction shall be commenced within one year from the date of final plat recording.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

PLANNING COMMISSION

Staff Report
7/9/2025

Item No. 2.
Title: Public Hearing - Zoning Map Amendment for Planned Development Overlay (PDO) - Porter Lane Estates - 522 West 400 South (Porter Lane) - Residential Medium (R-M) to Residential Medium with Planned Development Overlay (R-M-PDO) - Greg Larsen and Troy Holzer - Legislative Decision
Initiated By: Greg Larsen and Troy Holzer, applicants
Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

Consideration to amend the Centerville Zoning Map to rezone approximately 1.04 acres of property as a Planned Development Overlay (PDO) Zone for the Porter Lane Estates project proposal located at 522 West 400 South (Porter Lane) from Residential Medium (R-M) to Residential Medium with Planned Development Overlay (R-M-PDO).

RECOMMENDATION:

RECOMMEND CITY COUNCIL APPROVAL OF ZONING MAP AMENDMENT REQUEST FOR PLANNED DEVELOPMENT OVERLAY (PDO) AS ASSOCIATED WITH THE CONCEPTUAL SITE PLAN SUBMITTAL

BACKGROUND:

The applicants, Greg Larsen and Troy Holzer, are requesting a Zoning Map Amendment for the subject property, currently zoned Residential Medium (R-M). The request is to rezone the property Residential Medium zoning to include a Planned Development Overlay (R-M-PDO).

The associated conceptual site plan, as submitted with this application, includes the property's existing conditions, which reflect an aging single-family home, two existing onsite sheds, and unauthorized outdoor storage that does not comply with the current City Code. The applicants recently purchased the property with the intent to revitalize the site by subdividing it into six single-family residential lots, again as evidenced by the submitted conceptual site plan documentation for this request.

While the R-M zone permits up to six units per acre, the site's physical constraints and design limitations prevent the development of the property into a conventional subdivision, due to density constraints established by standard code requirements. To address this, the applicants have elected to pursue the Planned Development Overlay (PDO) process, an option available to all single-family developments seeking flexibility from specific code standards. Although the PDO process is often more rigorous and time-intensive, it allows for creative site design while still upholding the intent of the zoning code.

The Development Review Committee (DRC) has reviewed both the conceptual site plan and the preliminary subdivision layout associated with this proposed rezone. After several months of coordination and refinement, staff is supportive of the proposal. The applicants have demonstrated a commitment to meeting city standards

and are seeking reasonable variations necessary to make the project feasible and compatible with surrounding development.

This PDO Zoning Map Amendment request is the second half of the required steps necessary for the PDO process, and the City Council approval of the PDO Zoning Map Amendment request is required prior to commencing next steps for consideration of the preliminary subdivision application.

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. **No commentary was provided prior to the date of completion of this packet. 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. 7.9.25 - Staff Findings Zoning Map Amendment- PLE (Final)
2. Exhibit A - Application
3. Exhibit B - Site Plan - Home and Landscape Plans
4. Exhibit C - 6.3.25 - City Code Compliance Checklist
5. Exhibit E - Subdivision plan set
6. Exhibit G - Neighborhood 2 General Plan
7. Exhibit H - 6.23.25 - ECI
8. Exhibit I - 6.23.25 - Porter_Lane_Estates_CC_26Rs
9. Exhibit J - 6.23.25 - Justification for Code Variants Request
10. Exhibit K - Development Schedule
11. Exhibit L - Porter Lane Estates Concept Plan Lot Calculations
12. Exhibit M - Public Hearing Notice- Porter Lane Estates 6.27.25
13. Exhibit M - Onsite Public Notice Porter Lane Estates 6.27.25
14. CZC 12.41 - Planned Development Overlay Zone

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

STAFF REPORT
AGENDA: ITEM 2
Porter Lane Estates – Planned Development Overlay (PDO) Zoning Map Amendment

APPLICANT:	GREG LARSEN GM LARSEN DESIGN 380 N 200 W # 107 BOUNTIFUL, UTAH, 84010 (801) 589-3331 GMLARSENDESIGN@HOTMAIL.COM
PROPERTY OWNER:	TROY HOLZER 801-898-0098 150 W 100 N, BOUNTIFUL UT 84010 TROYZMAIL@GMAIL.COM GREG LARSEN 801-589-3331 1353 N 1580 W, FARMINGTON, UT 84025 GMLARSENDESIGN@HOTMAIL.COM
PROPERTY ADRESS:	522 WEST 400 SOUTH (PORTER LANE) CENTERVILLE, UTAH 84014
PARCEL:	03-001-0209
PARCEL SIZE:	1.04 ACREAGE, 45,302. SQ. FT.
CURRENT ZONE:	RESIDENTIAL MEDIUM (R-M)
PROPOSED ZONE:	RESIDENTIAL MEDIUM PLANNED DEVELOPMENT OVERLAY (R-M PDO)
RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF ZONING MAP AMENDMENT REQUEST FOR PLANNED DEVELOPMENT OVERLAY (PDO) AS ASSOCIATED WITH THE CONCEPTUAL SITE PLAN SUBMITTAL

BACKGROUND

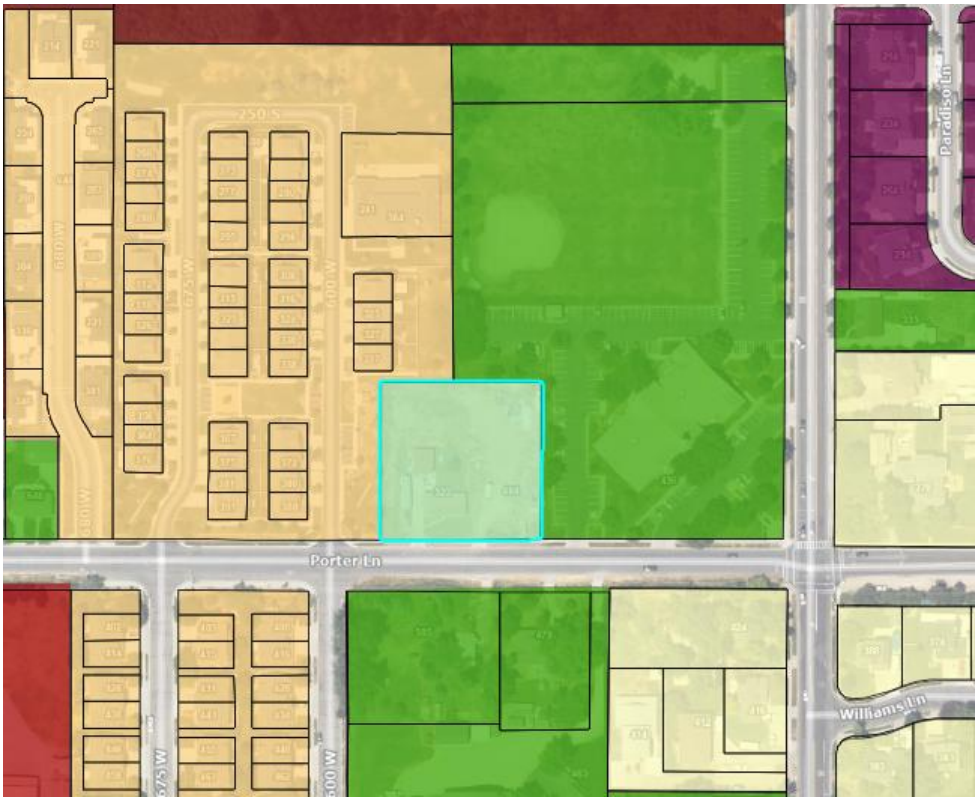
The applicants, Greg Larsen and Troy Holzer, are requesting a Zoning Map Amendment for the subject property, currently zoned Residential Medium (R-M). The request is to rezone the property Residential Medium zoning to include a Planned Development Overlay (R-M-PDO).

The associated conceptual site plan, as submitted with this application, includes the property's existing conditions, which reflect an aging single-family home, two existing onsite sheds, and unauthorized outdoor storage that does not comply with the current City Code. The applicants recently purchased the property with the intent to revitalize the site by subdividing it into six single family residential lots, again as evidenced by the submitted conceptual site plan documentation for this request.

While the R-M zone permits up to six units per acre, the site's physical constraints and design limitations prevent the development of the property into a conventional subdivision, due to density constraints established by standard code requirements. To address this, the applicants have elected to pursue the Planned Development Overlay (PDO) process, an option available to all single-family developments seeking flexibility from specific code standards. Although the PDO process is often more rigorous and time-intensive, it allows for creative site design while still upholding the intent of the zoning code.

The Development Review Committee (DRC) has reviewed both the conceptual site plan and the preliminary subdivision layout associated with this proposed rezone. After several months of coordination and refinement, staff is supportive of the proposal. The applicants have demonstrated a commitment to meeting city standards and are seeking reasonable variations necessary to make the project feasible and compatible with surrounding development.

This PDO Zoning Map Amendment request is the second half of the required steps necessary for the PDO process, and the City Council approval of the PDO Zoning Map Amendment request is required prior to commencing next steps for consideration of the preliminary subdivision application.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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. **No commentary was provided prior to the date of completion of this packet. 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

USES ALLOWED CZC 12.41.060

Is this use permitted?

Yes. This is a residential planned development which will consist of 6 single family houses as indicated on the conceptual site plan. No commercial development will be included in this development.

VARIATIONS FROM DEVELOPMENT STANDARDS CZC 12.41.070:

What variations are being requested?

Requested variations are identified in the table below and as previously reviewed with the proposed conceptual site plan review process.

Variant	Code	Proposed
Minimum lot area	10,000 sq ft	5,275 sq ft
Front yard setback	25 feet	17.5 feet
Minimum frontage	60 feet	4.2 feet
Buildable area, minimum	2,000 sq ft	1,468 sq ft
Common Area	0%	6.4%
Private Street Width and design	Need sidewalk; Public Road standard 50 ft	No sidewalk, just curb and gutter; Private drive 28ft
Fence and Wall Height/Location	6 ft height outright permitted; max height in the front yard 4 ft	6 ft wall, 4ft exposed.
Irrigation Plan	Need to be indicated on the plans	Wanting to leave the irrigation setup flexible to

	the property owners of the new homes

PLANNED DEVELOPMENT OVERLAY ZONE APPROVAL CZC 12.41.080

Was an Existing Conditions Inventory submitted per CZC 12.50?

Yes, see Exhibit H.

Was a conceptual site plan provided per CZC 12.21.110?

Yes, see documentation and reporting for Agenda Item 1.

Does the proposed Zoning Map Amendment conflict with any applicable policy 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 is not increasing density, it is altering various zoning requirements. The property is currently zoned for Residential Medium (R-M), this rezone will not be looking to increase the density, rather giving variance to design standards in the city code for R-M standards.

Does the proposed Zoning Map Amendment meet the purpose and intent of this Chapter as set forth in CZC 12.41.010?

Yes. CZC 12.41.010 states that the City may allow Planned Development Overlays (PDOs) to provide flexibility in residential development, promote the integration of open space, and enable more efficient use of land. These are the opportunities that are often not achievable under conventional zoning standards.

Does the proposed Zoning Map Amendment allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations?

Yes. The site presents physical and design constraints that limit the ability to achieve the permitted density and desired layout using standard subdivision regulations. Through the PDO process, the applicants are able to propose a coordinated design that balances residential density with usable open space, functional infrastructure, and appropriate buffering between adjacent land uses.

As permitted under *CZC 12.41.010*, the Planned Development Overlay supports flexible design solutions that encourage more efficient land use while still meeting the intent of the City's zoning regulations. In this case, the integration of shared open space, a sports court, enhanced landscaping, and design variations, such as modified setbacks and wall placement, results in a higher quality

subdivision that better reflects the goals of Centerville's long term planning efforts. Staff believe the proposed development offers a more cohesive outcome than would otherwise be achievable under conventional zoning standards application.

Does the proposed Zoning Map Amendment meet the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by CZC 12.41?

Yes. The proposed use is in line with the R-M standards, in fact the proposed single family residential development is more closely reflective of development uses within Residential Low (R-L) Zoning areas. Per *CZC 12.32.300*, the permitted density is 6 units per acre. This specific property is 1.04 acres, so the requested land use density for this project is consistent with the allowed uses in the R-M zone and the overall density requirements of this zoning.

While the site design includes requests for variations from certain development standards, such as setbacks, fence placement, common area allocation, and internal sidewalk requirements, these deviations are expressly permissible requests through the PDO process, as long as the requests are justifiable by the applicant evidencing superior site design and compatibility with surrounding uses. The PDO process is intended to provide this kind of flexibility while maintaining the overall purpose and intent of the established base zoning district. Staff has reviewed the conceptual site plan and finds that the proposed development remains consistent with the R-M zoning objectives and complies with the requirements of the Planned Development Overlay Zone standards, as found in *CZC 12.41*.

Does the proposed Zoning Map Amendment meet the density limitations of the General Plan?

Yes. In section 12480-19 of the General Neighborhood plans, Exhibit G, it identifies what is considered medium intensity. The property is located within a neighborhood designated for Medium Intensity development, which allows for residential densities between 4 and 8 units per acre. As indicated before, the proposed subdivision includes six single-family residential lots on 1.04 acres, resulting in a density of approximately 5.77 units per acre, which falls well within the acceptable range outlined in the General Plan.

Additionally, while the General Plan emphasizes preserving a semi-rural character, particularly in the southern portion of Neighborhood 2, the proposed density aligns with the intent of maintaining a compatible transition between more urban and rural development patterns. The proposed Planned Development Overlay (PDO) does not increase the base density beyond what is already permitted by the R-M zone or the General Plan. Instead, it allows for a more flexible and intentional site design that balances appropriate infill development with the preservation of open space and community character. Staff finds that the density and design approach support the General Plan's vision for this area and do not compromise the neighborhood's established scale or identity.

Does the proposed Zoning Map Amendment provide superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density?

Yes. While the project maintains density within the range permitted by the General Plan and the underlying R-M zone, the PDO mechanism allows the applicant to implement thoughtful site design strategies that go beyond residential medium and general subdivision code requirements. These include the integration of landscaped common areas, a centrally located sports court for resident use, enhanced buffering through a berm and 4 ft wall along Porter Lane, and preservation of private yard space in lieu of standard internal sidewalks.

Overall, the scope of the PDO request is limited. Key development standards, including building height, parking and driveway configuration, hard surface limits, utility placement, and overall density, are being met without modification. For reference, Exhibit F includes a preliminary subdivision checklist that outlines the full range of requirements the applicant will continue to meet as the project progresses. Collectively, these features contribute to a more livable and cohesive neighborhood design. The variances requested coupled with the City Code requirements work together to offset any perceived intensity that R-M development may otherwise have in this location. This single-family housing development is compatible with adjacent properties and seems like it would positively integrate into the neighborhood character of surrounding properties.

DENSITY 12.41.090

Is increased density being requested?

No.

DEVELOPMENT STANDARDS 12.41.100

Does the proposed planned development have adequate access?

Yes, during the staff reviews, the City Engineer, Public Works Director, Deputy Public Works Director, and Streets Supervisor were all in attendance in DRC review meetings. The initial submitted plan was for the private road to be a 24ft wide road, but after staff discussion and review of the applicable City Codes, it was identified that the minimum allowable width for any street (including a private drive) is no less than 28ft wide. The applicants have since changed their plans to reflect this minimum standard.

The South Davis Fire Department also noted that the proposed turnaround at the end of the private drive would be sufficient for fire access. Once the final site plan is ready for submittal, the applicant will need to provide a set of final site plan drawings to the fire department in order to approve this turnaround configuration.

Will the proposed buildings in the planned development be higher than permitted for R-M zones?

No. The code states that the maximum height be 35 ft in R-M zones, the applicants building elevation, by International Building Code (IBC) 2021 definitions, is 27ft.

Are there common areas identified in the planned development that are freely accessible from the streets or other common areas that have unrestricted access?

Yes. As shown on the conceptual site plan Exhibit B these areas include landscaped open spaces and a centrally located sports court, all of which are designed to be easily accessible to all residents without physical or visual barriers. While these common areas are intended for the use of subdivision residents and maintained by the Homeowners Association (HOA), they are not gated or otherwise restricted from access by residents of the development.

Is at least half of open space common area?

Because this is a single-family residential subdivision, the minimum common open space requirements applicable to multi-family developments do not apply. However, as illustrated in Exhibit B, the applicant has voluntarily incorporated shared open space elements into the overall site design. These features include landscaped common areas and a centrally located sports court for use by future residents. The inclusion of these amenities represents a thoughtful design approach that enhances the livability and recreational value of the subdivision, contributing to a higher overall development standard.

Further, as noted in the conceptual site plan report analysis, *CZC 12.41.100(c)(B)* and more directly *CZC 12.51.070(g)* do reflect a higher standard of open space as an expectation for more PDO projects. However, *CZC 12.41.070 Variations from Development Standards* does allow the City to grant requested variations (e.g. common areas requirements) if the requested variation is determined to be agreeable based upon an enhanced overall development plan for the proposed PDO development site plan.

What is in the common open area?

- Landscaping Enhancements
- Green Space Development
- Community Sports Court

Will the proposed buildings in the planned development be adequately spaced apart as to adhere to the International Building Code safety standards?

Yes, the proposed buildings within the Planned Development will be adequately spaced to comply with the safety standards outlined in the International Building Code (IBC). While the Planned Development Overlay allows for some flexibility in site layout, all structures must still meet minimum building separation requirements to ensure fire safety, emergency access, and overall code compliance. As part of the final site plan and subdivision review process, city staff including the building city engineer and fire marshal, will verify that all proposed structures maintain appropriate setbacks and separations in accordance with the IBC. This ensures that the development adheres to required life safety standards and does not pose a risk to future residents or surrounding properties.

At the time of building permit submittal, the homes will be reviewed for site plan compliance by the City Planner and IBC compliance by the City Building Inspector. The City Permit Tech will also circulate the building permits to the applicable departments for further review and analysis.

Are the lots and widths shown in the planned development conceptual site plan?

Yes.

What is the proposed type of residential home type?

Detached single family home. The homes are split story where they are working with the city engineer to adjust for water table levels. The homes will have 3 parking spots to provide more parking than requested by code, and each home will have a deck/patio in the rear portion of their yard.

Does the proposed planned development request vary from the typical R-M tract perimeter standards such as buffer zones or associated setbacks?

Yes. As indicated in the staff report the setbacks will follow city standards, but the Front yard setbacks are being requested to be permitted a minimum setback of 17.5 ft. This is s 7.5 ft variance that is requested.

Will walls and fences be required around the perimeter of the planned development?

No, perimeter walls or fences are not explicitly required by code for this development. However, the conceptual site plan indicates that the applicant intends to install a 6-foot wall along the perimeter. The design includes a 4-foot exposed wall with an additional 2 feet embedded within an elevated berm, providing both screening and aesthetic enhancement along the frontage of Porter Lane.

While not mandated, the proposed wall serves as a functional and visual buffer between the subdivision and adjacent land uses, helping to define the development edge and support compatibility with neighboring properties. The wall will also be subject to final review during the final site plan and preliminary subdivision approval process to ensure it meets applicable height, location, and visibility requirements.

PROTECTION OF COMMON AREAS CZC 12.41.110

Is there a protection for common areas from being developed in the future?

Yes. The proposed common areas are protected from future development through the Covenants, Conditions & Restrictions (CC&Rs), as referenced in Exhibit I, Article V of the CC&Rs states that all designated Common Areas and Open Space are owned and maintained by the Homeowners Association (HOA). Additionally, Article X affirms that the CC&Rs "run with the land," meaning the provisions are legally binding on all future property owners.

As a result, the designated common areas may not be altered, developed, or repurposed in a way that is inconsistent with the approved site plan unless the CC&Rs are formally amended. Any such amendment would require approval by both the HOA and review by the City, ensuring ongoing oversight and long-term preservation of these open spaces for the benefit of the subdivision’s residents. This mechanism provides a clear and enforceable layer of protection against the loss or conversion of community open space.

How is the planned development electing to preserve the common areas?

The Homeowners Association (HOA) will assume responsibility for the ownership, care, and maintenance of all designated common areas within the subdivision. In addition, the HOA will establish an Architectural Control Committee, as outlined in the CC&Rs, Exhibit I. This committee will be composed of elected HOA members and will be responsible for reviewing and approving all exterior construction, fencing, landscaping, and any modifications within the subdivision that affect common areas or individual lots. This oversight will ensure that improvements remain consistent with the overall design standards of the development and help to preserve the visual character of the community over time.

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 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 for a Planned Development Overlay (PDO) request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

<u>#1 - APPROVE</u>

"I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the proposed Zoning Map Amendment for a Planned Development Overlay (PDO) to be applied to the property located at 522 W 400 S from Residential Medium(R-M) to Residential Medium Planned Development Overlay (R-M-PDO) zoning, with the following findings for action:

1. *The proposed PDO Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 2 [CMC 12-480-3].*
2. *The proposed PDO Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones.*
3. *The proposed PDO Zoning Map Amendment does not conflict with any applicable policy of the General Plan;*
4. *The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes as set forth in CZC 12.41;*
5. *The proposed PDO Zoning Map Amendment allows for integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;*
6. *The proposed PDO Zoning Map Amendment meets the use and development limitations and other requirements of the zone with which the PDO zone is combined, except as otherwise allowed by CZC 12.41;*
7. *The proposed PDO Zoning Map Amendment meets the density limitations and guidance of the General Plan; and*

8. *The proposed Zoning Map Amendment provides superior site design and increased amenities, as required in CZC 12.41.080(c);*
9. *Therefore, the Planning Commission recommends that the City Council grant approval of the proposed Planned Development Overlay Zoning Map Amendment request as associated with the provided Conceptual Site Plan documentation.*

(Additional findings discussed and agreed upon by the Planning Commission)"

<u>#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS</u>

"I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the proposed Zoning Map Amendment for a Planned Development Overlay (PDO) to be applied to the property located at 522 W 400 S from Residential Medium(R-M) to Residential Medium Planned Development Overlay (R-M-PDO) zoning, with the language amendment to the request that (as provided by the Planning Commission), based on the following findings for action:

(Refer to findings noted above in #1 for the motion to approve)"

<u>#3 - TABLE</u>

"I hereby make a motion for the Planning Commission to TABLE the proposed Zoning Map Amendment for a Planned Development Overlay (PDO) to be applied to the property located at 522 W 400 S from Residential Medium(R-M) to Residential Medium Planned Development Overlay (R-M-PDO) zoning, until such a time as _____."

<u>#4 – DENY</u>

"I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the proposed Zoning Map Amendment for a Planned Development Overlay (PDO) to be applied to the property located at 522 W 400 S from Residential Medium(R-M) to Residential Medium Planned Development Overlay (R-M-PDO) zoning, based on the following findings for action:

1. *The proposed PDO Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 2 [CMC 12-480-3].*
2. *The proposed PDO Zoning Map Amendment does not meet the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones.*
3. *The proposed PDO Zoning Map Amendment is in conflict with certain policies of the General Plan;*
4. *The proposed PDO Zoning Map Amendment does not meet the purpose and intent of City Codes as set forth in CZC 12.41;*
5. *The proposed PDO Zoning Map Amendment does not provide for integrated planning and design of the property to establish a better development than would be possible under conventional zoning regulations;*

6. *The proposed PDO Zoning Map Amendment does not meet the use and development limitations and other requirements of the zone with which the PDO zone is combined, except as otherwise allowed by CZC 12.41;*
7. *The proposed PDO Zoning Map Amendment does not match up with the density limitations and guidance of the General Plan; and*
8. *The proposed Zoning Map Amendment does not provide for superior site design and increased amenities, as required in CZC 12.41.080(c);*
9. *Therefore, the Planning Commission recommends that the City Council deny the proposed Planned Development Overlay Zoning Map Amendment request as associated with the provided Conceptual Site Plan documentation.*

(Additional findings discussed and agreed upon by the Planning Commission)"

Porter Lane Estates

2572079

05/29/2025 - 05/28/2026

Zoning Map Amendment - PDO Amendments

ab3db780-3cd3-11f0-8e6a-e1b79f6cef25

PDO Amendments Fees

Active

New

Application Review Status

Pre-Review	Reviewing	
Final-Review	Not Reviewed	05/29/2025

Fees

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

Payments

05/29/2025	Online	$650.00
Total Paid		**$650.00**

Application Form Data

(Empty fields are not included)

Applicant First Name
Troy

Applicant Last Name
Holzer

Applicant Email Address
troyzmail@gmail.com

Applicant Phone Number
(801) 898-0098

Mailing Address
150 W 1000 N

City
Bountiful

State
UT

Zip Code
84010

As the applicant are you representing any other persons and/or companies?
No

Name of Planned Development (PDO)
Porter Lane Estates

Property Parcel Number(s)
03-001-0209

Approximate address
522 West Porter Lane

Provide an accurate property map showing present and proposed zoning classifications
Screenshot 2025-05-28 at 8.14.28 PM.png

A map or description of all abutting properties showing present zoning classifications
Screenshot 2025-05-28 at 8.16.41 PM.png

An accurate legal description of the area included in the amendment
PORTER LANE ESTATES - Legal.pdf

Is this a PDO Amendment or a Proposed PDO?
Proposed

Provide a draft of all PDO By Laws
Porter_Lane_Estates_PDO_Bylaws.pdf

Provide a draft of proposed PDO CC&R's
Porter_Lane_Estates_CC%26Rs.pdf

Provide all code variations via PDO
Justification for Code Variants Request.pdf

Existing Conditions Inventory
Existing Conditions Inventory.pdf

Conceptual Site Plan
Prelim plan set.pdf

Property Owner First Name or Company Name	Property Owner Last Name	Mailing Address	Phone Number	Email
Troy	Holzer	150 W 1000 N, Bountiful, UT 84010	(801) 898-0098	troyzmail@gmail.com
Greg	Larsen	1353 N 1580 W, Farmington, UT 84025	(801) 589-3331	gmlarsendesign@hotmail.com

Upload a notarized signature for each property owner

Property Owner Affidavit.pdf

Signature

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

Troy Holzer - 05/29/2025 3:27 pm

PORTER LANE

SCALE:

DRAWING INDEX

EXTERIOR CONCEPT FOR LOT 1 OR 6

ARCHITECTURAL

00 COVER SHEET
01 EXTERIOR RENDERINGS
02 SITE PLAN
03 EXTERIOR ELEVATIONS
04 LOWER LEVEL FLOOR PLAN
05 MAIN FLOOR PLAN
06 UPPER LEVEL FLOOR PLAN
10 RV GARAGE ELEVATIONS
11 RV GARAGE PLANS
13 RV GARAGE ELECTRICAL PLANS
14 MAIN FLOOR ELECTRICAL PLAN
15 UPPER LEVEL ELECTRICAL PLAN
16 TYPICAL DETAILS
17 GENERAL NOTES
18 SECTIONS
19 SECTIONS

STRUCTURAL

07 FOOTING & FOUNDATION PLAN
08 UPPER LEVEL FLOOR FRAMING PLAN
09 ROOF FRAMING PLAN
12 RV GARAGE ROOF & UPPER FLOOR FRAMING PLANS
S1 CONCRETE SECTIONS & DETAILS
S2 WOOD SECTIONS & DETAILS
S3 GENERAL NOTES & SPEC'S

PORTER LANE

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2/18/2025 8:35:34 PM

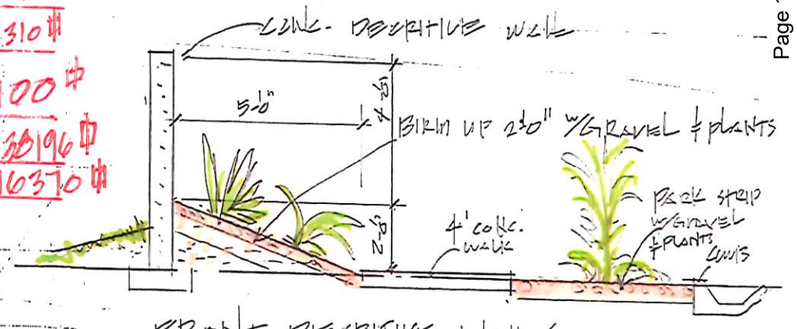
COPY WITH PLAN

TABULATION TABLE FOR 6 LOT, 6 SINGLE FAMILY HOMES

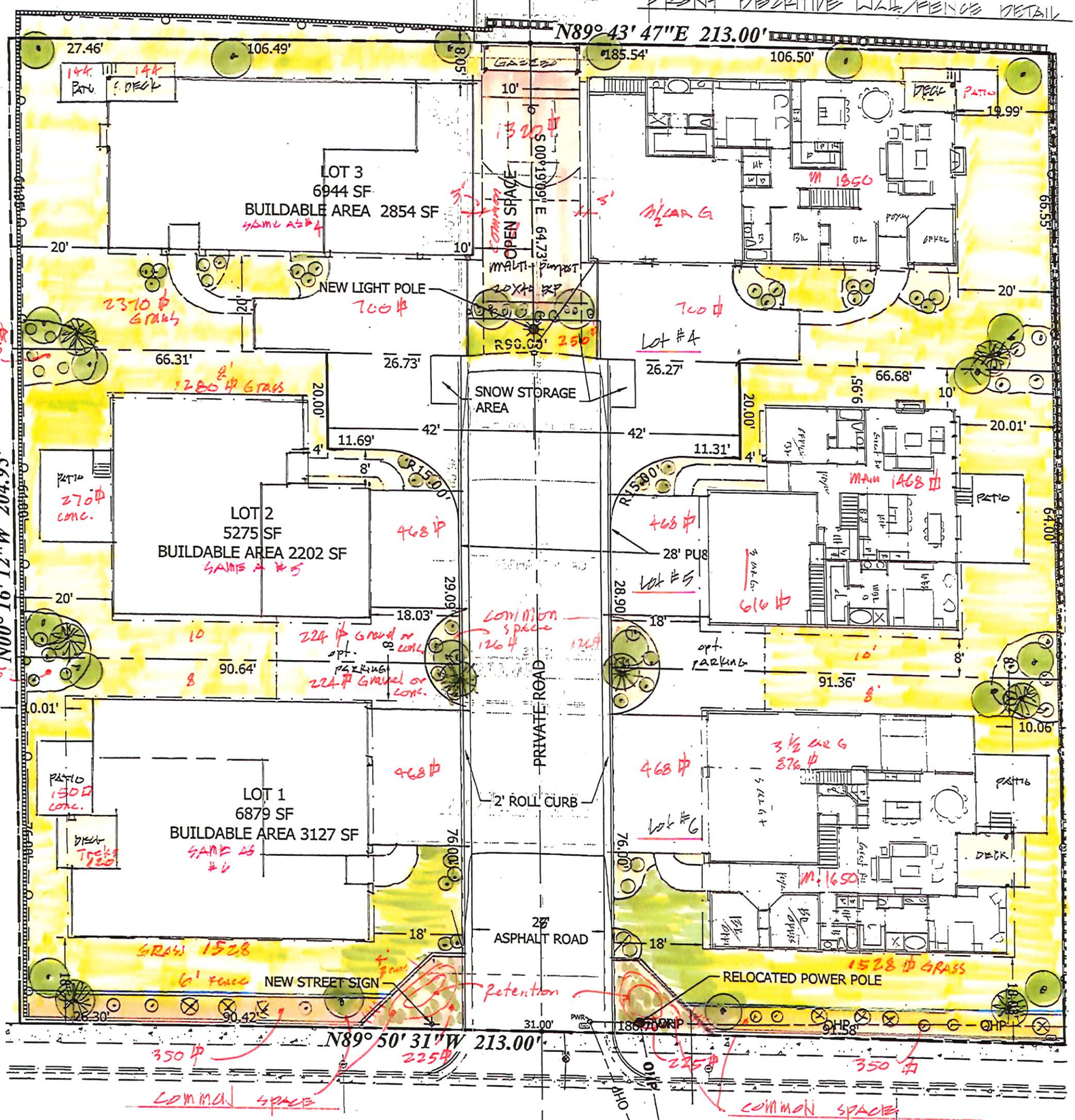
LOTS 1 & 6 LOT COVERAGE 2858#, HARD SURFACE 962#, LANDSCAPE 1753#
LOTS 2 & 5 LOT COVERAGE 2084#, HARD SURFACE 962#, LANDSCAPE 1520#
LOT 3 & 4 LOT COVERAGE 2654#, HARD SURFACE 988#, LANDSCAPE 2310#

COMMON SPACE SPORTS COURT 1000# +250 LANDSCAPE 1650# = 2900#
TOTAL AC. 1.1 AC. 6 LOTS (2) 6879 (2) 5275 (2) 6944 SQFT = 38196#
BUILDABLE AREA PER LOT 6 LOTS (2) 3127 (2) 2202 (2) 2854 SQFT = 16370#

LOT COVERAGE: LOTS 1 & 2 41%, LOTS 2 & 5 39%
LOTS 3 & 4 38%
ROAD & CURBS = 4290# 9.44% OF AREAGE



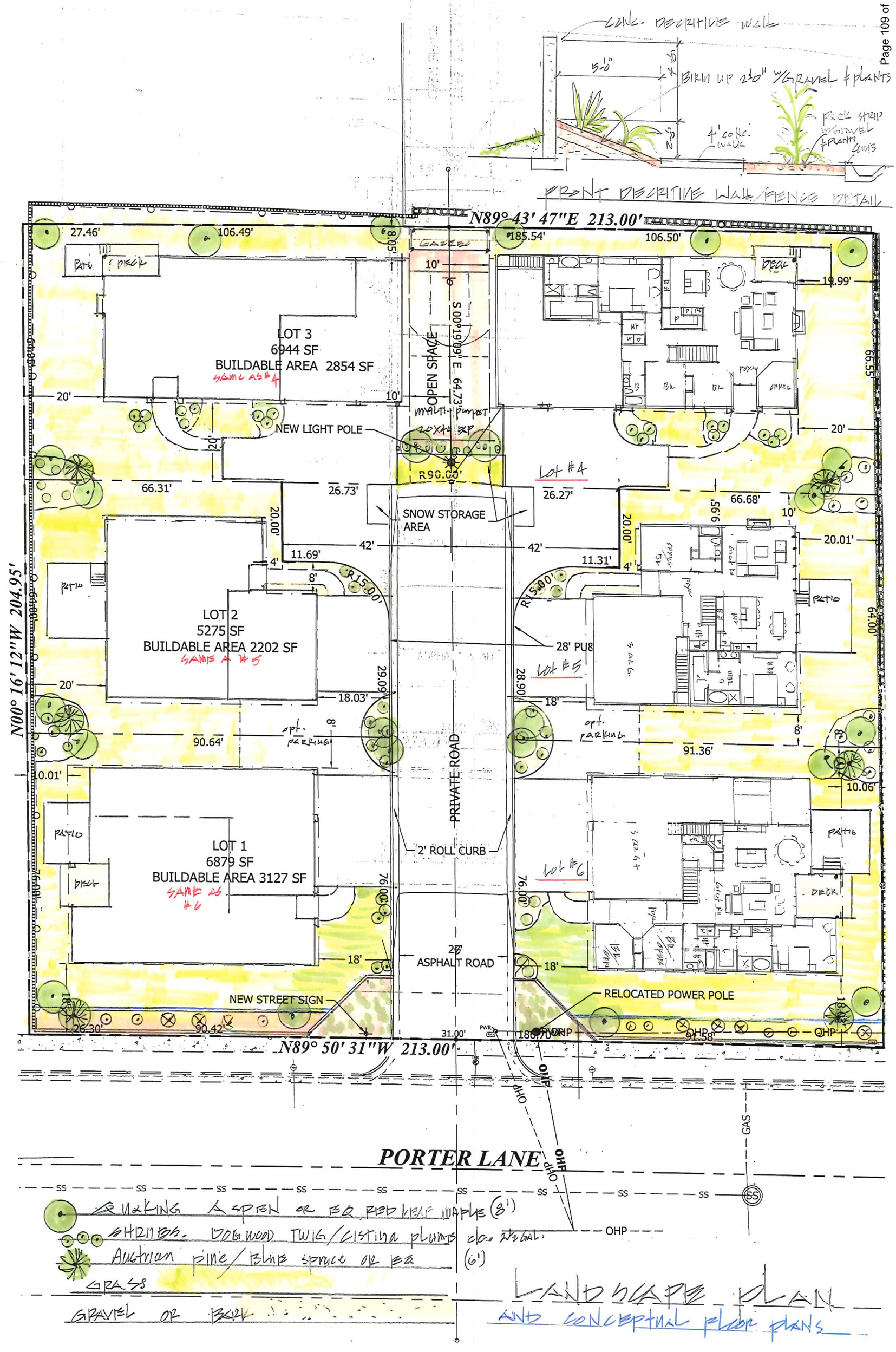
FRONT DECORATIVE WALL/FENCE DETAIL

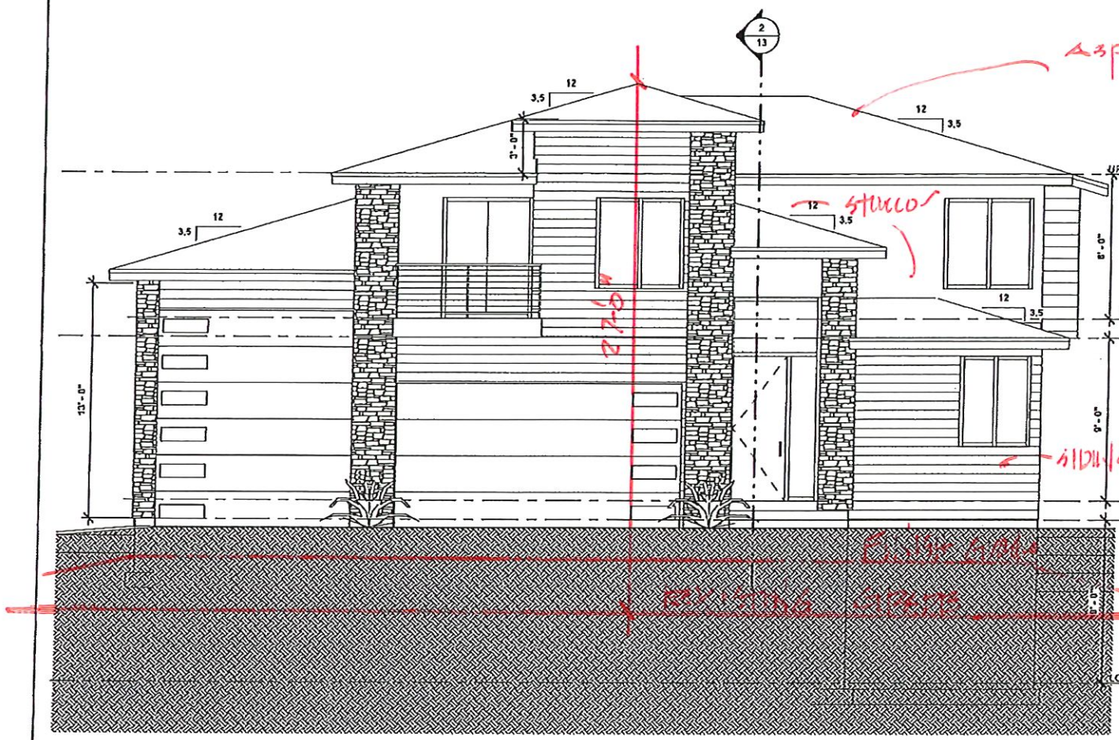


(8) @ common area — RUSKING ASPEN OR EQ — Red Leaf Maple 8'
20
50 (25) @ common — SHRUBS. DOGWOOD TWIG/LISTINA PLUMS etc. 2.5 GAL.
8 (4) @ common — Austrian pine/Blue spruce or EQ 6'
GRASS
GRAVEL OR BARK

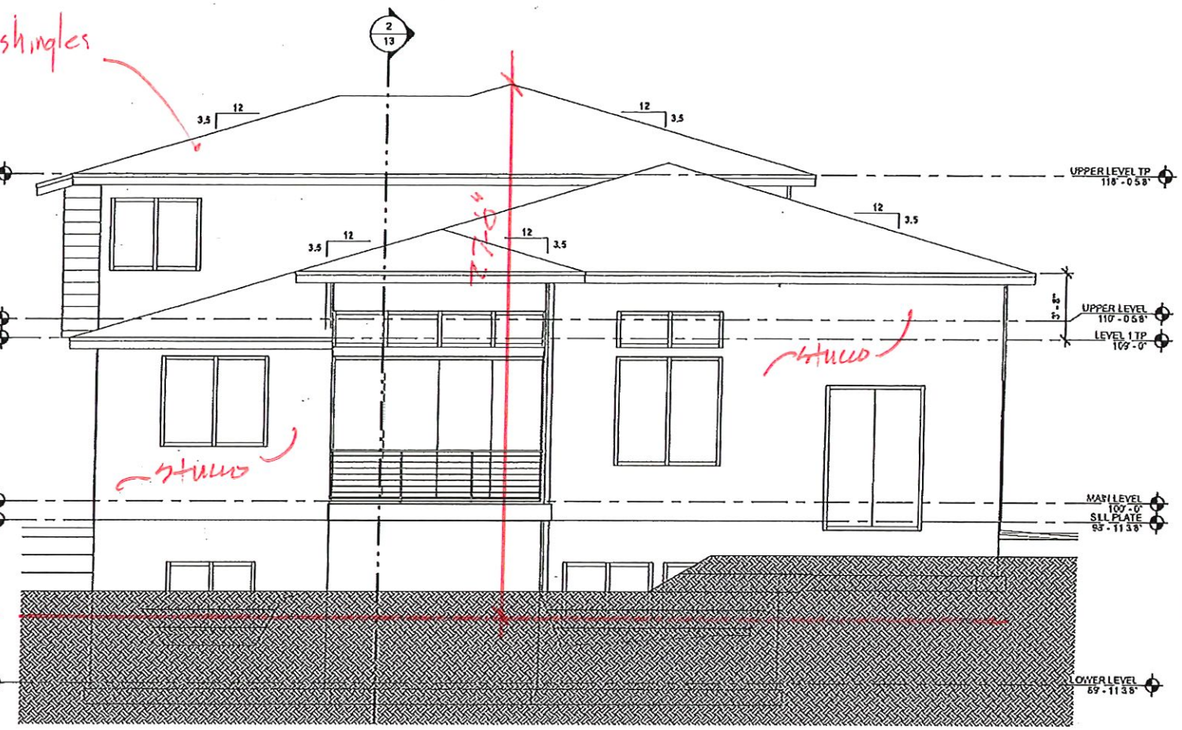
LANDSCAPE PLAN
AND CONCEPTUAL FLOOR PLANS

IRRIGATION FOR COMMON SPACE BY HOA DRIP SYSTEM

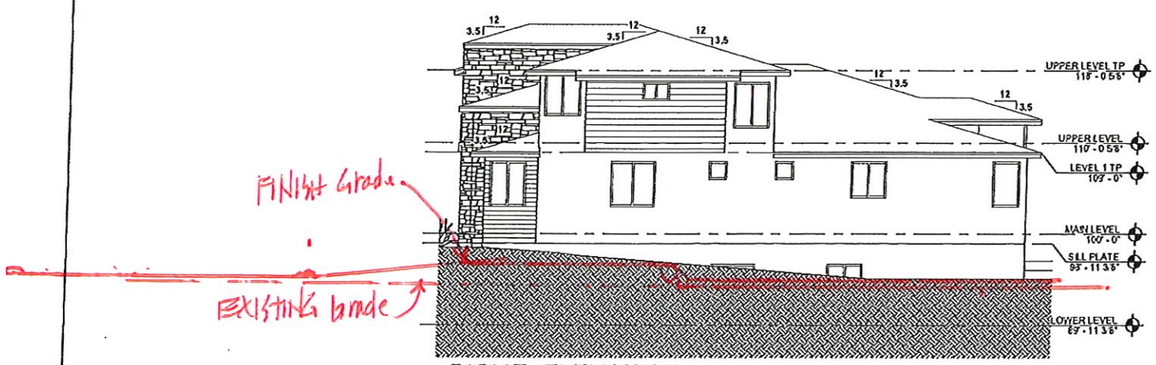

CONC. DECORATIVE WALL
BIRM UP 2'-0" W/GRAVEL & PLANTS
4' CONC. WALK
ROCK STRIP W/GRAVEL & PLANTS
FRONT DECORATIVE WALL/FENCE DETAIL
N89° 43' 47"E 213.00'
N89° 50' 31"W 213.00'
N00° 16' 12"W 204.95'
S00°19'09"E 64.73'
LOT 3
6944 SF
BUILDABLE AREA 2854 SF
SAME AS #4
LOT 2
5275 SF
BUILDABLE AREA 2202 SF
SAME A #5
LOT 1
6879 SF
BUILDABLE AREA 3127 SF
SAME AS #6
OPEN SPACE
NEW LIGHT POLE
SNOW STORAGE AREA
PRIVATE ROAD
2' ROLL CURB
28' ASPHALT ROAD
NEW STREET SIGN
RELOCATED POWER POLE
28' PUE
opt. parking
PORTER LANE
GAS
OHP
SS
QUAKING ASPEN OR EQ. RED LEAF MAPLE (8')
SHRUBS. DOGWOOD TWIG/CISTINA PLUMS
Austrian pine/Blue spruce or EQ (6')
GRASS
GRAVEL OR BARK
LANDSCAPE PLAN
AND CONCEPTUAL FLOOR PLANS



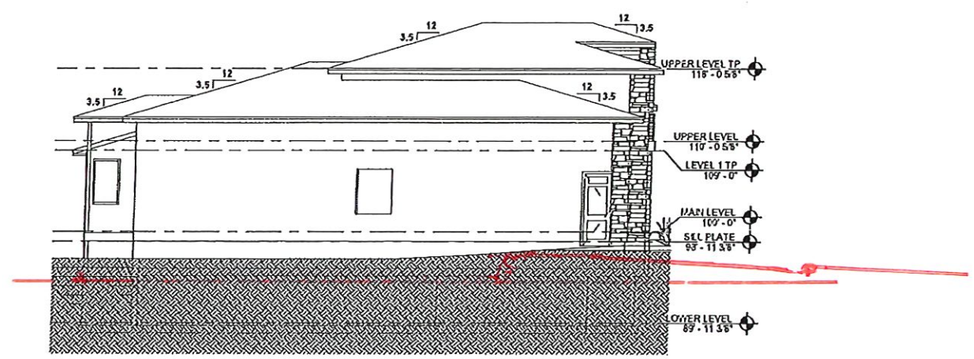
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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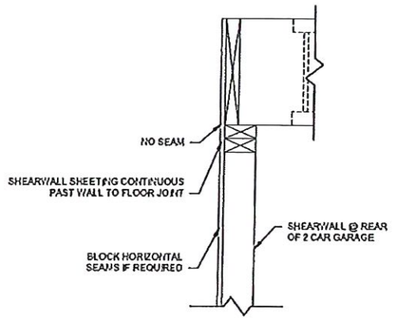
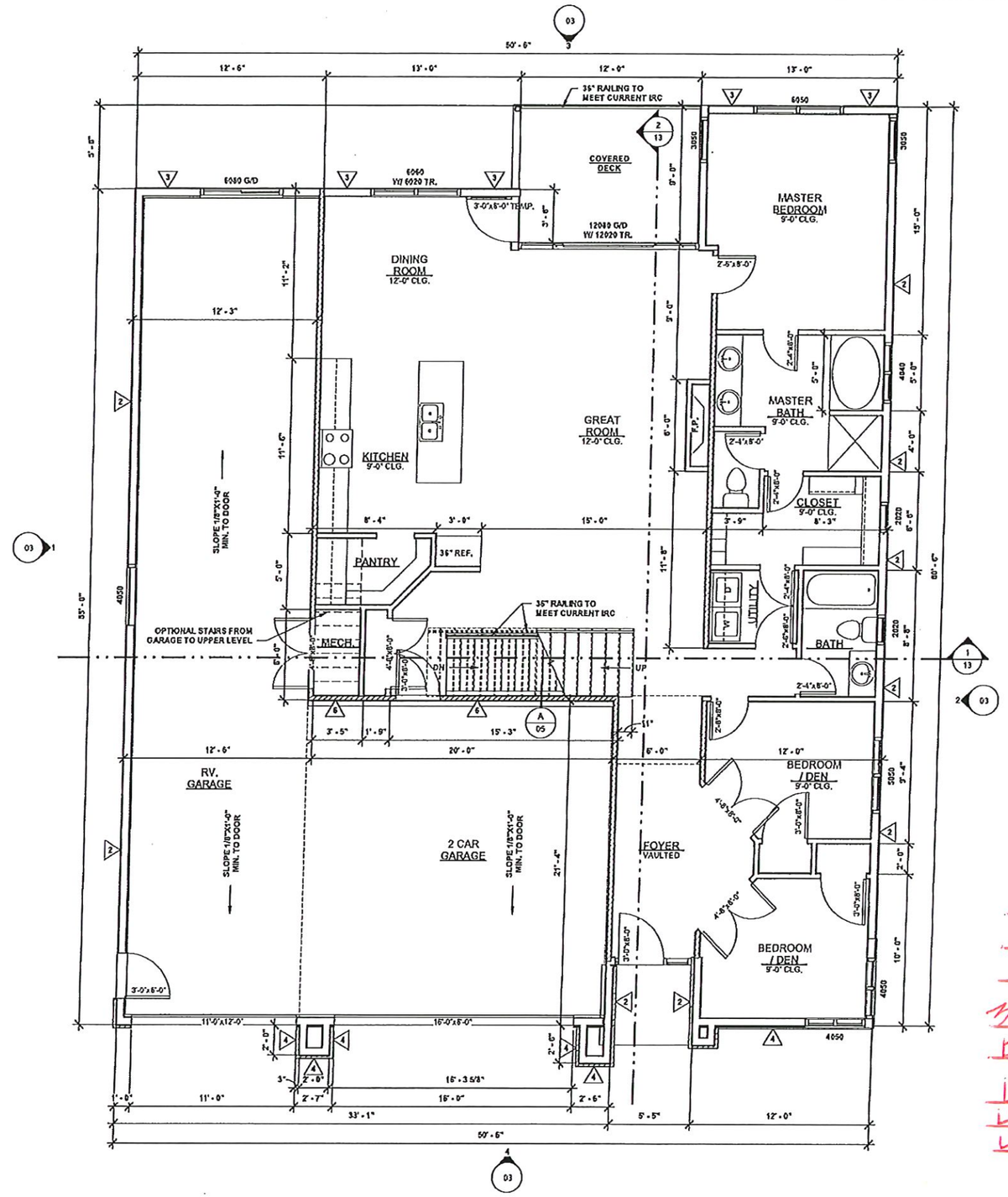


A) SHEARWALL @ GARAGE DETAIL
SCALE: 1 1/2" = 1'-0"



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,628 SF

PLUMBING NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 IRC.
2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHERED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
5. LOW-FLUSH TOILETS REQUIRED, MAXIMUM 1.6 GALLONS PER FLUSH.
6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
8. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LINE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
12. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
14. PACK ANNULUS AT 1 HOUR FIRE WALLS, PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
15. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
16. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
17. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARTED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATHED HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8", TYPE-X, GYPSUM BOARD OR EQUIVALENT.

DWELLING ACCESS DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM WALL BOARD COMPLYING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN
INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

JETTED TUBS:
- REQUIRED ACCESS PANEL
- SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT
- BOND FAUCETS
- ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

6 NOTE: 5/8" SHEETING

MAIN LEVEL 1628 SQ.FT.
UPPER LEVEL 948 " "
BASEMENT LEVEL 1564 " "
TOTAL 4140 SQ.FT.

3 CAR GARAGE 726 + 384 = 1110
DECK 120 SQ.FT. PATIO 150 SQ.FT.

LOT COVERAGE 2858 SQ.FT.
LOT 6879 SQ.FT. BUILDABLE AREA 3127
LOT COVERAGE 41%

FORTER LANE

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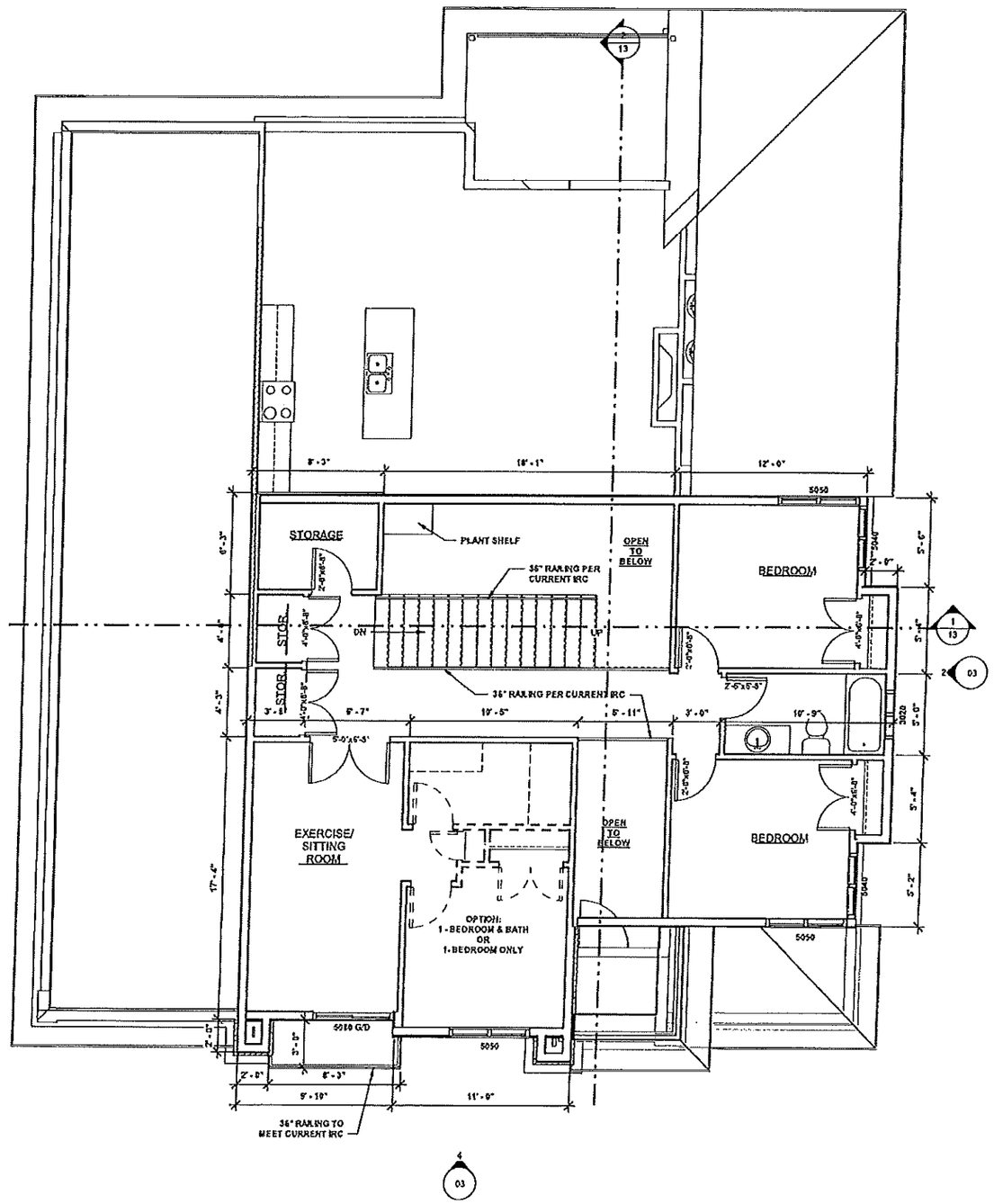

UPPER LEVEL

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

946 SF

PLUMBING NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 I.R.C.
2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
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5. LOW-FLUSH TOILETS REQUIRED, MAXIMUM 1.6 GALLONS PER FLUSH.
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EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN
INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

JETTED TUBS:
- REQUIRED ACCESS PANEL
- SEPARATED OFCI INDIVIDUAL BRANCH CIRCUIT
- BOND FAUCETS
- ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR T.L.E. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

△ ALL UPPER LEVEL EXTERIOR WALLS

PORTER LANE

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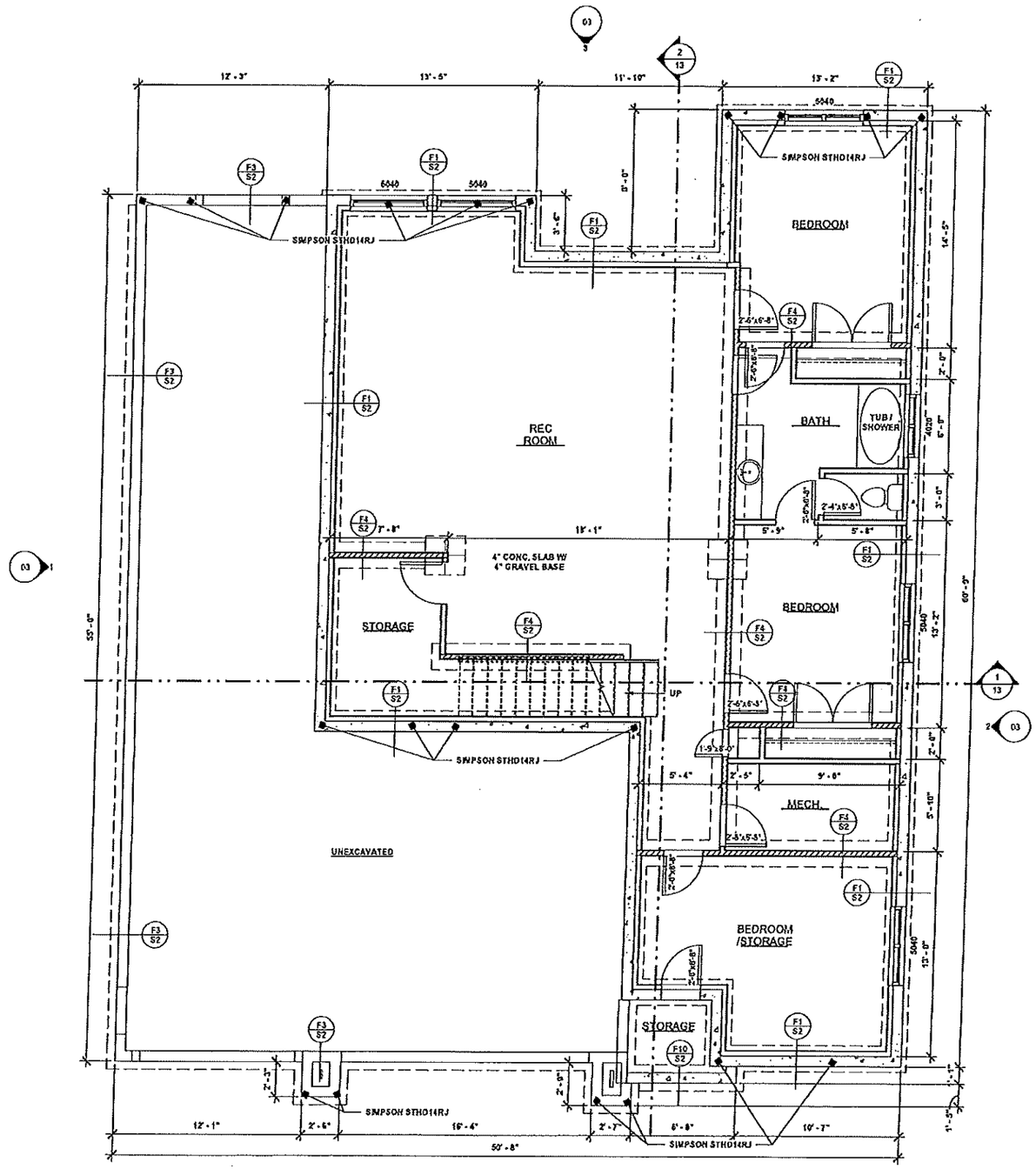
FOUNDATION NOTES

1. PLACE 3x3x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS.
2. SEE SHEET S-1 FOR STRUCTURAL NOTES.
3. SW-# INDICATES SHEAR WALL TYPE, ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
4. PROVIDE CONTROL JOINTS IN CONCRETE SLAB ON GRADE EVERY 15 FT (MAX.) IN EACH DIRECTION. THE TOTAL AREA CONTAINED WITHIN THESE JOINTS SHALL NOT BE GREATER THAN 225 SQ. FT. UNLESS NOTED OTHERWISE ON THE PLAN.



LOWER LEVEL

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

1,564 SQ. FT.

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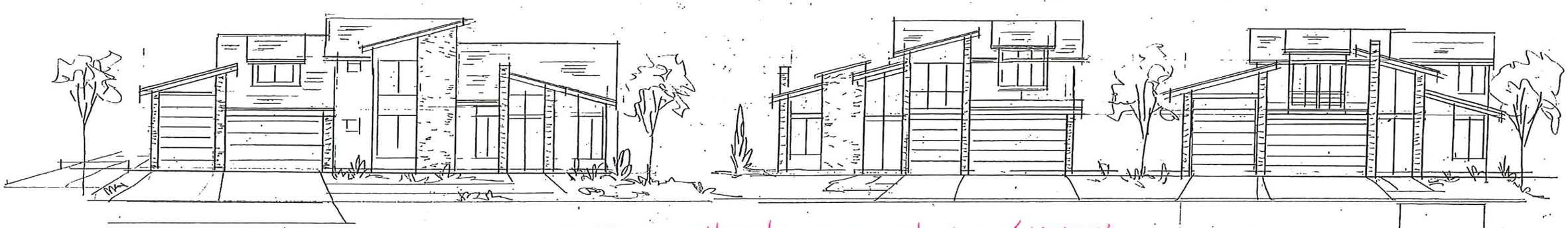
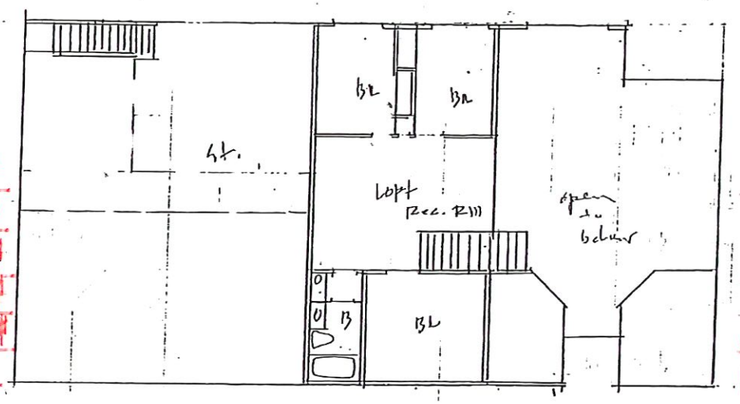


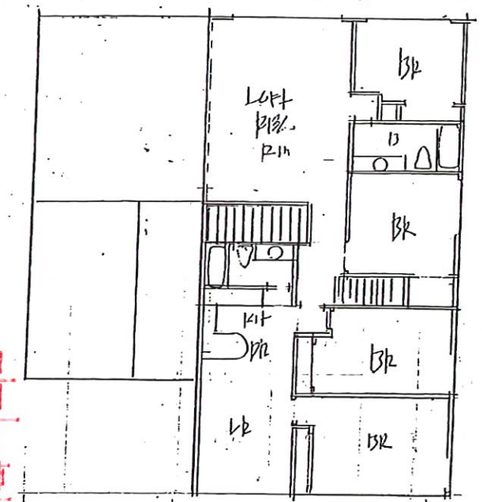
EXTERIOR CONCEPTS FOR MODERN SLOPED/SHED ROOFS

MAIN LEVEL 1850 ft
UPPER LEVEL 800 ft
BASEMENT 1800 ft
TOTAL 4450 ft
3-CAR G. 660+144 = 804 ft
DECK 144, PATIO 150

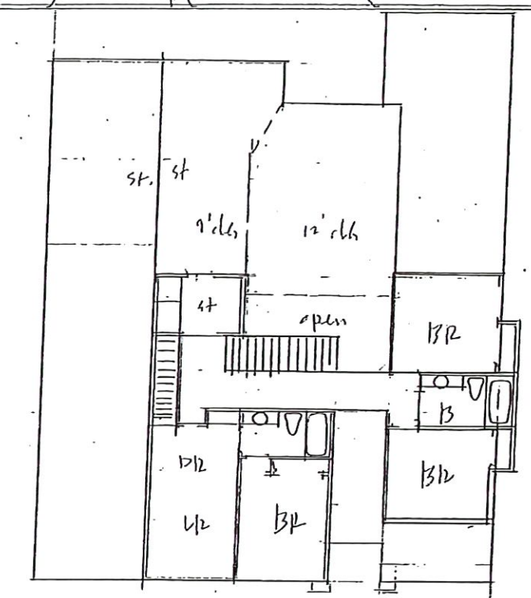


UPPER LEVEL FLOOR PLAN 800

MAIN LEVEL 1468 ft
UPPER LEVEL 1400 ft
BASEMENT 1468 ft
TOTAL 4336 ft
GARAGE 616 ft
DECK 100 ft PATIO 150 ft



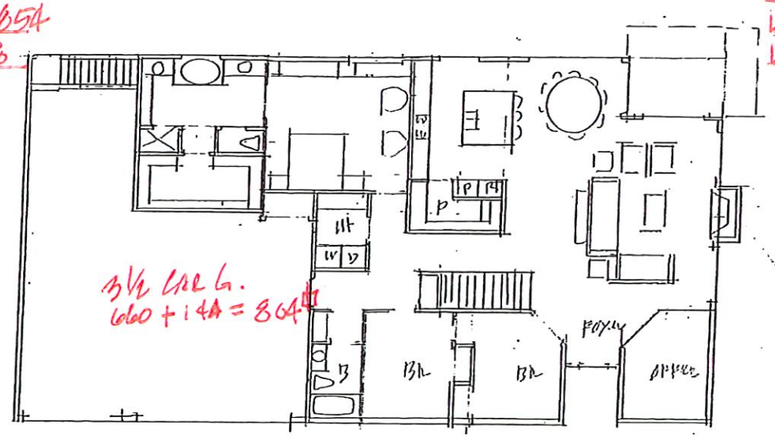
UPPER LEVEL FLOOR PLAN 1400



UPPER LEVEL FL. 800

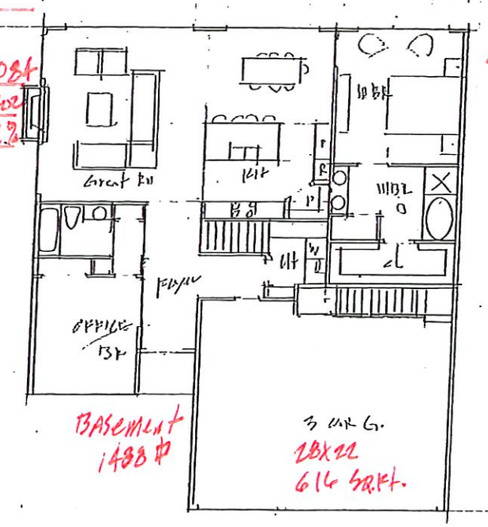
SEE Enlarged Final plan of Lot 1 & 6

LOT COVERAGE 2654
LOT 6944 BA 2854
LOT COVERAGE 38%



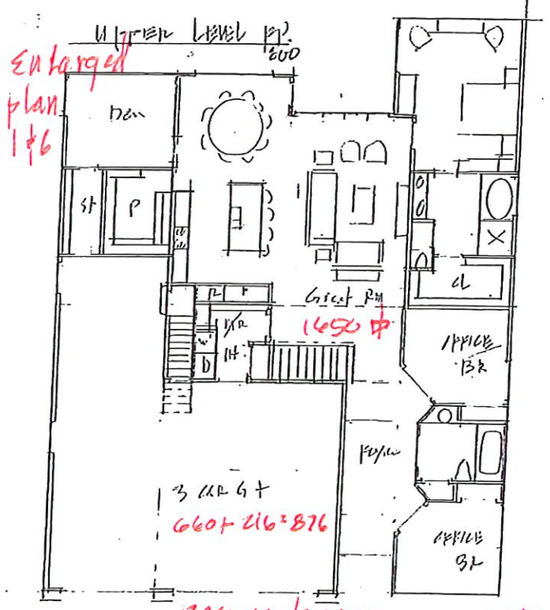
MAIN LEVEL FLOOR PLAN Lots 3 & 4
BASEMENT 1800 ft
1857

LOT COVERAGE 2084
LOT 5275 ft BA 2202
LOT COVERAGE 39%



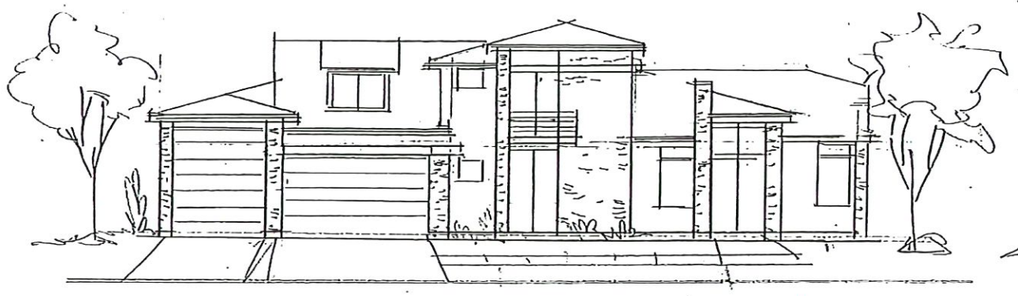
BASEMENT 1488 ft

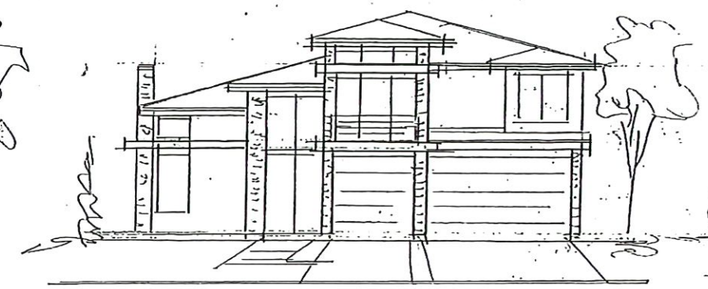
MAIN LEVEL FLOOR PLAN Lots 2 & 5
TOTAL 2868 ft PLUS 3 1468

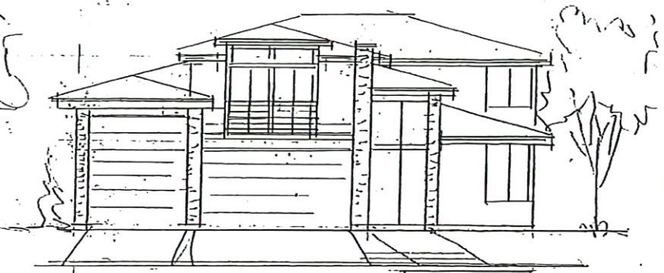


BASEMENT 1600

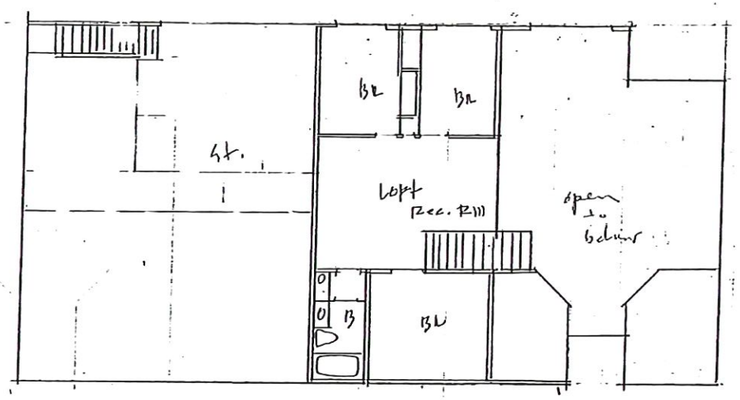
MAIN LEVEL FLOOR PLAN Lots 1 & 6
1650+1100



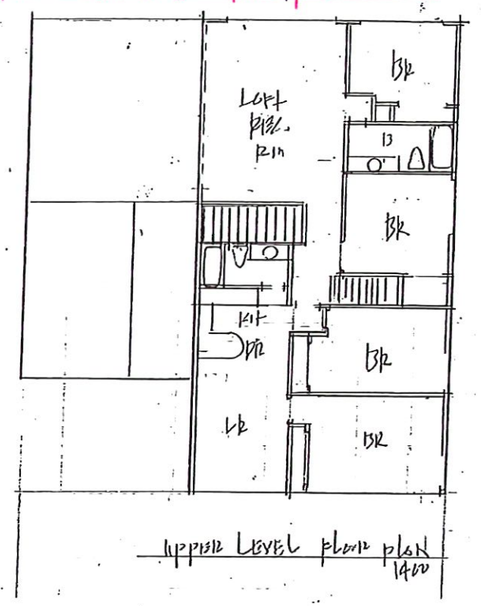




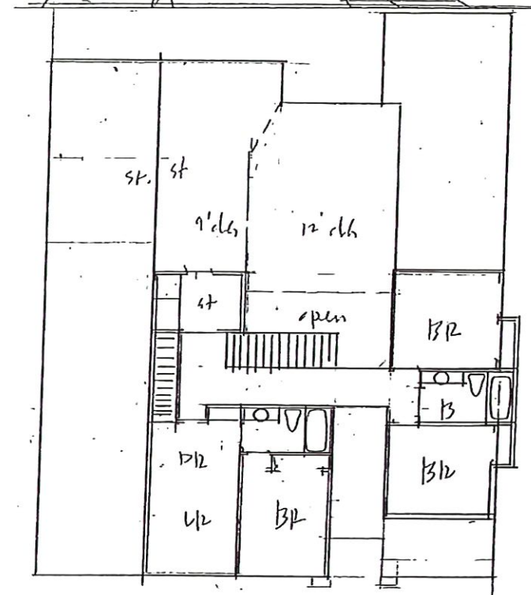
EXTERIOR CONCEPTS FOR MODERN HIPPED ROOFS



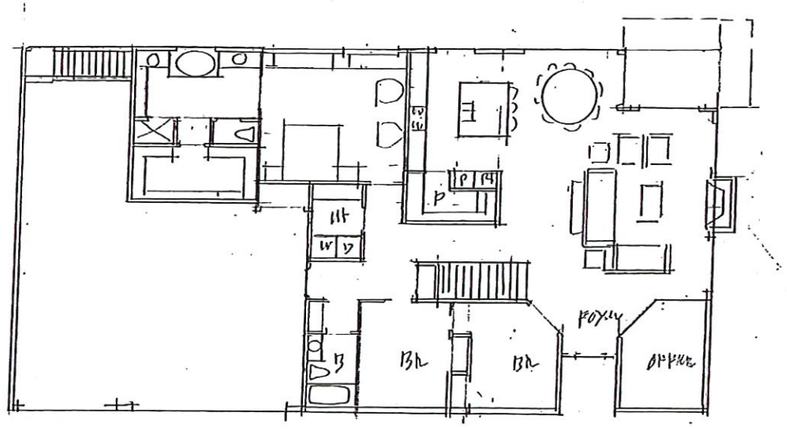
UPPER LEVEL FLOOR PLAN 800



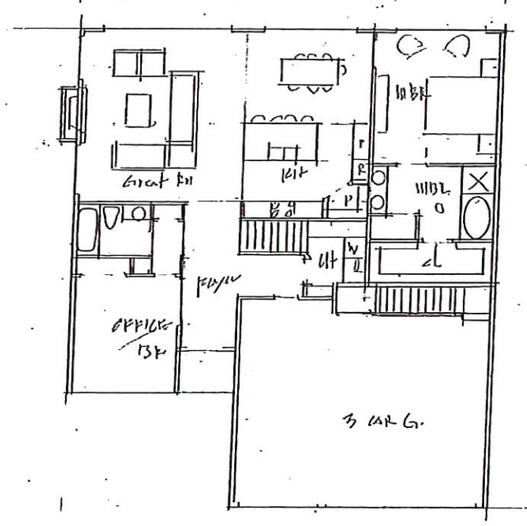
UPPER LEVEL FLOOR PLAN 1400



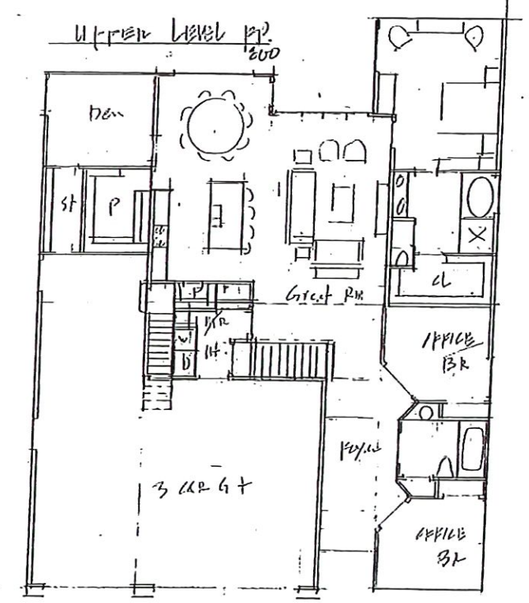
UPPER LEVEL FL. PL. 800



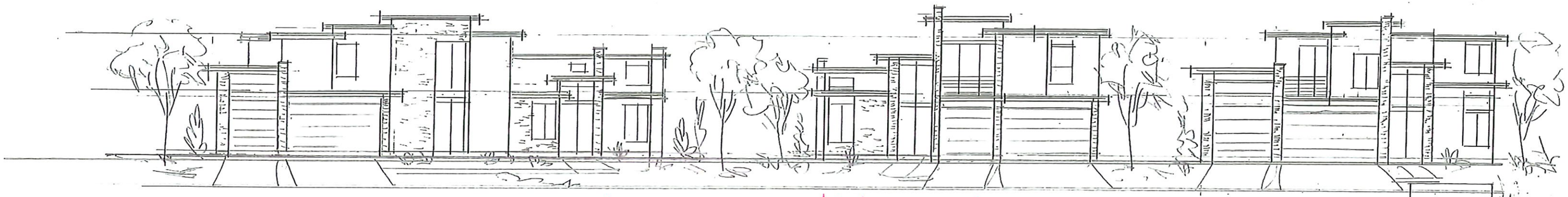
MAIN LEVEL FLOOR PLAN 1850 LOT 3 & 4



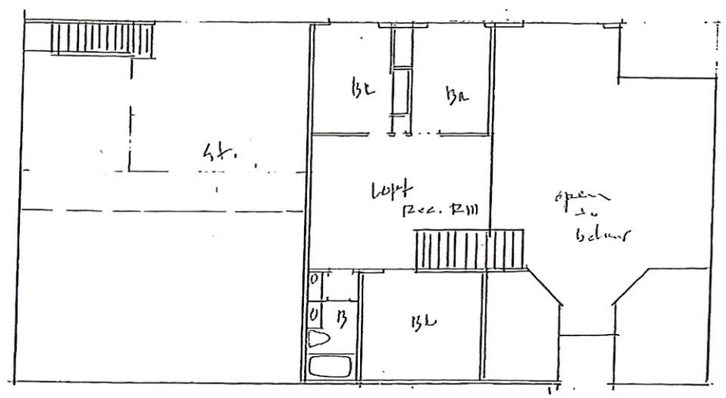
MAIN LEVEL FLOOR PLAN 1468 LOTS 2 & 5



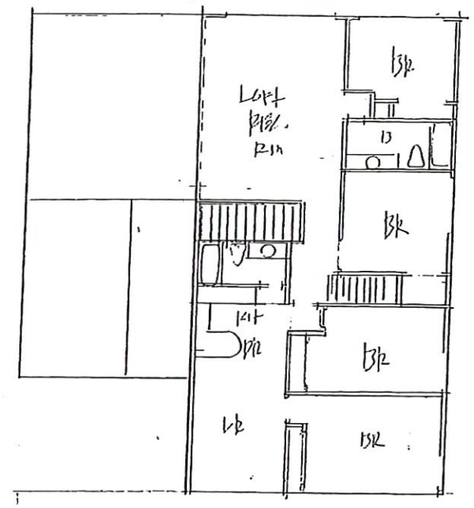
MAIN LEVEL FLOOR PLAN 1650 LOT 1 & 6



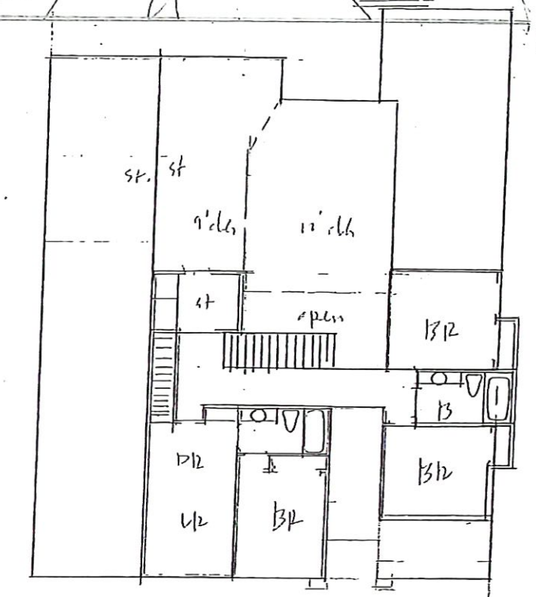
EXTERIOR CONCEPTS FOR MODERN/contemporary FLAT ROOFS



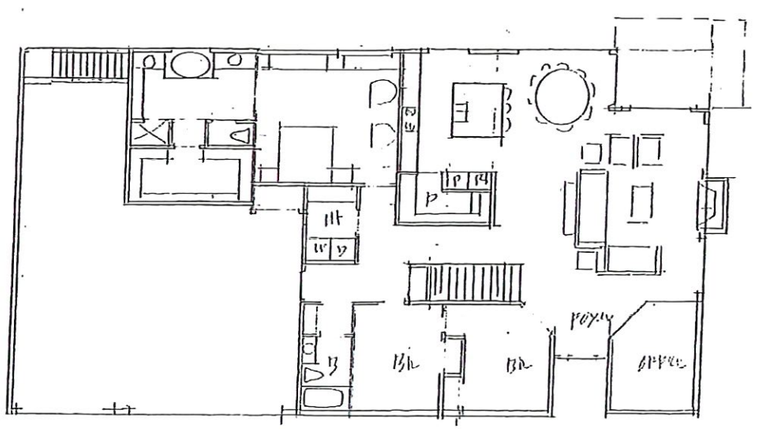
UPPER LEVEL FLOOR PLAN
200



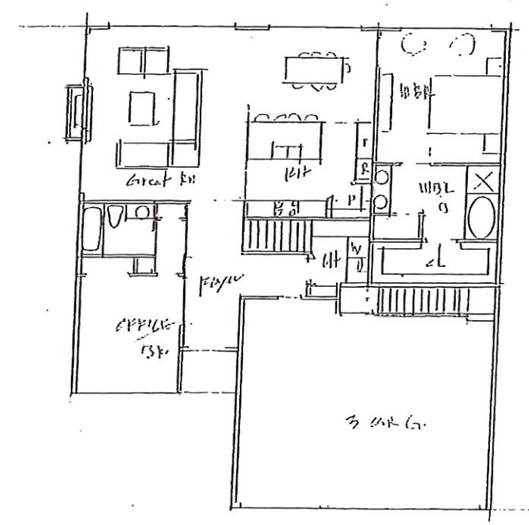
UPPER LEVEL FLOOR PLAN
1400



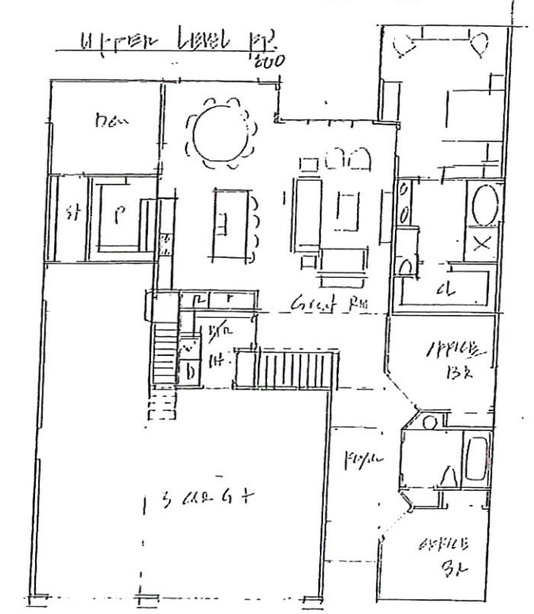
UPPER LEVEL PL
200



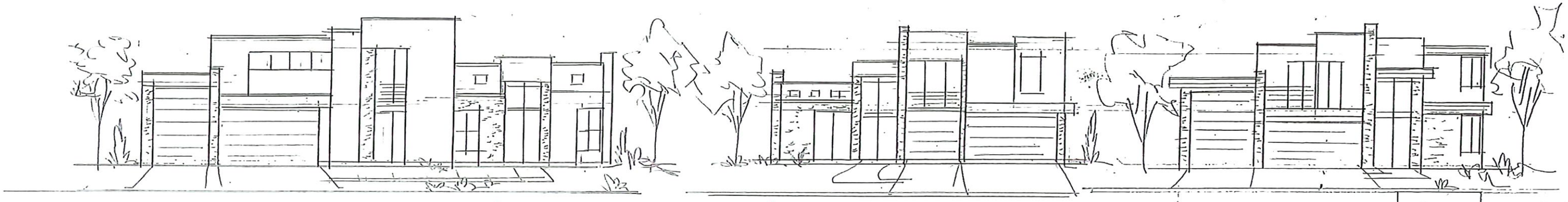
MAIN LEVEL FLOOR PLAN
1857



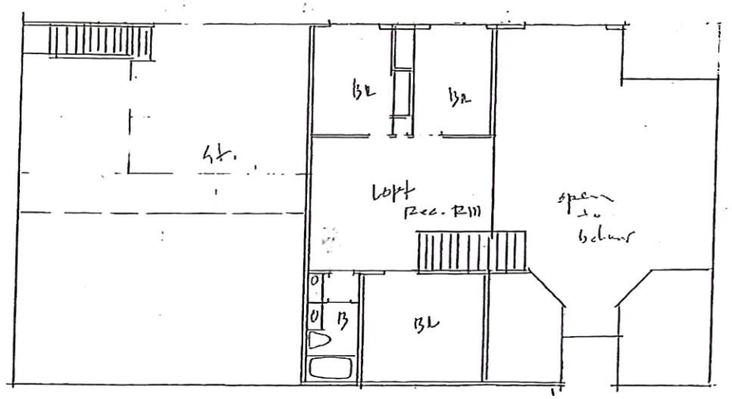
MAIN LEVEL FLOOR PLAN
1468



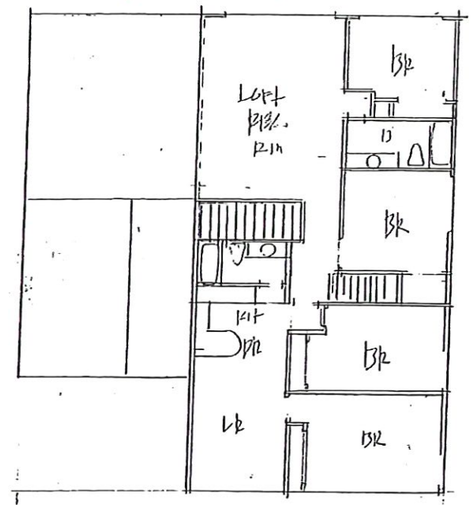
MAIN LEVEL FLOOR PLAN
1650



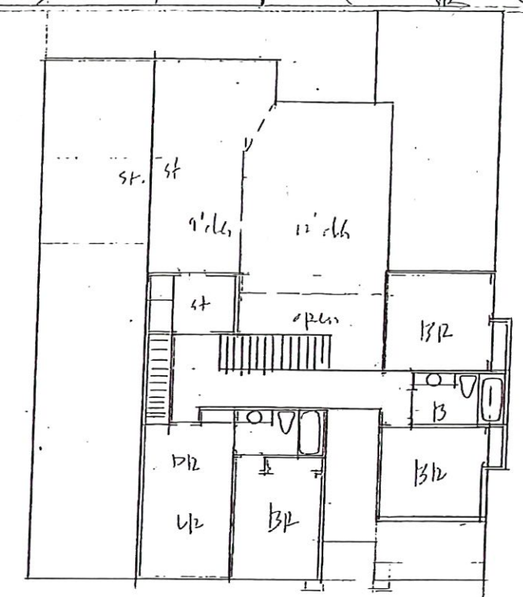
EXTERIOR CONCEPTS OF MODERN/CONTEMPORARY FLAT ROOF



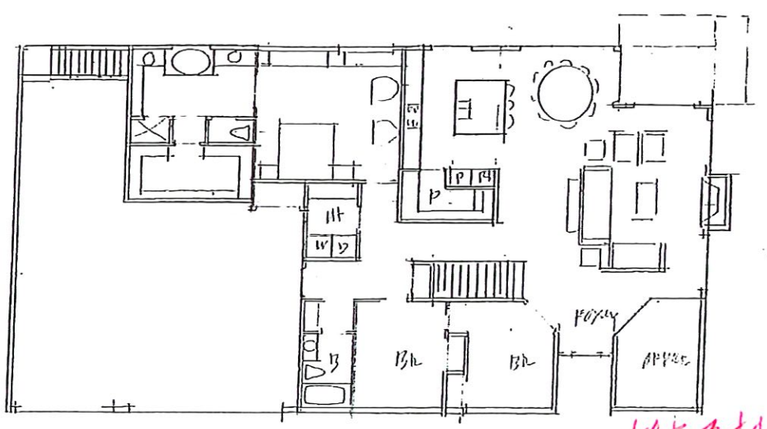
UPPER LEVEL floor plan
800



UPPER LEVEL floor plan
1400

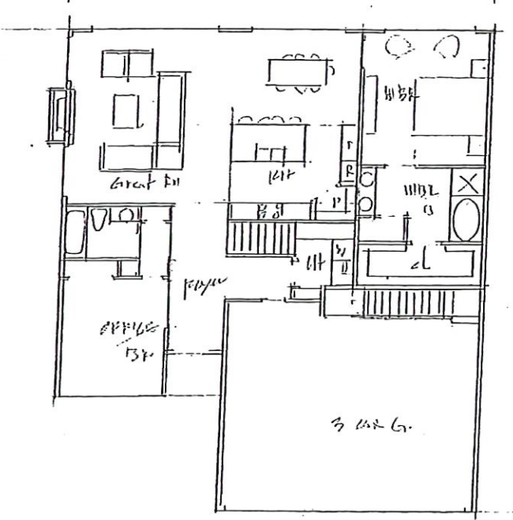


UPPER LEVEL fl. plan
800



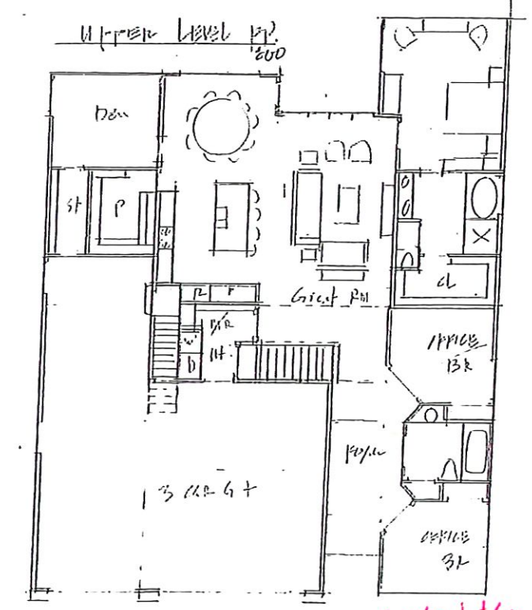
LOT 3 #4

MAIN LEVEL floor plan
1850



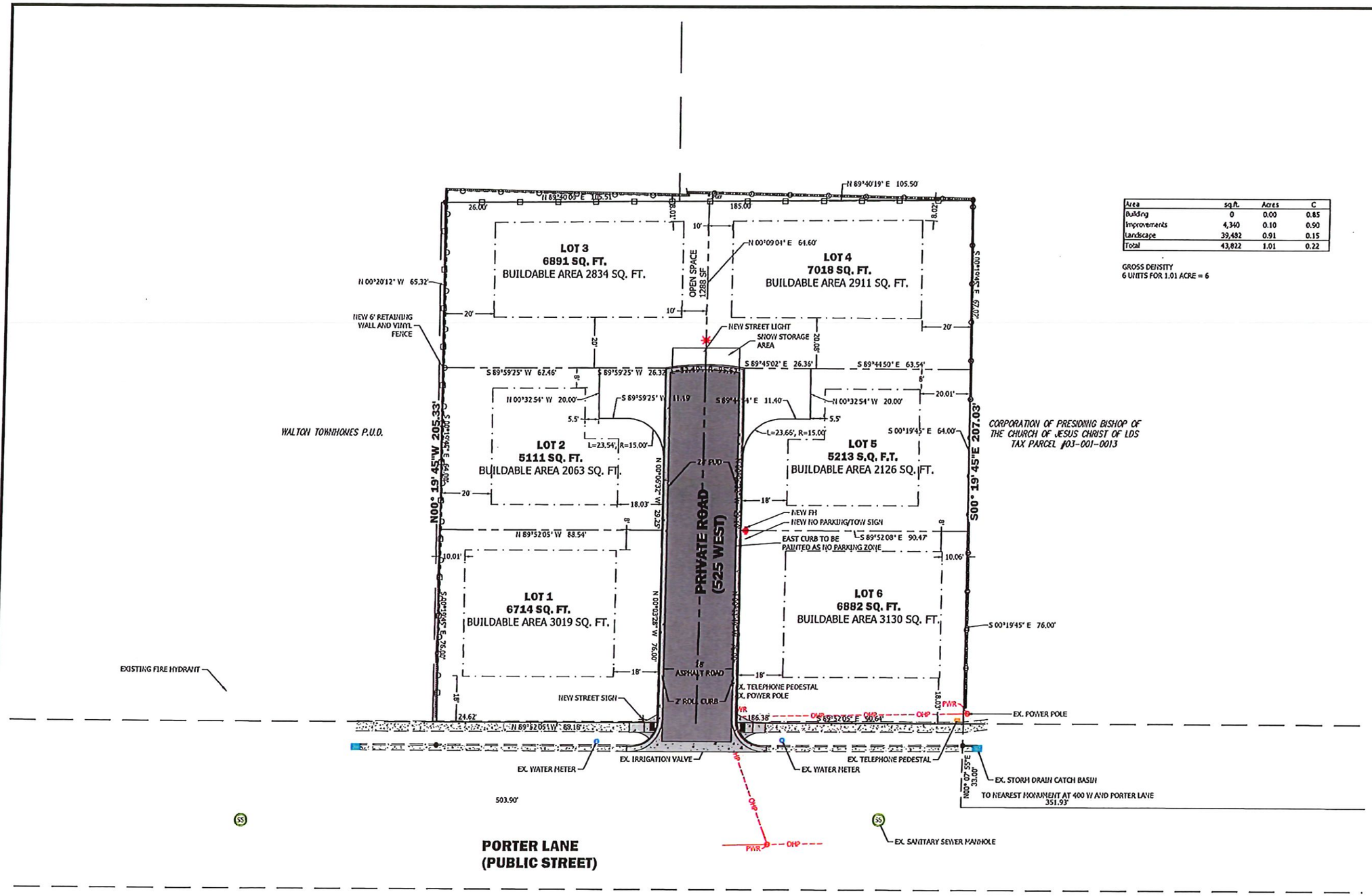
LOT 2 #5

MAIN LEVEL floor plan
1460



LOT 1 #6

MAIN LEVEL floor plan
1650



Area	sq.ft.	Acres	C
Building	0	0.00	0.85
Improvements	4,340	0.10	0.90
Landscape	39,482	0.91	0.15
Total	43,822	1.01	0.22

GROSS DENSITY
6 UNITS FOR 1.01 ACRE = 6

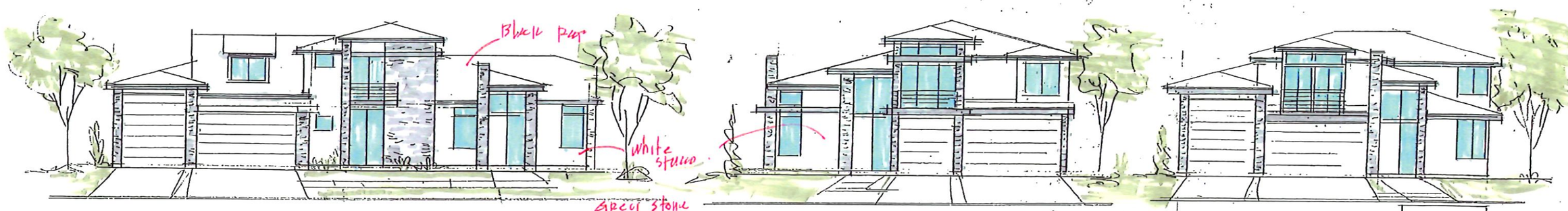
SCALE: 1" = 20'

DEVELOPER

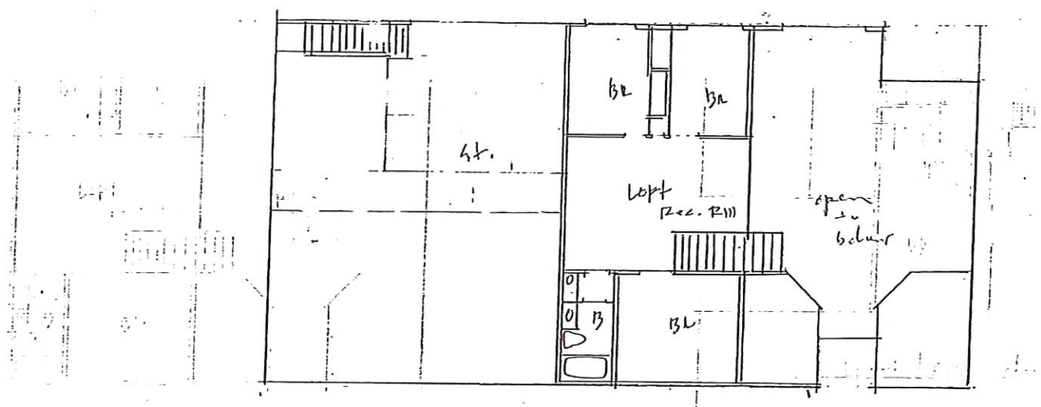
PORTER LANE ESTATES PD

REVISIONS

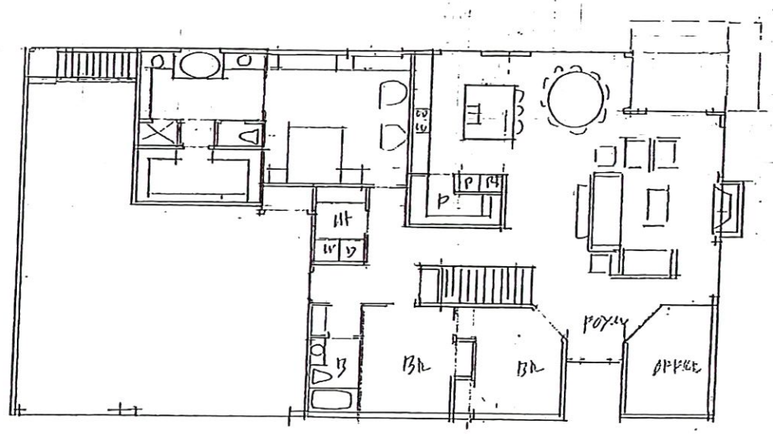
Know what's below.
Call 811 before you dig.



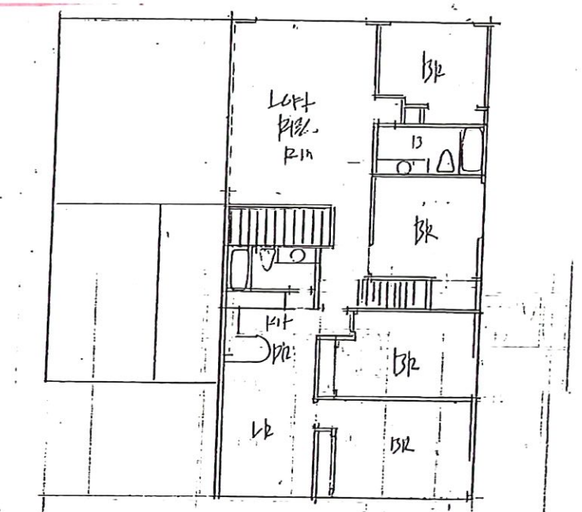
color concept



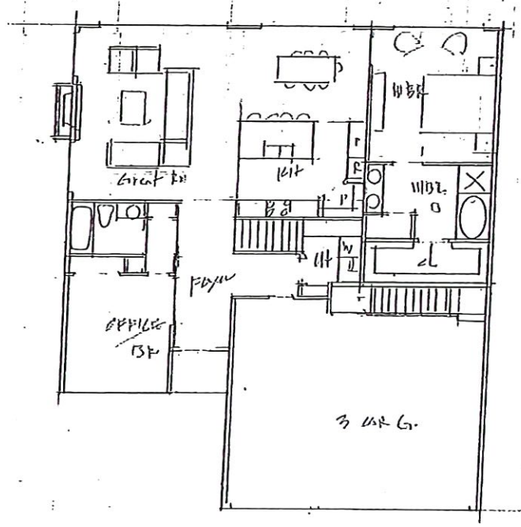
UPPER LEVEL FLOOR PLAN 800



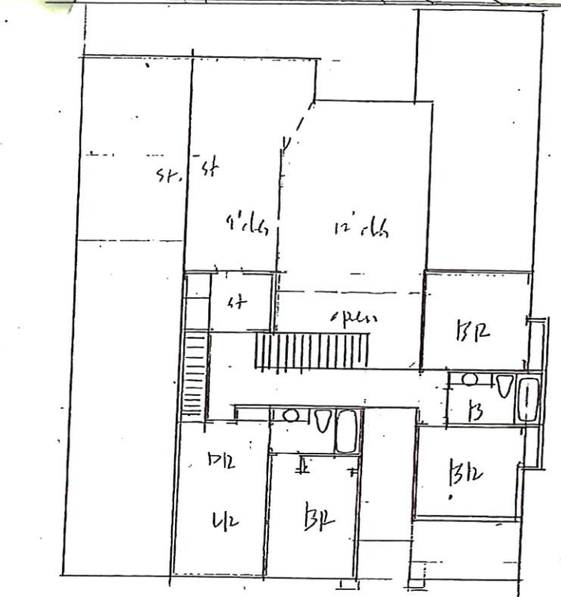
MAIN LEVEL FLOOR PLAN 1850



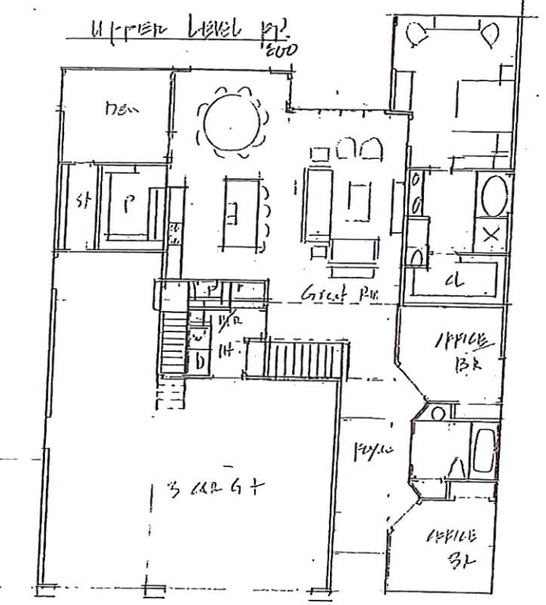
UPPER LEVEL FLOOR PLAN 1400



MAIN LEVEL FLOOR PLAN 1468

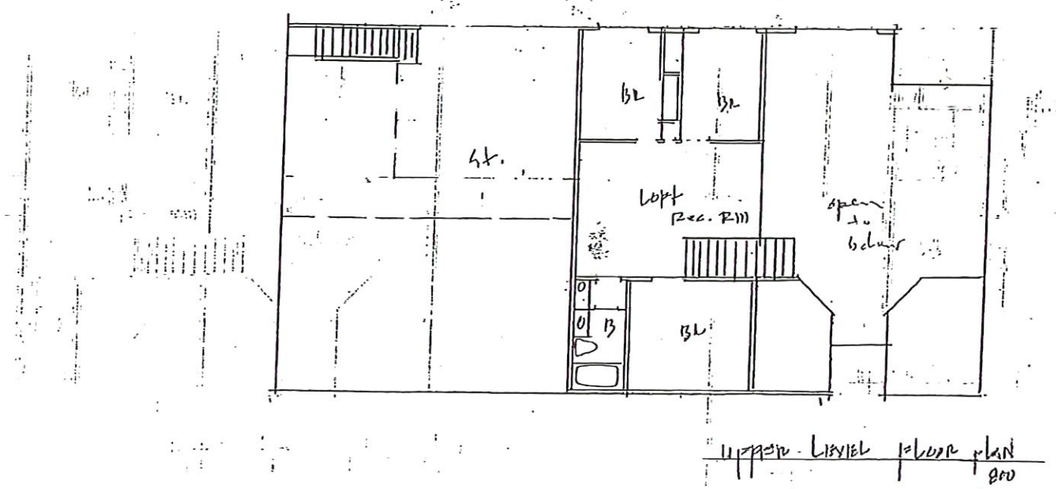


UPPER LEVEL PL 800

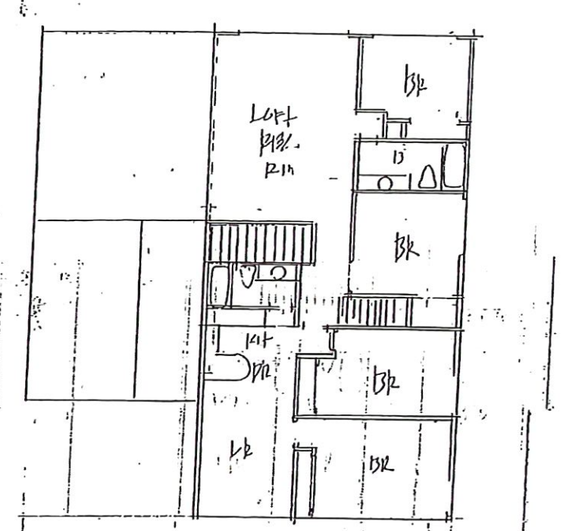


MAIN LEVEL FLOOR PLAN 1650

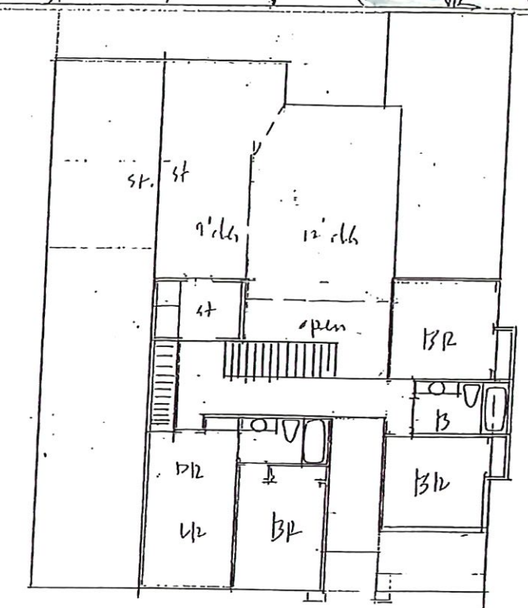
Color concepts



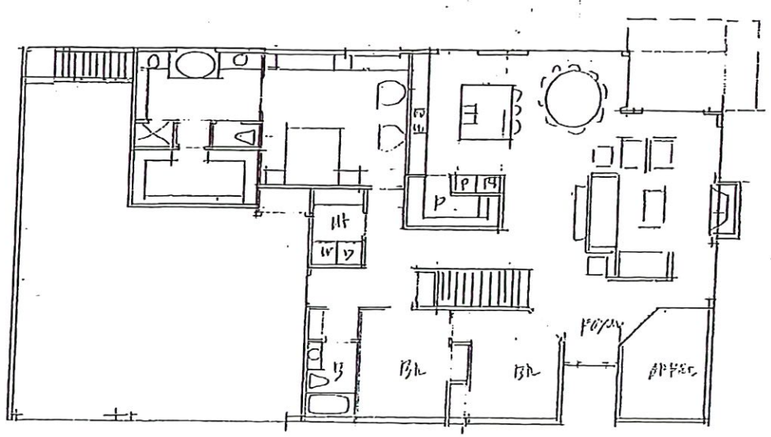
Upper Level floor plan
800

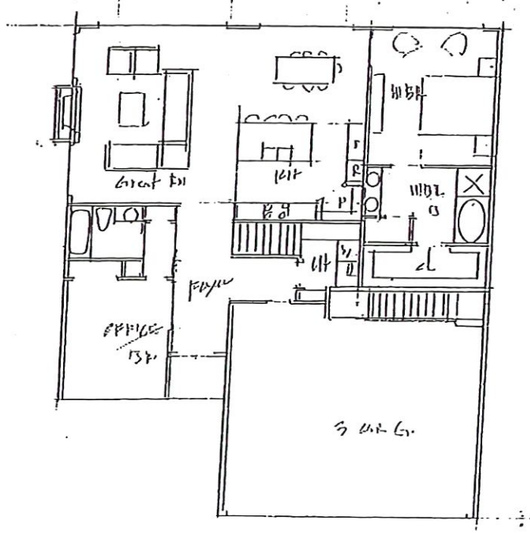


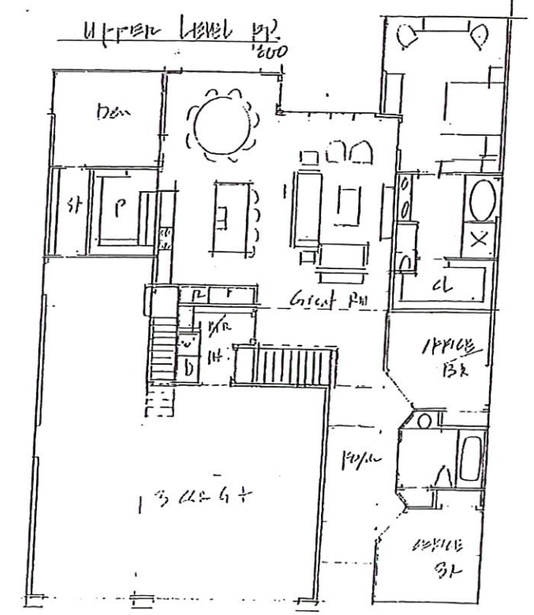
Upper Level floor plan
1400



Upper Level pl.
800







CENTERVILLE ZONING MAP AMENDMENT CHECKLIST PDO

Project Name: Porter Lane Estates PDO
Date: 6/3/25

TRACKING HISTORY:

- Application Submitted: 5/29/25
- Review Date: 6/3/25

Per 12.21.180 Zoning Map And Zoning Code Amendments

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		***Comments from City Staff:***
✓	The name, address, email and telephone number of the applicant and the applicant's agent, if any	Troy Holzer 801-898-0098 150 W 100 N, Bountiful UT 84010 troyzmail@gmail.com Greg Larsen 801-589-3331 1353 N 1580 W, Farmington, UT 84025 gmlarsendesign@hotmail.com
✓	The name and address of every person or company the applicant represents	
✓	Complete application for final site plan approval to the Zoning Administrator	Proposed subdivision, see conceptual site plan and preliminary subdivision
✓	The requested amendment and reasons supporting the request	
✓	Payment of fees and deposits set forth in the City Fee Schedule	Paid: $650 on 5/29/25
Site Plan showing the following:		
✓	Legal description of the property and parcel number;	See preliminary subdivision
✓	Lot or parcel dimensions, square footage, and orientation	See preliminary subdivision
✓	Present and proposed zoning classifications	RM - PDO
✓	All abutting properties showing present zoning classifications	
✓	Location, topography, and layout of proposed lots	See preliminary subdivision
✓	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	See preliminary subdivision
✓	Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property	See conceptual site plan
PDO Requirements: CZC 12.41		

	Existing Conditions Inventory (See separate sheet)	
✓	Conceptual Site Plan (See separate sheet)	See conceptual site plan
✓	Density Calculation	See preliminary subdivision
	Variations from the code requested as part of the PDO	
✓	Common Area Open Space Calculation	OPEN SPACE 1,288 SF
✓	Common Area Maintenance Agreement	See CC&R. Common Areas maintained by the Association.
✓	Protective Covenants	
✓	Residential Use Type	Single family housing 6 lot subdivision
N/A	Commercial Use Type	None proposed

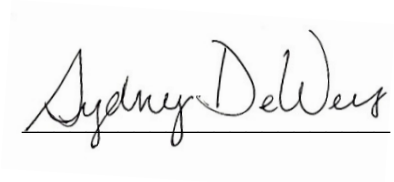
Additional Staff Comments:

The application will be the second step to a PDO subdivision. At the time of the application the applicant has submitted a conceptual site plan, existing conditions inventory, and preliminary subdivision as required per CZC 12.41.120. The lots density allows up to 6 units but, the layout does not permit the typical city requirements. The applicant has decided that the effort of a Planned Development Overlay(PDO)would be of more benefit to the applicant than a typical subdivision. The applicant has indicated in the conceptual site plan application as well as the preliminary subdivision the variance from the city code they are requesting:

- Lot size
- Setbacks
- Frontage minimum
- Sidewalk requirements
- Fence and wall heights (TBD)

The applicant has met the requirements of the PDO approval criteria per CZC 12.41.080(b). The applicant is not requesting any increased density, meeting access requirements, meeting building heights, requesting a variation from common area percentage, meeting building distances per IBC, meeting all required improvements but sidewalk variation request, providing required yards, meeting setbacks for RM zoning, requesting variations to wall heights and providing all utilities to developed lots.

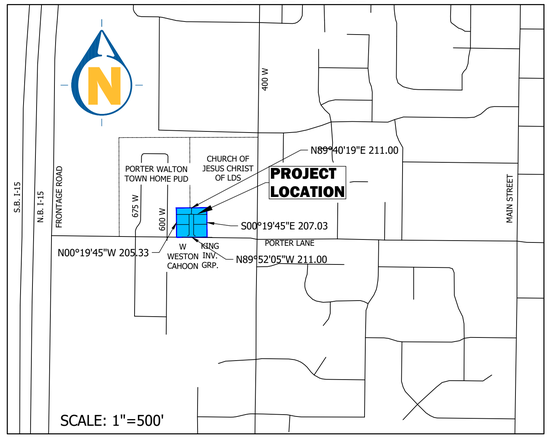
Based on the documentation submitted the applicant has met compliance for the PDO application.



PORTER LANE ESTATES PD

522 WEST PORTER LANE
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL R-M
FEMA FLOOD ZONE: X (0.2%/1% WITH <1') MAP DATE: 09/15/22
FIRM PANEL: 49011C0392F

VICINITY MAP



CIVIL DRAWING INDEX

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C201	EXISTING CONDITIONS
C300	DEMOLITION PLAN
C400	SITE PLAN
C401	PRELIMINARY PLAT
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C600	UTILITY PLAN
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL DETAILS
C700	PLAN AND PROFILE
C901	SITE DETAILS

GENERAL NOTES

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

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

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

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

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

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

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

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

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ENGINEER:
SCOTT ARGYLE
ENTELLUS ENGINEERING
SARGYLE@ENTELLUS.COM
(385)-777-2528

PRELIMINARY
NOT FOR CONSTRUCTION

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Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

DEVELOPER
KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD
522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
COVER & INDEX

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C100
COVER & INDEX

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GENERAL NOTES

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

SEQUENCE OF CONSTRUCTION

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

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UTILITY NOTES

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

GRADING NOTES

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

EROSION CONTROL

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

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

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

LEGEND

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

ABBREVIATIONS

ø	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FF	FIELD FENCE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FND	FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LP	LIGHT POLE
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILTIY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SL	STREET LIGHT
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
UP	UTILITY POLLE
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

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DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

NOTES & LEGEND

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C101

NOTES & LEGEND

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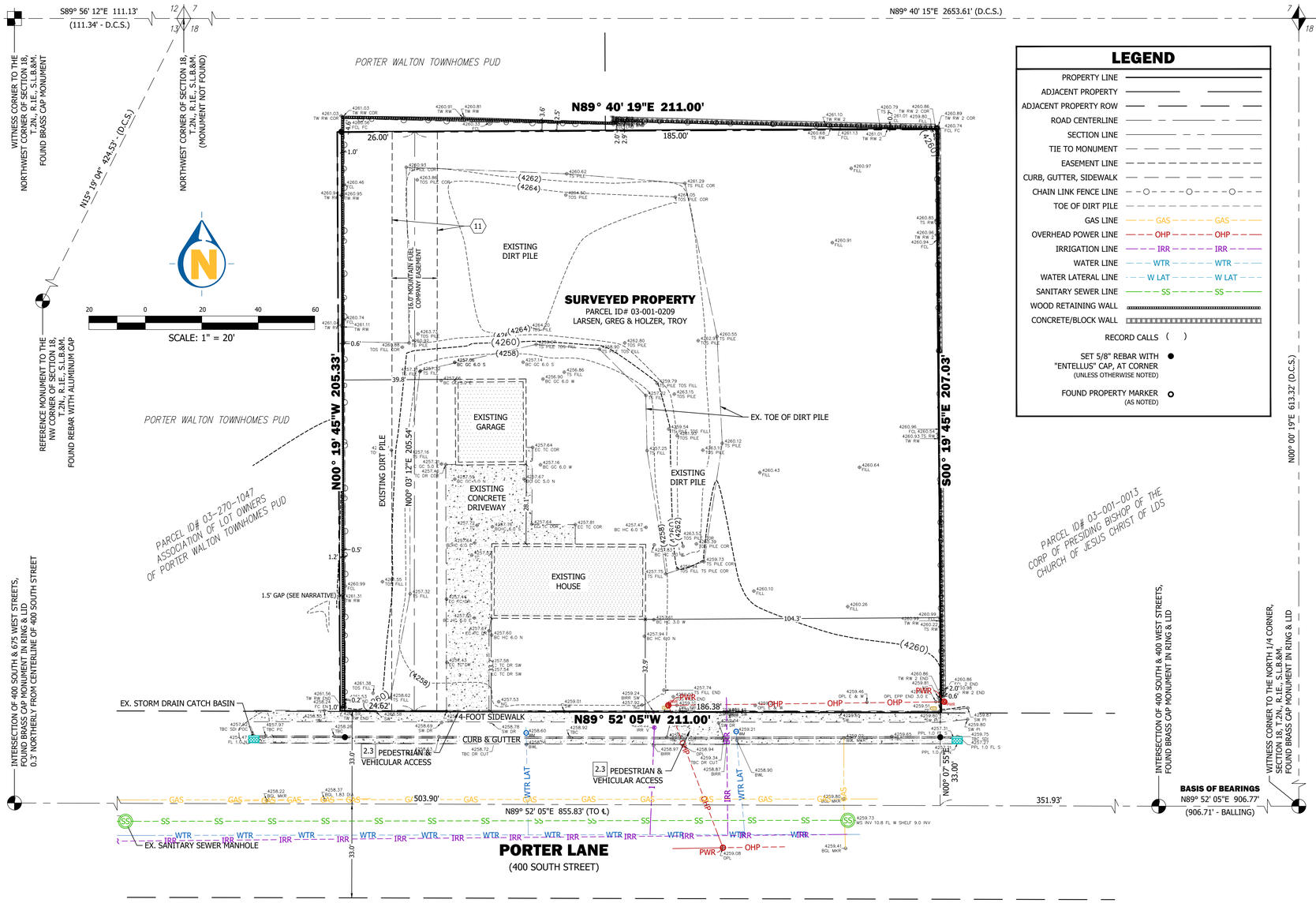
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C102
VICINITY MAP



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
ADJACENT PROPERTY ROW	
ROAD CENTERLINE	
SECTION LINE	
TIE TO MONUMENT	
EASEMENT LINE	
CURB, GUTTER, SIDEWALK	
CHAIN LINK FENCE LINE	
TOE OF DIRT PILE	
GAS LINE	GAS
OVERHEAD POWER LINE	OHP
IRRIGATION LINE	IRR
WATER LINE	WTR
WATER LATERAL LINE	W LAT
SANITARY SEWER LINE	SS
WOOD RETAINING WALL	
CONCRETE/BLOCK WALL	
RECORD CALLS	( )
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PREPARE AND ALTA/NSPS LAND TITLE SURVEY ON THE PROPERTY. WE SET THE BASIS OF BEARINGS ALONG THE MONUMENT AT 200 WEST STREET AND PORTER LANE AND THE WITNESS CORNER MONUMENT IN PORTER LANE, TO THE EAST, AS SHOWN. THIS BASIS USES THE DAVIS COUNTY SURVEYOR'S (D.C.S.) GROUND COORDINATE SYSTEM.

THE SUBJECT PARCELS ALL TIE FROM THE NORTHWEST CORNER OF SECTION 18. MATHEMATICALLY, THEY DO NOT FIT TOGETHER WELL IN A NORTH-SOUTH DIRECTION EXCEPT THAT THEY GENERALLY SHARE A CALL TO "THE NORTH LINE OF A STREET." THE SUBJECT PARCELS ARE SURROUNDED ON THE NORTH AND EAST BY PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("CHURCH PROPERTY"). ALTHOUGH THE CALCULATED LOCATION FOR THE CHURCH PROPERTY DOES NOT MATCH THE DEEDS FOR THE SURVEYED PROPERTY PERFECTLY, THEY SHARE THE SAME BEARING AND DISTANCE ALONG THE EAST LINE OF THE SURVEYED PROPERTY.

THE PORTER WALTON TOWNHOMES P.U.D. ("PUD"; ENTRY #2916378, DAVIS COUNTY RECORDER [D.C.R.]) FALLS TO THE WEST AND NORTH OF THE SURVEYED PROPERTY. IT ALSO PURPORTS TO USE THE D.C.S. GROUND COORDINATE SYSTEM. A PORTION OF THE PUD WAS ORIGINALLY OWNED BY THE HAFOKAS AND SOLD IN 2015 TO BRIGHTON DEVELOPMENT UTAH, THE DEVELOPER OF THE PUD (ENTRY #2873165, D.C.R.). COMPARING THIS DEED TO THE PUD PLAT, THE LOCATION OF THE WEST LINE OF THE SURVEYED PROPERTY APPEARS TO BE ABOUT 1.5' EASTERLY FROM THE CORRESPONDING LINE OF THE PUD.

BALLING ENGINEERING PREPARED A SURVEY IN 1992 ("BALLING SURVEY"; SURVEY #1277, D.C.S.) THAT INCLUDED THE SURVEYED PROPERTY FOR THIS SURVEY. IT SHOWS CHAIN LINK FENCING NEAR THE COMMON LINES BETWEEN THE CHURCH PROPERTY, THE SURVEYED PROPERTY, AND THE PUD. THE FENCING DOES NOT FOLLOW BOUNDARY LINES WELL. HOWEVER, ONE PROPERTY CORNER WAS LOCATED AT A FENCE POST ON THE NORTHEAST CORNER OF THE SURVEYED PROPERTY. THE PUD USES A DIFFERENT BEARING ALONG PORTER LANE THAN THE BALLING SURVEY. IT IS APPARENT FROM THE SURVEY RECORD THAT THE STREET MONUMENT IN PORTER LANE AT 675 WEST STREET WAS NOT SET ON THE CENTER LINE (SEE SURVEYS #2808, #3935, #7243, AND #7788).

WE MEASURED ROAD IMPROVEMENTS AND MONUMENTS IN PORTER LANE AND GATHERED ADDITIONAL MEASUREMENTS ON CORRESPONDING SECTION CORNER MONUMENTS. WE MEASURED FENCES AND WALLS SURROUNDING THE SURVEYED PROPERTY. WE FOUND THAT THE FENCING ALONG THE NORTHERLY LINES CONTINUES TO GENERALLY RUN OFF OF THE RECORD LOCATION OF THE PROPERTY. THERE IS NOW FENCING THAT WAS BUILT AS PART OF THE PUD THAT FOLLOWS THE REMAINING PORTION OF THE NORTHERLY LINES. THERE IS ALSO A FENCE AND WALL FROM THE PUD ALONG THE WESTERLY LINE OF THE SURVEYED PROPERTY.

COMPARING OUR CALCULATIONS TO THE MEASURED EVIDENCE, WE BELIEVE THAT THE BALLING SURVEY IS STILL A FAITHFUL REPRESENTATION OF THE SURVEYED PROPERTY. WE FOUND THAT FENCES CONTINUED TO BE IN THE SAME LOCATION SHOWN ON THE BALLING SURVEY, SO WE ACCEPTED THE NORTHERLY AND EASTERLY LINES ON THE BALLING SURVEY. WE CONTINUE TO ACCEPT THE CENTER LINE LOCATION OF PORTER LANE THAT WE HAVE USED ON PRIOR SURVEYS BECAUSE IT GENERALLY FITS ROAD IMPROVEMENTS. WE FOUND THE FENCES AND WALLS ALONG THE WESTERLY LINE FIT WELL WITH THE CONVEYANCE TO BRIGHTON IN 2015, LEAVING THE RECORD FRONTAGE FOR THE SURVEYED PROPERTY AT 211 FEET. WE SET CORNERS TO MARK THE PROPERTY, AS SHOWN

RECORD LEGAL DESCRIPTION

FROM EXHIBIT "A" OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ALTA/NSPS LAND TITLE SURVEY TABLE "A" ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON DIAGRAM)**

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(SHOWN ON DIAGRAM)**

11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NONE PROVIDED)**
   (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. **(SHOWN ON DIAGRAM)**

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021 (SHOWN ON DIAGRAM)**

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NO EVIDENCE WAS OBSERVED DURING THE FIELDWORK OR DISCOVERED BY THE SURVEYOR IN PROCESS OF CONDUCTING THIS SURVEY)**

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING PROPERTIES, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCELS SHOWN HEREON WAS OBTAINED FROM TITLE REPORT FILE NUMBER 14253-6335031, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF *OCTOBER 30, 2024,* 8:00 A.M.

2. THIS ALTA SURVEY IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS MADE IN RELATION TO A RECORD OF SURVEY THAT WILL BE FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE.

3. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR AND RECORD DRAWINGS PROVIDED BY THE CITY, UTILITY COMPANY, OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.

4. ONLY OBSERVABLE SURFACE AND ABOVE GROUND FACILITIES OR STRUCTURES WERE FIELD-LOCATED AND SHOWN HEREON. BURIED STRUCTURES SUCH AS TANKS, FOUNDATION FOOTINGS, VAULTS, ETC., WERE NOT SEARCHED FOR AND NOT LOCATED.

5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021)

6. THERE WAS NO EVIDENCE OF ANY SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

7. STRUCTURES RELATED TO AN IRRIGATION SYSTEM WERE NOT OBSERVED ON-SITE DURING THE PROCESS OF CONDUCTING THE FIELD WORK. HOWEVER, UTILITY MAPS SUGGEST THAT THERE IS AN IRRIGATION SERVICE TO THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO GREG LRSEN AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11, 16, 17, & 19, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 04, 2025.
DATE OF PLAT OR MAP: MARCH 14, 2025

JEREMIAH CUNNINGHAM, P.L.S.
STATE OF UTAH LICENSE NO. 9182497

TITLE REPORT EXCEPTIONS

FROM SCHEDULE "B", PART "II", A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

11. RIGHT-OF-WAY AND EASEMENT GRANT RECORDED FEBRUARY 25, 1994 AS ENTRY NO. 1099375 IN BOOK 1728 AT PAGE 88 OF OFFICIAL RECORDS.

QUITCLAIM DEED CONVEYING TO BRIGHTON DEVELOPMENT UTAH, LLC, THE RIGHT, TITLE AND INTEREST ACQUIRED IN SAID RIGHT-OF-WAY AND EASEMENT GRANT, RECORDED MARCH 18, 2016 AS ENTRY NO. 2927032 IN BOOK 6476 AT PAGE 1050 OF OFFICIAL RECORDS.

ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARDS

1. MONUMENTS FOUND DURING THE FIELDWORK FOR THIS SURVEY ARE:
   1.1. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE DAVIS COUNTY SURVEYOR'S BRASS CAP MONUMENTING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 18 AND THE INTERSECTION MONUMENT OF 400 SOUTH & 400 WEST STREETS, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AS SHOWN ON THIS PLAT.

2. EVIDENCE OF RIGHTS OF WAY AND ACCESS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY:
   2.1. BEARING AND DISTANCE TIES ARE SHOWN ON THE DIAGRAM SHEETS FROM THE PROPERTY TO STREET RIGHT-OF-WAY LINES.
   2.2. PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY ARE NAMED ON THE DIAGRAM SHEETS ALONG WITH THE RESPECTIVE RIGHT OF WAY WIDTHS.
   2.3. VISIBLE EVIDENCE OF PHYSICAL ACCESS (EG., DRIVEWAY CURB CUTS, SIDEWALKS, FENCE GATES) LEADING TO OR ACROSS THE PROPERTY IS SHOWN ON THE DIAGRAM SHEETS WITH LABELS DESCRIBING THE LOCATION AND CHARACTER OF VEHICULAR OR PEDESTRIAN ACCESS BY OTHER THAN THE APPARENT OCCUPANTS.
   2.4. THE LOCATION AND EXTENT OF ANY POTENTIALLY ENCROACHING DRIVEWAYS, ALLEYS, AND OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO OR ACROSS THE SURVEYED PROPERTY ARE SHOWN ON THE DIAGRAM SHEETS.

3. EVIDENCE OF LINES OF POSSESSION AND IMPROVEMENTS OBSERVED ALONG THE PROPERTY BOUNDARY LINES DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS INCLUDING WALLS, FENCES, BUILDINGS, SIDEWALKS, CONCRETE WORK, AND OTHER IMPROVEMENTS.

4. THE LOCATIONS OF BUILDINGS OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS. **TWO BUILDINGS WERE OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY.**

5. EVIDENCE OF EASEMENTS AND SERVITUDES OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE **SHOW ON THE DIAGRAM.**

6. THE LOCATIONS OF CEMETERIES ENCUMBERING OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM: **NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY, AND THE SURVEYOR WAS NOT MADE AWARE OF THE EXISTENCE OF ANY OTHER BURIAL PLOTS DURING THE PROCESS OF CONDUCTING.**

7. NO EVIDENCE OF WATER FEATURES EITHER ON THE PROPERTY OR MOVING ACROSS THE PROPERTY WAS OBSERVED DURING THE FIELD WORK FOR THIS SURVEY.

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PRELIMINARY NOT FOR CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY
GREG LARSEN
532 WEST PORTER LANE
PARCEL ID# 03-001-0209
SW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

REVISIONS

DRAWN:	JJS	2025/03/10
APPRVD:	JRC	2025/03/14
PROJECT #:		1021062
SURVEY 1021062.dwg		

C200
ALTA/NSPS LAND TITLE SURVEY

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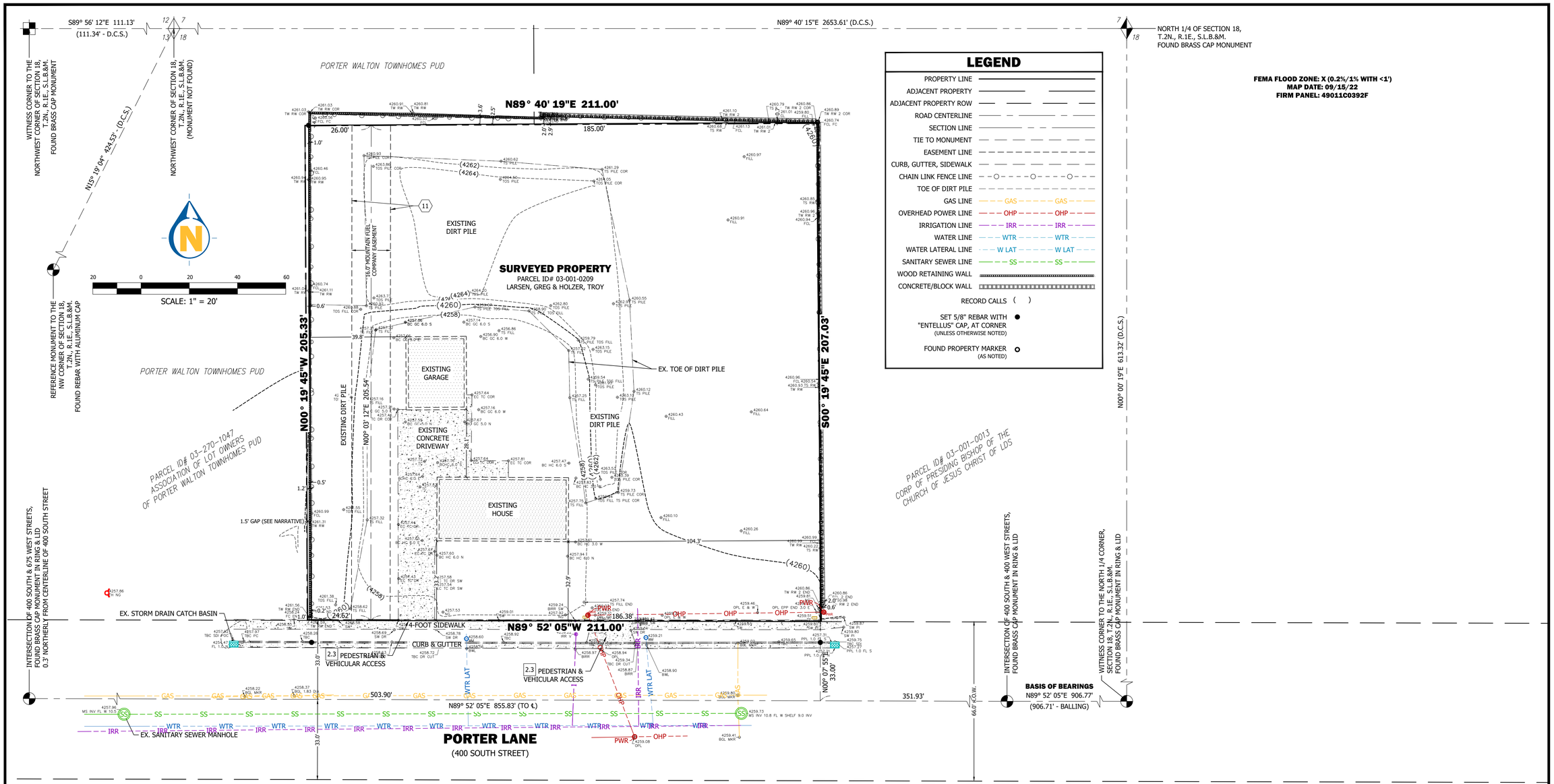
Christopher Argyle
6/19/25



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PRELIMINARY NOT FOR CONSTRUCTION

EXISTING CONDITIONS
GREG LARSEN

532 WEST PORTER LANE
PARCEL ID# 03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

REVISIONS

DRAWN:	JJS	2025/03/10
APPRVD:	JRC	2025/03/14
PROJECT #:		1021062
SURVEY 1021062.dwg		

C201
EXISTING CONDITIONS

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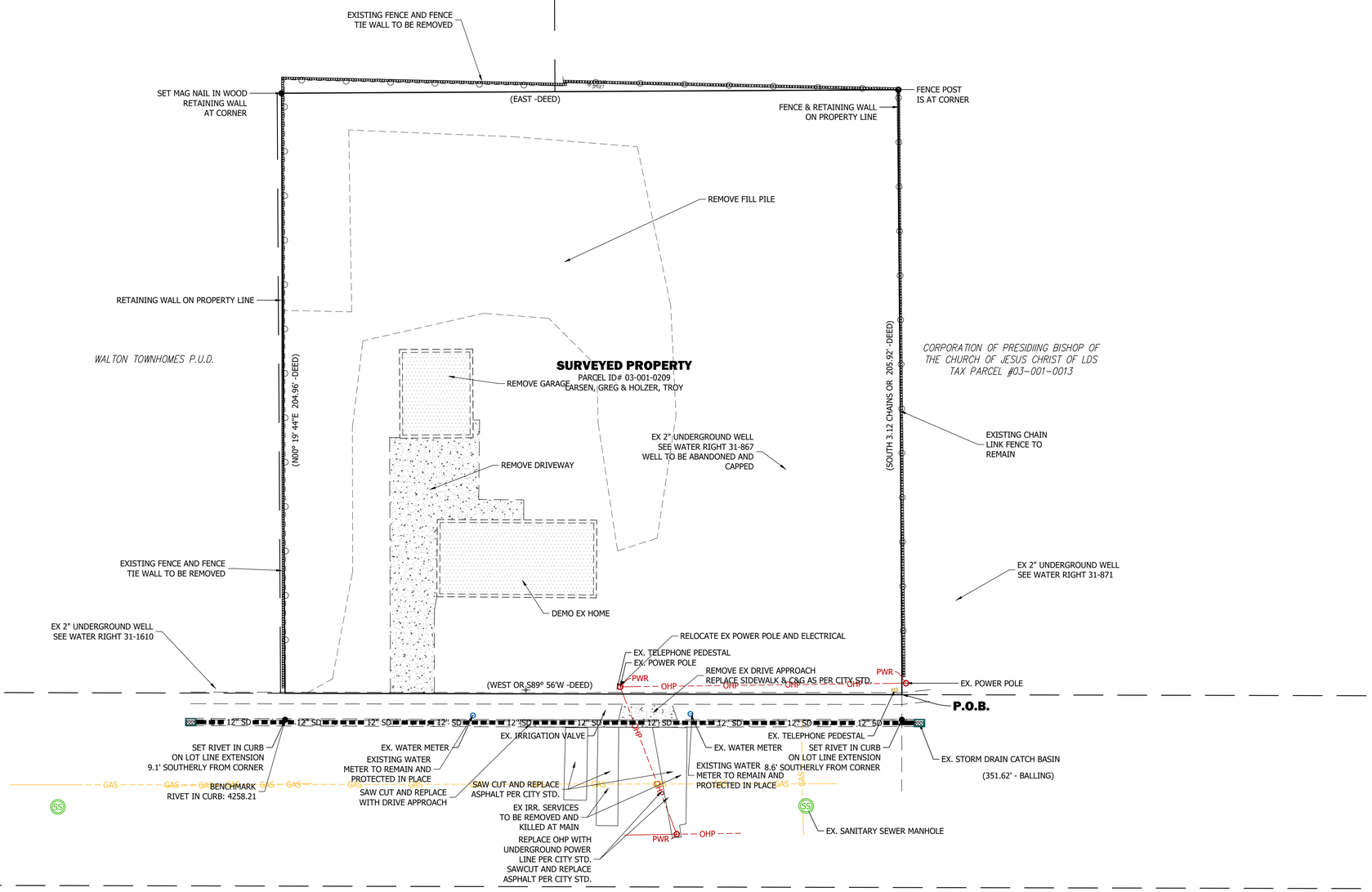
Christopher Argyle
6/19/25



NOTES

1. MEASURE DOWN (MD) ARE FROM CITY GIS MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING MEASURE DOWN DOES NOT MATCH PLANS.
2. CONTRACTOR TO REPORT ANY DISCREPANCIES SEEN IN THE FIELD BEFORE CONSTRUCTION BEGINS.

N

20 0 20

SCALE: 1" = 20'

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DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DEMOLITION PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C300
DEMOLITION PLAN

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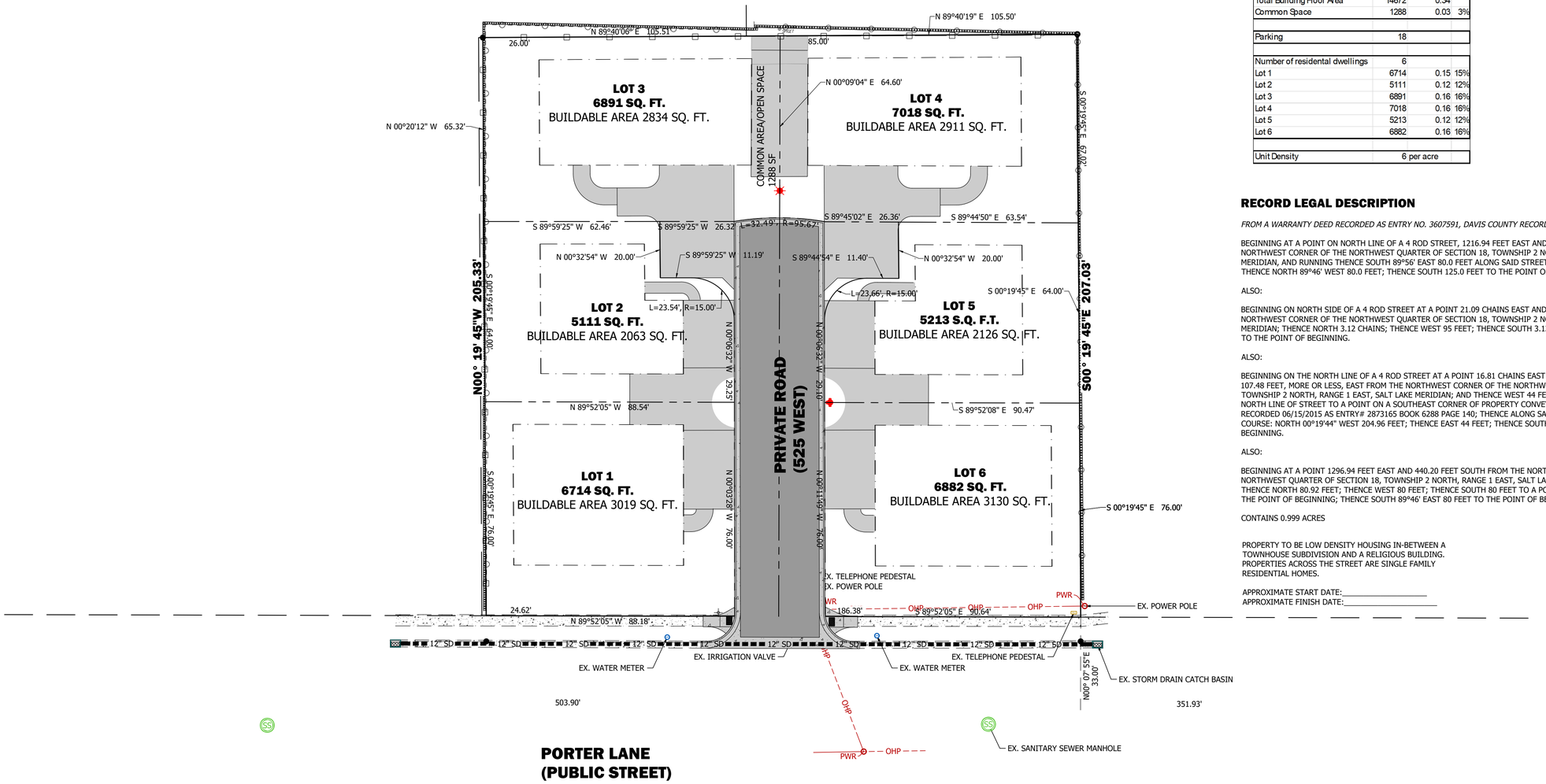

Area Tabulation Table			
Area Designation	Area (sf)	Area (acre)	%
Total Area (Gross Acreage)	43822	1.01	100
Building	16083	0.37	37%
Improvements	11461	0.26	26%
Landscape	16278	0.37	37%
Total Building Footprint	16083	0.37	
Total Building Floor Area	14672	0.34	
Common Space	1288	0.03	3%
Parking	18		
Number of residential dwellings	6		
Lot 1	6714	0.15	15%
Lot 2	5111	0.12	12%
Lot 3	6891	0.16	16%
Lot 4	7018	0.16	16%
Lot 5	5213	0.12	12%
Lot 6	6882	0.16	16%
Unit Density	6 per acre		

20 0 20
SCALE: 1" = 20'

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

PROPERTY TO BE LOW DENSITY HOUSING IN-BETWEEN A TOWNHOUSE SUBDIVISION AND A RELIGIOUS BUILDING. PROPERTIES ACROSS THE STREET ARE SINGLE FAMILY RESIDENTIAL HOMES.

APPROXIMATE START DATE:_____
APPROXIMATE FINISH DATE:_____

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PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
SITE PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C400
SITE PLAN

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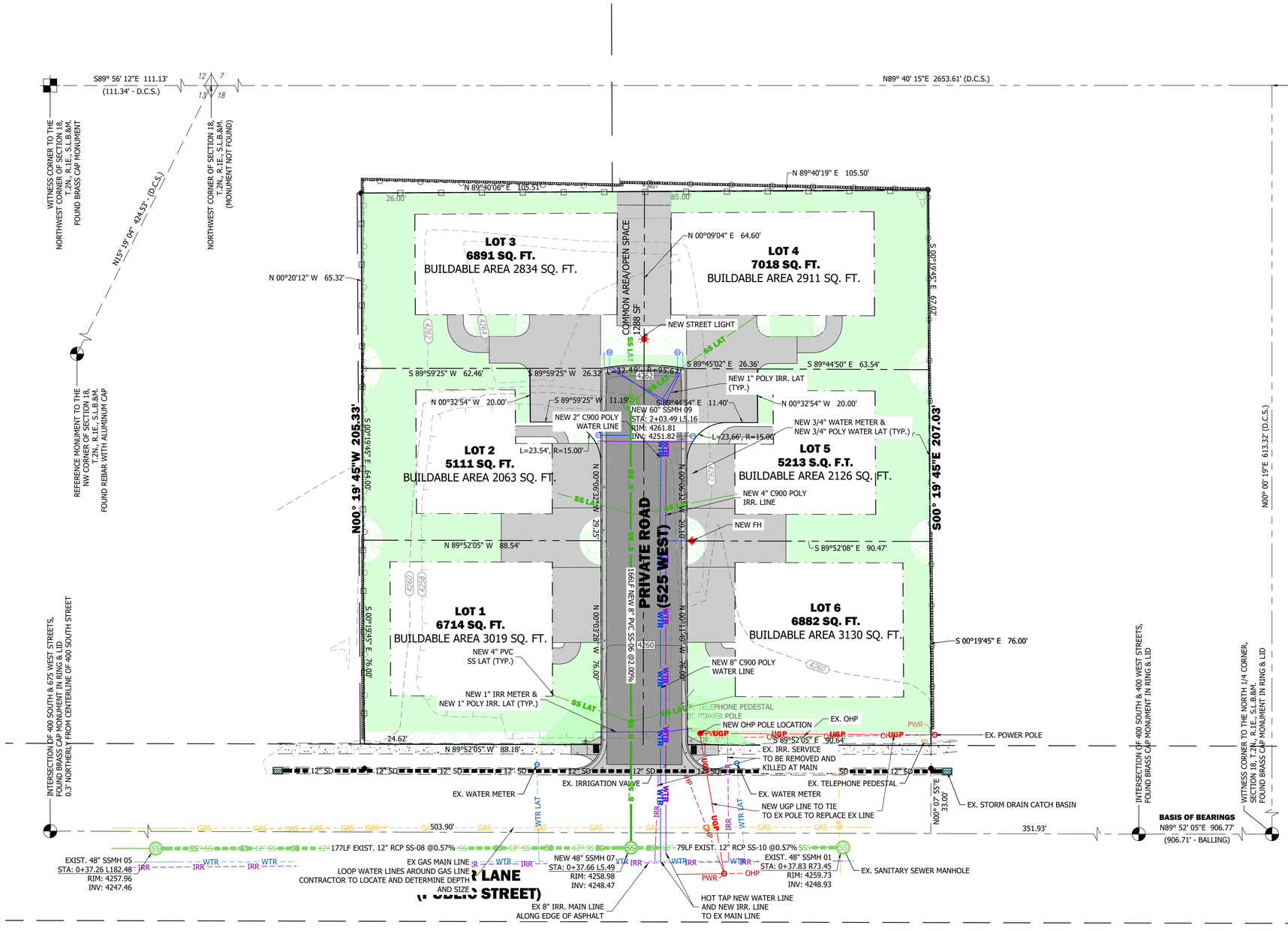

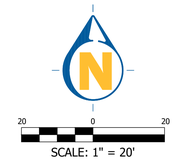

ENGINEER:
SCOTT ARGYLE
ENTELLUS ENGINEERING
SARGYLE@ENTELLUS.COM
(385)-777-2528

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FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

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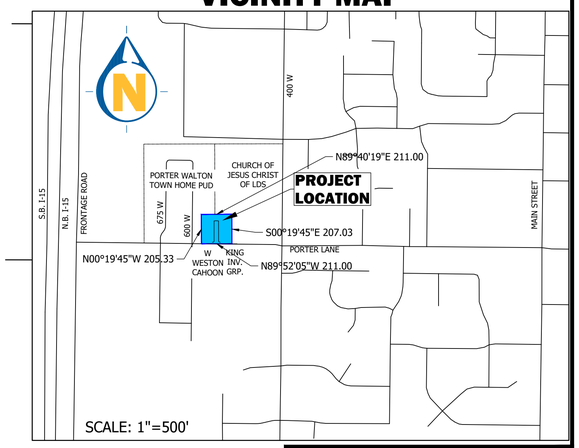
CONTAINS 0.999 ACRES

VICINITY MAP



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LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PRELIMINARY PLAT

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

PLAT
PRELIMINARY PLAT

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DRAINAGE CALCULATIONS

18-Jun-25

PRE-DEVELOPMENT AREA ANALYSIS

Area	sq.ft.	Acres	C
Building	2,207	0.05	0.85
Improvements	1,897	0.04	0.90
Landscape	39,718	0.91	0.15
Total	43,822	1.01	0.22

POST-DEVELOPMENT AREA ANALYSIS

Area	sq.ft.	Acres	C
Building	16,083	0.37	0.85
Improvements	11,461	0.26	0.90
Landscape	16,278	0.37	0.15
Total	43,822	1.01	0.60

10 YEAR STORAGE ANALYSIS

NOAA Precipitation Frequency Data Server

Latitude: 40.9324 Degree Longitude: -111.8799 Degree

Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Runoff ft^3	Allowable Runoff ft^3	Storage ft^3
5	3.610	657	60	597
10	2.750	1,001	121	880
15	2.280	1,245	181	1,064
30	1.530	1,671	362	1,309
60	0.948	2,070	724	1,346
120	0.575	2,512	1,449	1,063
180	0.416	2,726	2,173	553
360	0.254	3,329	4,346	0
720	0.159	4,167	8,692	0
1440	0.099	5,189	17,384	0
			Required Retention	**1,346**

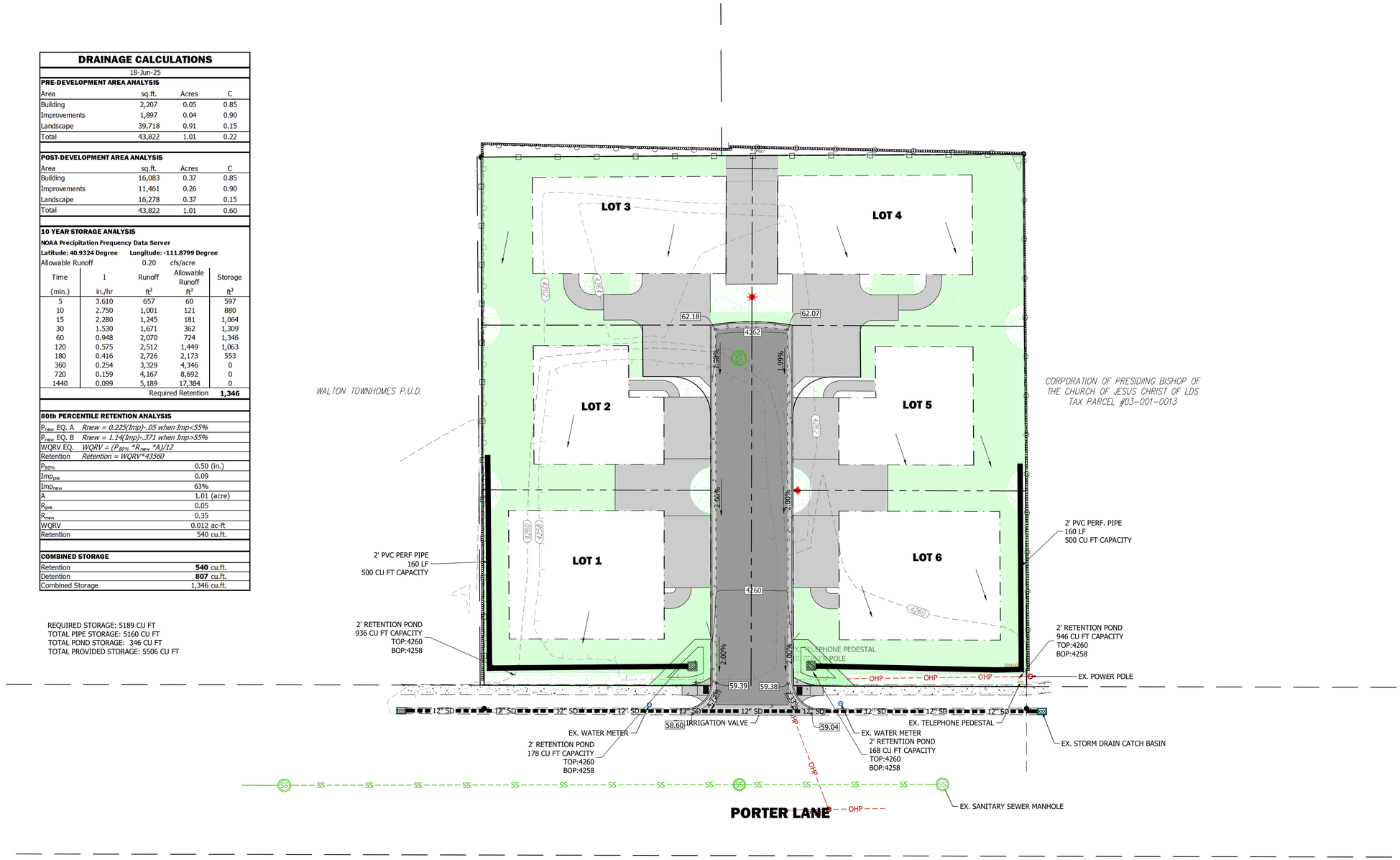
80th PERCENTILE RETENTION ANALYSIS

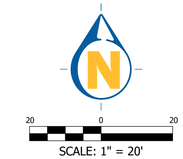
P_{new} EQ. A	*Rnew = 0.225(Imp)-.05 when Imp<55%*
P_{new} EQ. B	*Rnew = 1.14(Imp)-.371 when Imp>55%*
WQRV EQ.	*WQRV = ($P_{80\%}$ *R_{new} *A)/12*
Retention	*Retention = WQRV*43560*
$P_{80\%}$	0.50 (in.)
Imp_{pre}	0.09
Imp_{new}	63%
A	1.01 (acre)
R_{pre}	0.05
R_{new}	0.35
WQRV	0.012 ac-ft
Retention	540 cu.ft.

COMBINED STORAGE

Retention	**540** cu.ft.
Detention	**807** cu.ft.
Combined Storage	1,346 cu.ft.

REQUIRED STORAGE: 5189 CU FT
TOTAL PIPE STORAGE: 5160 CU FT
TOTAL POND STORAGE: 346 CU FT
TOTAL PROVIDED STORAGE: 5506 CU FT





LEGEND

30.82	EXISTING SPOT ELEVATION
30.82	PROPOSED SPOT ELEVATION
1.5%	DOWNWARD GRADE
4258	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
4258	PROPOSED CONTOUR
	PROPOSED MINOR CONTOUR

ACCESSIBLE AREA CONSTRAINTS

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

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

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

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

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

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

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

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GRADING PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C500
GRADING PLAN

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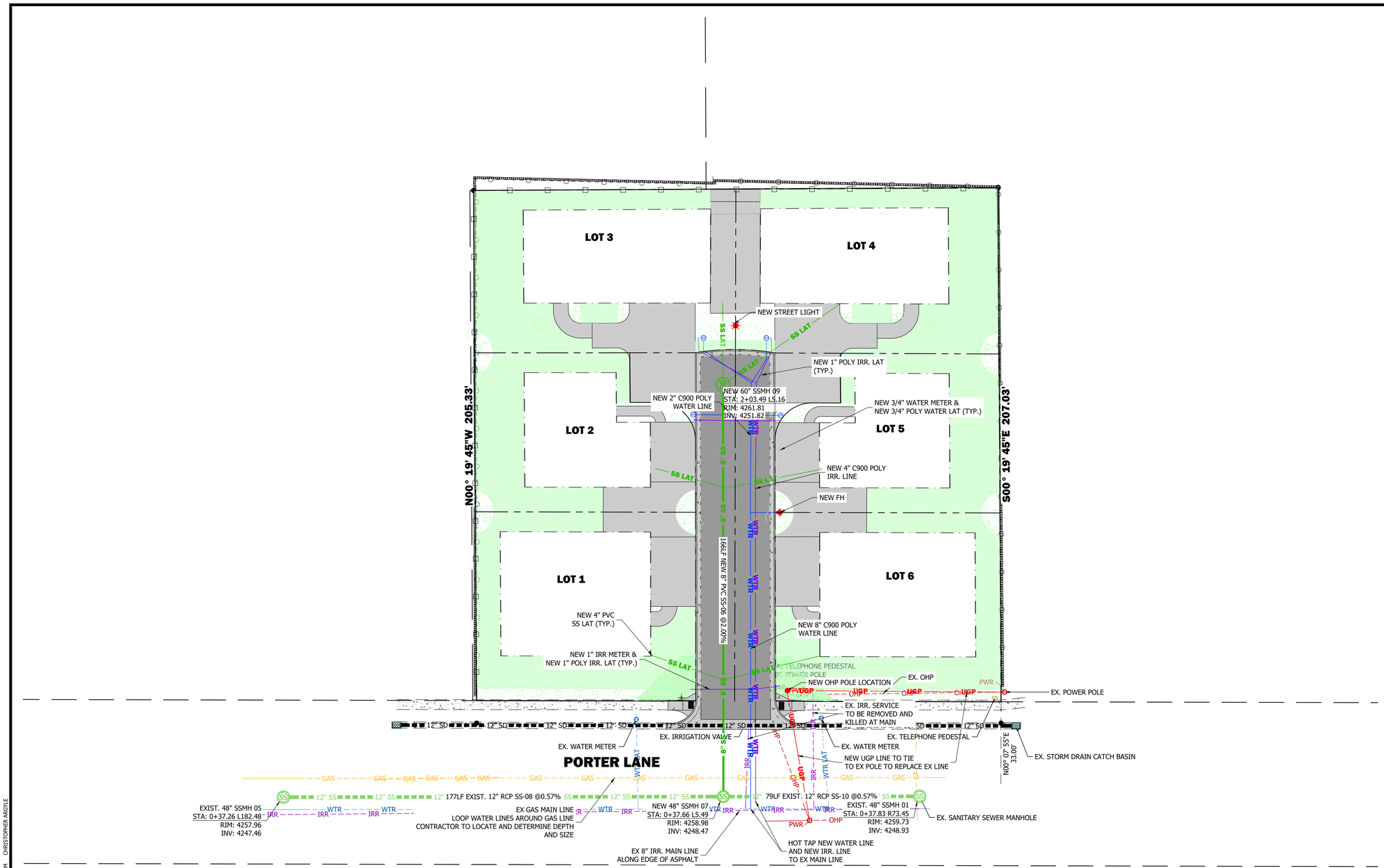

SCALE: 1" = 20'

IMPROVEMENTS NOTES

1. ALL WORK & MATERIALS IN THE UDOT RIGHT-OF-WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
2. ALL WORK & MATERIALS IN THE CITY RIGHT-OF-WAY TO CONFORM TO [CITY] STANDARDS AND SPECIFICATIONS.
3. ALL PRIVATE IMPROVEMENTS WORK & MATERIALS TO CONFORM TO THE DETAILS SHEETS (C900 SERIES).

SANITARY SEWER NOTES

4. ALL SANITARY SEWER WORK & MATERIALS TO CONFORM TO [SEWER DISTRICT] STANDARDS AND SPECIFICATIONS.
5. ALL SEWER MAINS TO BE GREEN 8 INCH SDR35 PVC 3034 PIPE RUNNING AT A MINIMUM SLOPE OF 0.40%.
6. ALL SEWER LATERALS TO BE GREEN 4 INCH SDR35 PVC 3034 PIPE RUNNING AT A MINIMUM SLOPE OF 2.00%.

CULINARY WATER NOTES

7. ALL CULINARY WATER WORK & MATERIALS TO CONFORM TO [WATER DISTRICT] STANDARDS AND SPECIFICATIONS.
8. ALL WATER MAINS TO BE BLUE C900 DR18 CLASS 150 PIPE.
9. ALL WATER LATERALS TO BE 3/4" TYPE K COPPER.
10. ALL HYDRANTS TO BE 6" COMPRESSION TYPE OF THE FOLLOWING WITH STAINLESS BOLTS:
    - 10.1. MUELLER CENTURION
    - 10.2. CLOW MEDALLION
    - 10.3. WATEROUS

STORM DRAIN NOTES

11. ALL PUBLIC STORM DRAIN WORK & MATERIALS TO CONFORM TO [CITY] STANDARDS AND SPECIFICATIONS.
12. ALL PRIVATE STORM DRAIN WORK & MATERIALS TO CONFORM TO THE PRIVATE STORM DRAIN DETAILS IN THE C900 SERIES SHEETS, IN ADDITION TO THE MANUFACTURER'S RECOMMENDATIONS.
13. ALL PUBLIC STORM DRAIN PIPE TO BE CLASS V RCP, MINIMUM 15 INCH DIAMETER.
14. ALL PRIVATE STORM DRAIN PIPE TO BE ADS N-12 OR EQUIVALENT.
15. ALL PRIVATE STORM DRAIN MANHOLES AND BOXES TO BE PRECAST TO AASHTO HS-20 LOADING SPECIFICATION.

PRESSURE IRRIGATION NOTES

16. ALL PUBLIC PRESSURE IRRIGATION TO CONFORM TO [IRRIGATION DISTRICT] STANDARDS & SPECIFICATIONS.
17. ALL PUBLIC IRRIGATION MAINS ARE TO BE PURPLE C900 DR14 CLASS 200 PIPE.
18. ALL IRRIGATION LATERALS TO BE PURPLE SDR9 CTS POLY PIPE.

UTILITY SEPARATION NOTES

19. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER MAINS.
20. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN SEWER AND CULINARY WATER LATERALS.
21. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN STORM DRAIN AND ALL OTHER UTILITIES.
22. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN CULINARY WATER AND ALL OTHER UTILITIES.
23. MAINTAIN 4 FEET HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION BETWEEN PRESSURE IRRIGATION AND ALL OTHER UTILITIES.

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UTILITY PLAN

REVISIONS

DRAWN: JH	2025-06-19
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PLANSET-1021062.dwg	

C600
UTILITY PLAN

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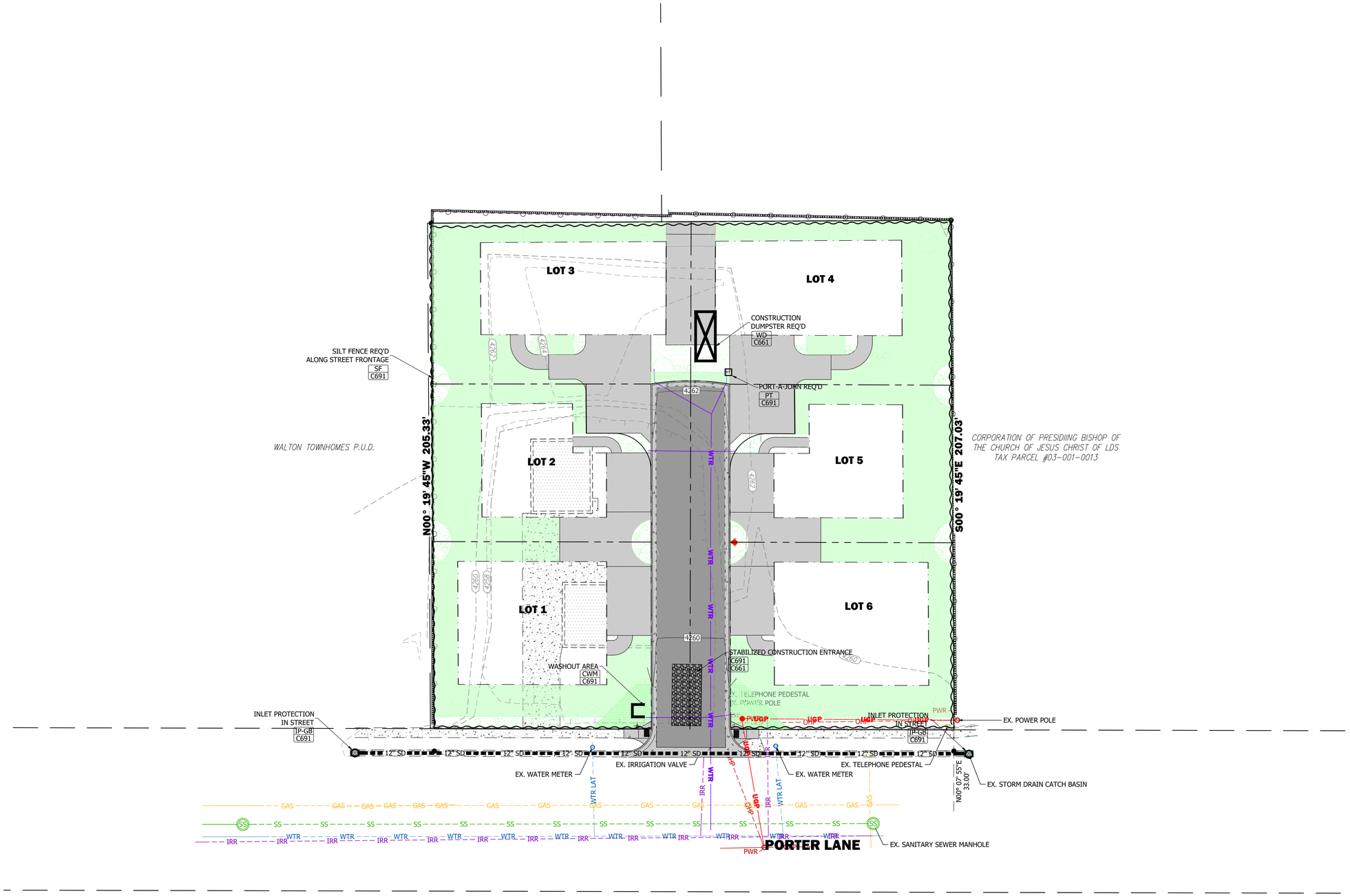

CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE:
   a. WEEKLY
   b. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
   c. WITHIN 24 HOURS AFTER A SNOW MELT SUFFICIENT TO CAUSE A DISCHARGE.

   ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

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PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

EROSION CONTROL PLAN

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C690
EROSION CONTROL PLAN

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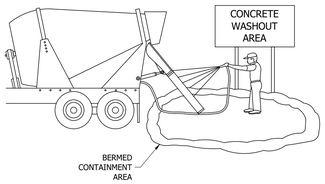
CONCRETE WASTE MANAGEMENT — CWM-BERM



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

APPLICABILITY
Applicable to sites where concrete will be placed.

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

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

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

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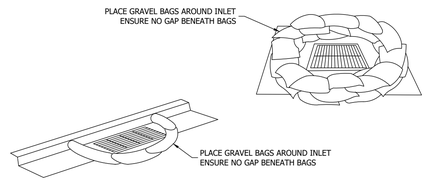
INLET PROTECTION - GRAVEL BAGS — IP-GB



DESCRIPTION
Sediment barrier erected around storm drain inlet.

APPLICABILITY
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

IMPLEMENTATION
1. Provide up-gradient sediment controls, such as silt fence during construction of inlet
2. When construction of curb and gutter and roadway is complete, install gravel filled bags around perimeter of inlet
3. Fill to recommended levels to reduce splitting of bags

LIMITATIONS
1. Recommended maximum contributing drainage area of one acre.
2. Requires shallow sloped adjacent to inlet.

MAINTENANCE
1. nspect inlet protection following storm event and at a minimum of once every 14 days.
2. Remove accumulated sediment when it reaches half the height of the bag.
3. Look for bypassing or undercutting and repair or realign as needed.
4. Replace and clean up spilled gravel when bags split.

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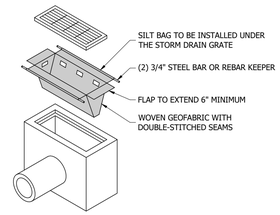
INLET PROTECTION - SILT BAGS — IP-SB



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

APPLICABILITY
Storm drain inlet boxes.

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

LIMITATIONS
1. Cost.
2. Maintenance required to prevent plugging and remain effective.

MAINTENANCE
Inspection after all storm events and as required between event.

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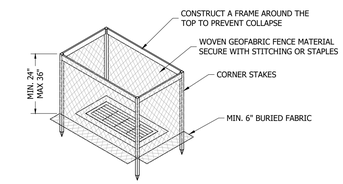
INLET PROTECTION - SILT FENCE — IP-SF



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

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

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

LIMITATIONS
1. Recommended maximum contributing drainage area of one acre.
2. Limited to inlets located in open unpaved areas.
3. Requires shallow slopes adjacent to inlet.

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

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PORTABLE TOILET — PT

DESCRIPTION
Temporary on-site sanitary facilities for construction personnel.

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

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

LIMITATIONS
No limitations

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

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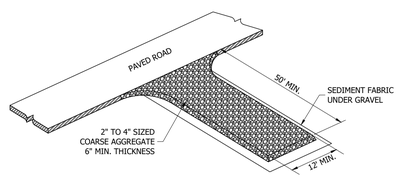
STABILIZED CONSTRUCTION ENTRANCE — SCE



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

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

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

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

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

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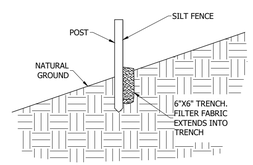
SILT FENCING — SF



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

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

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

LIMITATIONS
1. Recommended maximum drainage area of 0.5 acre per 100 feet
2. Look for runoff bypassing ends of barriers or undercutting barriers
3. Repair or replace damaged areas of the barrier and remove accumulated sediment
4. Reanchor fence as necessary to prevent shortcutting
5. Remove accumulated sediment when it reaches 1/2 the height of the fence

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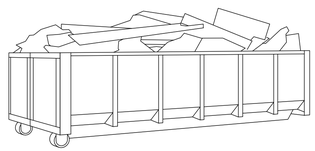
WASTE DISPOSAL — WD



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

APPLICABILITY
All construction sites

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

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

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

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PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

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PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

EROSION CONTROL DETAILS

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
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EROSION CONTROL DETAILS

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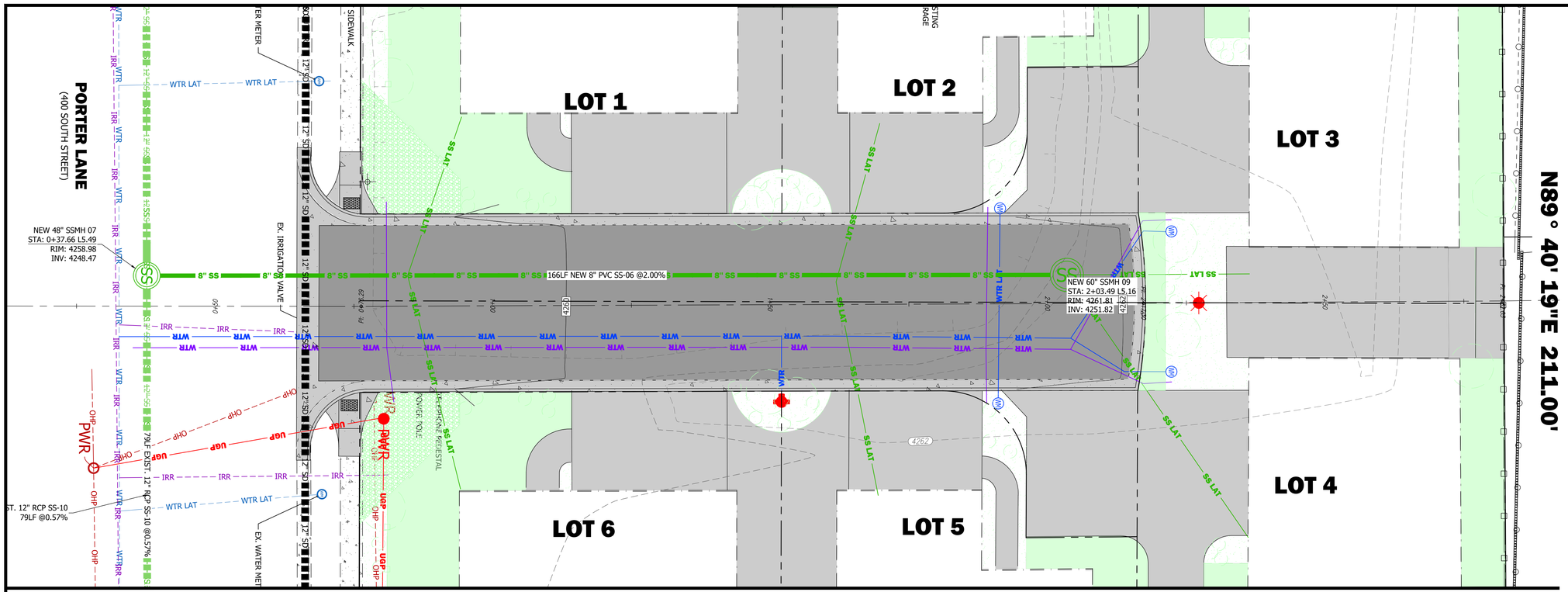

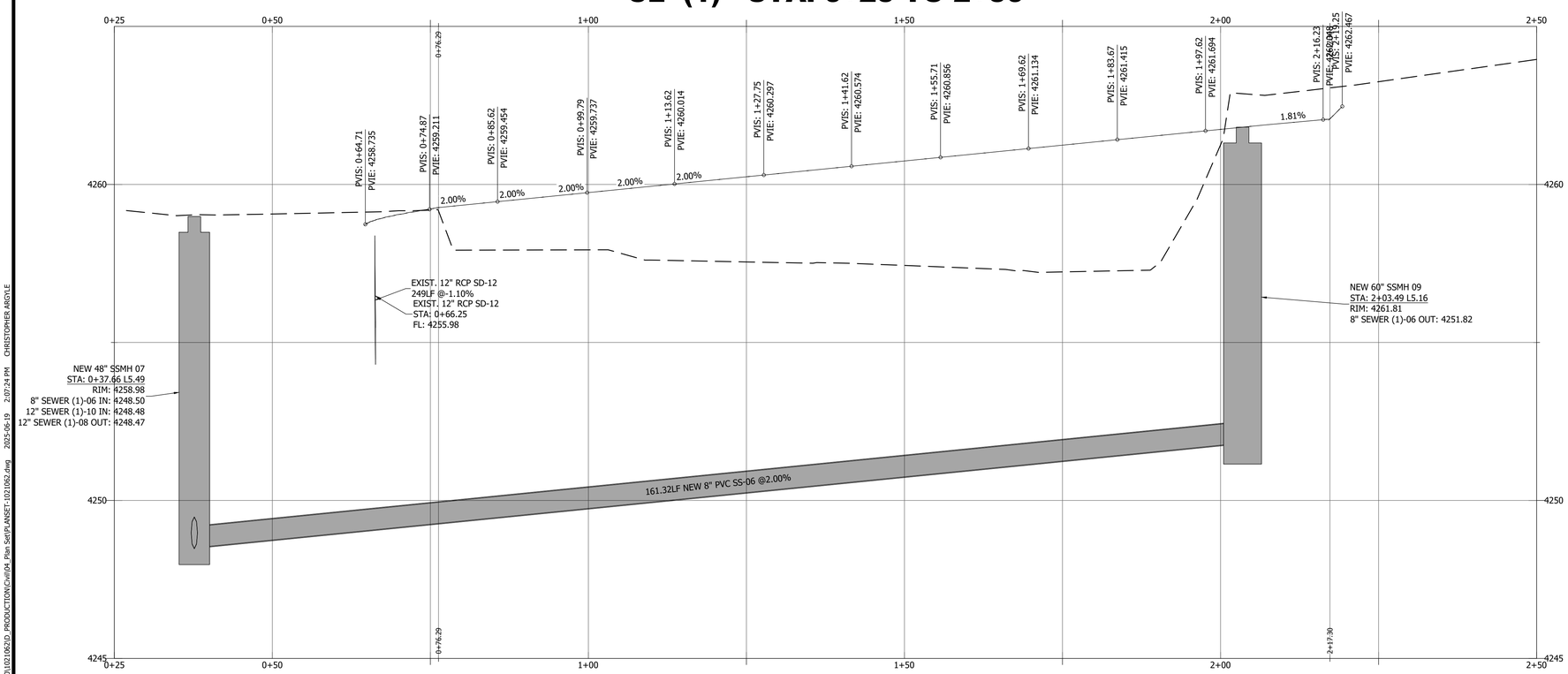

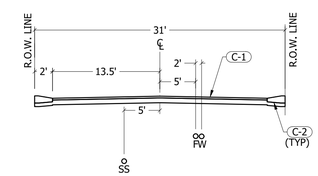

TYPICAL ROADWAY X-SECTION

CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

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DEVELOPER

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PRELIMINARY NOT FOR CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PLAN AND PROFILE

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C700
PLAN AND PROFILE

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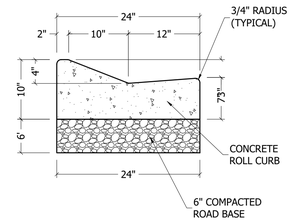
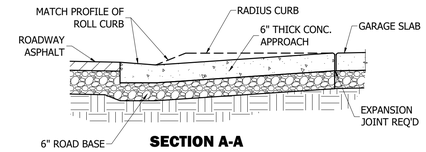
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



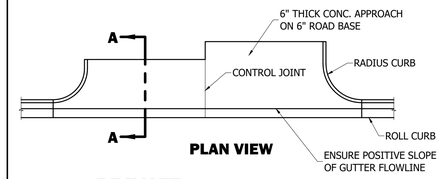
PRIVATE 24" ROLL CURB

C-2 / C400 TYPICAL N.T.S.

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



SECTION A-A

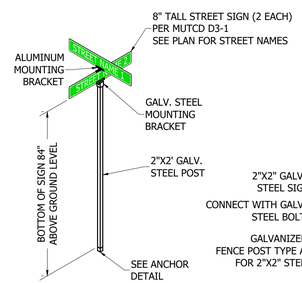


PLAN VIEW

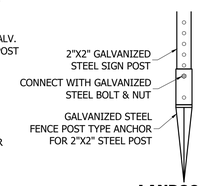
PRIVATE CONCRETE DRIVE APPROACH

C-5 / C400 TYPICAL N.T.S.

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. SEE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) D3-1 FOR LAYOUT & COLORS



POLE-MOUNTED SIGN



LANDSCAPE ANCHOR TYPE

POLE-MOUNTED D3-1 STREET SIGN

SN-1 / C400 TYPICAL N.T.S.

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DEVELOPER

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CENTERVILLE CITY, DAVIS COUNTY, UTAH

SITE DETAILS

REVISIONS

DRAWN: JH	2025-06-19
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SITE DETAILS

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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.

- Mixed-use developments with greater than 10,000 sq ft floor area/acre
- Public and private recreational facilities/gyms

Medium Intensity

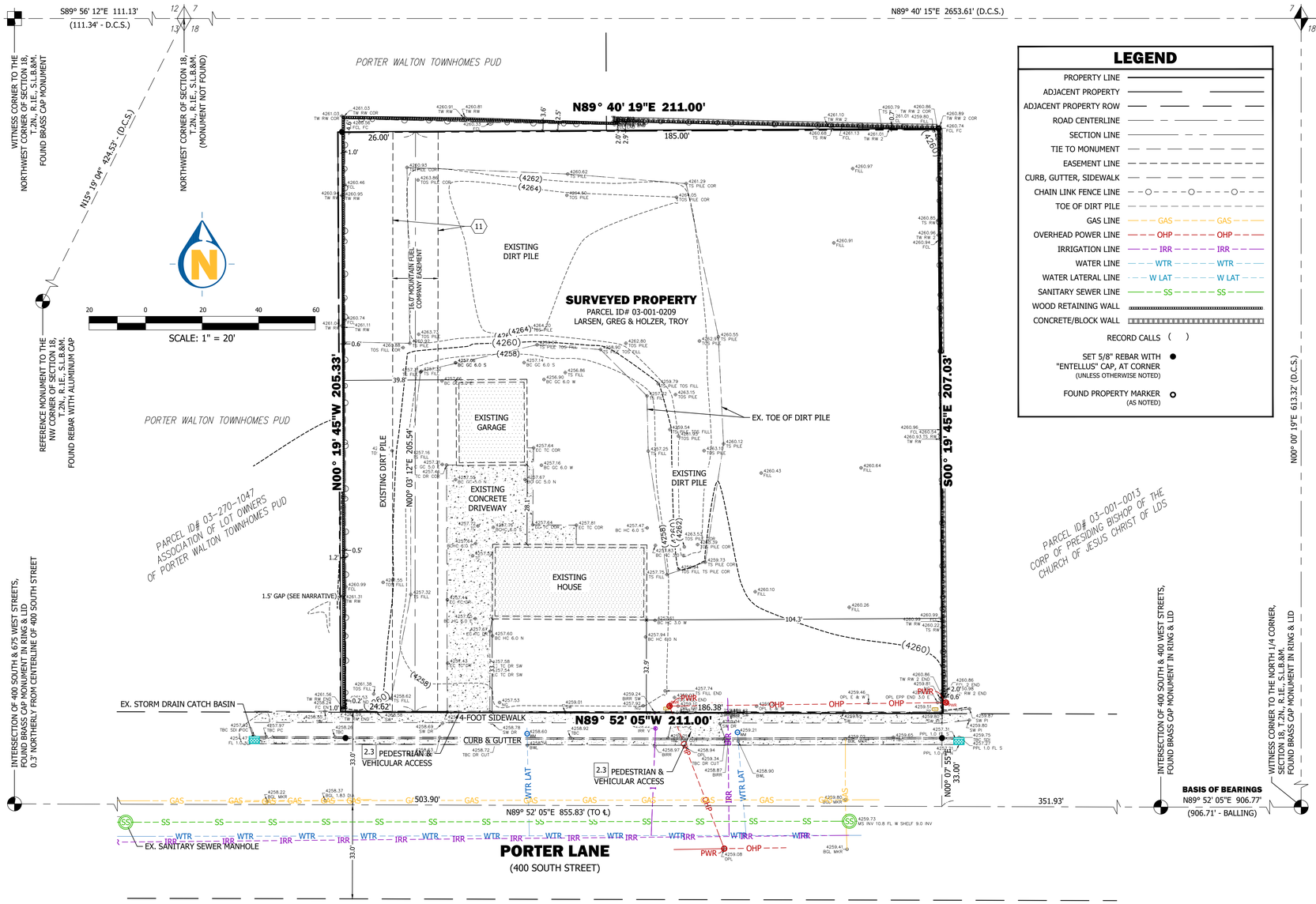
- Commercial uses on sites smaller than 1 acre
- Professional office – less than 4,000 total sq ft
- Mixed-use developments with less than 10,000 sq ft floor area/acre
- Temples, synagogues, or similar structures greater than 10,000 sq ft
- Residential uses between 4 and 8 units/acre

Low Intensity

- Residential uses less than 4 units/acre

Uses appropriate at all levels of intensity

- Public utility structures of less than 900 sq ft.
- Parks
- Churches/religious facilities with less than 10,000 sq ft total floor area
- Structures approved for historical preservation
- Existing, non-conforming uses



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
ADJACENT PROPERTY ROW	
ROAD CENTERLINE	
SECTION LINE	
TIE TO MONUMENT	
EASEMENT LINE	
CURB, GUTTER, SIDEWALK	
CHAIN LINK FENCE LINE	
TOE OF DIRT PILE	
GAS LINE	GAS
OVERHEAD POWER LINE	OHP
IRRIGATION LINE	IRR
WATER LINE	WTR
WATER LATERAL LINE	W LAT
SANITARY SEWER LINE	SS
WOOD RETAINING WALL	
CONCRETE/BLOCK WALL	
RECORD CALLS	( )
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PREPARE AND ALTA/NSPS LAND TITLE SURVEY ON THE PROPERTY. WE SET THE BASIS OF BEARINGS ALONG THE MONUMENT AT 200 WEST STREET AND PORTER LANE AND THE WITNESS CORNER MONUMENT IN PORTER LANE, TO THE EAST, AS SHOWN. THIS BASIS USES THE DAVIS COUNTY SURVEYOR'S (D.C.S.) GROUND COORDINATE SYSTEM.

THE SUBJECT PARCELS ALL TIE FROM THE NORTHWEST CORNER OF SECTION 18. MATHEMATICALLY, THEY DO NOT FIT TOGETHER WELL IN A NORTH-SOUTH DIRECTION EXCEPT THAT THEY GENERALLY SHARE A CALL TO "THE NORTH LINE OF A STREET." THE SUBJECT PARCELS ARE SURROUNDED ON THE NORTH AND EAST BY PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("CHURCH PROPERTY"). ALTHOUGH THE CALCULATED LOCATION FOR THE CHURCH PROPERTY DOES NOT MATCH THE DEEDS FOR THE SURVEYED PROPERTY PERFECTLY, THEY SHARE THE SAME BEARING AND DISTANCE ALONG THE EAST LINE OF THE SURVEYED PROPERTY.

THE PORTER WALTON TOWNHOMES P.U.D. ("PUD"; ENTRY #2916378, DAVIS COUNTY RECORDER [D.C.R.]) FALLS TO THE WEST AND NORTH OF THE SURVEYED PROPERTY. IT ALSO PURPORTS TO USE THE D.C.S. GROUND COORDINATE SYSTEM. A PORTION OF THE PUD WAS ORIGINALLY OWNED BY THE HAFOKAS AND SOLD IN 2015 TO BRIGHTON DEVELOPMENT UTAH, THE DEVELOPER OF THE PUD (ENTRY #2873165, D.C.R.). COMPARING THIS DEED TO THE PUD PLAT, THE LOCATION OF THE WEST LINE OF THE SURVEYED PROPERTY APPEARS TO BE ABOUT 1.5' EASTERLY FROM THE CORRESPONDING LINE OF THE PUD.

BALLING ENGINEERING PREPARED A SURVEY IN 1992 ("BALLING SURVEY"; SURVEY #1277, D.C.S.) THAT INCLUDED THE SURVEYED PROPERTY FOR THIS SURVEY. IT SHOWS CHAIN LINK FENCING NEAR THE COMMON LINES BETWEEN THE CHURCH PROPERTY, THE SURVEYED PROPERTY, AND THE PUD. THE FENCING DOES NOT FOLLOW BOUNDARY LINES WELL. HOWEVER, ONE PROPERTY CORNER WAS LOCATED AT A FENCE POST ON THE NORTHEAST CORNER OF THE SURVEYED PROPERTY. THE PUD USES A DIFFERENT BEARING ALONG PORTER LANE THAN THE BALLING SURVEY. IT IS APPARENT FROM THE SURVEY RECORD THAT THE STREET MONUMENT IN PORTER LANE AT 675 WEST STREET WAS NOT SET ON THE CENTER LINE (SEE SURVEYS #2808, #3935, #7243, AND #7788).

WE MEASURED ROAD IMPROVEMENTS AND MONUMENTS IN PORTER LANE AND GATHERED ADDITIONAL MEASUREMENTS ON CORRESPONDING SECTION CORNER MONUMENTS. WE MEASURED FENCES AND WALLS SURROUNDING THE SURVEYED PROPERTY. WE FOUND THAT THE FENCING ALONG THE NORTHERLY LINES CONTINUES TO GENERALLY RUN OFF OF THE RECORD LOCATION OF THE PROPERTY. THERE IS NOW FENCING THAT WAS BUILT AS PART OF THE PUD THAT FOLLOWS THE REMAINING PORTION OF THE NORTHERLY LINES. THERE IS ALSO A FENCE AND WALL FROM THE PUD ALONG THE WESTERLY LINE OF THE SURVEYED PROPERTY.

COMPARING OUR CALCULATIONS TO THE MEASURED EVIDENCE, WE BELIEVE THAT THE BALLING SURVEY IS STILL A FAITHFUL REPRESENTATION OF THE SURVEYED PROPERTY. WE FOUND THAT FENCES CONTINUED TO BE IN THE SAME LOCATION SHOWN ON THE BALLING SURVEY, SO WE ACCEPTED THE NORTHERLY AND EASTERLY LINES ON THE BALLING SURVEY. WE CONTINUE TO ACCEPT THE CENTER LINE LOCATION OF PORTER LANE THAT WE HAVE USED ON PRIOR SURVEYS BECAUSE IT GENERALLY FITS ROAD IMPROVEMENTS. WE FOUND THE FENCES AND WALLS ALONG THE WESTERLY LINE FIT WELL WITH THE CONVEYANCE TO BRIGHTON IN 2015, LEAVING THE RECORD FRONTAGE FOR THE SURVEYED PROPERTY AT 211 FEET. WE SET CORNERS TO MARK THE PROPERTY, AS SHOWN

RECORD LEGAL DESCRIPTION

FROM EXHIBIT "A" OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARDS

1. MONUMENTS FOUND DURING THE FIELDWORK FOR THIS SURVEY ARE:
   - **1.1. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE DAVIS COUNTY SURVEYOR'S BRASS CAP MONUMENTING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 18 AND THE INTERSECTION MONUMENT OF 400 SOUTH & 400 WEST STREETS, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AS SHOWN ON THIS PLAT.**
2. EVIDENCE OF RIGHTS OF WAY AND ACCESS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY:
   - **2.1. BEARING AND DISTANCE TIES ARE SHOWN ON THE DIAGRAM SHEETS FROM THE PROPERTY TO STREET RIGHT-OF-WAY LINES.**
   - **2.2. PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY ARE NAMED ON THE DIAGRAM SHEETS ALONG WITH THE RESPECTIVE RIGHT OF WAY WIDTHS.**
   - **2.3. VISIBLE EVIDENCE OF PHYSICAL ACCESS (EG., DRIVEWAY CURB CUTS, SIDEWALKS, FENCE GATES) LEADING TO OR ACROSS THE PROPERTY IS SHOWN ON THE DIAGRAM SHEETS WITH LABELS DESCRIBING THE LOCATION AND CHARACTER OF VEHICULAR OR PEDESTRIAN ACCESS BY OTHER THAN THE APPARENT OCCUPANTS.**
   - **2.4. THE LOCATION AND EXTENT OF ANY POTENTIALLY ENCROACHING DRIVEWAYS, ALLEYS, AND OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO OR ACROSS THE SURVEYED PROPERTY ARE SHOWN ON THE DIAGRAM SHEETS.**
3. EVIDENCE OF LINES OF POSSESSION AND IMPROVEMENTS OBSERVED ALONG THE PROPERTY BOUNDARY LINES DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS INCLUDING WALLS, FENCES, BUILDINGS, SIDEWALKS, CONCRETE WORK, AND OTHER IMPROVEMENTS.
4. THE LOCATIONS OF BUILDINGS OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS. **TWO BUILDINGS WERE OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY.**
5. EVIDENCE OF EASEMENTS AND SERVITUDES OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE **SHOW ON THE DIAGRAM.**
6. THE LOCATIONS OF CEMETERIES ENCUMBERING OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM: **NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY, AND THE SURVEYOR WAS NOT MADE AWARE OF THE EXISTENCE OF ANY OTHER BURIAL PLOTS DURING THE PROCESS OF CONDUCTING.**
7. NO EVIDENCE OF WATER FEATURES EITHER ON THE PROPERTY OR MOVING ACROSS THE PROPERTY WAS OBSERVED DURING THE FIELD WORK FOR THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY TABLE "A" ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(SHOWN ON DIAGRAM)**

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(SHOWN ON DIAGRAM)**

11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) **(NONE PROVIDED)**
   (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. **(SHOWN ON DIAGRAM)**

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021 (SHOWN ON DIAGRAM)**

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NO EVIDENCE WAS OBSERVED DURING THE FIELDWORK OR DISCOVERED BY THE SURVEYOR IN PROCESS OF CONDUCTING THIS SURVEY)**

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING PROPERTIES, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCELS SHOWN HEREON WAS OBTAINED FROM TITLE REPORT FILE NUMBER 14253-6335031, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF *OCTOBER 30, 2024,* 8:00 A.M.

2. THIS ALTA SURVEY IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS MADE IN RELATION TO A RECORD OF SURVEY THAT WILL BE FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE.

3. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR AND RECORD DRAWINGS PROVIDED BY THE CITY, UTILITY COMPANY, OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.

4. ONLY OBSERVABLE SURFACE AND ABOVE GROUND FACILITIES OR STRUCTURES WERE FIELD-LOCATED AND SHOWN HEREON. BURIED STRUCTURES SUCH AS TANKS, FOUNDATION FOOTINGS, VAULTS, ETC., WERE NOT SEARCHED FOR AND NOT LOCATED.

5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021)

6. THERE WAS NO EVIDENCE OF ANY SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

7. STRUCTURES RELATED TO AN IRRIGATION SYSTEM WERE NOT OBSERVED ON-SITE DURING THE PROCESS OF CONDUCTING THE FIELD WORK. HOWEVER, UTILITY MAPS SUGGEST THAT THERE IS AN IRRIGATION SERVICE TO THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO GREG LRSEN AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11, 16, 17, & 19, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 04, 2025.
DATE OF PLAT OR MAP: MARCH 14, 2025

JEREMIAH CUNNINGHAM, P.L.S.
STATE OF UTAH LICENSE NO. 9182497

TITLE REPORT EXCEPTIONS

FROM SCHEDULE "B", PART "II", A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

(11.) RIGHT-OF-WAY AND EASEMENT GRANT RECORDED FEBRUARY 25, 1994 AS ENTRY NO. 1099375 IN BOOK 1728 AT PAGE 88 OF OFFICIAL RECORDS.

QUITCLAIM DEED CONVEYING TO BRIGHTON DEVELOPMENT UTAH, LLC, THE RIGHT, TITLE AND INTEREST ACQUIRED IN SAID RIGHT-OF-WAY AND EASEMENT GRANT, RECORDED MARCH 18, 2016 AS ENTRY NO. 2927032 IN BOOK 6476 AT PAGE 1050 OF OFFICIAL RECORDS.

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

PRELIMINARY NOT FOR CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY
GREG LARSEN
532 WEST PORTER LANE
PARCEL ID# 03-001-0209
SW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: JJS	2025/03/10
APPRVD: JRC	2025/03/14
PROJECT #:	1021062
SURVEY 1021062.dwg	

C200
ALTA/NSPS LAND TITLE SURVEY

Porter Lane Estates – Covenants, Conditions & Restrictions (CC&Rs)

This Declaration sets forth the Covenants, Conditions, and Restrictions for Porter Lane Estates, a Planned Development Overlay of six residential lots in Centerville, Utah.

RECITALS

This Declaration is made for the purpose of creating a planned development community of six homes in Centerville, Utah, subject to a Planned Development Overlay.

ARTICLE I – DEFINITIONS

Association: The Porter Lane Estates Homeowners Association (HOA).

Common Area: All property owned or maintained by the Association.

Lot: One of the six subdivided parcels.

Declarant: The developer or its legal successor.

ARTICLE II – PROPERTY SUBJECT TO THIS DECLARATION

Describes the legal boundaries and parcel numbers of the development (to be specified in the final plat).

ARTICLE III – USE RESTRICTIONS

1. Residential use only.

2. No business or commercial use.

3. No subdivision or re-subdivision of lots.

4. No more than one single-family dwelling per lot.

ARTICLE IV – ARCHITECTURAL CONTROL

All exterior construction, fences, landscaping, and modifications must be approved by an Architectural Review Committee (ARC). ARC will be elected by The Association.

Homes must conform to community design standards.

ARTICLE V – MAINTENANCE OBLIGATIONS

Lot Owners must maintain their properties.

Common Areas / Open Space are property owned and maintained by the Association.

ARTICLE VI – PETS AND ANIMALS

Common domestic pets only.

No breeding or commercial animal operations.

ARTICLE VII – PARKING AND VEHICLES

No RVs, trailers, or commercial vehicles parked in view for more than 24 hours.

On-street parking may be limited.

ARTICLE VIII – LEASING AND OCCUPANCY

Minimum lease term of 12 months.

All tenants must comply with CC&Rs.

ARTICLE IX – ENFORCEMENT

The Association has legal authority and may fine, lien, or sue for violations and delinquent dues. All fines, delinquent dues, and accrued interest shall be paid before the lien may be removed.

Disputes may be subject to mediation or arbitration.

ARTICLE X – DURATION AND AMENDMENT

These CC&Rs run with the land.
Amendments require 67% owner approval and City approval if affecting land use.

Justification Memorandum for PDO Amendment

Project Name: Porter Lane Estates
Location: 522 West Porter Lane, Centerville, Utah
Parcel ID: 03-001-0209
Zoning District: R-M (Residential Medium)
Application: Planned Development Overlay (PDO) Amendment & Zoning Map Amendment

Introduction

This memorandum serves as a formal justification for the proposed Planned Development Overlay (PDO) Amendment and Zoning Map Amendment requested by Centerville City for the Porter Lane Estates development. The proposed development includes the subdivision of one existing parcel totaling approximately 1.04 acres into six individual residential lots for the construction of single-family homes. The underlying zoning (R-M) permits residential development, and the PDO is requested to allow specific variances needed to optimize the site while maintaining compliance with the intent of the City's General Plan and Design Standards.

1. Lot Size and Density Variance

- **City Code Requirement:** Minimum lot size for single-family lots in the R-M zone is 10,000 sq. ft.
- **Proposed:** Lots range from approximately 5,275 to 6,944 sq. ft.
- **Justification:** The PDO allows flexibility to create a more compact and cohesive neighborhood design that supports Centerville's General Plan goals for housing diversity and efficient land use. The overall density is ~5.77 dwelling units per acre, consistent with the intent of the R-M zone and less than the maximum allowable under a PDO.

2. Setback Variances

- **City Code Requirement:** Front: 25 ft; Side: 8 ft , Rear: 20 ft.
- **Proposed:** Slightly reduced setbacks (to be confirmed at final plat and site plan).
- **Justification:** Reduced setbacks provide greater flexibility in site design and allow for larger usable building footprints while maintaining adequate light, air, and privacy between structures. This is appropriate for a small infill project and consistent with PDO provisions.

3. Frontage Requirement

- **City Code Requirement:** 60 ft.
- **Proposed:** More than 60 ft on four lots, and 42.5 ft on two lots.
- **Justification:** The reduction in frontage is not intended to increase density, but to promote a more efficient subdivision layout that respects site constraints and optimizes usable open space, walkability, and shared infrastructure. While also maintaining attractive front elevations, functional driveways, and sufficient setback compliance.

4. Common Area / Open Space Requirement

- **City Code Requirement:** PDOs must provide at least 20% usable common area/open space.
- **Proposed:** Approximately 2,900 sq. ft. of common area/open space (~6.4%).
- **Justification:** Due to the project's small total acreage, achieving 20% common area/open space is impractical without significantly reducing the number of lots. The proposed common area/open space serves as a shared landscaped amenity and focal point. Additional amenities such as perimeter landscaping enhance the community character. The intent of the code is satisfied through quality, centralized common area/open space rather than quantity.

5. Private Street Width and Design and Sidewalk Variance

- **City Code Requirement:** Private lanes must be 28-36 ft wide, with sidewalks and fire access.
- **Proposed:** 28 ft private lane with roll curb, shoulders, and no sidewalks.
- **Justification:** The design meets minimum width requirements and accommodates emergency vehicles. The inclusion of a roll curb and parking shoulders balances safety with functionality. Fire Access turnaround can be confirmed during final site plan review.

6. Fences and Walls

- **City Code Requirement:** Unless otherwise stated, no fence, wall, or similar structure over 48 inches (4 feet) may be erected within a front yard or street-side yard.
- **Proposed:** 6' high wall with only 4' showing in the front yard. (See attached plan)
- **Justification:** While the wall exceeds the 4-foot limit, it serves a landscape and architectural purpose, not a restrictive one. Its design compatibility, limited visual impact,

and contribution to the neighborhood character aligns with the city's goals of promoting attractive and well-integrated front yard designs.

7. Irrigation Plan

- **City Code Requirement:** CZC 12. 51. 100
- **Proposed:** Drip irrigation will be installed along Porter Lane Road in the Common Area / Open Space. No other irrigation plan is being proposed at this time.
- **Justification:** We respectfully request approval to defer individual lot irrigation plans until the time of home construction or occupancy to allow individual homeowners the freedom to personalize their private landscaping according to their preferences, budget, and lifestyle. Requiring a detailed irrigation plan for each lot at this stage would restrict this flexibility and may result in unnecessary costs or changes post-occupancy.

Conclusion

The Porter Lane Estates project aligns with Centerville's vision for infill residential development. The requested PDO Amendment is essential to address practical site constraints and to deliver high-quality housing on a modestly sized parcel. All variances proposed are in keeping with the City's PDO framework and are mitigated through thoughtful design.

We respectfully request approval of the PDO and Zoning Map Amendments to allow this development to proceed in harmony with Centerville's General Plan and community goals.

Prepared by:
Greg Larsen and Troy Holzer
Porter Lane Estates Developers

DEVELOPMENT SCHEDULE FOR PORTER LANE ESTATES

- Demolition of existing home ~14 Days
- Horizontal work and road construction ~30 Days
- Full buildout ~18-24 Months

Porter Lane Estates Concept Plan Lot Calculations

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot size	6879 SQFT	5275 SQFT	6944 SQFT	6944 SQFT	5275 SQFT	6879 SQFT
Buildable Area	3127 SQFT	2202 SQFT	2854 SQFT	2854 SQFT	2202 SQFT	3127 SQFT
Lot coverage	2858 SQFT 41%	2084 SQFT 39%	2654 SQFT 38%	2654 SQFT 38%	2084 SQFT 39%	2858 SQFT 41%
Impervious Surface	962 SQFT	962 SQFT	988 SQFT	988 SQFT	962 SQFT	962 SQFT
Pervious Surface/ landscaping	1753 SQFT	1500 SQFT	2310 SQFT	2310 SQFT	1500 SQFT	1753 SQFT
Building footprint	1650 SQFT	1468 SQFT	1850 SQFT	1850 SQFT	1468 SQFT	1650 SQFT
Street Frontage	76 ft	64 ft	42 ft	42 ft	64 ft	76 ft
Parking spaces	3.5	3	3.5	3.5	3	3.5

Development total = 45302 SQFT

Dwelling Unit Density=5.94 Units per acer

Road coverage total: 4290 SQFT = (4290 sq ft / 45302.4 sq ft) × 100 = 9.47%

Total Common Space: 2650 SQFT = 2650 sq ft / 45302.4 sq ft) × 100 = 5.85%

Common space breakdown: 1000 SQ FT sports court, 1650 SQFT yard/ landscaped area

June 27th, 2025

Please see the following public hearing notices for July 9th, 2025

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT OVERLAY (PDO) APPLICATION AND ASSOCIATED CONCEPTUAL SITE PLAN

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **July 9th, 2025 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 for the property located at 522 West Porter Lane from Residential Medium (R-M) zoning to Residential Medium Planned Development Overlay (R-M PDO) zoning and associated Conceptual Site Plan**. 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.

Michael R. Eggett

Community Development Department

Centerville City

Notice of Public Hearing

Project:	**PORTER LANE ESTATES REZONE**
Location:	**522 WEST PORTER LANE**
Zoning:	**RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM PLANNED DEVELOPMENT OVERLAY (R-M PDO)**

Application:	**PLANNED DEVELOPMENT OVERLAY ZONING MAP AMENDMENT & ASSOCIATED CONCEPTUAL SITE PLAN**

Meeting Date:	**WEDNESDAY JULY 9th, 2025**
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 centervilleutah.gov**

The public is cordially invited to attend this meeting and comment. Your input on this matter is very important. Anyone desiring further information about this proposal, call the Centerville City Planning Department at 801.292.8232 during regular business hours.

12.41 Planned Development Overlay Zone
12.41.010 Purpose
12.41.020 Scope
12.41.030 Definitions
12.41.040 Minimum Area Of Zone
12.41.050 Use In Combination With Underlying Zone
12.41.060 Uses Allowed
12.41.070 Variations From Development Standards
12.41.074 Development Agreements For Planned Development Overlay Zones
12.41.080 Planned Development Overlay Zone Approval
12.41.090 Density
12.41.100 Development Standards
12.41.110 Protection Of Common Areas
12.41.120 Development Implementation

12.41.010 Purpose

The Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.020 Scope

The requirements of this Chapter shall apply to any planned development within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.040 Minimum Area Of Zone

The PDO Zone shall be utilized only for projects consisting of at least five contiguous acres; provided, however, projects for single-family dwellings shall not have a minimum zone area requirement.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.050 Use In Combination With Underlying Zone

The PDO Zone may be used in combination with any residential, commercial, or industrial zone, subject to the requirements of this Chapter.

(a) Provisions Supplementary. The provisions of the PDO Zone shall be supplementary to the provisions of the underlying zone with which it is combined and shall not be applied to any land area as an independent zone.

(b) Zone Designation. The PDO Zone designation shall be shown on the Zoning Map in parentheses as a suffix to the zone designation with which it is combined. For example, if the PDO Zone were being combined with the Residential Medium (R-M) Zone, it would be designated on the Zoning Map as R-M(PDO).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.060 Uses Allowed

Uses allowed in a PDO Zone shall be as set forth below. Any use which is a conditional use in the underlying zone shall be subject to the issuance of a conditional use permit as set forth in CZC 12.21.100.

(a) Residential Planned Developments. Planned developments to be established on land designated for residential land use in the General Plan shall be considered "residential planned developments." Any use permitted in the underlying zone as shown in the Table of Uses in CZC 12.36 (Table of Uses) and the following additional uses shall be permitted in a residential planned development

(1) Multiple-family dwellings as provided in CZC 12.41.100; and

(2) Any commercial use that:

(A) Will serve residents of the planned development,

(B) Is designed and located to protect the character of the planned development and surrounding land uses; and

(C) Does not occupy more than 40 square feet per dwelling unit in the planned development.

(b) Commercial Planned Developments. Planned developments to be established on land designated for commercial land use in the General Plan and zoned commercial shall be considered "commercial planned developments." Any use permitted in the underlying zone as shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in a commercial planned development provided:

(1) Such use is specifically authorized as part of a site plan approved pursuant to the provisions of this Chapter;

(2) Such use is designed as an integral element of the planned development, including building and landscape design, which is consistent with design elements of the development and the provisions of this Chapter;

(3) Residential uses within a commercial planned development shall only be permitted within a mixed commercial/residential development;

(4) Mixed commercial/residential developments within a commercial planned development shall be predominantly commercial development with a supplemental residential

component of such commercial development, except as otherwise allowed in Subsection (6);

(5) The maximum overall residential density for residential uses within a commercial planned development shall be subject to the specific stipulations allowed by the underlying zone and/or designation assigned by the General Plan or Zoning Code; provided, in no event shall the residential density exceed 15 units per acre when calculating the entire commercial planned development or 25 units per acre when calculating the residential area only, whichever is less.

(6) Notwithstanding the general commercial planned use allowances listed in this Section, the following specific area allowances may be considered in a commercial planned development.

(A) West Centerville Neighborhood Parrish-Legacy Gateway Corridor District. The Parrish-Legacy Gateway Corridor District shall be subject to the maximum allowable residential density as listed in the General Plan and/or as set forth in Subsection (5). When a predominant commercial use development is not being proposed, a contributing commercial use component must still be provided. However, the specific mixed ratio of commercial use to residential use shall be defined with the concept plan submitted for the PDO designation. The proposed commercial uses must achieve a combination of the following for residents living in the West Centerville Neighborhood:

(i) Provide opportunity for food service or local service type retail commercial services;

(ii) Provide opportunity for personal care and/or instructional type services;

(iii) Provide opportunity for medical care or health type services;

(iv) Provide opportunity for adult or child care type services; or

(v) Provide other types of commercial uses deemed appropriate for servicing the local residents.

(c) Industrial Planned Developments. Planned developments to be established on land designated for industrial land use in the General Plan and zoned industrial shall be considered “industrial planned developments.” Any industrial use shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in an industrial planned development provided the proposed uses and the project’s design and layout accomplish the following:

(1) Uses are specifically authorized as part of a site plan approved pursuant to the provision of the Chapter.

(2) Uses and buildings are designed as an integral element of the planned development, including building and landscape design which is consistent with design elements of the development.

(3) Proposed lots or parcels are suitable in area and dimensions to the types of land uses anticipated.

(4) Street design, rights-of-way and pavements are adequate to accommodate the type and volume of traffic anticipated.

(5) The project’s design adequately provides the expected type and volume of needed utility services.

(d) Accessory Uses. Accessory uses within a planned development shall be governed by the underlying zone unless specific exceptions are made thereto as part of the Planned Development Overlay rezone approval.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.070 Variations From Development Standards

Variations from applicable land use development standards and requirements set forth in the General Plan, Zoning Code, Subdivision Ordinance, or Municipal Code may be approved by the City Council as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement as provided in Section 12.41.074. Variations from development standards may include, but are not limited to, building heights, parking requirements, setbacks, landscaping, density, and permitted or conditional uses. Any variations approved as part of a rezone to the Planned Development Overlay Zone must be specifically described in the rezone ordinance or associated development agreement with reference to subject matter and code reference and shall not be assumed by omission or conflict with associated development plans or drawings. If a variation is not specifically described as required herein, it shall not be considered an approved or authorized variation from City standards and requirements. The City Council is not authorized to approve as part of a Planned Development Overlay any variations from applicable State law, Construction Codes, or other public health and safety regulations. Variations from applicable land use development standards considered as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement shall be within the City's sole discretion. The decision to amend or enter into a development agreement is also within the City's sole discretion.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2024-15 on 10/1/2024

12.41.074 Development Agreements For Planned Development Overlay Zones

The City is authorized by State law to enter into a development agreement with the developer or property owner of a development project containing any term the City considers necessary or appropriate to accomplish the purpose of this Zoning Code and the Utah Land Use Development and Management Act, as more particularly provided in Utah Code § 10-9a-532. In accordance with this authority, the City may require the developer or property owner of a planned development project to enter into a development agreement with the City as a condition of the legislative approval of a Planned Development Overlay Zone. Any development agreement entered into in association with a planned development under the Planned Development Overlay Zone that allows a use or development of land that applicable land use regulations would otherwise prohibit must be approved in accordance with the same procedures for enacting a land use regulation under Utah Code § 10-9a-502, including review and recommendation from the Planning Commission and a public hearing. Any development agreement for a Planned Development Overlay Zone may not limit the City's authority in the future to enact a land use regulation or to take any action allowed under Utah Code § 10-8-84 regarding public health and safety. Any development agreement for a Planned Development Overlay Zone shall contain a provision limiting the City's liability to specific performance. This Section shall apply to any new development agreement entered into by the City in association with a planned development in a Planned Development Overlay Zone and to any amendment of any existing development agreement previously entered into by the City in association with a planned development in a Planned Development Overlay Zone.

HISTORY
Adopted by Ord. 2024-15 on 10/1/2024

12.41.080 Planned Development Overlay Zone Approval

(a) Approval Procedure. Land shall be placed in a PDO Zone pursuant to a Zoning Map amendment as set forth in CZC 12.21.080 of this Title. The following shall be submitted in conjunction with an application for a Zoning Map amendment:

(1) An Existing Conditions Inventory as required by CZC 12.50; and

(2) A conceptual site plan as provided in CZC 12.21.110.

(b) Approval Criteria. Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

(1) The proposed PDO Zone and associated conceptual site plan:

(A) Does not conflict with any applicable policy of the General Plan;

(B) Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;

(C) Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;

(D) Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;

(E) Meets the density limitations of the General Plan; and

(F) If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and

(2) The applicant has:

(A) Sufficient control over the property to be developed to ensure development will occur as approved;

(B) The financial capability to carry out the planned development project; and

(C) The capability to start construction within one year of final plan approval.

(c) Imposition of Conditions. In order to make findings necessary to approve a PDO Zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:

(1) Accomplish the purpose of this Chapter;

(2) Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and

(3) Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this Chapter and as shown on an approved conceptual site plan for the planned development.

(d) Site Plan Approval. Within 12 months after approval of a PDO Zone and a corresponding conceptual site plan, and before the issuance of any building permit, an applicant shall obtain approval of final site plan pursuant to CZC 12.21.110.

(1) A planned development may be constructed in phases as shown on an approved conceptual site plan. In such case, a final site plan shall be submitted for each phase in accordance with the provisions of this Section. A complete application for each phase shall be submitted within one year from the previous phase approval.

(2) Upon request and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a final site plan. If this time requirement is not met, the conceptual site plan approval shall be deemed revoked. If no final site plan has been submitted or developed, the property may be rezoned to remove the PDO Zone. A request for extension must be submitted before expiration of the time to file a final site plan.

(e) Subdivision Requirements. An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this Chapter does not exempt any applicant from meeting the requirements of CMC 15 (Subdivisions) except as may be modified pursuant to the provisions of this Chapter.

(f) Construction Limitations. Upon approval of a final site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plan or site plan approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and final site plan and with any conditions imposed in conjunction with such approvals.

(g) Amendments. Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.090 Density

(a) Base Density. Base density for a residential planned development shall be determined as set forth in Subsection (b). Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.

(b) Base Density Calculation. Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").

(1) The yield plan shall be prepared as a conceptual plan based on Centerville Municipal Code requirements that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.

(2) The yield plan shall consider information shown on an Existing Conditions Inventory prepared for the subject property and shall demonstrate that any sensitive lands identified thereon can be successfully included within open space areas or as part of lots without disturbing the health or safety of City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 20%.

(3) The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of

wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property identified by the natural resource inventory and the requirements of this Title, CMC 15 (Subdivisions), and any other regulatory requirements applicable to the property.

(4) The Zoning Administrator shall review the yield and shall determine whether the plan accurately reflects the requirements of this Subsection. If not, the Zoning Administrator may amend the yield plan as needed to achieve conformance with the provisions of this Subsection.

(c) Density Bonus. The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20% above the base density for a residential planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this Chapter or the applicable underlying zone, and which otherwise would not be provided. Provided, however, that base density plus any density bonus shall not exceed the applicable density limitation of the General Plan.

(1) The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in CZC 12.41.080(b).

(2) A density bonus may be authorized based upon any one or more of the following factors. The maximum density bonus granted for any one factor shall not exceed the percentage indicated.

(A) Enhanced overall design theme (up to 5%);

(i) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(ii) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(iii) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and

(iv) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

(B) Improved building design (up to 5%);

(i) 75% of the exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;

(ii) Roofs of main buildings are clad with wood shake, tile, or slate shingles; and

(iii) Required parking is provided within a garage.

(C) Improved energy efficiency (up to 5%);

(i) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and

(ii) Dwellings and main buildings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, trombe walls, and earth insulation of building walls.

(D) Parking upgrades (up to 5%);

(i) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;

(ii) Parking lots have landscaped islands beyond the minimum required by this Title;

(iii) Additional and/or larger trees that will shade 50% of the parking area upon tree maturation; and

(iv) Provision of screened recreational vehicle parking areas.

(E) Provision of usable open space (up to 5%);

(i) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and

(ii) Storm water detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

(F) Provision of recreational facilities (up to 5%);

(i) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbeque and picnic facilities;

(ii) Development of one or more common buildings used for meetings, indoor recreation, day care, or other common uses; and

(iii) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City.

(G) Increased landscaping (up to 5%);

(i) Planting more than the minimum number of trees, shrubs, and other landscaping required by this Title; and

(ii) Use of landscaping to soften the appearance of wood or masonry fences and walls.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.100 Development Standards

The development standards set forth in this Section shall apply to any planned development and shall prevail over any contrary base zone standards established in this Title.

(a) Access. Access to a planned development should be from interior streets rather than directly from adjoining perimeter streets.

(b) Building Height. Building height shall be governed by the requirements of the underlying zone.

(c) Common Areas.

(1) Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.

(A) Residential development may not totally exclude open space from fronting on streets at appropriate intervals.

(B) Residential planned developments shall have the open space required by CZC 12.51.070(g). At least one-half of the required open space shall be common area and up to one-half of the required open space may be in limited common area.

(2) Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

(3) Common areas may include:

(A) Natural areas of undisturbed vegetation of areas replanted with vegetation after development.

(i) Use and maintenance shall be limited to removal of litter and accumulated plant material.

(ii) Natural waterways shall be maintained as free flowing and devoid of debris.

(iii) Stream channels shall conform to City stormwater management requirements and be maintained so as not to alter flood plain levels.

(B) Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.

(C) Garden plots for use by residents.

(D) Greenways, including pedestrian ways, bike paths and equestrian trails linking residential areas with other open space uses.

(E) Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.

(F) Stormwater control and management areas used in conjunction with other allowed uses as described in this Section.

(d) Distance Between Buildings. No requirement, except as provided in the Construction Codes.

(e) Lot Area and Width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved subdivision plan.

(f) Required Improvements.

(1) All streets shall be dedicated public streets constructed as required by City Standards and Specifications.

(2) Sidewalks shall be installed along both sides of all streets except where alternate pedestrian ways are provided as part of an approved conceptual site plan.

(3) Stormwater shall be controlled and managed according to a plan approved by the City.

(4) Water and sewer systems shall be provided in accordance with standards of CMC 15 (Subdivisions).

(5) Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City Standards and Specifications.

(6) Other utilities and improvements shall be provided and installed in accordance with City Standards and Specifications and other applicable specifications.

(g) Required Yards. The yard and setback requirements of the underlying zone shall not apply, but shall be as shown on an approved site plan.

(h) Residential Use Types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

(1) Single-family detached dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.

(2) Single-family dwelling located on or within less than five feet of a lot line and which is shown as such on an approved site plan. Windows, doors, and other similar openings shall be prohibited in the dwelling wall located on or adjacent to a lot line. When a single-family dwelling is placed on a lot line, an easement shall be provided which allows the dwelling owner to enter the adjoining property in order to maintain the dwelling.

(3) Townhouse dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.

(4) Residential Planned Developments with garden apartments and multiple-family dwellings; provided, no more than 12 units are located in a single building.

(5) Mixed commercial/residential planned developments with garden apartments and multiple-family dwellings; provided, the applicable gross or net densities are maintained as set forth in the General Plan and/or Zoning Code with a maximum height for any building limited to four stories and 45 feet.

(i) Tract Perimeter Setback and Buffer Requirements. Structures within any PDO shall be situated so as to maintain a minimum setback from any perimeter property line equivalent to the rear yard or side yard setback(s) of the underlying zone of the PDO depending upon the orientation of such structures (e.g. rear yard adjacent to rear yard, or side yard adjacent to side yard). If such orientation cannot be determined due to the absence of adjacent development, then the minimum rear yard setback for the underlying zone shall be used. Except for single-family dwelling structures, a 30 foot landscape buffer shall be provided for every lot or parcel within the PDO that adjoins land used or zoned for a single-family dwelling. Such buffer shall meet the landscaping standards set forth in CZC 12.51 (Landscaping and Screening).

(j) Walls and Fences. Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.110 Protection Of Common Areas

(a) Maintenance Of Common Areas. If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all

required guarantees have been submitted to and approved by the City. The developer of a planned development may elect any of the following to preserve common areas.

(1) A fee simple donation of any portion of common area land may be made to the City so long as the City agrees to accept such donation. Upon receipt of such donation the City may impose a conservation easement on such land.

(2) Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act, as set forth in Utah Code §§ 57-8-1, et seq. All common area land and facilities shall be held as a "common element."

(3) Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of State law. The developer shall provide the City with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association documents shall include the following provisions:

(A) Membership in the Association shall be mandatory for each owner and its grantees, successors and assigns.

(B) Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.

(C) The Association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.

(D) In the event the Association does not maintain private common open space areas and facilities as shown on an approved site plan, the City may perform any required maintenance and may thereafter recover all costs incident to performing the required maintenance from the Association and/or each of its members.

(E) Members of the Association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the City. The association bylaws shall confer legal authority on the association to place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.

(F) Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this Chapter and applicable law.

(4) Fee simple title of common area land or conservation easements may be transferred to a private non-profit conservation organization or to Davis County.

(5) The City may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the City.

(b) Protective Covenants. A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the City for approval, which approval shall not be unreasonably withheld. Such protective covenants shall include provisions that:

(1) An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration within the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.

(2) No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this Chapter or an approved planned development plan.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.120 Development Implementation

(a) Intent. The PDO Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the PDO Zone and the approved development plan for the property.

(b) Preliminary Subdivision Plat. Rezoning of any property to a PDO Zone shall be subject to and conditioned upon submission of a complete application for site plan and preliminary subdivision plat for the project within one year from the effective date of rezoning.

(c) Final Subdivision Plat. Rezoning of any property to a PDO Zone is further subject to submission, approval, and recording of a final subdivision plat within one year from the effective date of approval of the preliminary subdivision plat(s) and/or site plan approval, as applicable.

(d) Substantial Construction. Substantial construction shall be commenced within one year from the date of final plat recording.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

CENTERVILLE

PLANNING COMMISSION

Staff Report
7/9/2025

Item No. 1.
Title: Community Development Director's Report
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE

PLANNING COMMISSION

Staff Report
7/9/2025

Item No. 1.
Title: Minutes Review and Approval - June 25, 2025
Initiated By: Jennifer Robison, City Recorder
Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes for June 25, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS: