



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 24, 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**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

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

1. Final Site Plan (PDO) - Porter Lane Estates - 522 West 400 South (Porter Lane) - Residential PDO Development - Greg Larsen and Troy Holzer - Administrative Decision
Consider Final 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.

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 - September 10, 2025
Consideration of Planning Commission meeting minutes for September 10, 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**

CENTERVILLE
PLANNING
COMMISSION

Staff Report
9/24/2025

Item No. 1.

Title: Final Site Plan (PDO) - Porter Lane Estates - 522 West 400 South (Porter Lane) - Residential PDO Development - Greg Larsen and Troy Holzer - Administrative Decision

Initiated By: Greg Larsen and Troy Holzer, Applicants

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

SUBJECT:

Consider Final 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 approval of the proposed final site plan as associated with the planned development overlay (PDO) application.

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 (on August 5, 2025), Mr. Larsen and Mr. Holzer received Council approval of the conceptual site plan, associated planned development overlay, and preliminary subdivision. The layout of the final site plan has not been altered from the conceptual site plan apart from minor alterations to the layout of Lots 3 and 4, the addition of parceling the sports court area (new "Parcel A"), and addressing all requested approval conditions as stated in the August 5th, 2025 staff report as presented to City Council.

There is no public hearing required for the final site plan review process.

ATTACHMENTS:

1. Staff Report - PC - Final Site Plan - Porter Lane Estates [FINAL]
2. Exhibit A - Application
3. Exhibit B - Final Plat
4. Exhibit C 9.18.25 - Plan Set
5. Exhibit C 9.18.25 - Lot 6 Example
6. Exhibit C Hand Drawn Plans (1)
7. Exhibit E - Conceptual Site Plan - Home and Landscape Plans
8. Exhibit G - DRC Checklist- CONCEPT SITE PLAN

9. Exhibit H - CC&R
10. Exhibit I - Development Schedule
11. CZC 12.21.110 Site Plan Review for Final
12. 08-05-25 CC MINUTES



CENTERVILLE

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

STAFF REPORT
AGENDA ITEM: 1
Porter Lane Estates – Final 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 ADDRESS: 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: FINAL SITE PLAN

RECOMMENDATION: APPROVAL OF THE FINAL SITE PLAN ASSOCIATED
WITH THE PLANNED DEVELOPMENT OVERLAY (PDO)

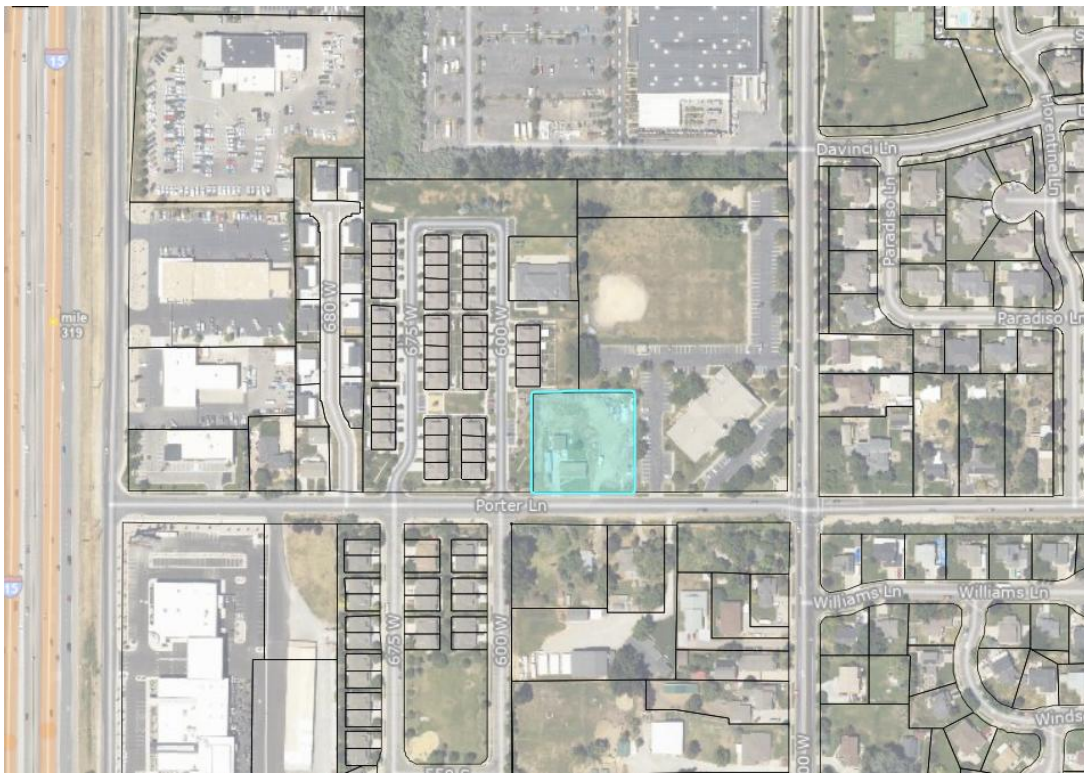
BACKGROUND

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 (on August 5, 2025), Mr. Larsen and Mr. Holzer received Council approval of the conceptual site plan, associated planned development overlay, and preliminary subdivision. The layout of the final site plan has not been altered from the conceptual site plan apart from minor alterations to the layout of Lots 3 and 4, the addition of parceling the sports court area (new “Parcel A”), and addressing all requested approval conditions as stated in the August 5th, 2025 staff report as presented to City Council.

There is no public hearing required for the final site plan review process.





CODE REQUIREMENTS & ANALYSIS

FINAL SITE PLAN COMPLIANCE REQUIREMENTS CZC 12.21.110

(e)(1) After acceptance of a conceptual site plan, the applicant shall submit a complete application for final site plan approval to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule.

The applicant has applied and paid fees via Civic Review on August 28th, 2025

(e)(2) Final site plan application shall include at least the following information. (A)-(I)

Exhibit B includes the associated subdivision plat, which now shows an additional parcel. During DRC discussions, concerns were raised that, over time, the owners of Lots 3 and 4 might encroach on the common open space since it was not previously parceled out, effectively incorporating the sports court into their lots. While this may seem unlikely, there have been instances in other communities where, decades later, property owners began informally claiming and maintaining common areas as privately used spaces after HOAs ceased upkeep, ultimately treating them as private property. Although we do not expect this to occur in Centerville, staff recommends eliminating even this possibility of an outcome.

Accordingly, the sports court has now been placed on its own parcel. This change did not significantly alter the lot design, aside from requiring the homes on Lots 3 and 4 to shift the nearest side yard setbacks approximately two feet away from new Parcel A. Both homes remain within the proper setbacks and building envelopes otherwise.

All City departments supported this decision and reached consensus at the September 15th DRC meeting with the applicant, Mr. Larson, and his team. As of the posting date, Friday, September 19th, an additional DRC meeting is scheduled for Monday, September 22nd, where this application will be reviewed again. Staff will provide you with comments from that meeting. These comments will be further addressed and resolved through the Final Subdivision application process with the DRC. Overall, staff finds that the submitted final site plan is a code-consistent development for what has been previously granted as part of the PDO approval, and therefore satisfies the requirements outlined in CZC 12.41.070(d)(2)(A)(i-xviii).

(f)(1) Standards for Approval. The following standards shall apply to the approval of a site plan: A final site plan shall conform to its associated conceptual site plan.

The final site plan layout did not change outside of staff's direction as noted above. The site plan also addressed all the conditions for approval from the previous City Council meeting approval (on August 5, 2025):

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.
5. NO PARKING signage shall be posted along the private roadway known as 525 West Street, with enforcement of this restriction outlined in the Subdivision's Covenants, Conditions, and Restrictions (CC&Rs) through an established towing policy.

In reviewing the standards required by CZC 12.41.080(b) staff believes that this proposed final site plan meets the intent and requirements for a recommendation for approval. After a thorough review of both the proposed conceptual site plan (with the flexibility provided through the Planned Development Overlay (PDO) approval) and the final site plan, staff is supportive of the Porter Lane Estates Final Site Plan submittal as presented. The final site plan submittal meets the city code requirements, aside from what has been formally approved for variance via the PDO process. In the coming weeks, staff will continue to work closely with the applicant to ensure a consistent final subdivision that hopefully will be ready for recording in the near future.

POTENTIAL MOTIONS

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

#1 - APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the proposed Final Site Plan for the property located at 522 West Porter Lane (400 South), contingent on the following conditions for approval:

- 1. The applicant will be required to resolve outstanding city engineer and staff comments as indicated on the attached checklist documents and reporting. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by city staff for compliance with this approval;*
- 2. Prior to development and construction of the Porter Lane Estates Final Site Plan, there will need to be a Final Minor Subdivision approval provided by the City for the proposed subdivision plat, as prepared and applied for by the property owner group. This includes that the Final Minor Subdivision plat will need to be recorded in accordance with Title 15 of the Centerville Municipal Codes, and associated bonding/escrow funding will be provided by the applicant as required by the City prior to construction; and*
- 3. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules, this includes any bonding/escrow funding expenses that may be required by the City."*

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

Due to the following findings for action:

- 1. The proposed Final 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 Final Site Plan has identified variances tied to the Planned Development Overlay (PDO) approval as approved by City Council on August 5th, 2025;*
- 3. The granting of the proposed Final Site Plan is not detrimental to the health, safety, and welfare of Centerville residents;*
- 4. The proposed Final 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 based on approved PDO variation; and*

5. *Therefore, the Planning Commission approves this proposed Final Site Plan as associated with the previously approved Planned Development Overlay (PDO) terms for the Porter Lane Estates PDO project.*

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

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to APPROVE the proposed Final Site Plan for the property located at 522 West Porter Lane (400 South) 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) ”

#3 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the request for a proposed Final Site Plan for the property located at 522 West Porter Lane (400 South), until such time as _____.”

#3 – DENY

I hereby make a motion for the Planning Commission to DENY the proposed Final Site Plan for the property located at 522 West Porter Lane (400 South), with the following findings for action:

1. *The proposed Final 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 Final Site Plan has changed and does not reflect the identified variances tied to the Planned Development Overlay (PDO) as approved by City Council on August 5th, 2025;*
3. *The granting of the proposed Final Site Plan is likely detrimental to the health, safety, and welfare of Centerville residents;*
4. *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 based on approved PDO variation; and*
5. *Therefore, the Planning Commission denies this proposed Final Site Plan as associated with the previously approved Planned Development Overlay (PDO) terms for the Porter Lane Estates PDO project.*

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

Porter Lane Estates

6308967

08/29/2025 - 08/28/2026

Site Plan, Final

546d1010-8510-11f0-a8b7-914bb45ee537

General

Active

New

Application Review Status

Pre-Review	Not Reviewed	
Final-Review	Not Reviewed	08/29/2025

Fees

Fee	\$250.00
Deposit - No Off-Site Improvements	\$250.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

08/29/2025	Online	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

Project Name
Porter Lane Estates

Parcel #(s)
03-001-0209

Acreage
1.04

Select your zone below
Residential-Medium

Proposed use of property
6 lot subdivision

Project Address (Street)
522 West Porter Lane

City
Centerville

State
UT

Zip
84014

Is the site greater than one acre?
Yes

Please upload Site Plan

 **PLAT 1021062-FINAL.pdf**

 **PORTER LANE ESTATES - 8:28:25 Update.pdf**

I have included the location, design, type of material and height of existing and proposed walls and fences on the site. I have shown the location, design, type and height of existing and proposed exterior lighting on the site.



I have shown the location, design, type and height of existing and proposed exterior signs and outdoor advertising on the site (All signs require a sign permit).



I have included the location, layout, calculation and measurement of all parking, driveways, loading facilities, ingress and egress of vehicular and pedestrian traffic, internal circulation, name and width of existing and proposed streets, curb, gutter, sidewalks, drive approaches and the centerline of adjacent roads.



I have shown the location and layout of existing and proposed sewers, storm drains, culinary and secondary water (including water rights and water shares), overhead and underground power, communication and transmission lines and all other utilities and utility easements within one hundred feet (100')



Included the Utility Provider Sheets

 **Enbridge.pdf**

 **Centerville Deuel Creek.pdf**

 **Rocky Mountain Power.pdf**

 **South Davis Sewer.pdf**

I have included designation of all easements and rights-of-way to be dedicated to the City



I have indicated existing and proposed fire hydrants within five hundred feet (500')



I have included location, material and measurements of dumpster enclosure.



Please provide a Landscaping and Irrigation Plan following 12-51-070 of the Zoning Ordinance

 **Plan sketch.pdf**

 **Porter Lane Estate - Home and Landscape Plans.pdf**

I have provided architectural quality drawings of all exterior elevations of the proposed buildings or structures and types of materials to be used at a scale of 1/4" to 1'. Drawings must be signed and stamped by a qualified architect.



I have included engineering construction plans and drawings for all proposed on-site and off-site improvements. All engineering drawings must be signed and stamped by a qualified, registered engineer.



Provided a current Title Report of the site.

 **Warranty Deed.pdf**

I have provided a certified survey of the site, when deemed appropriate and requested by the Community Development Director or City Engineer.



I have included other data, studies or plans may be requested as deemed necessary by the Community Development Director or other City Officials.



Existing Conditions Inventory

 **Existing Conditions Inventory.pdf**

Property Owner's Name

Greg Lars

Address

1353 N 1580 W

Email

gmlarsendesign@hotmail.com

Phone Number

801-589-3331

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**

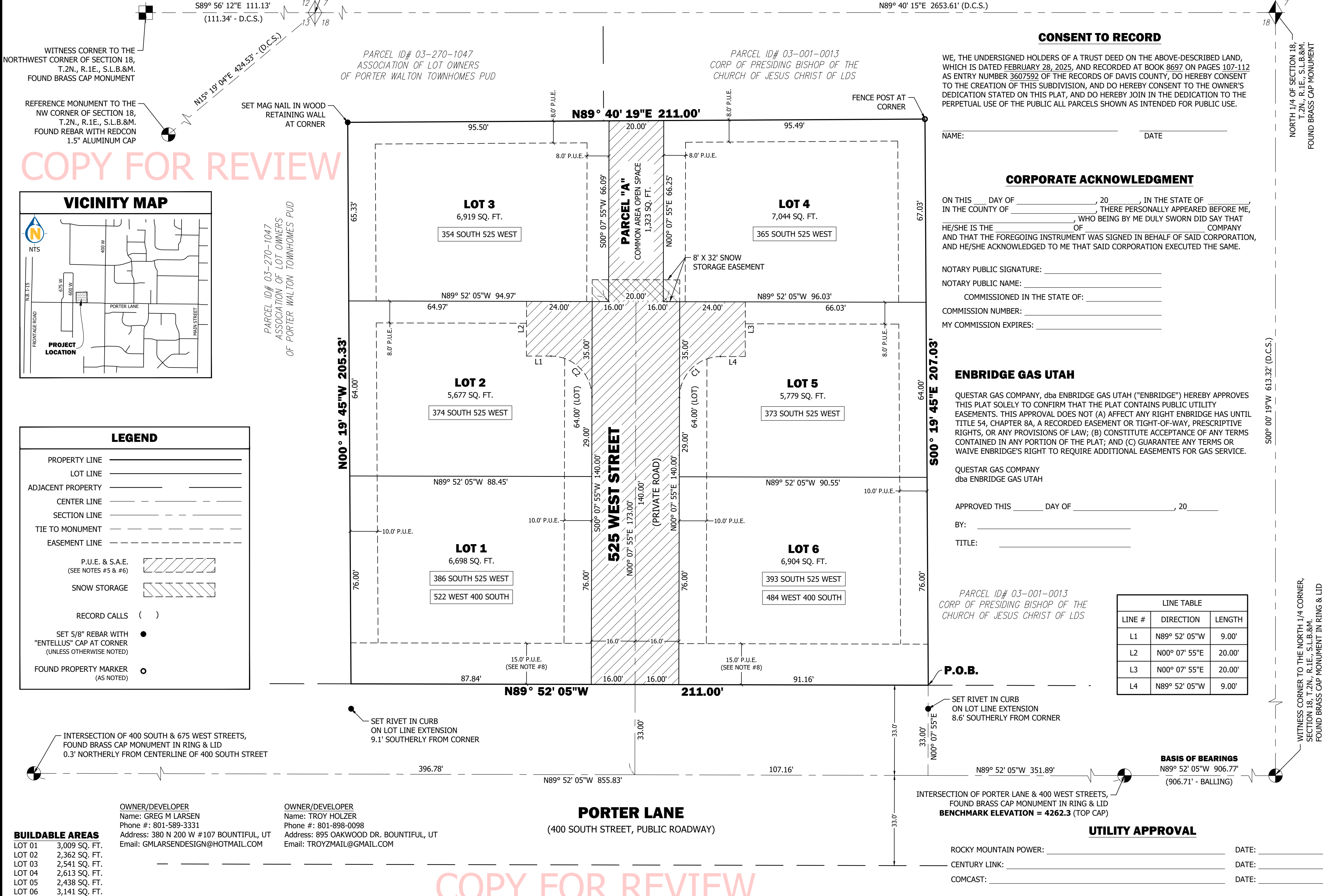
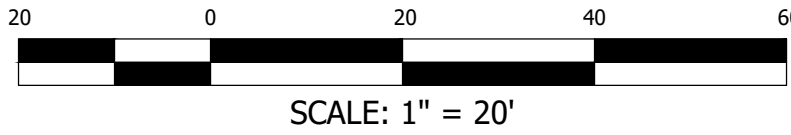
Signature

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

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	090° 00' 00"	S45° 07' 55"W	21.21
C2	15.00'	23.56'	090° 00' 00"	N44° 52' 05"W	21.21

PORTER LANE ESTATES P.D.O. SUBDIVISION

LOCATED IN THE NW 1/4 OF SEC. 18, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT, SEPTEMBER 2025



BUILDABLE AREAS
LOT 01 3,009 SQ. FT.
LOT 02 2,362 SQ. FT.
LOT 03 2,541 SQ. FT.
LOT 04 2,613 SQ. FT.
LOT 05 2,438 SQ. FT.
LOT 06 3,141 SQ. FT.

OWNER/DEVELOPER
Name: GREG M LARSEN
Phone #: 801-589-3331
Address: 380 N 200 W #107 BOUNTIFUL, UT
Email: GMLARSENDESIGN@HOTMAIL.COM

OWNER/DEVELOPER
Name: TROY HOLZER
Phone #: 801-898-0098
Address: 895 OAKWOOD DR. BOUNTIFUL, UT
Email: TROY2MAIL@GMAIL.COM

PORTER LANE
(400 SOUTH STREET, PUBLIC ROADWAY)

ROCKY MOUNTAIN POWER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____

UTILITY APPROVAL



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

PROJECT #1021062
2025/08/28 JRC
2025/09/02 DEW

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

CENTERVILLE CITY ENGINEER

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTERVILLE CITY.

CHAIRMAN

CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

CENTERVILLE CITY ATTORNEY

CITY COUNCIL

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

MAYOR

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS PORTER LANE ESTATES P.D.O. SUBDIVISION.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

ALL OF THAT PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #3607591, DAVIS COUNTY RECORDER (D.C.R.), LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PORTER LANE THAT IS SOUTH 00°00'19" WEST 613.32 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 18 TO A WITNESS CORNER ON THE CENTER LINE OF SAID PORTER LANE AND NORTH 89°52'05" WEST 1258.66 FEET ALONG SAID CENTER LINE AND NORTH 00°07'55" EAST 33.00 FEET TO SAID NORTH LINE AND RUNNING THENCE NORTH 89°52'05" WEST 211.00 FEET TO THE WEST LINE OF SAID CONVEYANCE; THENCE NORTH 00°19'45" WEST 205.33 FEET (204.96 FEET, BY RECORD) TO THE SOUTH LINE OF THE PORTER WALTON TOWNHOMES P.U.D. (ENTRY #2916378, D.C.R.); THENCE NORTH 89°40'19" EAST 211.00 FEET ALONG SAID SOUTH LINE AND ITS EXTENSION TO A FENCE POST; THENCE SOUTH 00°19'45" EAST 207.03 FEET (205.92 FEET, BY RECORD) TO THE NORTH LINE OF PORTER LANE AND TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS PORTER LANE ESTATES P.D.O. SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

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

GREG LARSEN

TROY HOLZER

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GREG LARSEN, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, TROY HOLZER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTES

- ROTATE THE SECTION LINE CLOCKWISE 00°19'54" FOR A NAD 1983 STATE PLANE COORDINATE BEARING IN THE UTAH NORTH ZONE.
- THE BENCHMARK ELEVATION FOR THIS PROJECT IS **4262.3** AT THE TOP OF THE BRASS CAP AT THE INTERSECTION OF PORTER LANE (400 SOUTH STREET) AND 400 WEST STREET. THIS ELEVATION IS AN ORTHOMETRIC HEIGHT DETERMINED USING THE NAVD 1988 (NAVD88:2011) AND GEOID 18 (CONUS).
- THE LOWEST PERMITTED FINISHED FLOOR ELEVATION FOR THIS PROJECT IS **4256.7**, WHICH IS APPROXIMATELY 18" LOWER THAN THE CURB ELEVATION NEAR THE WESTERLY LINE OF THE DEVELOPMENT.
- A **PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.E.)** IS DEDICATED ON THREE SIDES OF EACH LOT, AS SHOWN.
- A P.U.E. AND A **SAFETY ACCESS EASEMENT (S.A.E.)** ARE EFFECTUATED BY THE RECORDING OF THIS PLAT OVER PRIVATE ROAD, OVER LOT 2 AND LOT 5 FOR A HAMMERHEAD AND FIRE TURNAROUND, AND OVER PARCEL "A".
- PARCEL "A" SHALL BE CONVEYED TO THE HOME OWNERS ASSOCIATION (**HOA**) AT THE RECORDING OF THIS PLAT.
- ACCESS EASEMENTS IN FAVOR OF LOT 3 AND LOT 4 ARE EFFECTUATED BY THE RECORDING OF THIS PLAT OVER THE PORTION OF THE HAMMERHEAD WITHIN LOT 2 AND LOT 5.
- THE DRAINAGE STRUCTURES WITHIN LOT 1 AND LOT 6 ALONG PORTER LANE SHALL BE MAINTAINED BY THE HOA ACCORDING TO THE DECLARATIONS AND IN ACCORDANCE WITH THE LONG-TERM STORM WATER MAINTENANCE AGREEMENT WITH CENTERVILLE CITY.

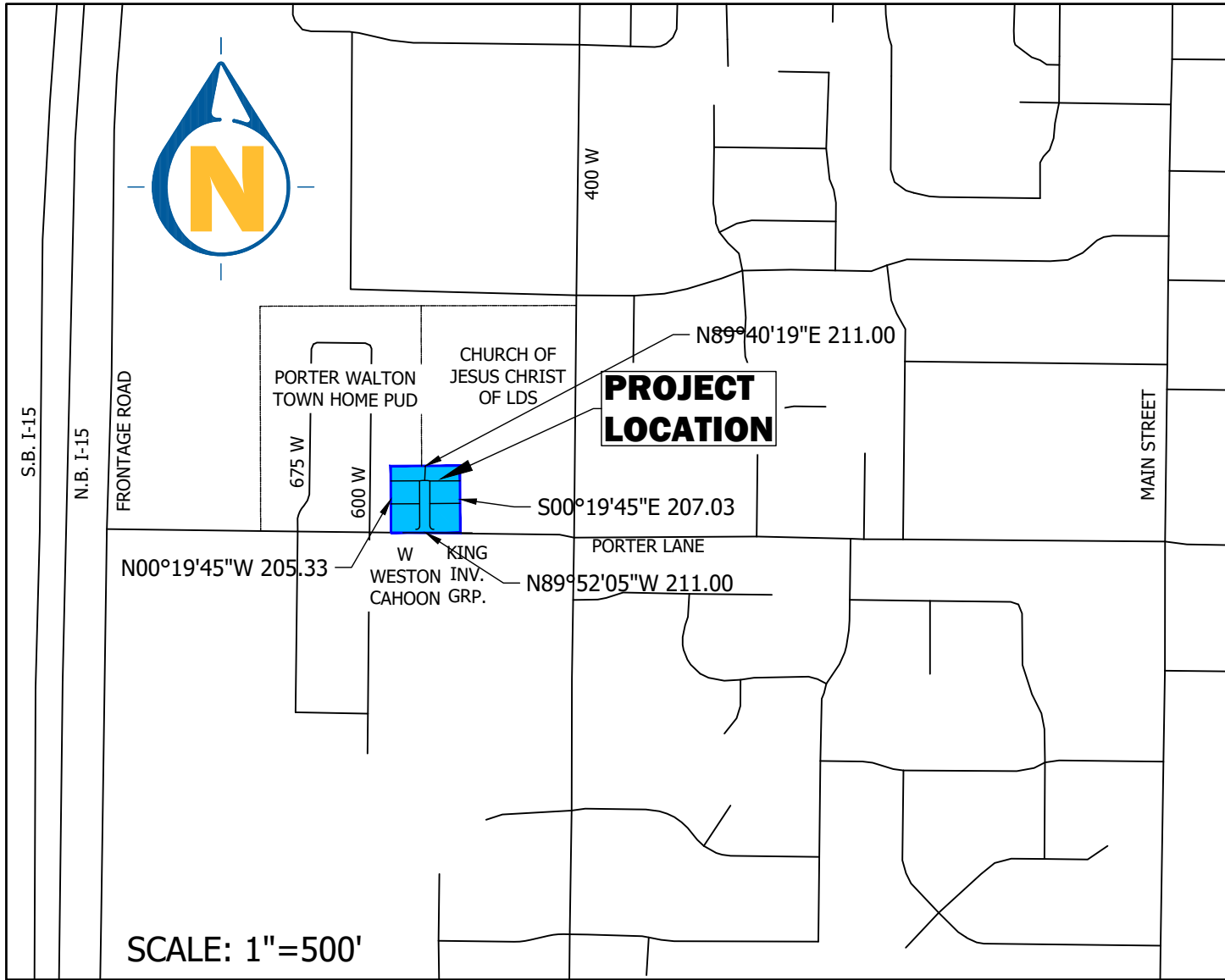
DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

PORTER LANE ESTATES PDO

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

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
C102	VICINITY MAP
C200	ALTA SURVEY
C201	EXISTING CONDITIONS
C300	DEMOLITION PLAN
C400	SITE PLAN
C410	LANDSCAPE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL DETAILS
C700	PLAN AND PROFILE
C701	STORM DRAIN PROFILE
C901	SITE DETAILS
C902	SITE DETAILS CONT.

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.

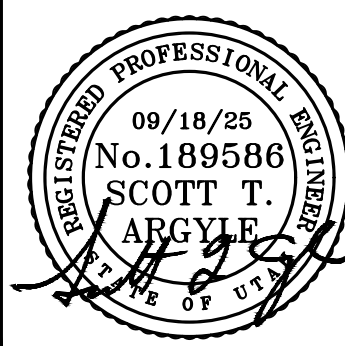
CONTAINS 0.999 ACRES

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

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

DEVELOPER

GML DESIGN GROUP
Contact: GREG LARSEN
380 N 200 W # 107
BOUNTIFUL, UT 84010
Phone: 801-589-3331
GMLARSENDESIGN@HOTMAIL.COM



PORTER LANE ESTATES PDO

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 2025-09-18
APPROVED: STA 2025-09-18
PROJECT #: 1021062
PLANSET-1021062.dwg

C100
COVER & INDEX

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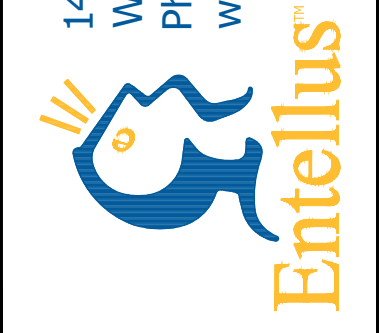
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BENCHMARK RIVET IN CURB AT SW CORNER
ELEVATION 4258.21

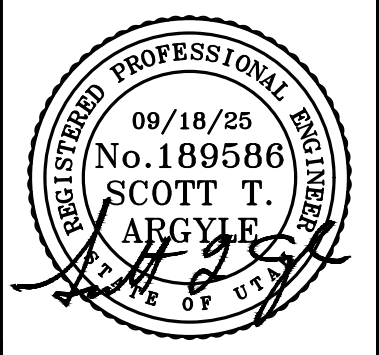


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522 WEST 400 SOUTH (PORTER LANE)
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CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP

REVISIONS

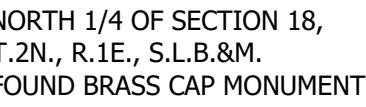
DRAWN: JH 2025-09-18
APPROVED: STA 2025-09-18
PROJECT #: 1021062
PLANSET-1021062.dwg

C102
VICINITY MAP

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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 ("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, #3933, #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

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.

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CONTAINS 0.999 ACRES

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.

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 PICTURED. 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)**

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 TIRT 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.

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

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.

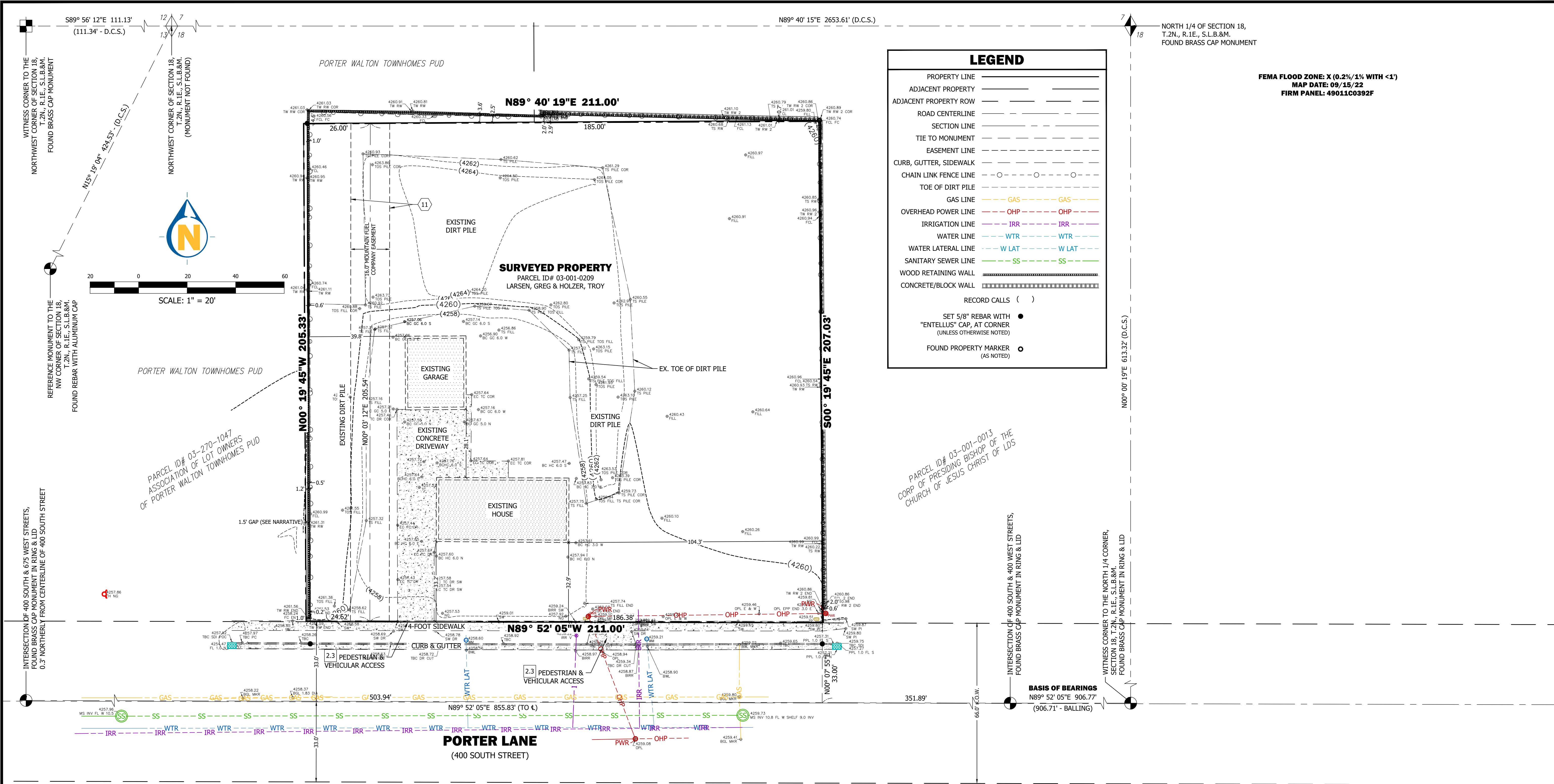
QUITCLAIM DEED CONVEYING TO BRIGHTON DEVELOPMENT UTAH, LLC, THE RIGHT, TITLE AND INTEREST
ACQUIRED IN SAID RIGHT-OF-WAY AND EASEMENT GRANT, RECORDED MARCH 18, 2016 AS ENTRY NO. 2927032
IN BOOK 6476 AT PAGE 1050 OF OFFICIAL RECORDS.

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

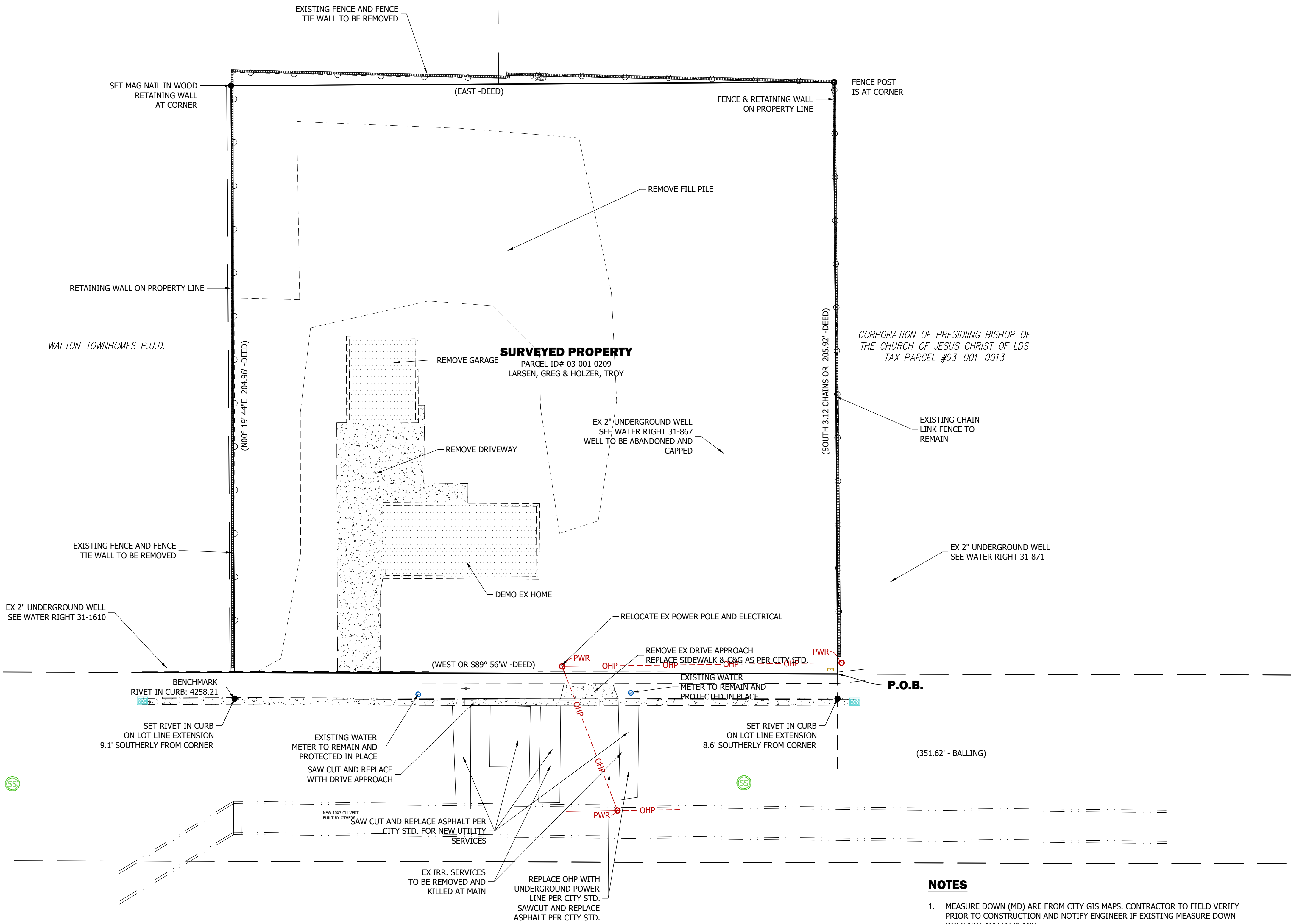
REVISIONS

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APPRVD: JRC	2025/03/14
PROJECT #:	1021062
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ALTA/NSPS LAND TITLE SURVEY

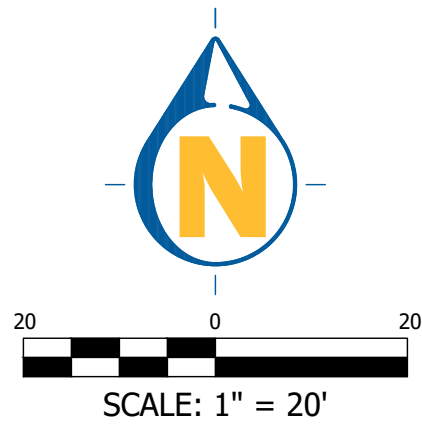


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NOTES

- 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.
- CONTRACTOR TO REPORT ANY DISCREPANCIES SEEN IN THE FIELD BEFORE CONSTRUCTION BEGINS.



Know what's below.
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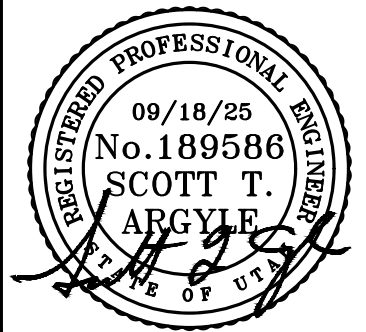
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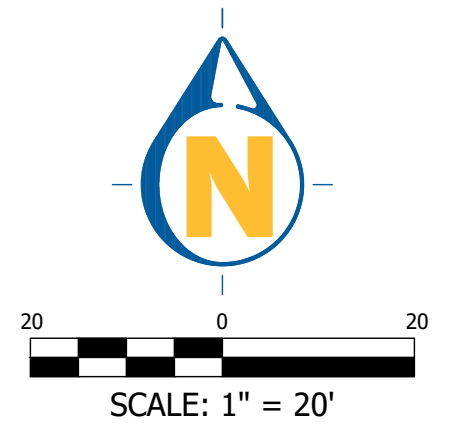
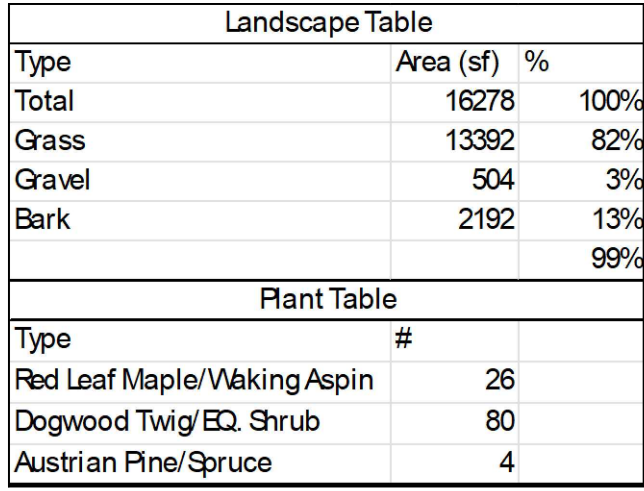
C300
DEMOLITION PLAN

PORTER LANE ESTATES PDO
522 WEST 400 SOUTH (PORTER LANE)
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
DEMOLITION PLAN



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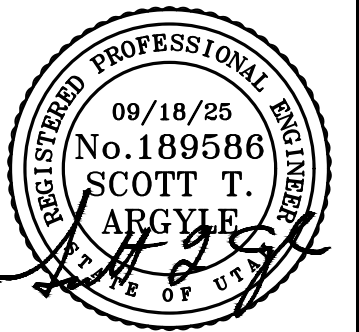


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LANDSCAPE PLAN

REVISIONS

DRAWN: JH	2025-09-18
APPROVED: STA	2025-09-18
PROJECT #:	1021062
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C410
LANDSCAPE PLAN

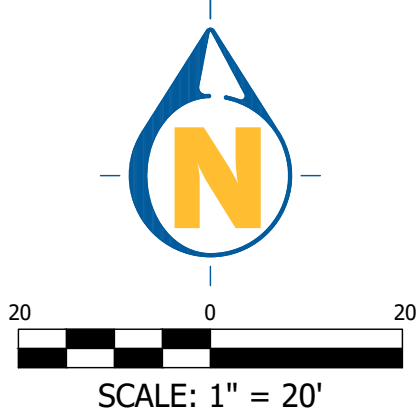
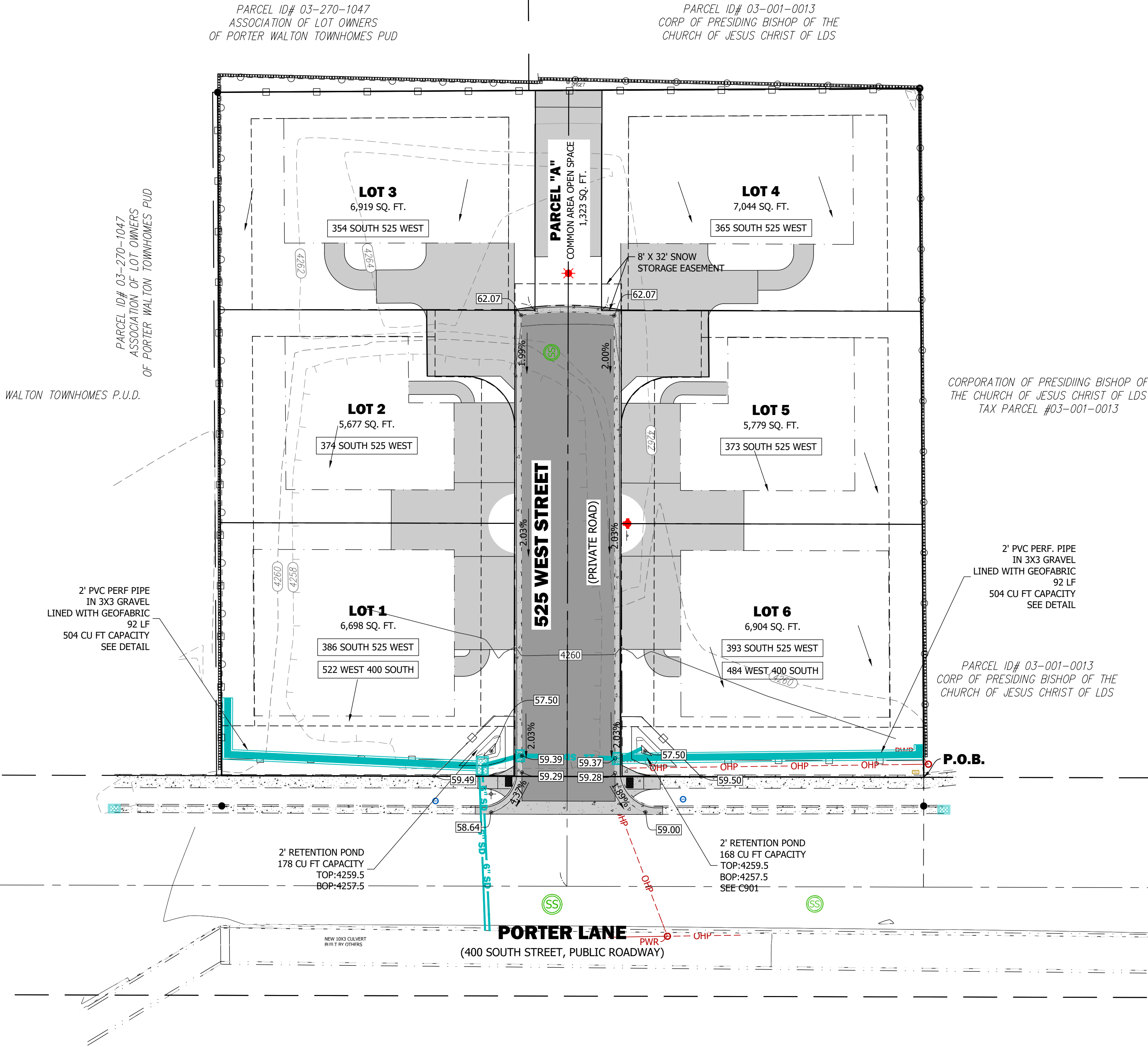
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DRAINAGE CALCULATIONS				
14-Jul-25				
PRE-DEVELOPMENT AREA ANALYSIS				
Area	sq.ft.	Acres	C	
Building	2,207	0.05	0.85	
Improvements	1,897	0.04	0.90	
Landscape	39,718	0.91	0.15	
Total	43,822	1.01	0.22	
POST-DEVELOPMENT AREA ANALYSIS				
Area	sq.ft.	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	I	Runoff	Allowable Runoff	Storage
(min.)	in./hr	ft³	ft³	ft³
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 Detention			1,346	
80th PERCENTILE RETENTION ANALYSIS				
$P_{new} EQ. A \quad R_{new} = 0.225(Imp)^{-0.05} \text{ when } Imp < 55\%$				
$P_{new} EQ. B \quad R_{new} = 1.14(Imp)^{-0.371} \text{ when } Imp > 55\%$				
$WQRV EQ. \quad WQRV = (P_{80\%} * R_{new} * A) / 12$				
Retention	$Retention = WQRV * 43560$			
$P_{80\%}$				0.50 (in.)
Imp_{pre}				0.09
Imp_{new}				63%
A				1.01 (acre)
$R_{80\%}$				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: 1346 CU FT
TOTAL PIPE STORAGE: 1008 CU FT
TOTAL POND STORAGE: 346 CU FT
TOTAL PROVIDED STORAGE: 1354 CU FT



CUT/FILL BALANCE		
CUT	FILL	NET FILL
69 CU.YD.	798 CU.YD.	729 CU.YD.

LEGEND		
	30.82	EXISTING SPOT ELEVATION
	30.82	PROPOSED SPOT ELEVATION
	1.5%	DOWNWARD GRADE
	4258	EXISTING INDEX CONTOUR
	4258	EXISTING MINOR CONTOUR
	4258	PROPOSED CONTOUR
	4258	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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Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

DEVELOPER

GML DESIGN GROUP
Contact: GREG LARSEN
380 N 200 W # 107
BOUNTIFUL, UT 84010
Phone: 801-589-3331
GMLARSENDESIGN@HOTMAIL.COM

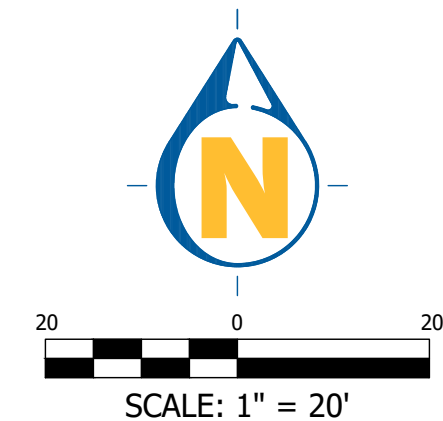


PORTER LANE ESTATES PDO

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S. 1 B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

GRADING PLAN

REVISIONS		DRAWN: JH		2025-09-18	
		APPROVED: STA		2025-09-18	
		PROJECT #:		1021062	
		PLANSET-1021062.dwg			
		C500		GRADING PLAN	

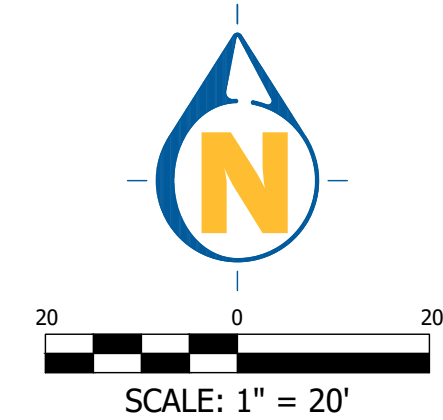
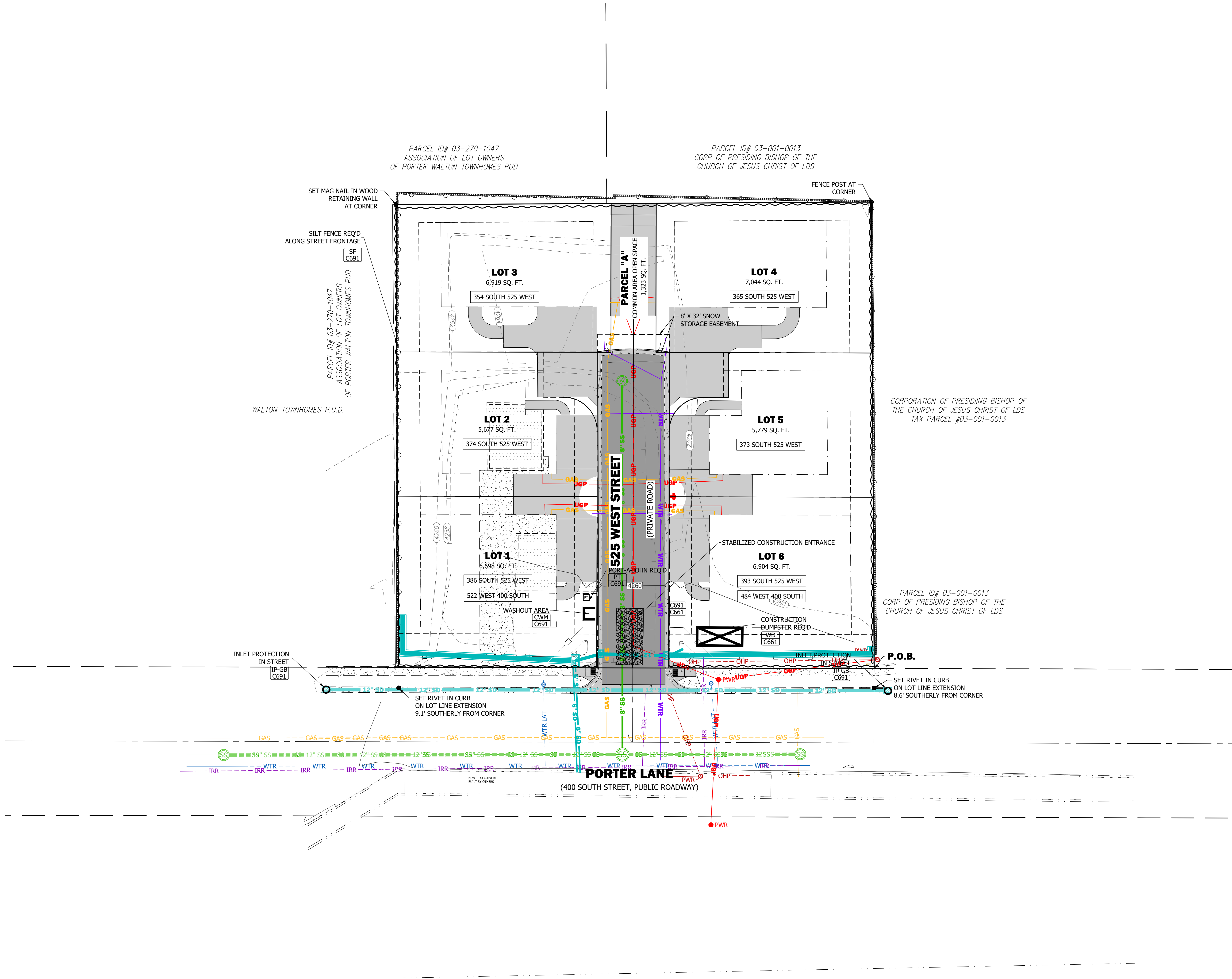


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REVISIONS					
DRAWN: JH		2025-09-11			
APPROVED: STA		2025-09-11			
PROJECT #:		102106			
PLANSET-1021062.dwg					
C600 UTILITY PLAN					



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Woods Cross, UT 84010
Phone 801.298.2236
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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 SWEEPED 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.

REVISIONS

DRAWN: JH	2025-09-18
APPROVED: STA	2025-09-18
PROJECT #:	1021062
PLANSET-1021062.dwg	

C690
EROSION CONTROL PLAN

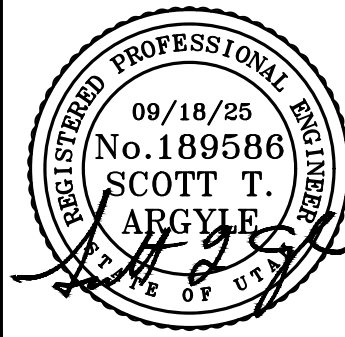
PORTER LANE ESTATES PDO

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EROSION CONTROL PLAN

DEVELOPER

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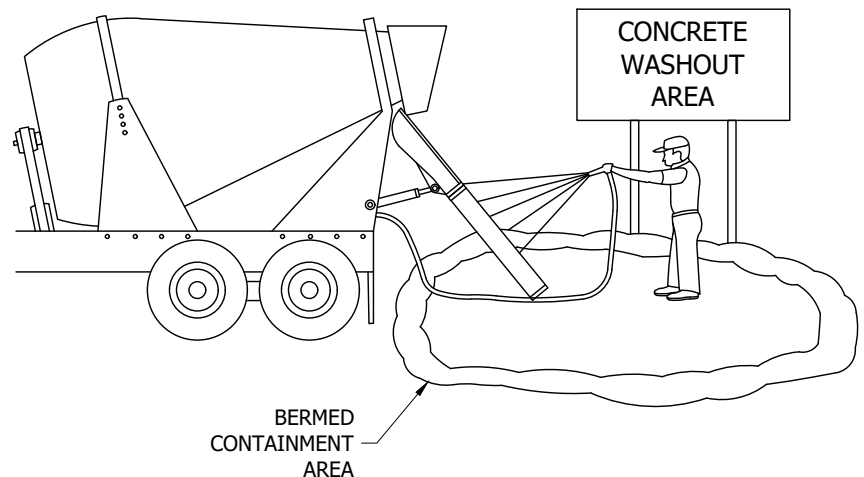


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CONCRETE WASTE MANAGEMENT

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

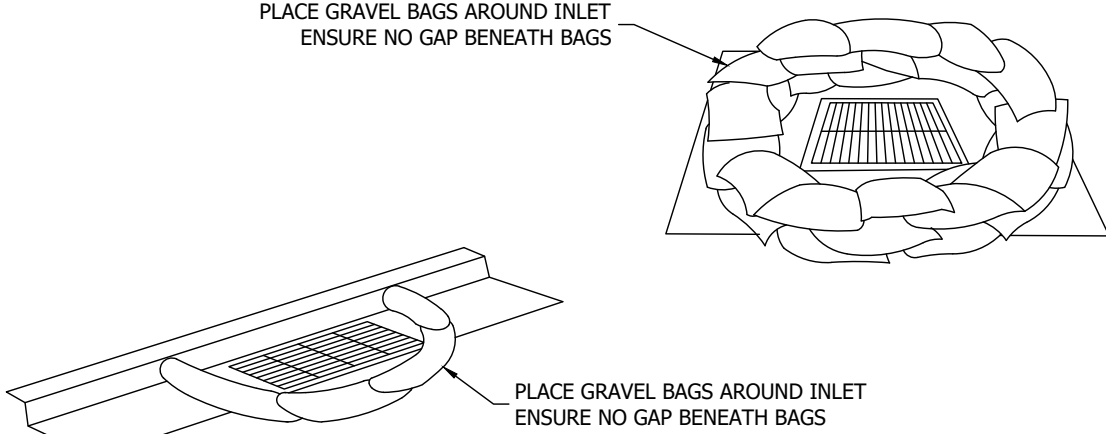
1. Inspect subcontractors to ensure that concrete wastes are being properly managed.
2. If using a temporary pit, dispose of hardened concrete on a regular basis.



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

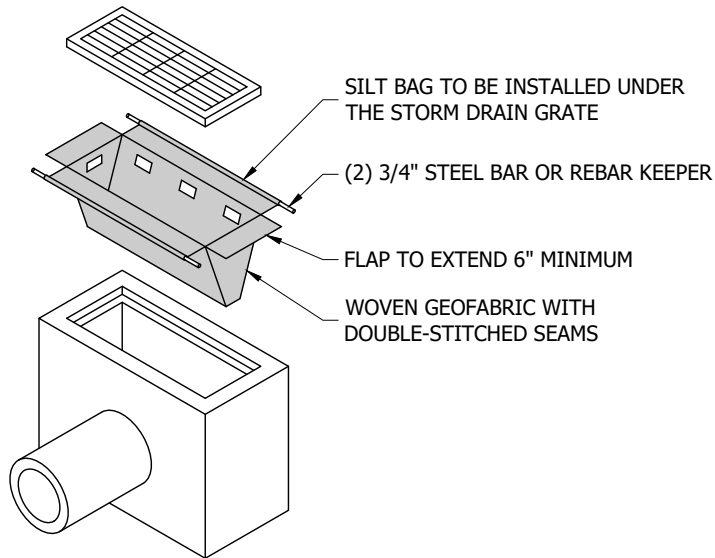
1. inspect inlet protection following storm event and at a minimum of once every 14 days.
2. Remove accumulated sediment when it reaches half the height of the bag.
3. Look for bypassing or undercutting and repair or realign as needed.
4. Replace and clean up spilled gravel when bags split.



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.

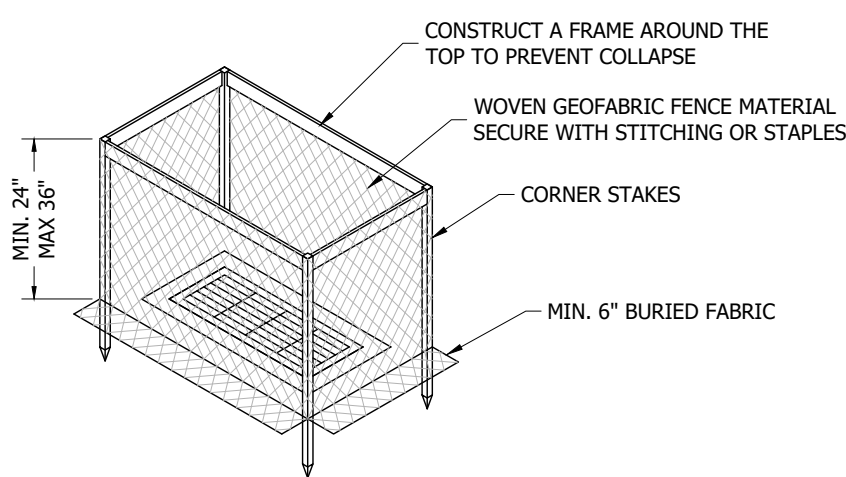
MAINTENANCE
Inspection after all storm events and as required between event.



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

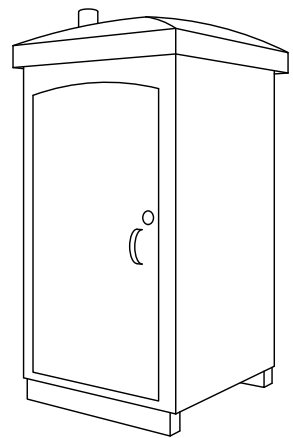
1. Inspect inlet protection following storm event and at a minimum of once every two weeks.
2. Remove accumulated sediment when it reaches 4" in depth.
3. Repair or realign barrier/fence as needed.
4. Look for bypassing or undercutting and recompact soil around barrier/fence as required.



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 perimeter (see Earth Berm Barrier Sheet), control for spill / leak protection.
4. Anchor the portable toilet to prevent tipping

LIMITATIONS
No limitations

MAINTENANCE

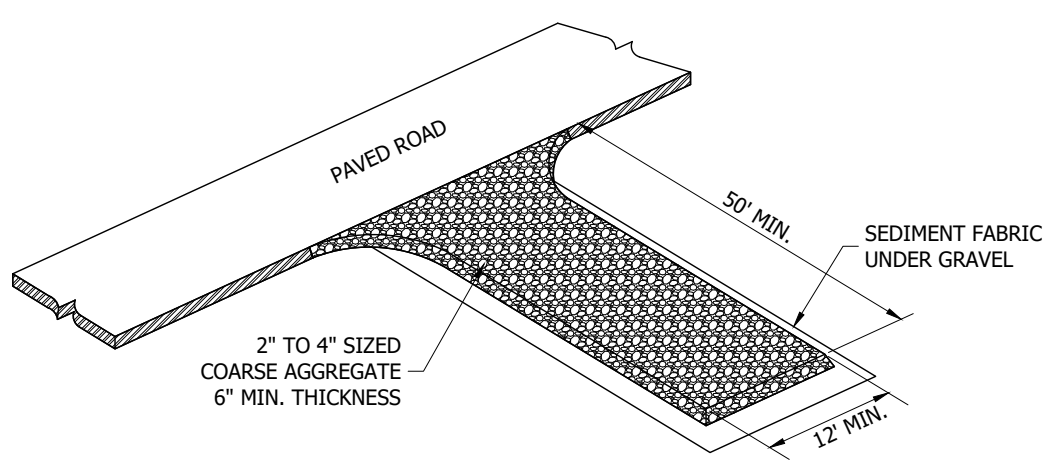
1. Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
2. Regular waste collection should be arranged with licensed service
3. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval



Adapted from Davis County Stormwater Coalition materials.

STABILIZED CONSTRUCTION ENTRANCE

SCE



DESCRIPTION
A stabilized pad of crushed stone located where construction traffic enters or leaves 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 conjunction with street sweeping on adjacent public right-of-way

MAINTENANCE

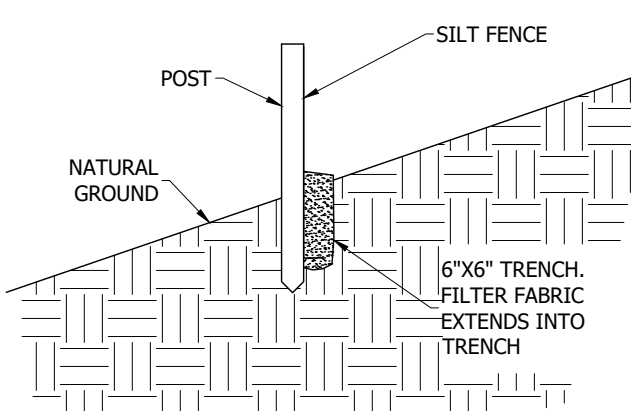
1. Inspect daily for loss of gravel or sediment buildup
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling
3. Repair entrance and replace gravel as required to maintain control in good working condition
4. Expand stabilized area as required to accommodate traffic and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



Adapted from Davis County Stormwater Coalition materials.

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. Recommended maximum upgradient slope length of 150'
3. Recommended maximum uphill grade of 2:1 (50%)
4. Recommended maximum flow rate of 0.5 cfs
5. Ponding should not be allowed behind fence

MAINTENANCE

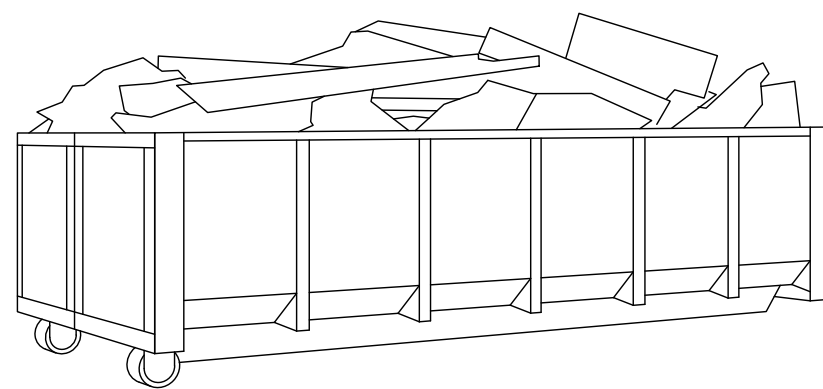
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall
2. Look for runoff bypassing ends of barriers or undercutting barriers
3. Repair or replace damaged areas of the barrier and remove accumulated sediment
4. Reanchor fence as necessary to prevent shortcutting
5. Remove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



Adapted from Davis County Stormwater Coalition materials.

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).

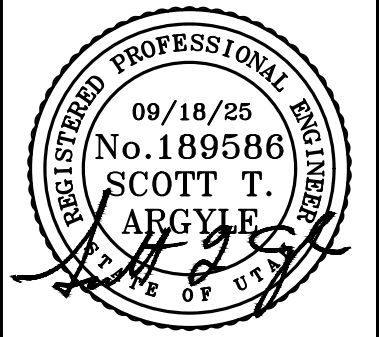


Adapted from Davis County Stormwater Coalition materials.

1470 South 600 West
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Phone 801.298.2236
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DEVELOPER

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Contact: GREG LARSEN
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Phone: 801-589-3331
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PORTER LANE ESTATES PDO

522 WEST 400 SOUTH (PORTER LANE)
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

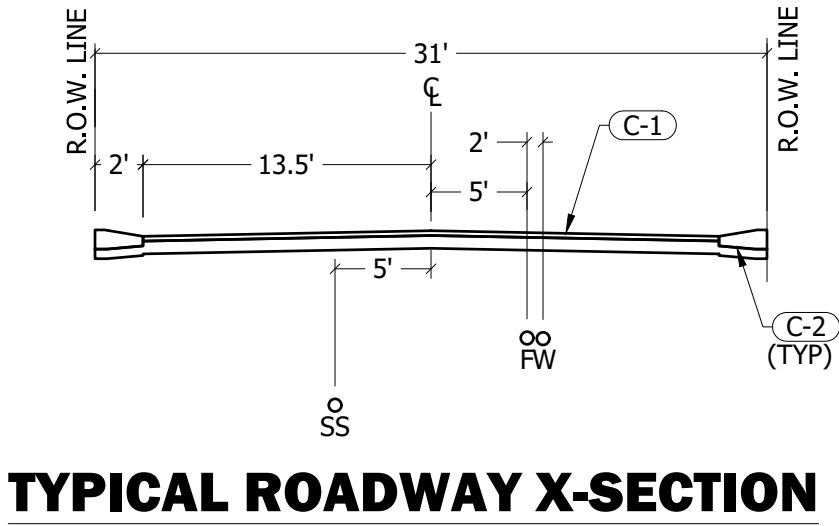
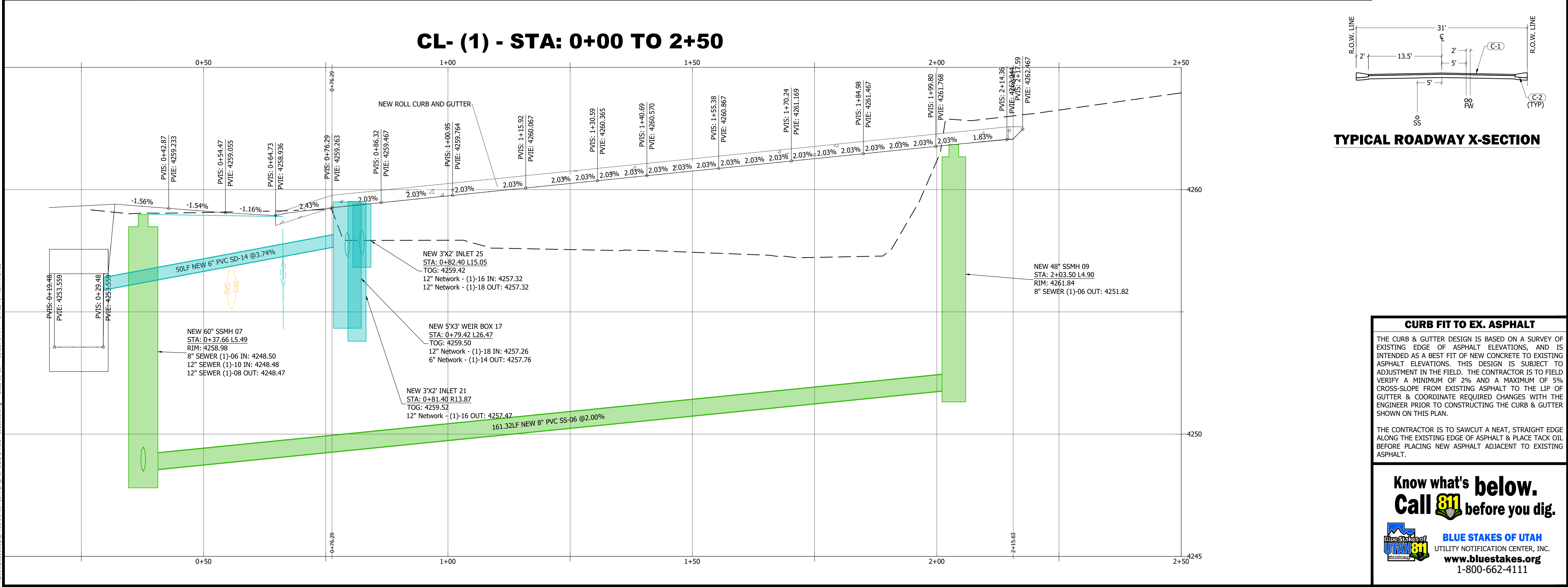
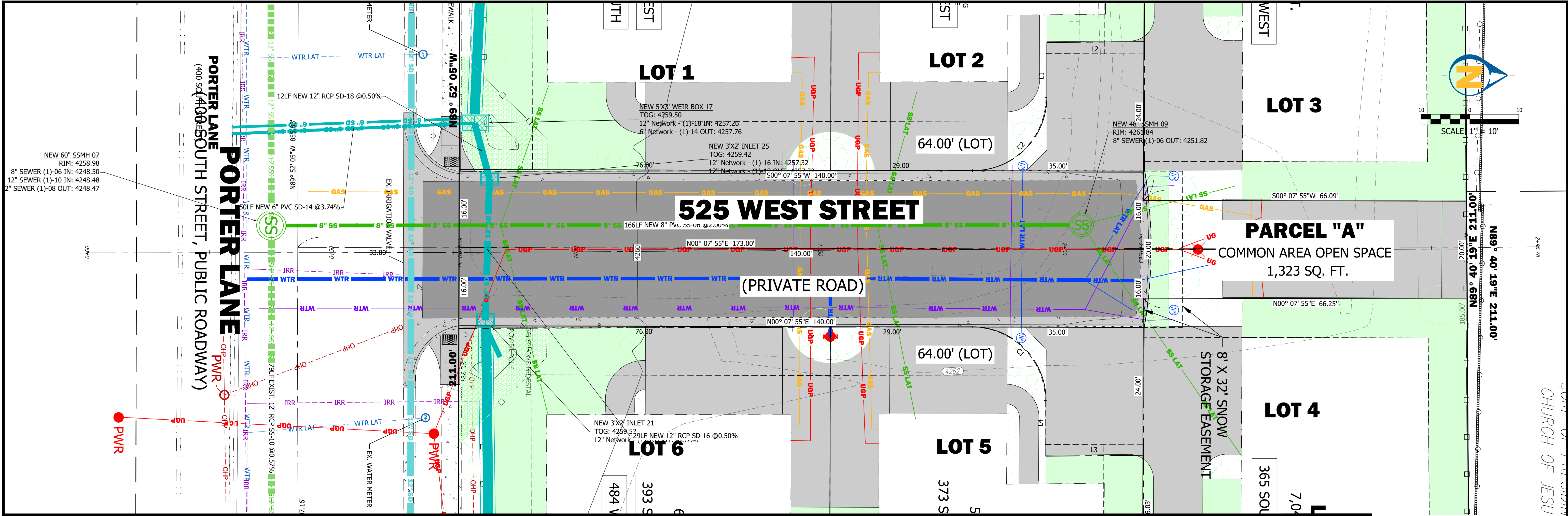
EROSION CONTROL DETAILS

REVISIONS	

DRAWN: JH	2025-09-18
APPROVED: STA	2025-09-18
PROJECT #:	1021062
PLANSET-1021062.dwg	

C691

EROSION CONTROL DETAILS



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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Phone: 801-589-3331
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REGISTERED PROFESSIONAL ENGINEER
09/18/25
No. 189586
SCOTT T. ARGYLE
STATE OF UTAH

PORTER LANE ESTATES PDO

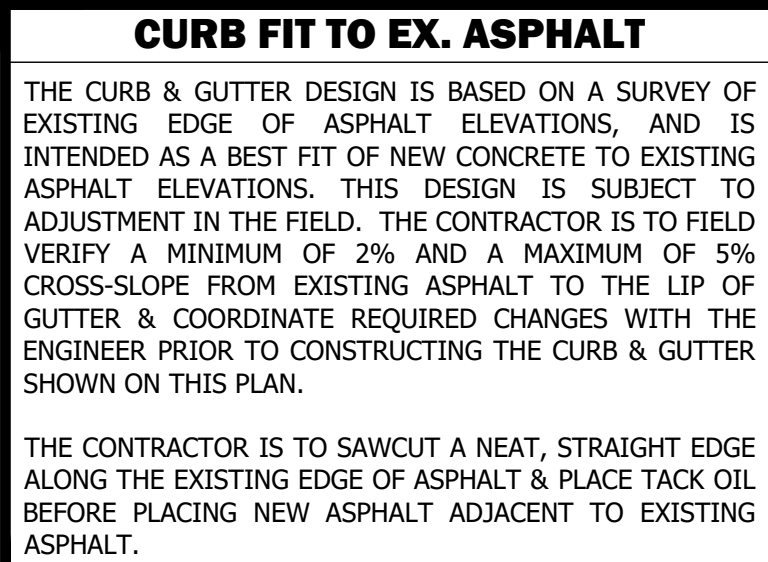
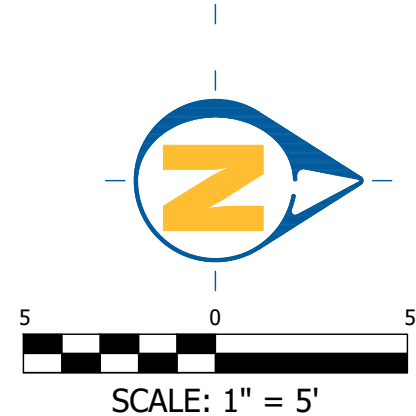
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PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S. 1 B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PLAN AND PROFILE

REVISIONS

NO.	DESCRIPTION	DATE
1	DRAWN: JH	2025-09-18
2	APPROVED: STA	2025-09-18
3	PROJECT #:	1021062
4	PLANSET-1021062.dwg	

C700
PLAN AND PROFILE



Know what's below.
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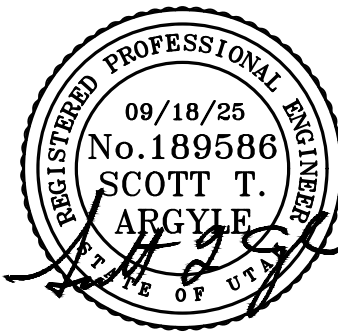
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REVISIONS

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DEVELOPER

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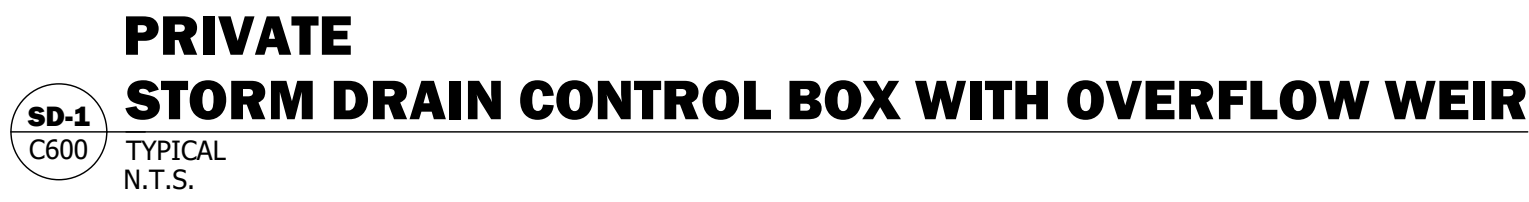


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C701

STORM DRAIN PROFILE



DEVELOPER

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PORTER LANE ESTATES PDO

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D IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S. 9 N.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

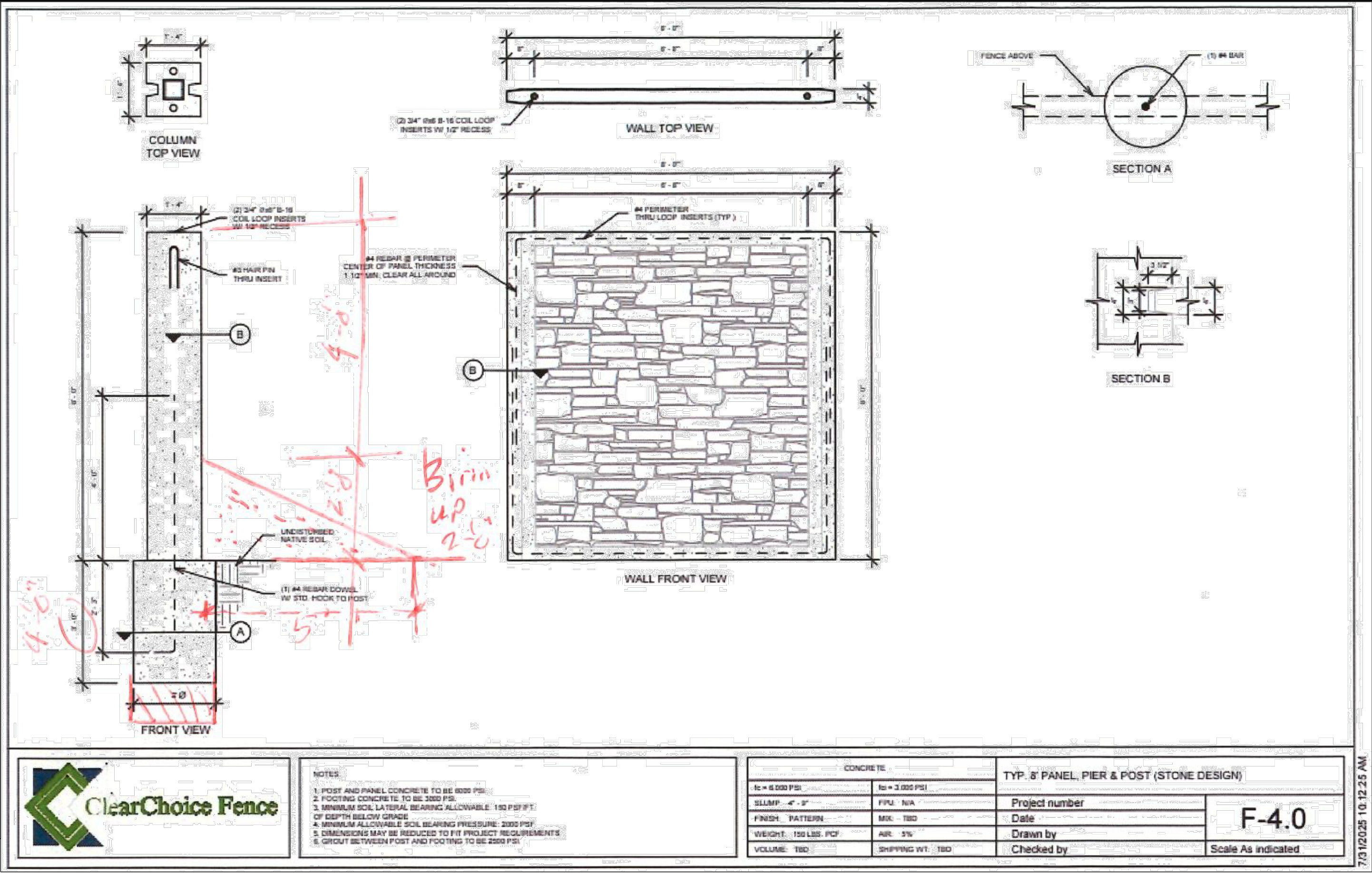
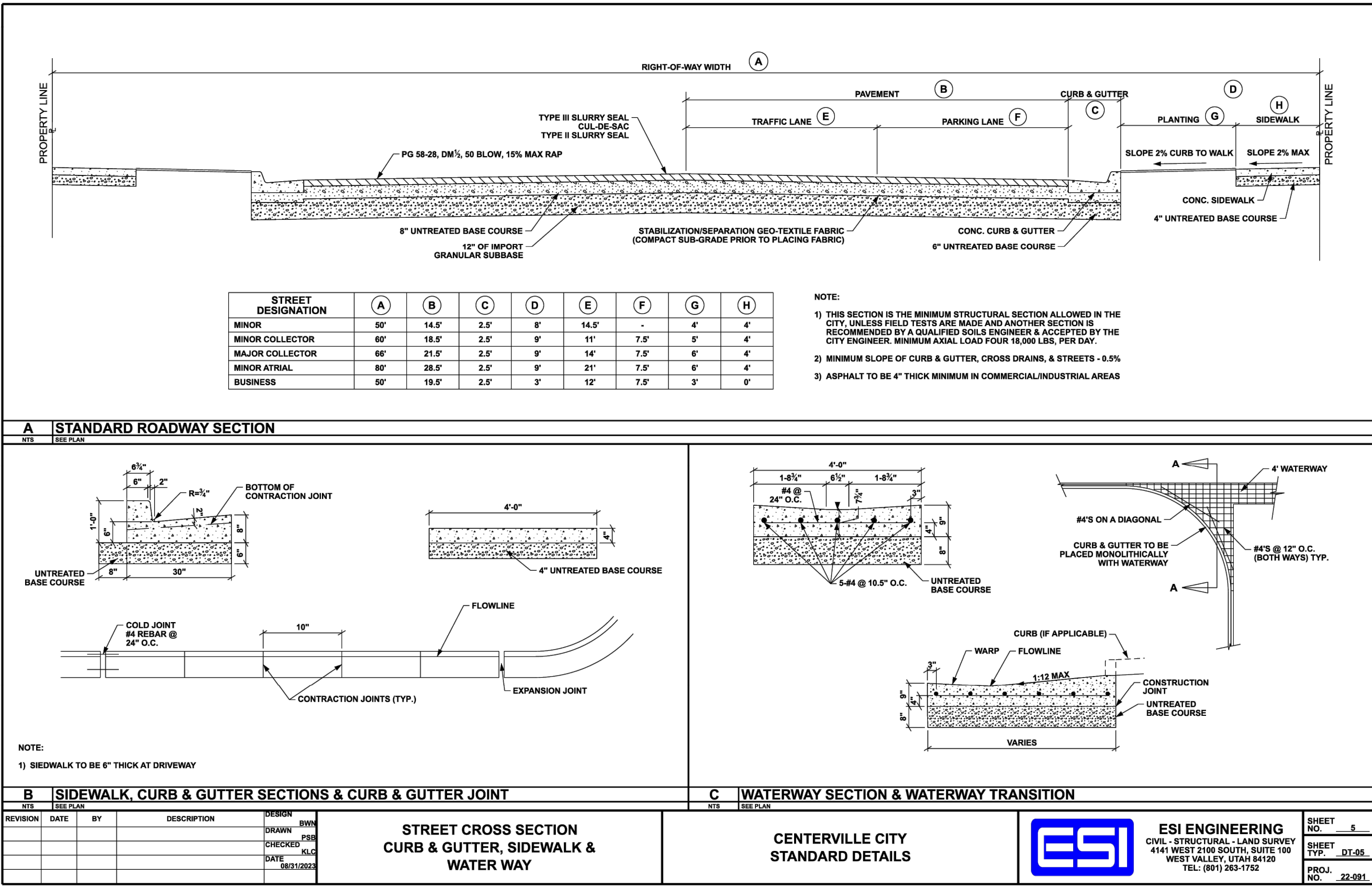
CLICK HERE FOR MORE DETAILS

REVISIONS

DRAWN: JH	2025-09-1
APPROVED: STA	2025-09-1
PROJECT #:	102106
PLANSET-1021062.dwg	

C901

SITE DETAILS

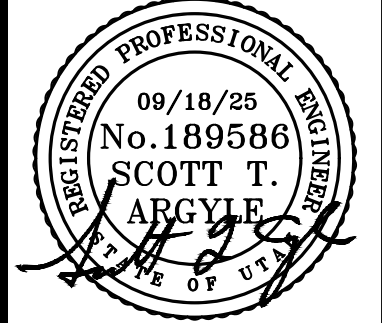


REVISIONS

PORTER LANE ESTATES PDO

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. 1 B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

SITE DETAILS CONT.



DEVELOPER

GML DESIGN GROUP
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Entellus

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Woods Cross, UT 84010
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www.Entellus.com

DRAWN: JH 2025-09-18
APPROVED: STA 2025-09-18
PROJECT #: 1021062
PLANSET-1021062.dwg

C902
SITE DETAILS CONT.



PORTER LANE
SCALE:

DRAWING INDEX

ARCHITECTURAL

- 00 COVER SHEET
- 03 EXTERIOR ELEVATIONS
- 04 UPPER & LOWER LEVEL FLOOR PLANS
- 05 MAIN FLOOR PLAN
- 06 UPPER LEVEL FLOOR PLAN
- 07 MAIN & UPPER LEVEL FLOOR FRAMING PLANS
- 08 ROOF FRAMING PLAN
- 09 MAIN FLOOR ELECTRICAL PLAN
- 10 UPPER & LOWER LEVEL ELECTRICAL PLANS
- 11 TYPICAL DETAILS
- 12 GENERAL NOTES
- 13 SECTIONS

STRUCTURAL

- 04 UPPER & LOWER LEVEL FLOOR PLANS
- 08 ROOF FRAMING PLAN
- S1 CONCRETE SECTIONS & DETAILS
- S2 WOOD SECTIONS & DETAILS
- S3 GENERAL NOTES & SPEC'S

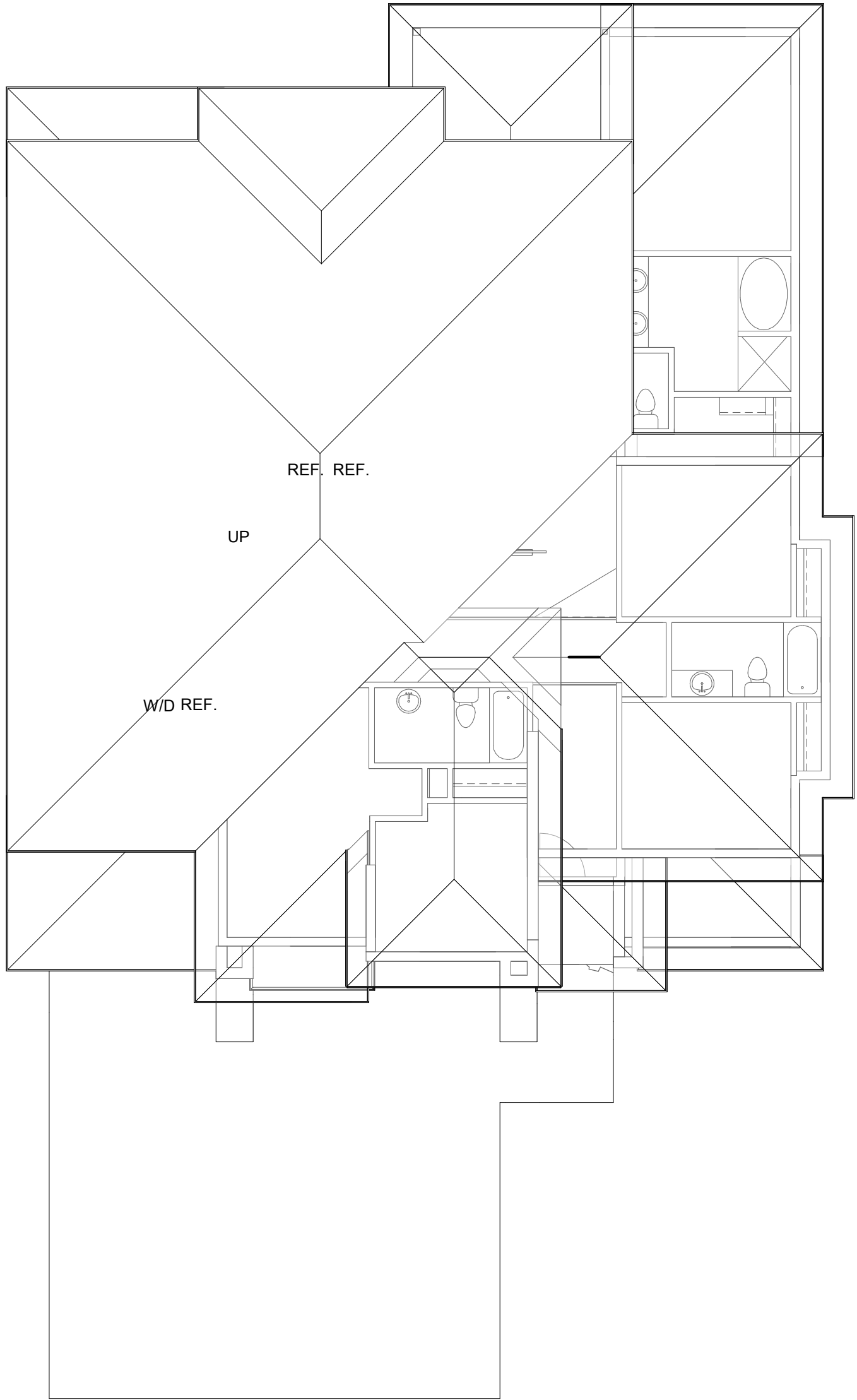
PORTER LANE



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(801) 292-6263

SITE PLAN NOTES:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 (IRC), AND ALL CITY OR COUNTY REGULATIONS. CONTACT PUBLIC WORKS OFFICE BEFORE BEGINNING WORK.
2. BUILDER/OWNER SHALL SECURE ALL PERMIT PRIOR TO DOING ANY WORK ON SITE AND IN THE PUBLIC RIGHT OF WAY, TRAFFIC PLANS, BONDING, AND ANY INSURANCE WILL BE REQUIRED.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
4. CURB AND GUTTER SHALL BE APWA STANDARD DRWING NO. 205 TYPE "A" OR APPROVED EQUIUL.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACOORDANCE WITH PROVISIONS IN THE IRC.
6. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHINA 24 HOUR PERIOD OF A REQUEST. FINAL REPORTS AS SPECIFIED IN THE IRC SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEM DAYS AFTER COMPLETION OF GRADING.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. TYPICAL DETAILS SHALL APPLY IN GENERAL CONTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
9. ANY OMISSION 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.
10. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE USE 3/4" MAXIMUM SIZE ROAD BASE FOR FILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT IS 8".
11. SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS TRENCH DRAIN AT FOUNDATION ON SITE.
12. CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING SEWER LATERAL BEFORE CONSTRUCTION TO VERIFY THAT CONNECTION IS POSSIBLE WITH HOUSE ELEVATION SHOWN.
13. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
14. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING MUD/DIRT ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
15. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
16. STRAW WATTLES (OR EQ.) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONTRUCTION.
17. BERMS OR SWELLS MAY BE REQ'D ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

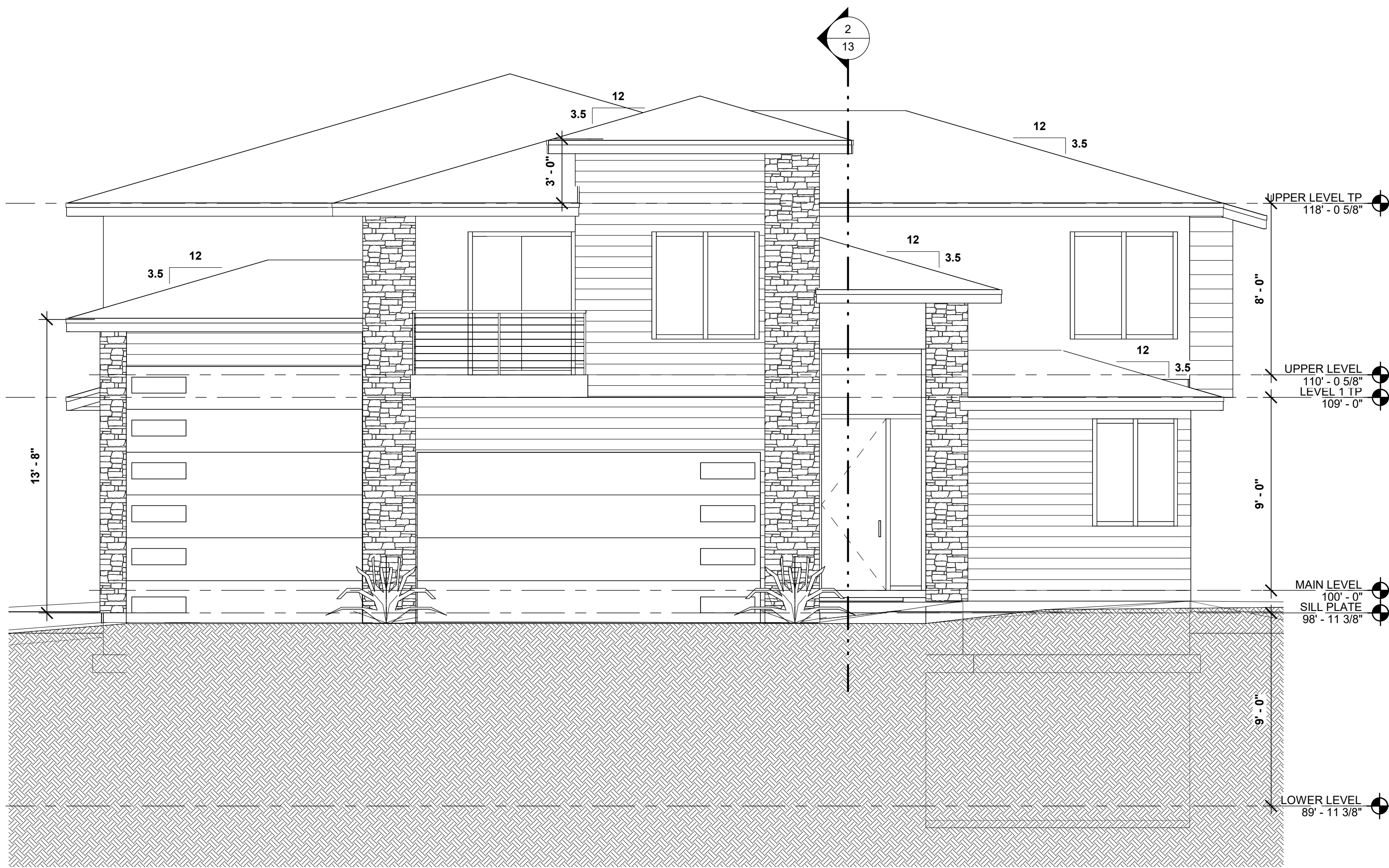


SITE PLAN
SCALE: 1/8" = 1'-0"

PORTER LANE

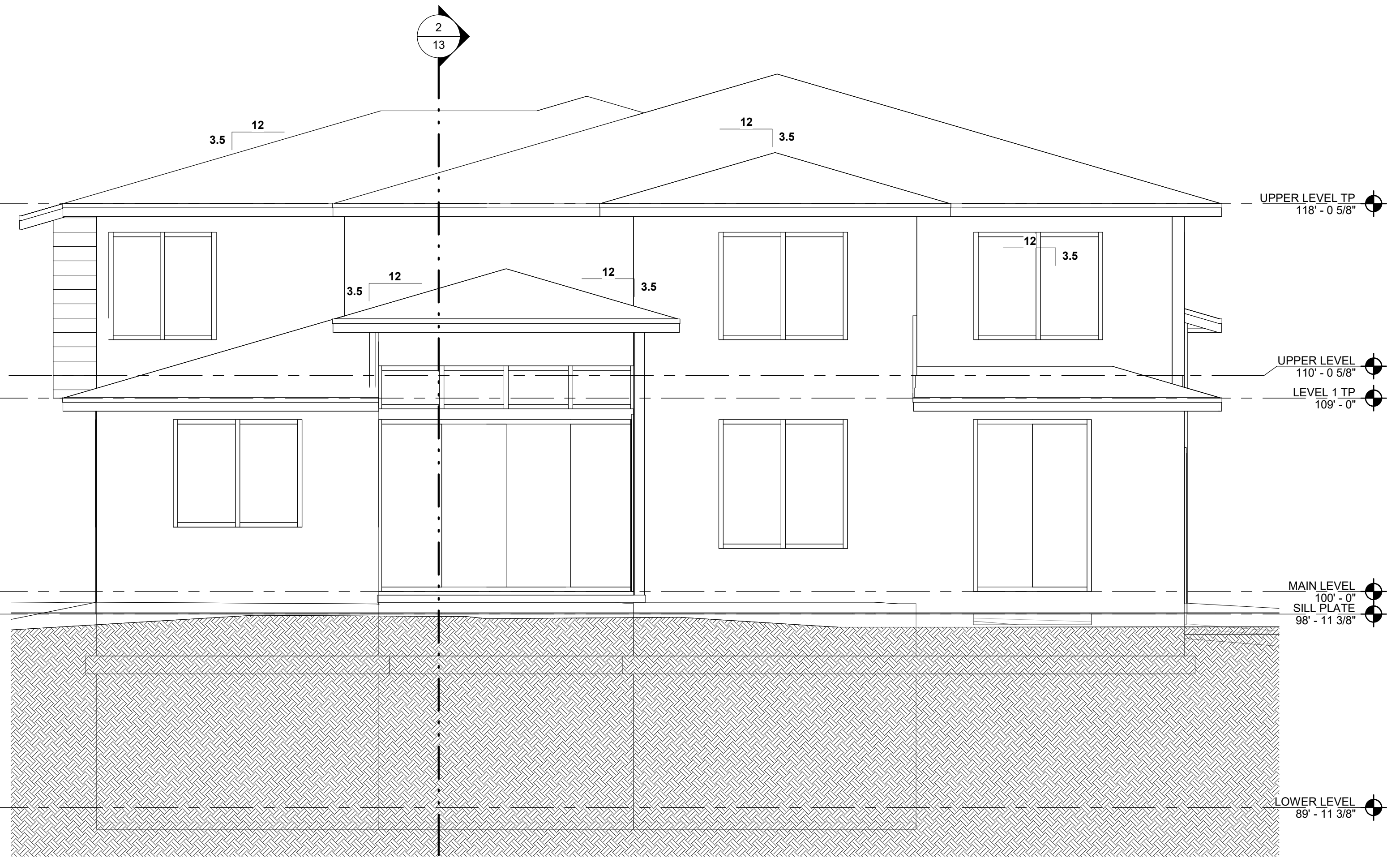


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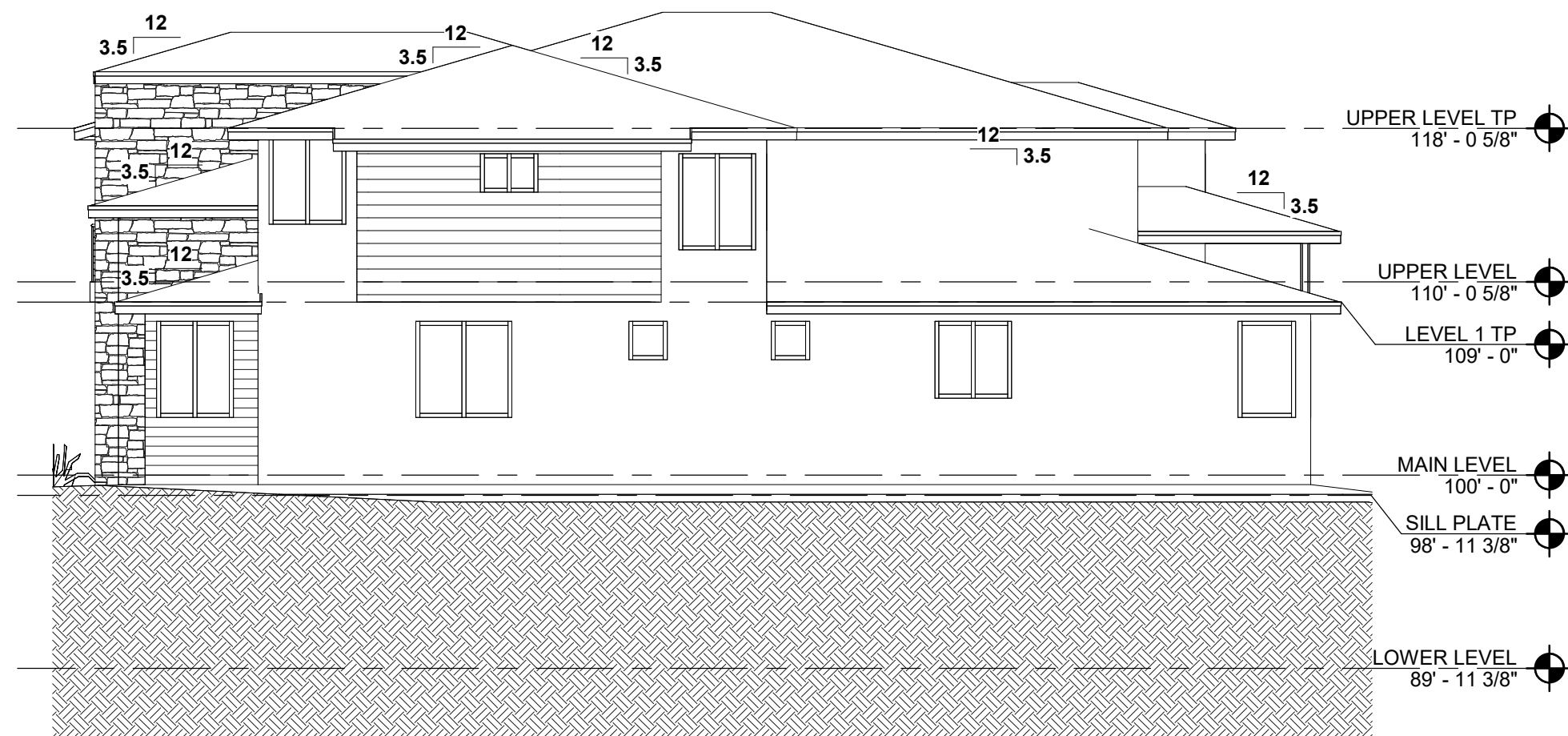
FRONT ELEVATION

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



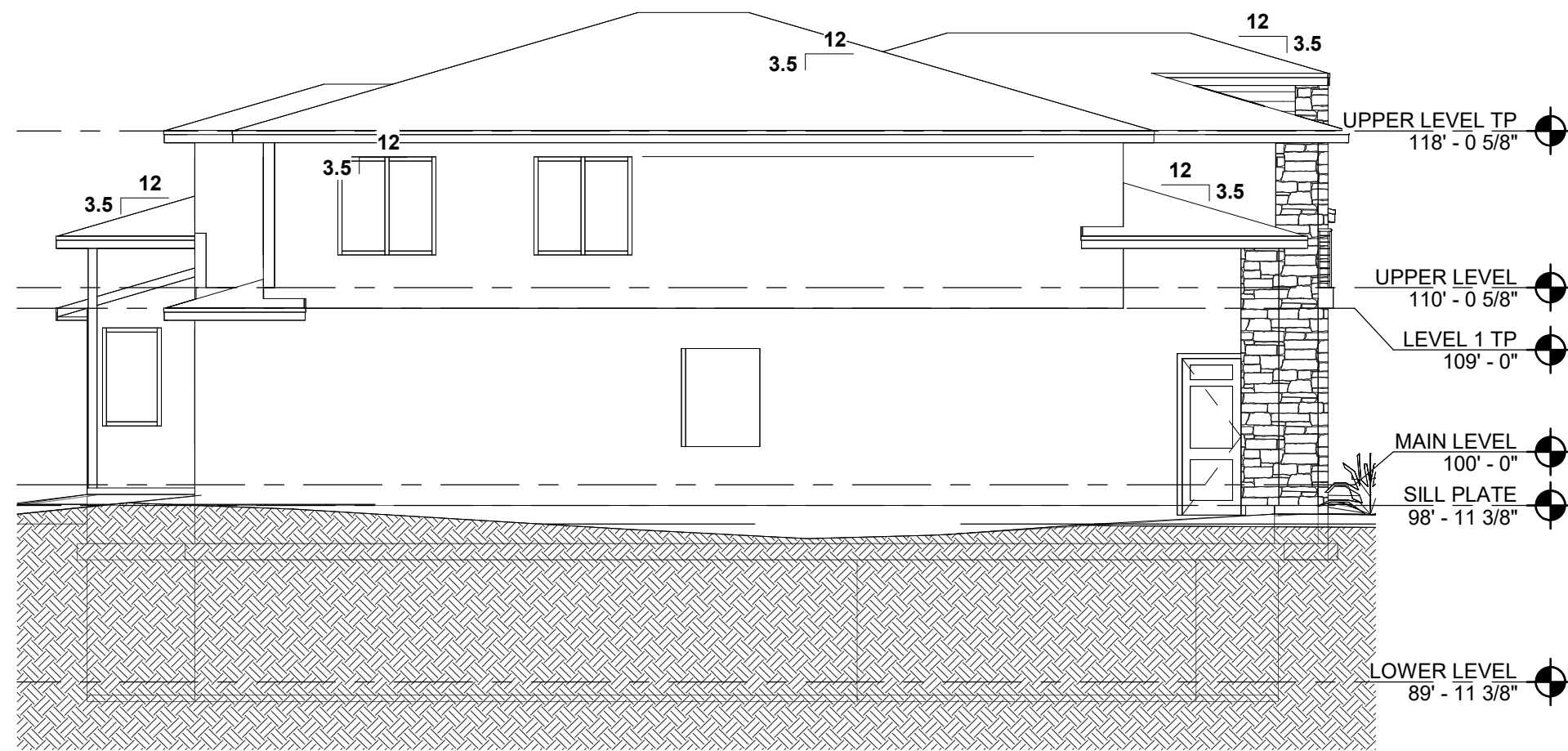
REAR ELEVATION

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



RIGHT ELEVATION

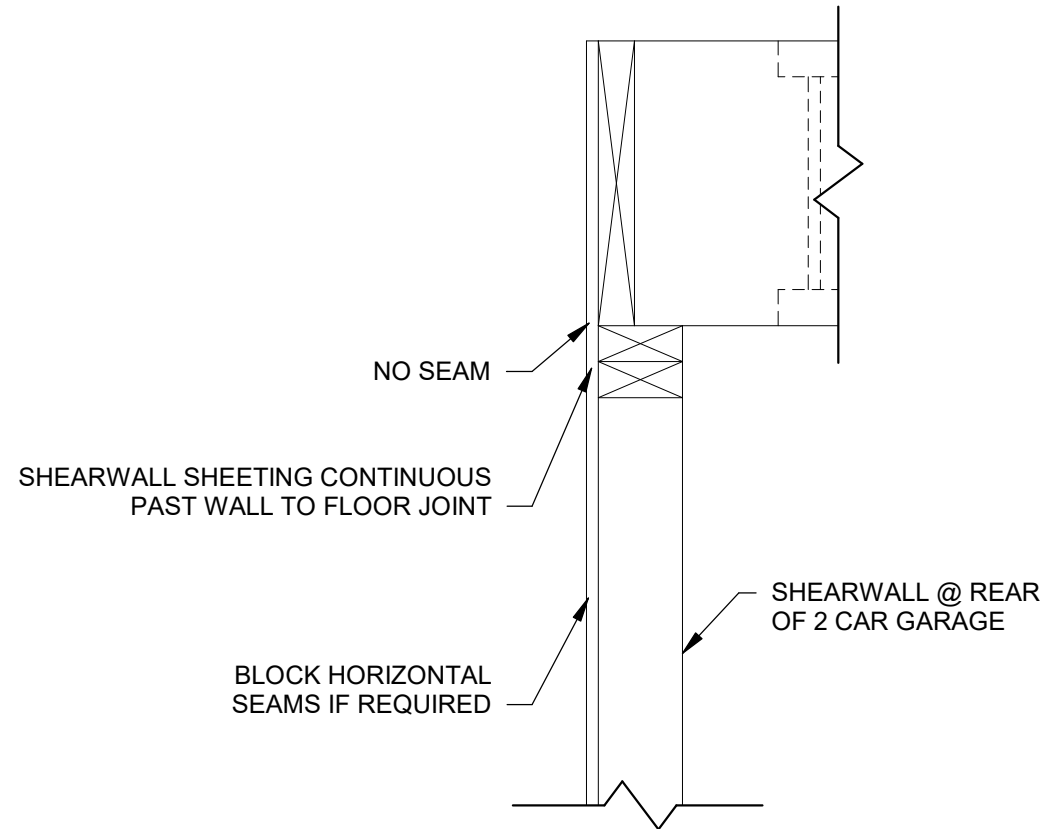
SCALE: 1/8" = 1'-0"



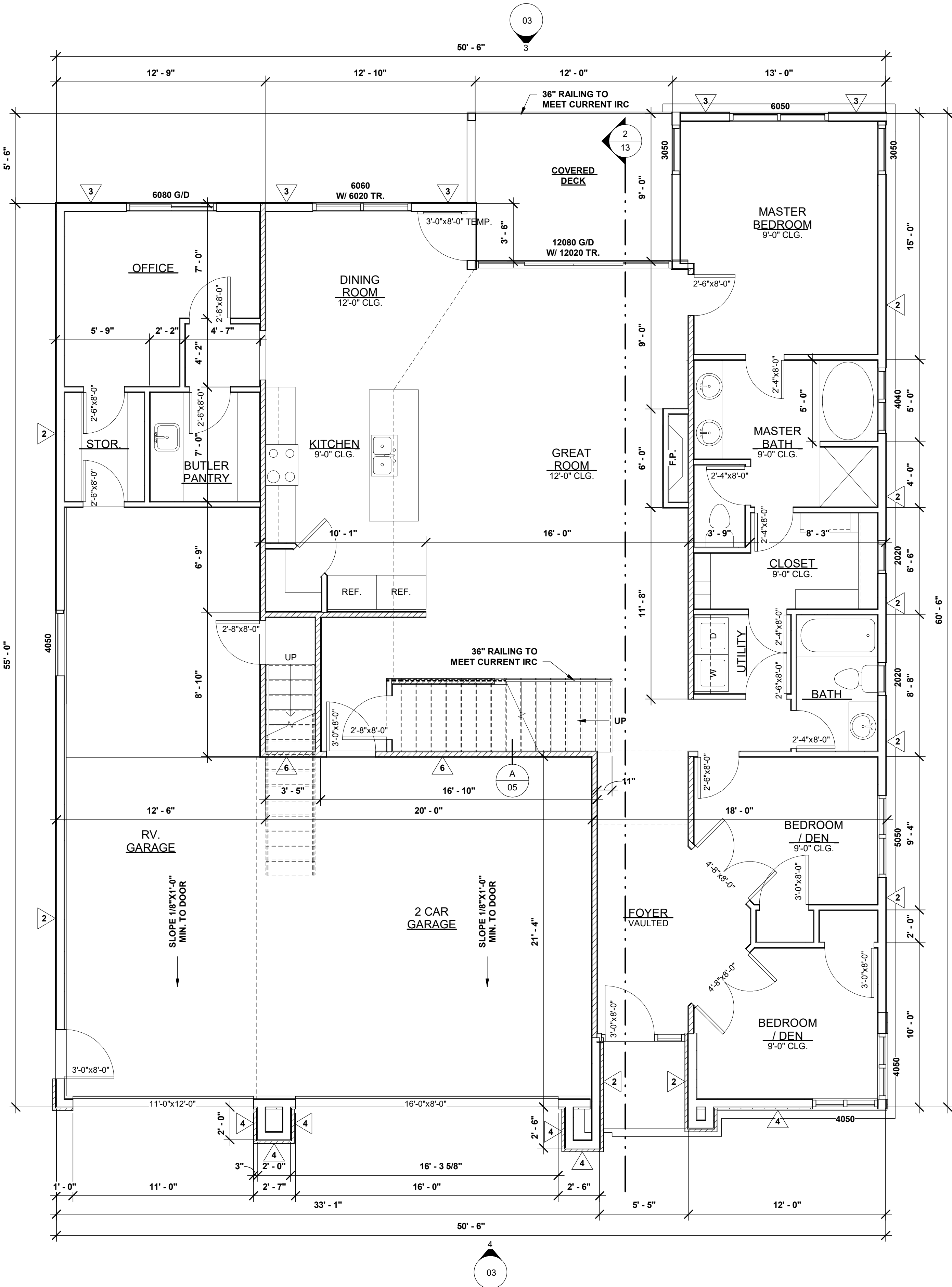
LEFT ELEVATION

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

PORTER LANE



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



MAIN LEVEL FLOOR PLAN

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

1,899 SQ. FT.

PLUMBING NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH AL LCURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
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. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
4. LOW-FLUSH TOILETS REQUIRED. MAXIMUM 1.6 GALLONS PER FLUSH.
5. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
6. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
7. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
8. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
9. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
10. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
11. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
12. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
13. 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.
14. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
15. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
16. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
17. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARATED 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 COMPUING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINUMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASING 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

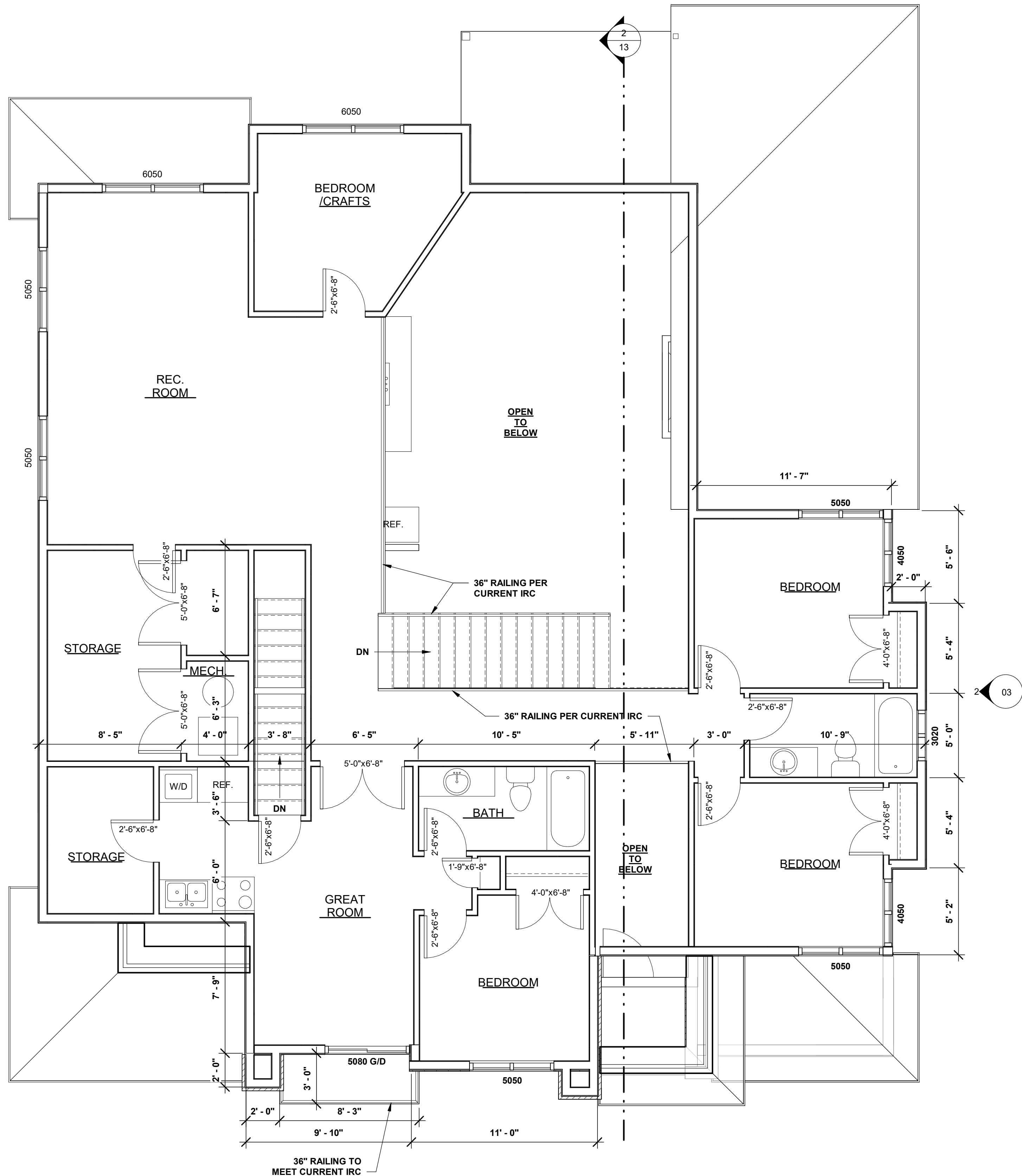
SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

6 NOTE: 5/8" SHEETING

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05



UPPER LEVEL

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

1,653 SQ. FT.

PLUMBING NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH AL LCURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
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 ANCHORED 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 LIE 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 OCNNECTIONS 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-FF VALVE.
18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

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

ALL UPPER LEVEL EXTERIOR WALLS

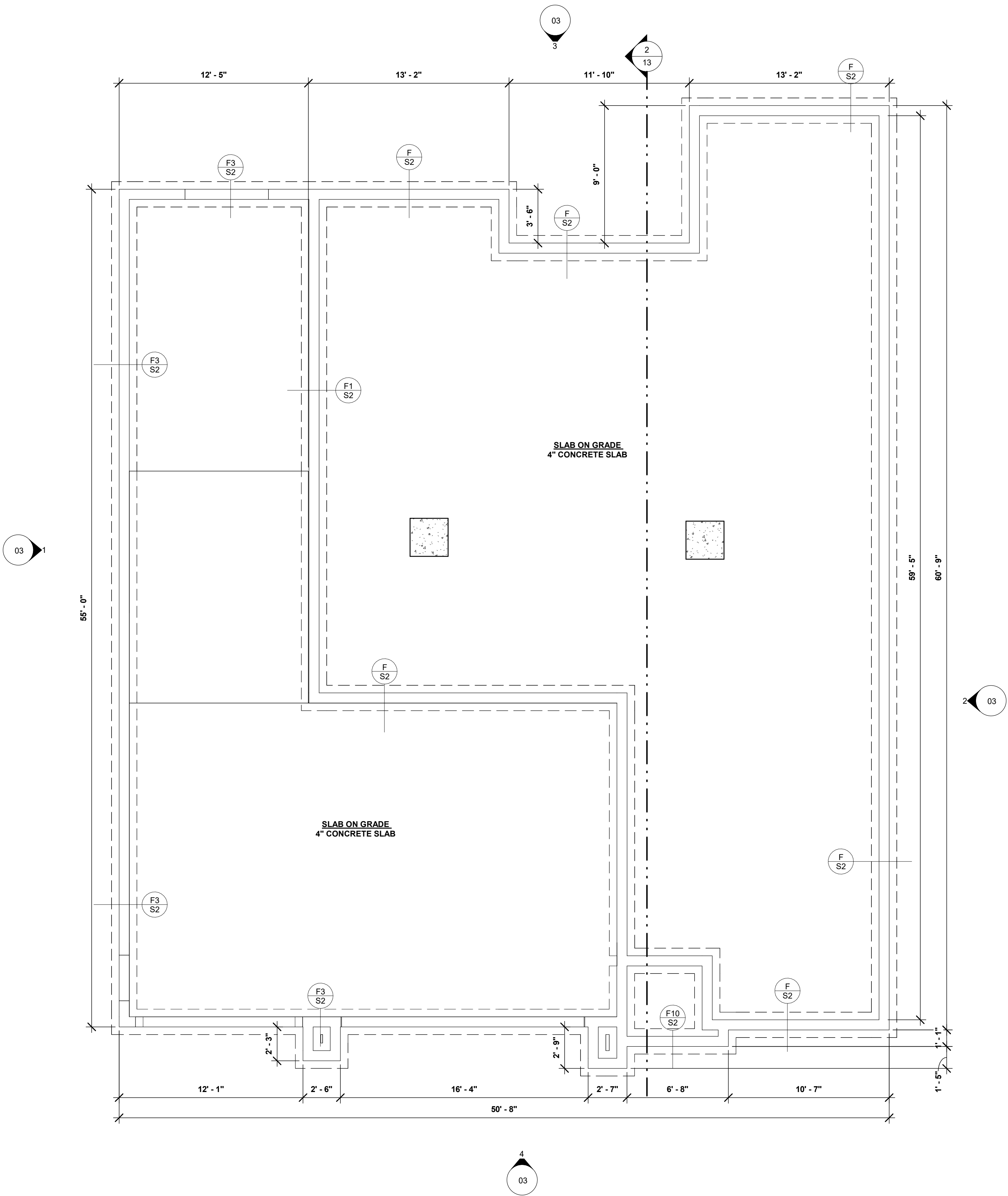
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FOUNDATION NOTES

1. PLACE 3x3x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS. SEE SHEET S-1 FOR STRUCTURAL NOTES.
2. 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.
3. 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.



FOOTING / FND. PLAN

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

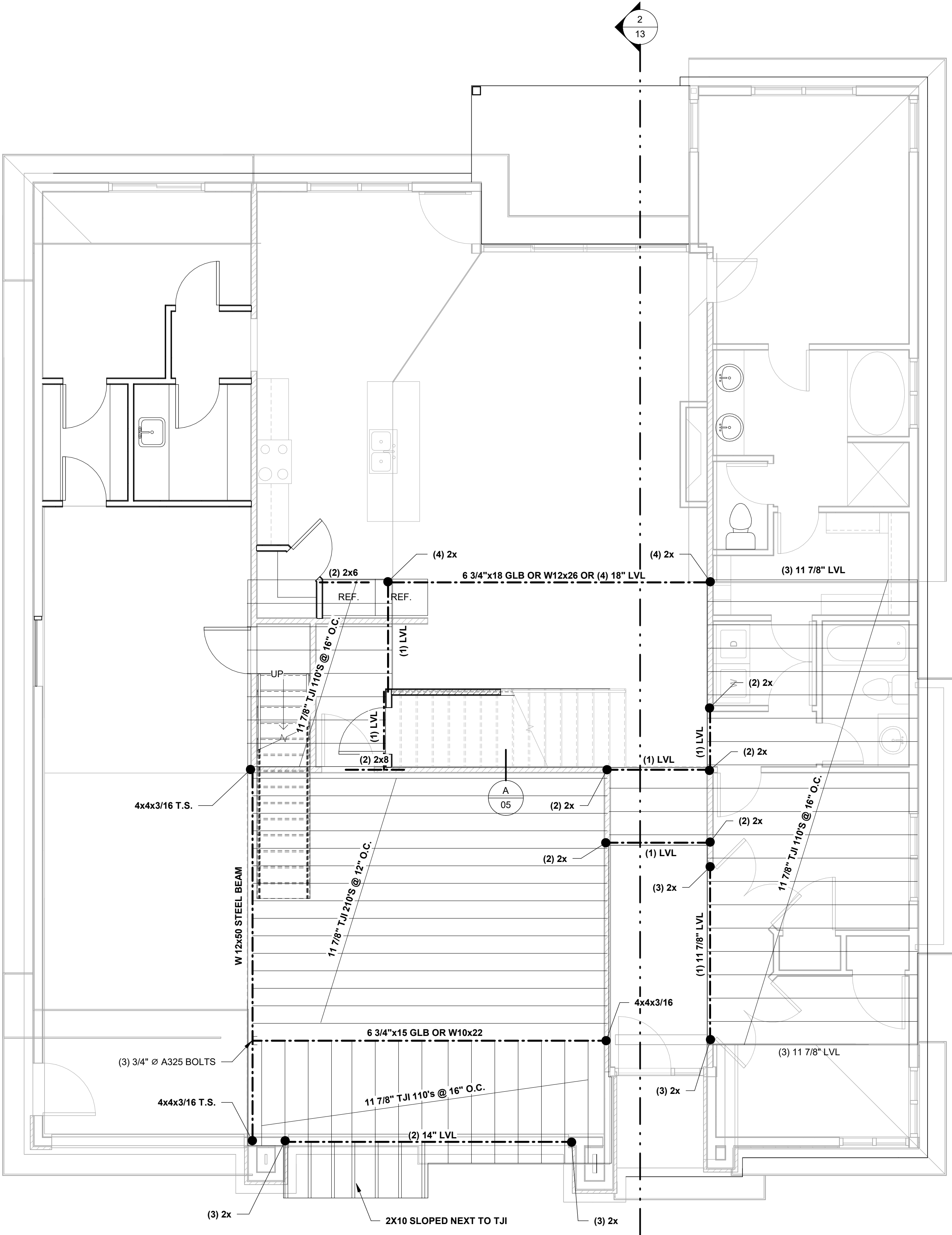
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04

FLOOR FRAMING NOTES:

1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
2. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
4. DOUBLE JOISTS UNDER ALL BEARING WALLS.
5. BOLT SILL PLATES @ 6" O.C. MIN.
6. DOUBLE JOISTS AT ENDS OF CANTILEVERS
7. SOLID BLOCK OVER BEARING WALLS, AND POST - BEAM CONNECTIONS AS REQUIRED.
8. REPLACE CUT JOISTS DUE TO PLUMBING INSTALLATIONS



UPPER FLOOR FRAMING PLAN

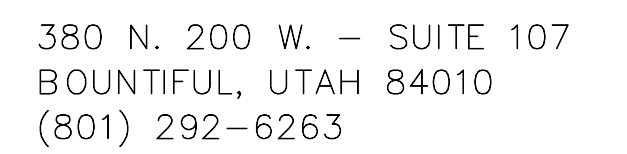
SCALE: 1/4" = 1'-0"



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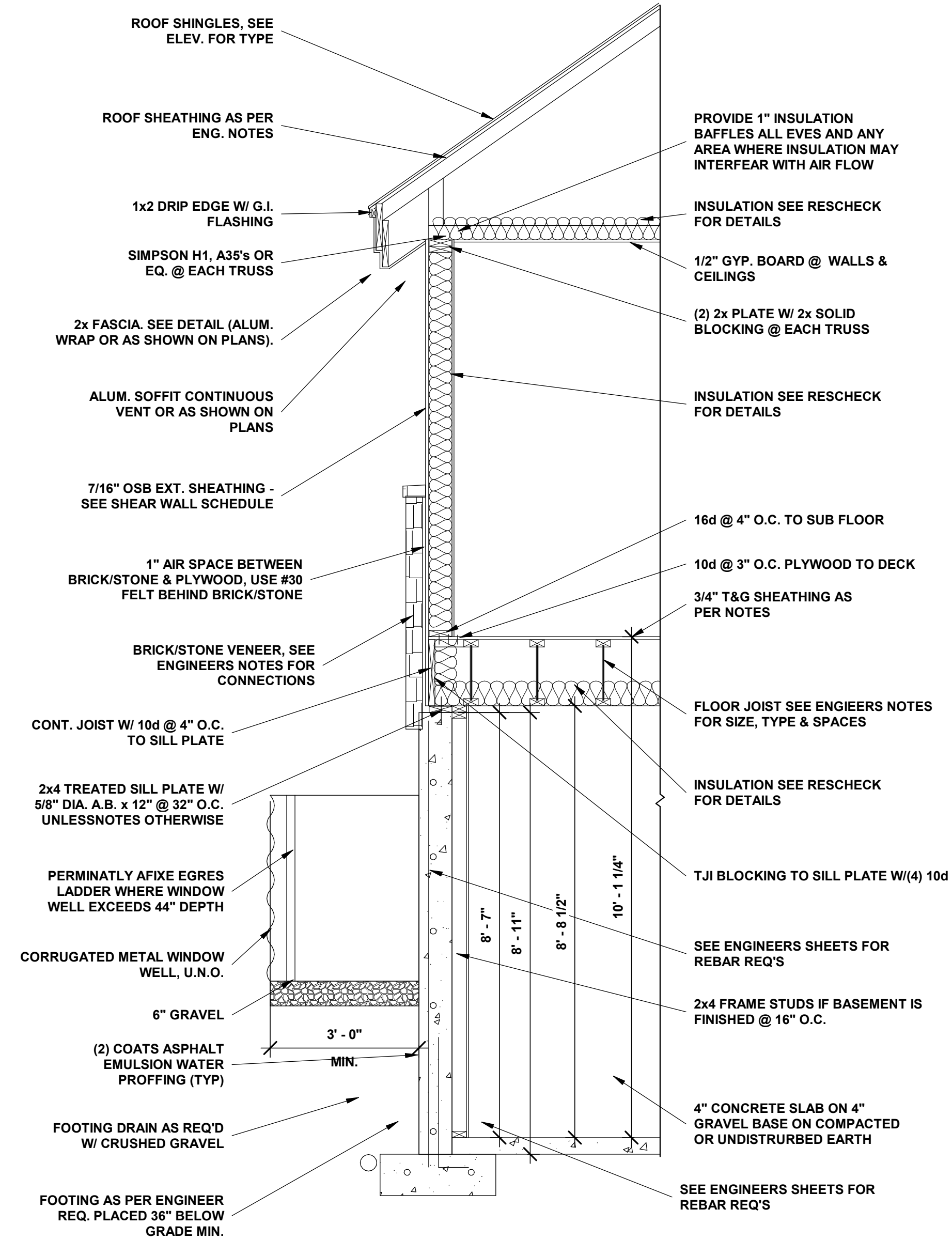
IDENTIFY CRITICAL LOAD PATH ON PRINTS FROM THE ROOF TO THE FOOTINGS AND FOUNDATIONS.

1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
2. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
3. SHW INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
4. OVERBUILD NOTES:
USE 2X8 @ 24" O.C. ON OVERBUILD AREAS.
PROVIDE 2X6 PONY WALLS @ 8'-0" MAX)
FROM 2X8'S TO ROOF TRUSSES PANEL POINTS BELOW. FROM VALLEYS BY PLACING 2X12 (FLAT) PLATE W/3" 16d TO EA. TRUSS. CONNECT 2X8'S TO 2X12 PLATE W/ SIMPSON A35.
5. TRUSS MANUFACTURER SHALL PROVIDE HANGER CONNECTIONS BETWEEN GIRDER TRUSS TO GIRDER TRUSS.



08

UPPER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



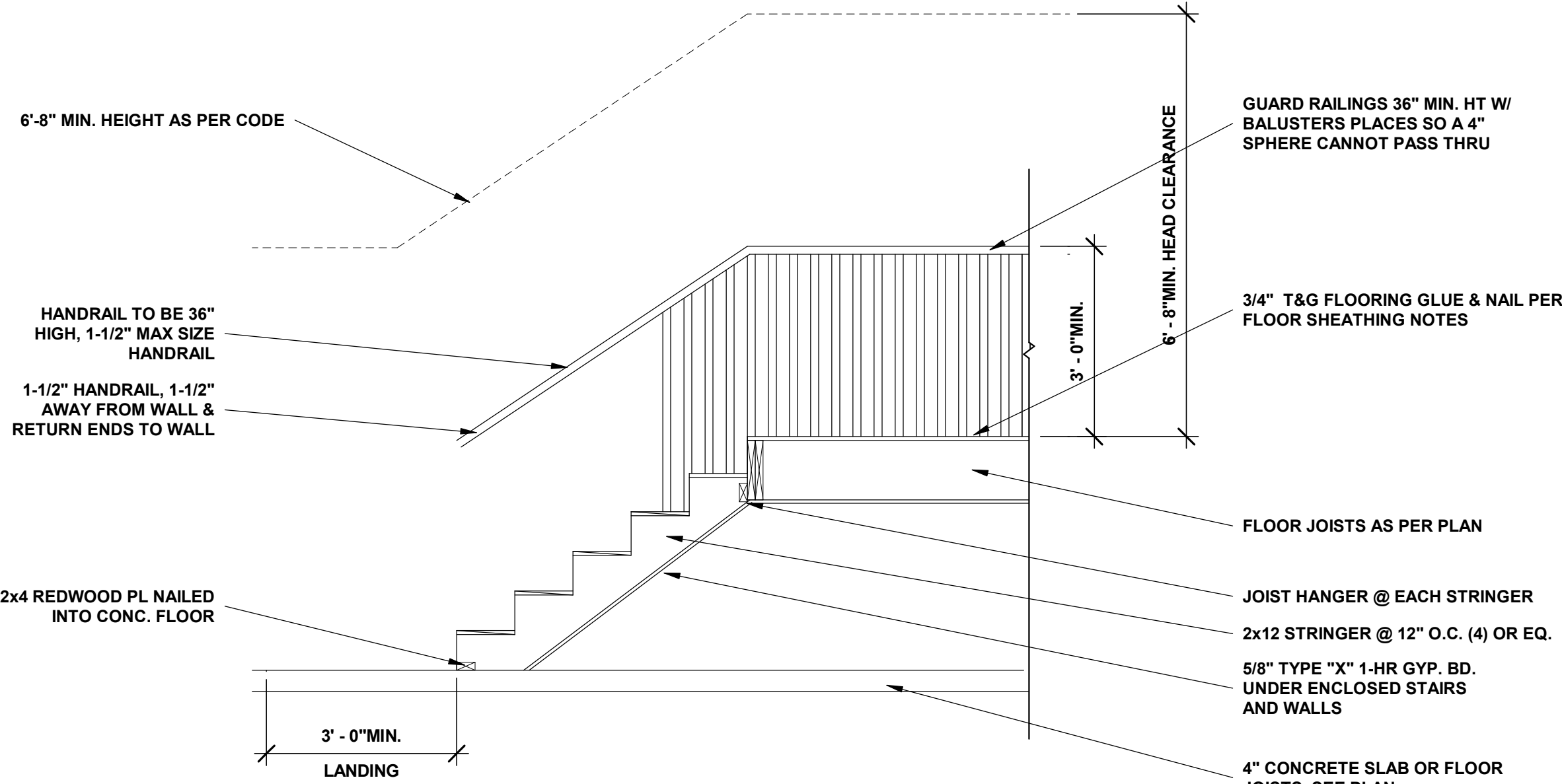
NOTE: (1) ONE LAYER OF #15 ASPHALT FELT (AS PER ASTM D 226) OR OTHER APPROVED WATER RESISTANT BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS PER IRC R703.2.

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURE FRAMING COMPONENTS AS PER IRC R703.8

TYPICAL WALL DETAIL

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

NOTE: STAIRS RISE, RUN, HEAC CLEARANCE, GUARDS, SPACING FOR BALISTERS AND HANDRAILS MUST COMPLY WITH 2012 IRC AND THE 2012 STATE AMENDMENTS



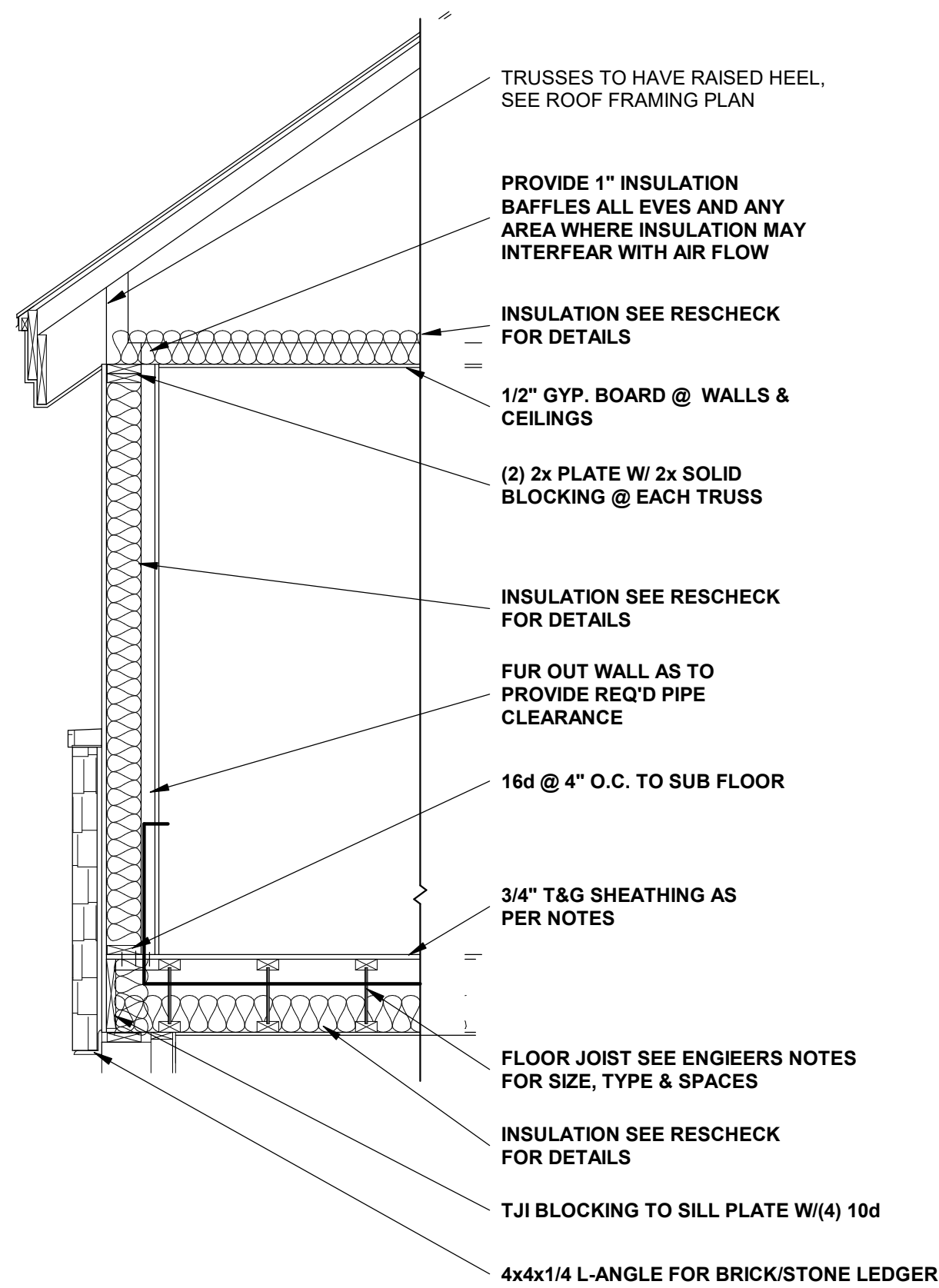
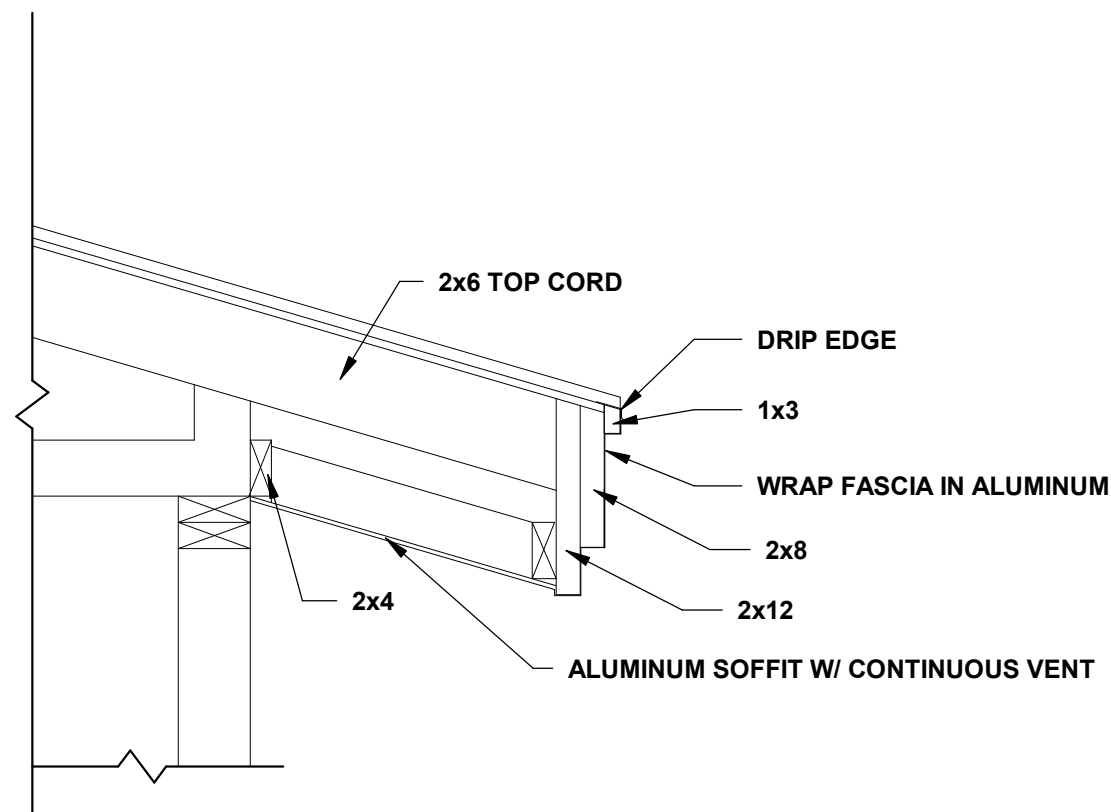
MIN. WIDTH 36", 7-3/4" MAX. RISER HEIGHT, 10" MIN. TREAD DEPTH, LANDING TO BE EQUAL TO WIDTH AS THE STAIRS, MIN. 36".

TYPICAL STAIR DETAIL

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

4) FASCIA - FREEZE TYPICAL DETAIL 1

SCALE: 1" = 1'-0"



TYPICAL PLUMBING WALL DETAIL

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

RES-CHECK COMPLIANCE REQ.		
DESCRIPTION	INSULATION R-VALUE	DOOR/WINDOW U-VALUE
EXTERIOR STUD WALLS 2x4 2x6	R-13 BATT R-15 BLN R-19 BATT R-23 BLN	
BLOWN IN INSULATION OVER LIVING AREA	R-38 BATT R-42 BLN	
INSULATION IN FLOOR BETWEEN BASEMENT & MAIN OR BLANKET ON WALL	R-19 R-11	
EXTERIOR DOORS/WINDOWS		0.33
EXTERIOR GLASS DOORS		0.17
FURNACE EFFICIENCY		90%
OPTIONAL RES-CHECK COMPLIANCE REQ.		
CEILING =	R50	
WALLS =	R19	
FLOORS =	R30	
ALL WINDOWS TO BE LOW-E		

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IN ALL CASES, PERIMTER FOOTINGS SHALL BE CONTINUOUS AND EXTEND BELOW THE 30" FROST LINE DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO THE FINISHED GRADE (R403.1.2 & R403.1.4)

FOUNDATIONS SUPPORTING WOOD WALLS SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE OR 4" ABOVE GRADE WITH MASORY VENEER. (R404.1.6)

ALL FOUNDATION PLATES OR SILLS SHALL BE OF TREATED WOOD OR FOUNDATION REDWOOD-R323.1. NO MORE THAN (2) 2x4 OR (3) 2x6 PLATES ARE PERMITTED.

WHERE GROUND SLOPES MORE THAN 1' IN 10', FOOTINGS SHALL BE STEPPED SO BOTH THE TOP AND BOTTOM OF FOUNDATION ARE LEVEL. (R403.1.5)

PROVIDE FULL BEARING FOR ALL POSTS, COLUMNS AND SUPPORT FOR HEADERS AND BEAMS IN EXTERIOR WALLS. PROVIDE DOUBLE RIM JOIST AT EXTERIOR WALLS OR PROVIDE SOLID BLOCKING BETWEEN SOLE PLATE AND SILL PLATE AT ALL BEARING POINTS.

FOOTINGS SHALL BE ON UNDISTURBED NATUAL SOILS WITHOUT ORGANIC OR DELETERIOUS MATERIALS. FILL UNDER FOOTINGS SHALL BE ENGINEERED AND COMPACTED IN NO MORE THAN 12" LIFTS AND COMPACTION TESTS INDICATING 95% MINIMUM DENSITY WILL BE REQUIRED PRIOR TO FOOTING INSPECTION APPROVAL (R403.1.2 & MURRAY CITY POLICY)

SLOPED OR STEPPED FOOTINGS SHALL BE CONTINUOUS. THE UPPER PORTION OF A STEPPED FOOTING MUST INCLUDE A VERTICAL DROP WITH CONTINUOUS REINFORCEMENT (R403.1.2 & R403.1.3)

EXTERIOR NOTES:

PROVIDE INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREA.

CAULK AND FLASH WINDOW AND DOORS AS PER MFG. INST.

INTERIOR NOTES:

TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS GREEN BOARS IS NO LONGER ALLOWED

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE "R" VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWL SPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOW "U" FACTORS AND HEAT GAIN MUST ALSO BE LISTED. THE TYPE AND EFFICIENCY OF FURNACE, BOILER, WATER HEATER AND AIR CONDITIONER EQUIP. SHALL ALSO BE LISTED.

WINDOW NOTES:

WINDOW WITH AN INTERIOR SILL HEIGHT OF LESS THAN 24" ABLVE F.F AND AN EXTERIOR SILL HEIGHT OF GREATER THAN 6' ABOVE FINISH GRADE MUST BE FIXED WINDOWS AND LABELED SAFTY GLASS. OR MUST HAVE A 36" HIGH GUARD RAILING AS PER STAIR SPECIFICATIONS AND AS PER CODE.

WINDOWS WITH SILL HT. LESS THAN 24" ABOVE F.F. AND AN EXTERIOR SILL HT. OF MORE THAN 6' ABOVE GRADE MUST BE FIXED AND SAFTY GLAZING OR A GUARD RAIL 36" HIGH AS PER CODE (SEE STAIR RAILING REQ'S)

ALL EXTERIOR DOORS SHALL HAVE A 36" MIN. DEEP LANDING, NOT MORE THAN 8" BELOW THE FLOOR LEVEL ON INWARD SWINGING DOORS AND 1" ON OUTWARD SWINGING DOORS.

A MIN. OF ONE WINDOW WELL IN EACH BASEMENT BEDROOM MUST MEET EGRESS. HAVING A WINDOW WELL WITH AN AREA OF 9 SQ. FT. AND A HOR. PROJECTION OF 36", PROVIDE A LADDER IF WINDOW WELL IS OVER 44" DEEP.

A MIN. OF ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS. HAVING EGRESS HARDWARE TO ALL PROPPER EGRESS WIDTH.

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQ'D BEHIND ALL LINERS

INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS AS PER CODE

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

NOTE:

CORROSION RESISTANT FLASHING OR WEATHER BARRIER PROTECTION REQUIRED AT ALL WINDOWS, DOORS, UNDER SIDING, STONE, STUCCO, INTERSECTIONS OF ROOFS CHIMNEYS, PORCHES, DECKS, BALCONIES ETC. AS PER CODE AND INSTALLED AS PER MFG.

PROVIDE FOR BRICK OR STONE VENEER INSTALLATION AT THE FOUNDATION CORROSION RESISTANT FLASHING EXTENDING UP A MIN. OR (3) COURSES W/3/16" WEEP HOLES EVERY 33" O.C. EXTENDING PAST FOUNDATION 1/2". THIS IS ALSO REQ'D WHERE STUCCO WEEP SCREEDS DO NOT EXTEND PAST FOUNDATION.

AN INSPECTION OF THE EXTERIOR WEATHER BARRIER AND FLASHING IS REQUIRED BEFORE EXTERIOR FINISH CAN BE APPLIED AS PER CODE

CORROSION RESISTANT FLASHING BETWEEN STUCCO AND BRICK, STONE OR SIM. MAT'L REQ'D WHERE CONT. WEATHER BARRIER AND WEEP HOLES CAN NOT BE DETERMINED

ICE SHIELD AT ALL EAVES AS PER CODE

EXTERIOR WALLS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

NON-FREEZE BACK FLOW PREVENTION SHALL BE INSTALLED

PROVIDE A PERIMETER FOUNDATION DRAIN

DWELLING ACCES 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.

STAIR TREADS SHALL HAVE A MAXIMUM RISE OF 8" AND A MINIMUM RISE OF 4". THE MINIMUM RUN SHALL BE 9". LENGTH OF TREAD IS MEASURED FROM NOSE TO NOSE. THE LARGEST TREAD RUN OR RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". FOR TREADS LESS THAN 10", NOSINGS ARE REQUIRED NOT LESS THAN 3/4" NOR MORE THAN 11/4" WITH EDGE RADIUS NOT GREATER THAN 9/16".

TOP OF HANDRAILS TO BE 34-38" ABOVE THE NOSING OF THE TREADS (TYP).

36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. THE TRIANGULAR SPACE CREATED BY THE STAIR AND THE BOTTOM RAIL MAY BE CONSTRUCTED SUCH THAT A 6" SPHERE CANNOT PASS THROUGH.

EXTERIOR NOTES:

PROVIDE INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREA.

CAULK AND FLASH WINDOW AND DOORS AS PER MFG. INST.

INTERIOR NOTES:

TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS GREEN BOARS IS NO LONGER ALLOWED

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE "R" VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWL SPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOW "U" FACTORS AND HEAT GAIN MUST ALSO BE LISTED. THE TYPE AND EFFICIENCY OF FURNACE, BOILER, WATER HEATER AND AIR CONDITIONER EQUIP. SHALL ALSO BE LISTED.

WINDOW NOTES:

WINDOW WITH AN INTERIOR SILL HEIGHT OF LESS THAN 24" ABLVE F.F AND AN EXTERIOR SILL HEIGHT OF GREATER THAN 6' ABOVE FINISH GRADE MUST BE FIXED WINDOWS AND LABELED SAFTY GLASS. OR MUST HAVE A 36" HIGH GUARD RAILING AS PER STAIR SPECIFICATIONS AND AS PER CODE.

EVERY STAIRWAY AND RAMP SHALL HAVE A LANDING WITH AT LEAST 36" MEASURED IN THE DIRECTION OF TRAVEL.

STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34"-38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SALL BE CONTINUOUS THE ENTIRE LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS-SECTIONAL DIMENSIONS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ENDS SHALL BE RETURNED TO THE WALL OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

A MIN. OF ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS. HAVING EGRESS HARDWARE TO ALL PROPPER EGRESS WIDTH.

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQ'D BEHIND ALL LINERS

NOTE:

WEATHER BARRIER PROTECTION REQUIRED AT ALL WINDOWS, DOORS, UNDER SIDING, STONE, STUCCO ETC. AS PER CODE AND INSTALLED AS PER MFG.

AN INSPECTION OF THE EXTERIOR WEATHER BARRIER AND FLASHING IS REQUIRED BEFORE EXTERIOR FINISH CAN BE APPLIED AS PER CODE

ICE SHIELD AT ALL EAVES AS PER CODE

EXTERIOR WALLS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

NON-FREEZE BACK FLOW PREVENTION SHALL BE INSTALLED

PROVIDE A PERIMETER FOUNDATION DRAIN

AN ATTIC ACCESS OF 22" X 30" SHALL BE PROVIDED AT ROOF/CEILING AREAS AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY, OR OTHER REDILY ACCESSIBLE LOCATION. THERE SHALL BE 30" OF HEADROOM OVER THE OPENING. IF THERE IS LESS THAN 30" MAXIMUM HEIGHT IN THE ATTIC, NO ACCESS IS REQUIRED.

ROOF VENTILATION NOTE:

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST RAIN AND SNOW. OPENINGS SHALL BE COVERED WITH A 1/8" TO 1/4" MESH. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED OR 1/300 IF 50% TO 80% IS LOCATED IN THE UPPER 3' OF ATTIC AND THE REMAINDER IS PROVIDED BY SOFFIT VENTS. WHERE SOFFIT VENTS ARE USED, AN INSULATION DAM MUST BE PROVIDED BETWEEN EVERY TRUSS AND/OR RAFTER. ATTIC VENTILATION MAY ALSO BE 1/300 WHEN A VAPOR BARRIER IS USED AT THE WARM SIDE OF THE CEILING. (R806)

ACCESSIBILITY NOTES

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL VE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED SURFACE
3. SURFACES WIT A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
7. FLOOR ON LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN CHANGES IN LEVEL GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURVE RAMPS, SECTION 3307 CBC.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDING SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
10. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
11. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE.
14. THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17 TO 19 INCHES ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 40 INCHES OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. CPC 1502
15. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NOT SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. CPC 1504(B)
16. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. CPC 1504(C)

PORTER LANE

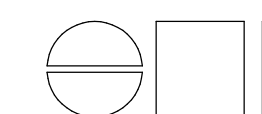


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SECTION 2
SCALE: 1/4" = 1'-0"

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PORTER LANE
SCALE:

DRAWING INDEX

ARCHITECTURAL

00	COVER SHEET
03	EXTERIOR ELEVATIONS
04	UPPER & LOWER LEVEL FLOOR PLANS
05	MAIN FLOOR PLAN
06	UPPER LEVEL FLOOR PLAN
07	MAIN & UPPER LEVEL FLOOR FRAMING PLANS
08	ROOF FRAMING PLAN
09	MAIN FLOOR ELECTRICAL PLAN
10	UPPER & LOWER LEVEL ELECTRICAL PLANS
11	TYPICAL DETAILS
12	GENERAL NOTES
13	SECTIONS

STRUCTURAL

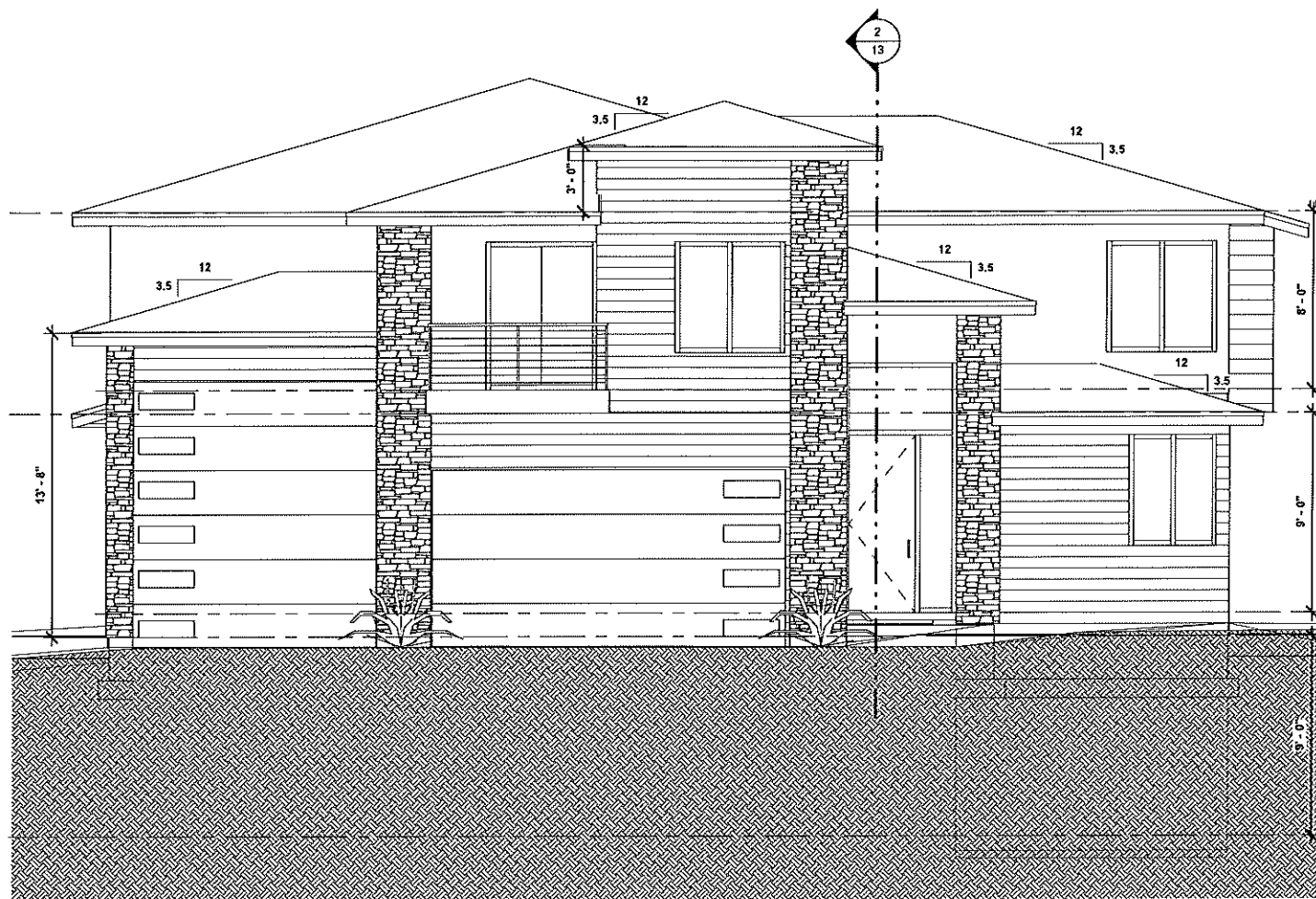
04	UPPER & LOWER LEVEL FLOOR PLANS
08	ROOF FRAMING PLAN
S1	CONCRETE SECTIONS & DETAILS
S2	WOOD SECTIONS & DETAILS
S3	GENERAL NOTES & SPEC'S

PORTER LANE



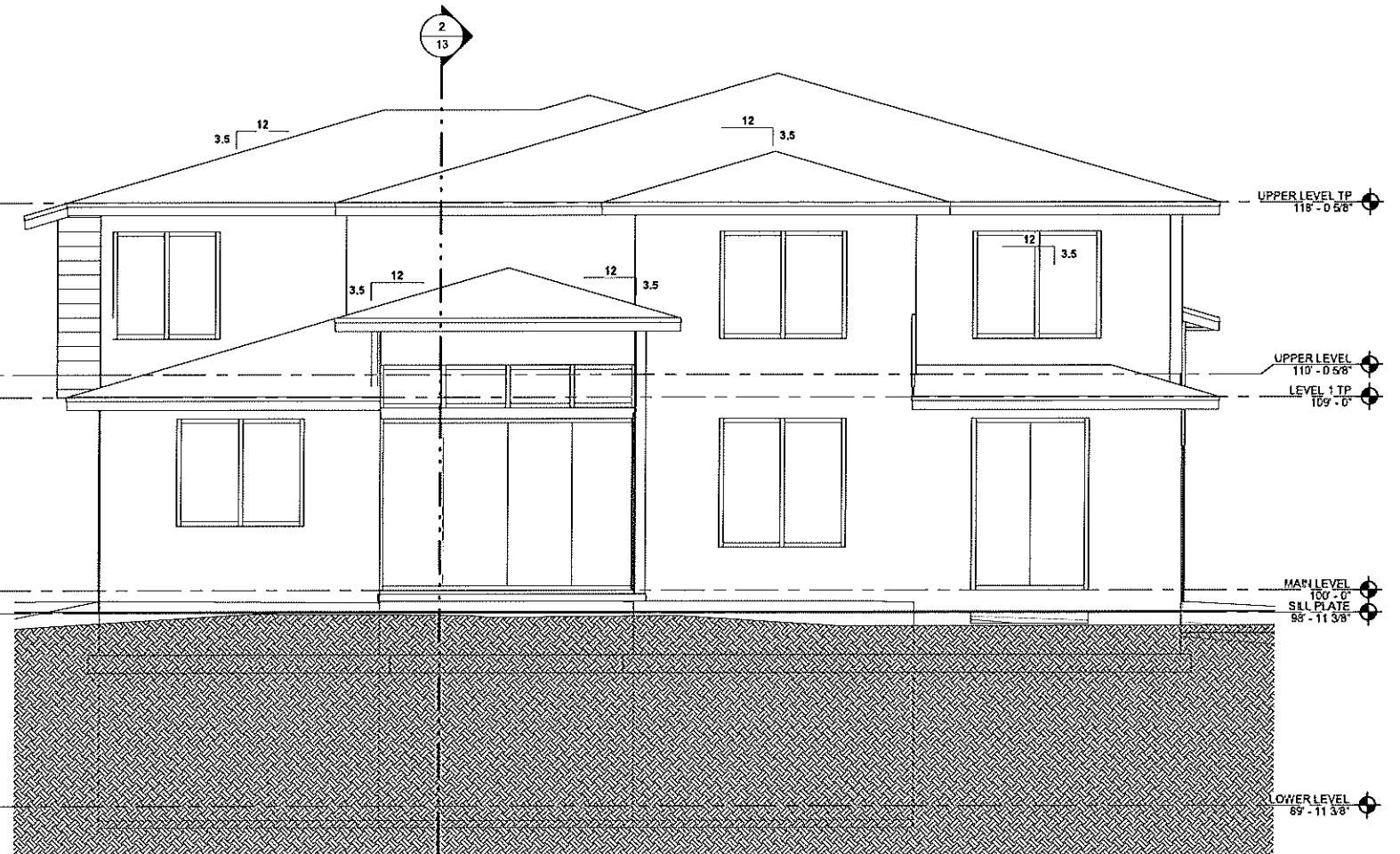
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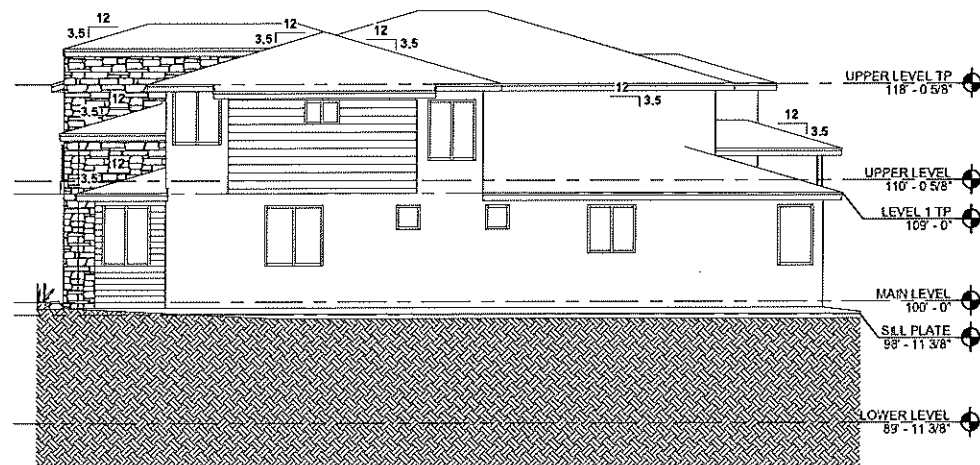
FRONT ELEVATION

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



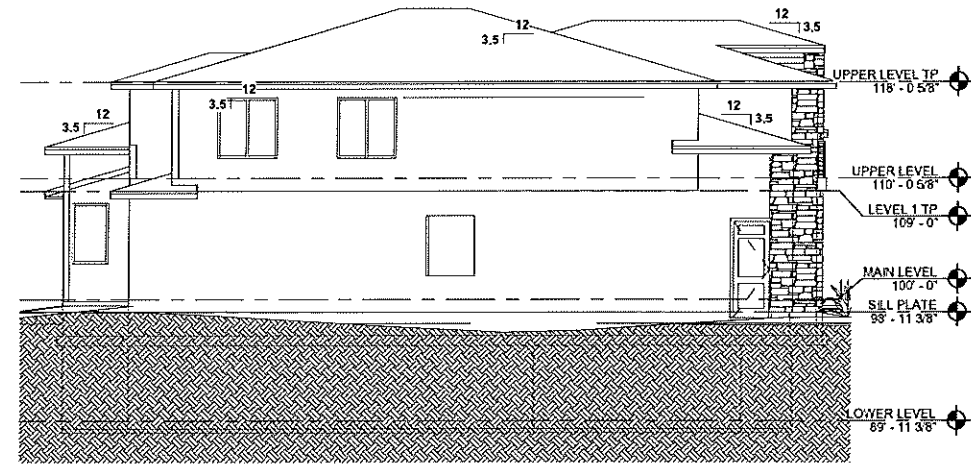
REAR ELEVATION

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



RIGHT ELEVATION

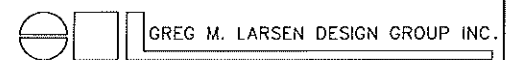
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

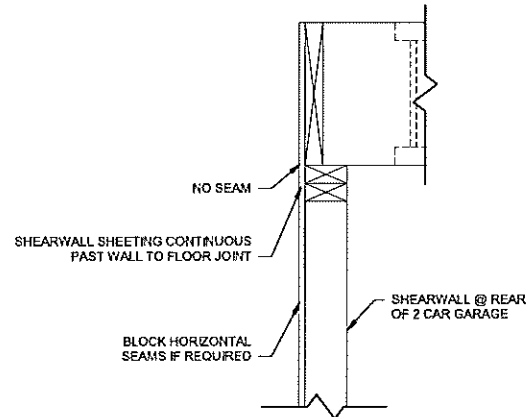
SCALE: 1/8" = 1'-0"

PORTER LANE

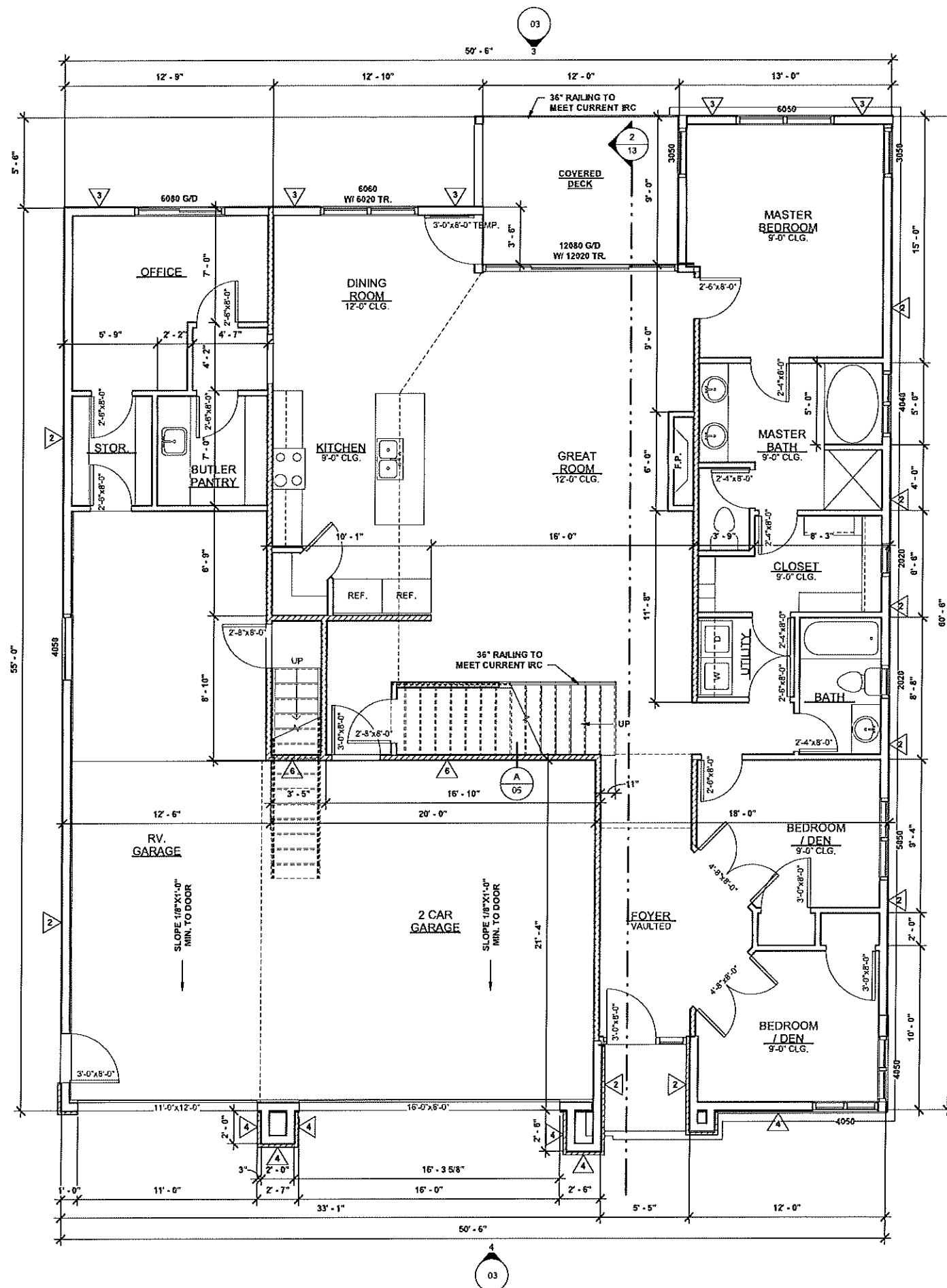


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A) SHEARWALL @ GARAGE DETAIL
SCALE: 1 1/2" = 1'-0"



MAIN LEVEL FLOOR PLAN

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

1,899 SQ. FT.

PLUMBING NOTES:

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

THE GARAGE SHALL BE SEPARATED 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.C.

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

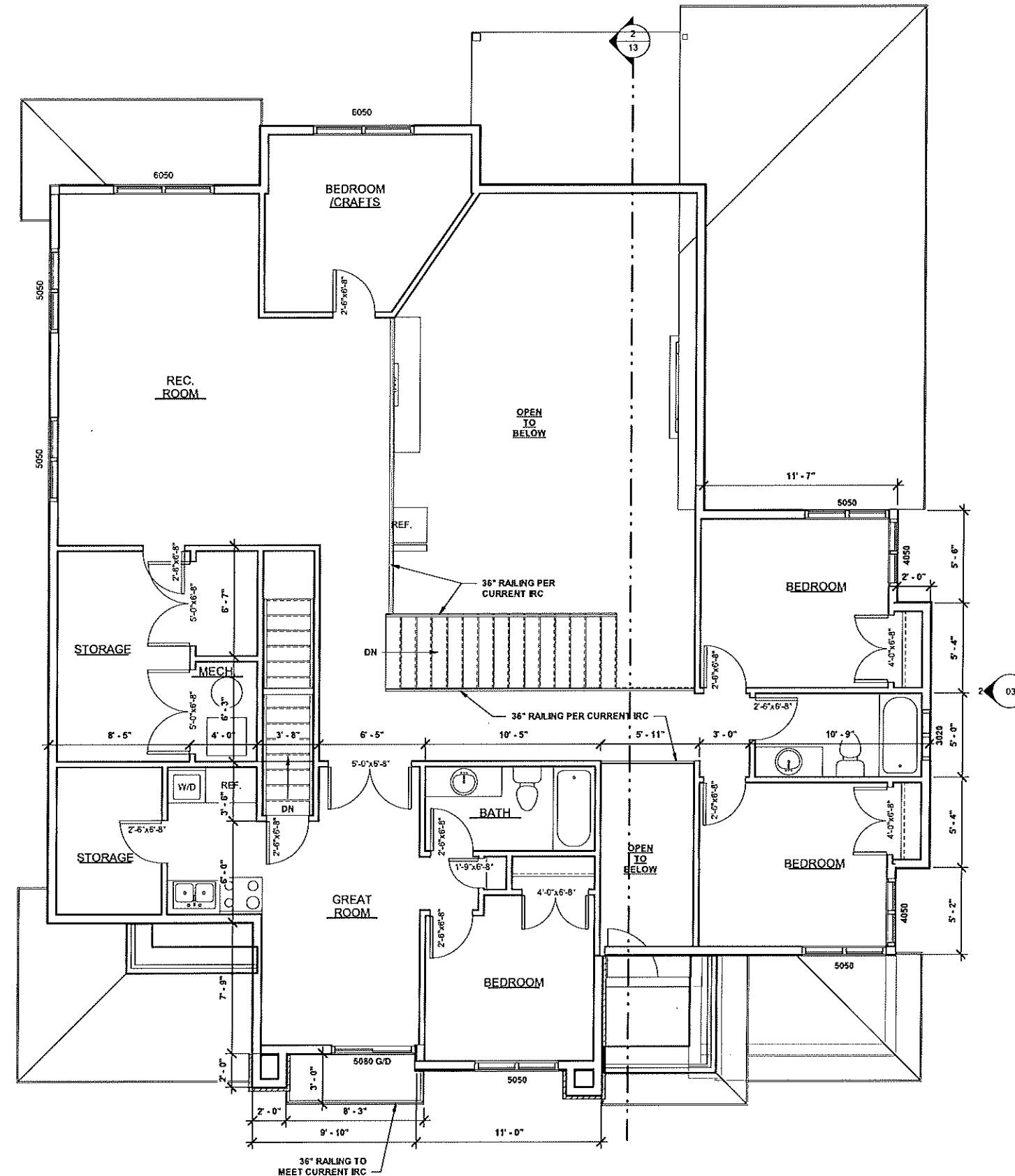
SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

NOTE: 5/8" SHEETING

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05



- PLUMBING NOTES:**
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.J.C.
 2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
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 4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
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INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.D.

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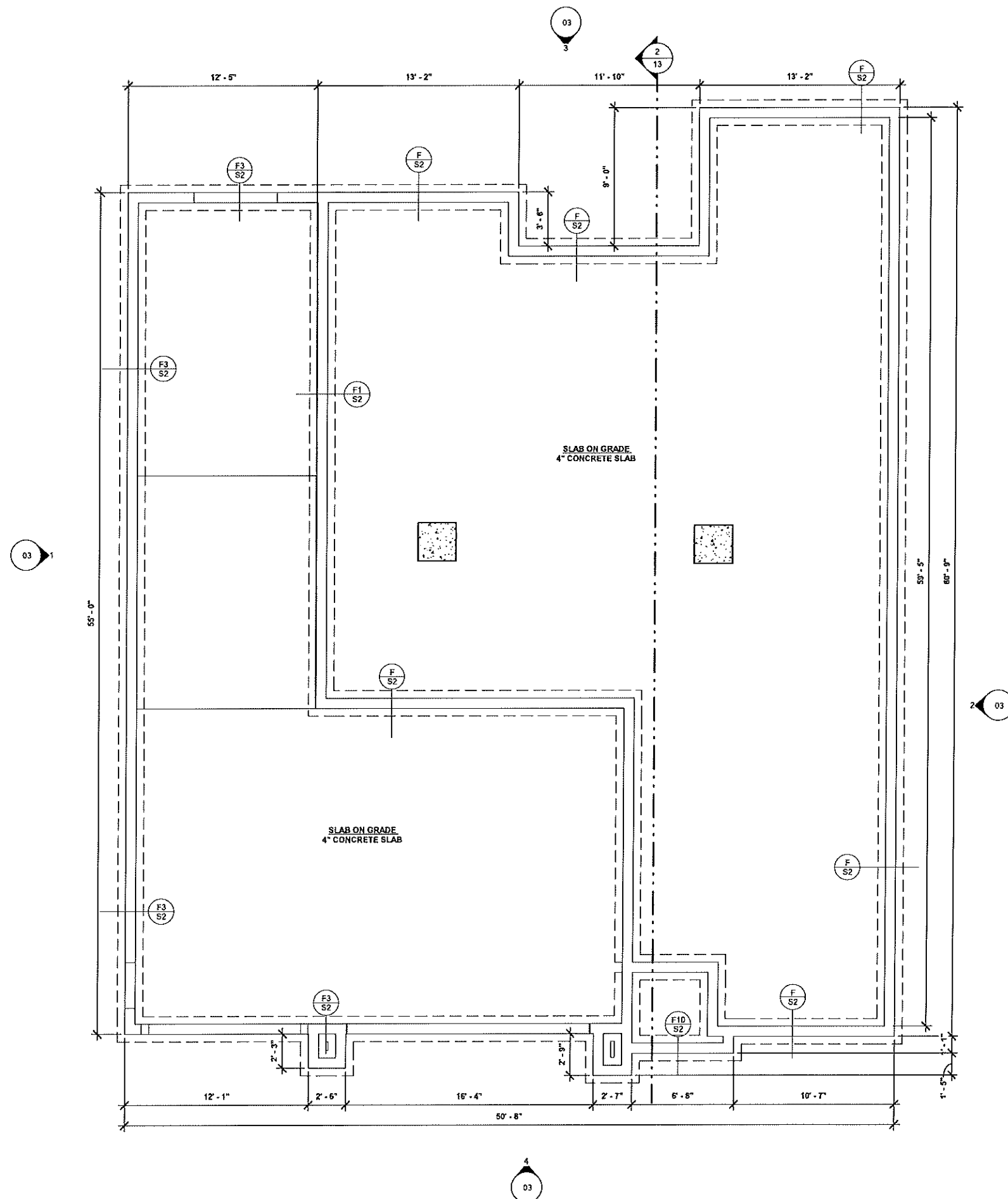
ALL UPPER LEVEL EXTERIOR WALLS

PORTER LANE

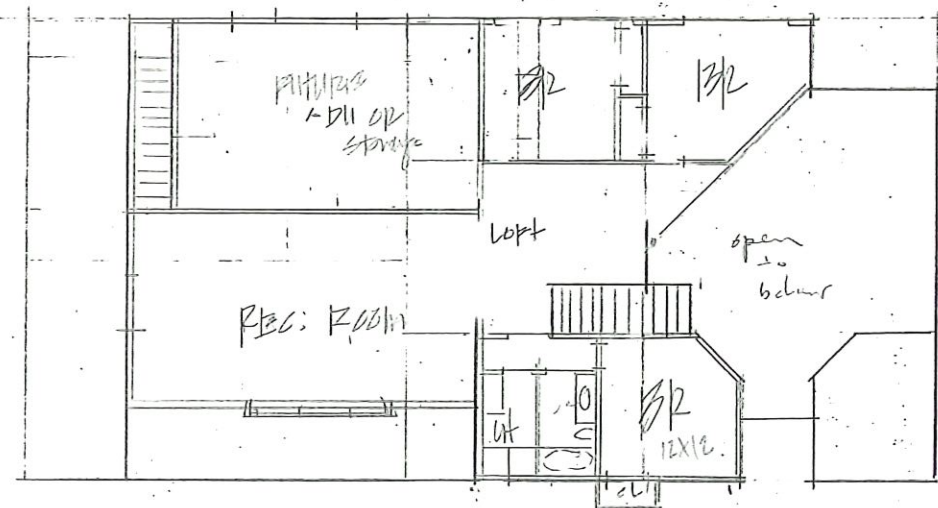
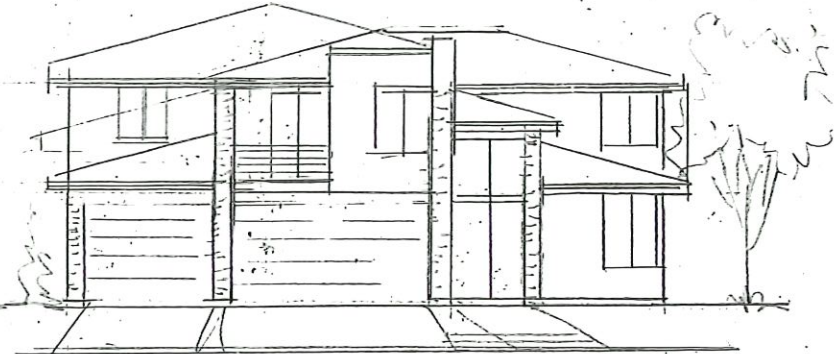
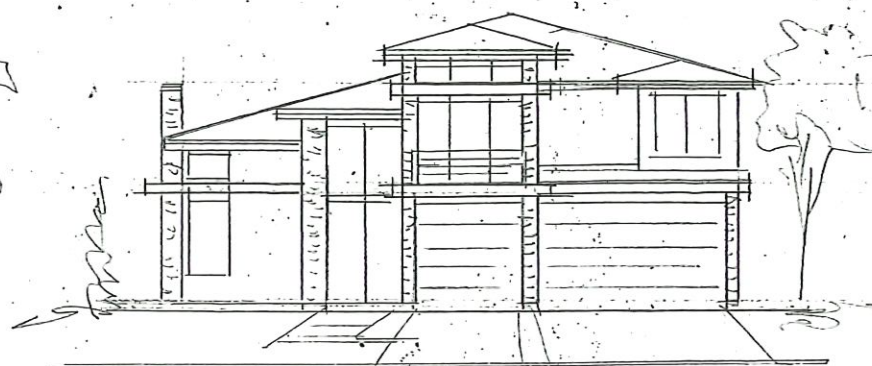
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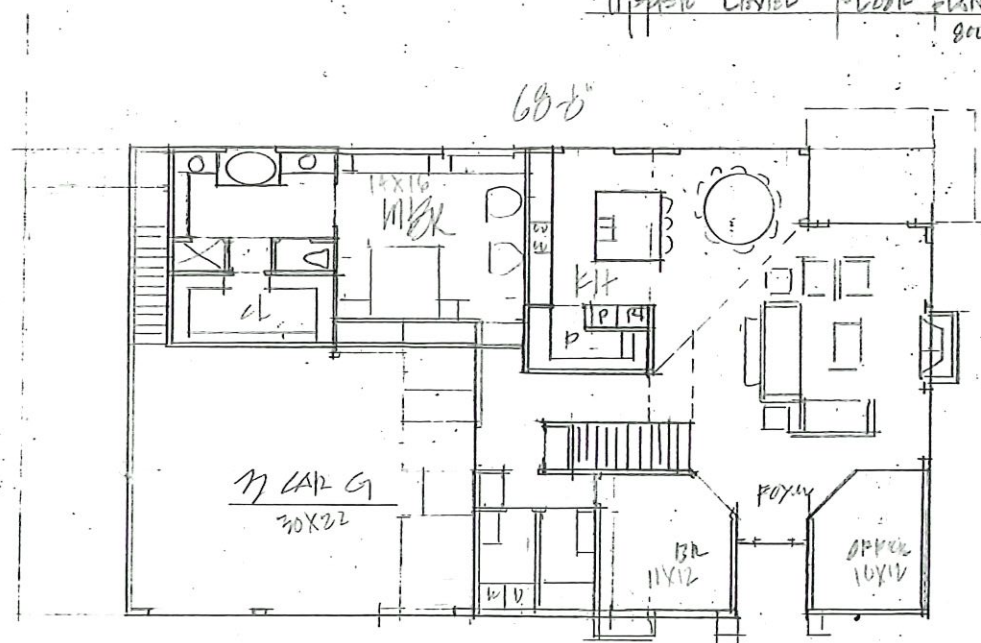
- FOUNDATION NOTES**
1. PLACE 3x3x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS. SEE SHEET S-1 FOR STRUCTURAL NOTES.
 2. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
 3. PROVIDE CONTROL 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.



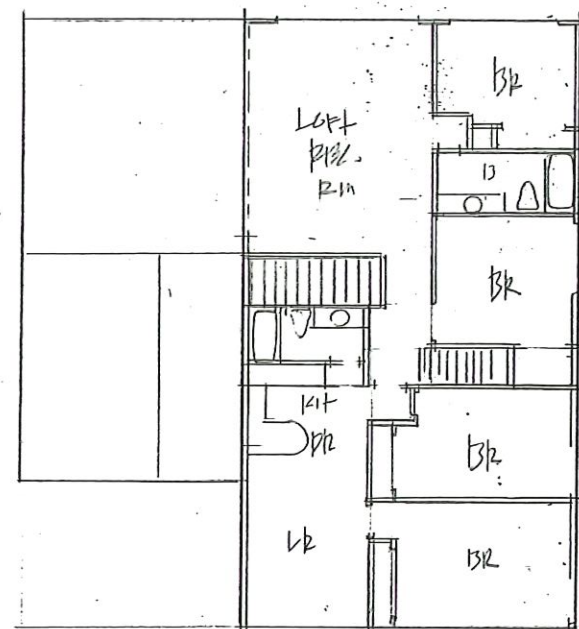
FOOTING / FND. PLAN
SCALE: 1/4" = 1'-0"



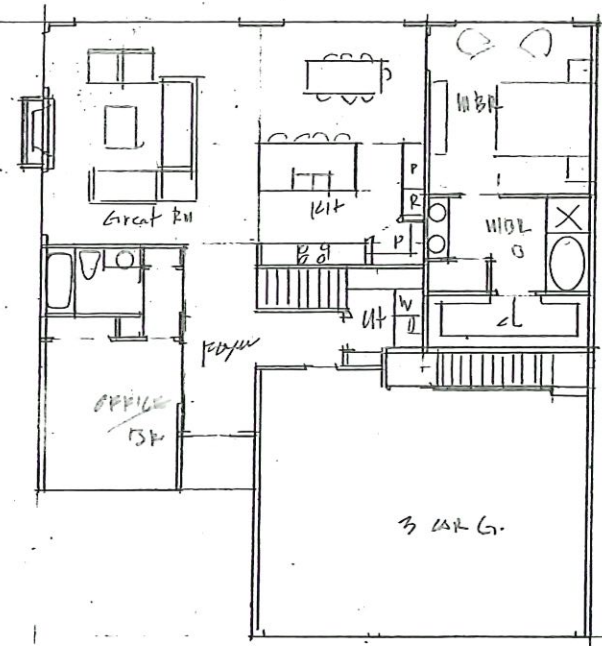
UPPER LEVEL floor plan 800



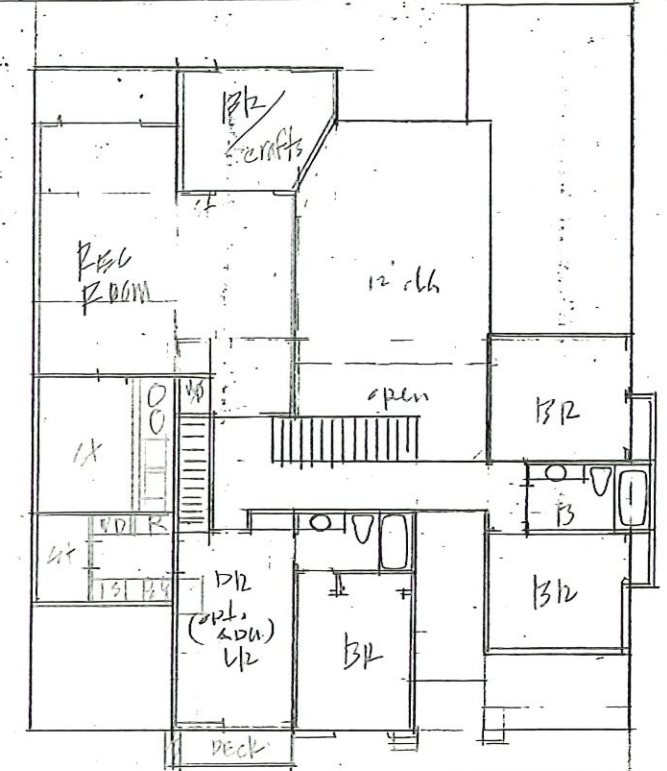
MAIN LEVEL floor plan 1850



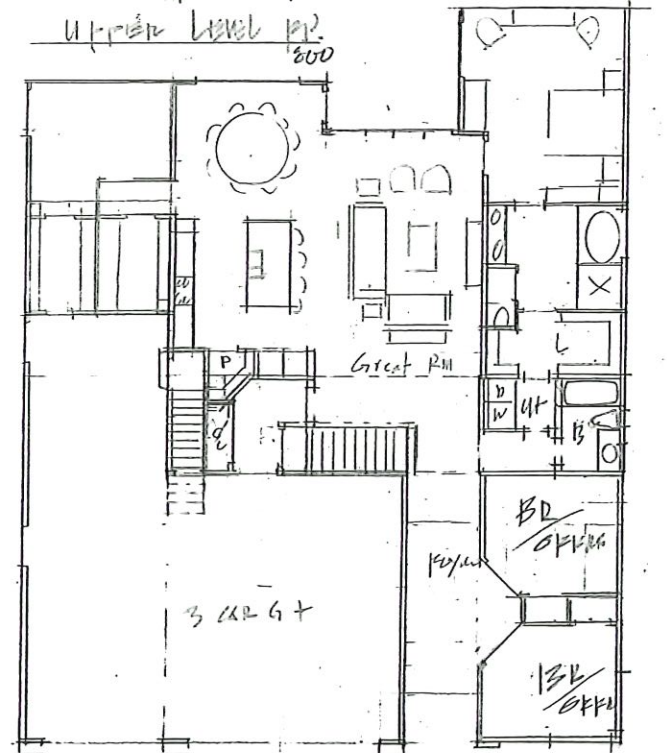
UPPER LEVEL floor plan 1400



UP DATED plans MAIN LEVEL floor plan 1468

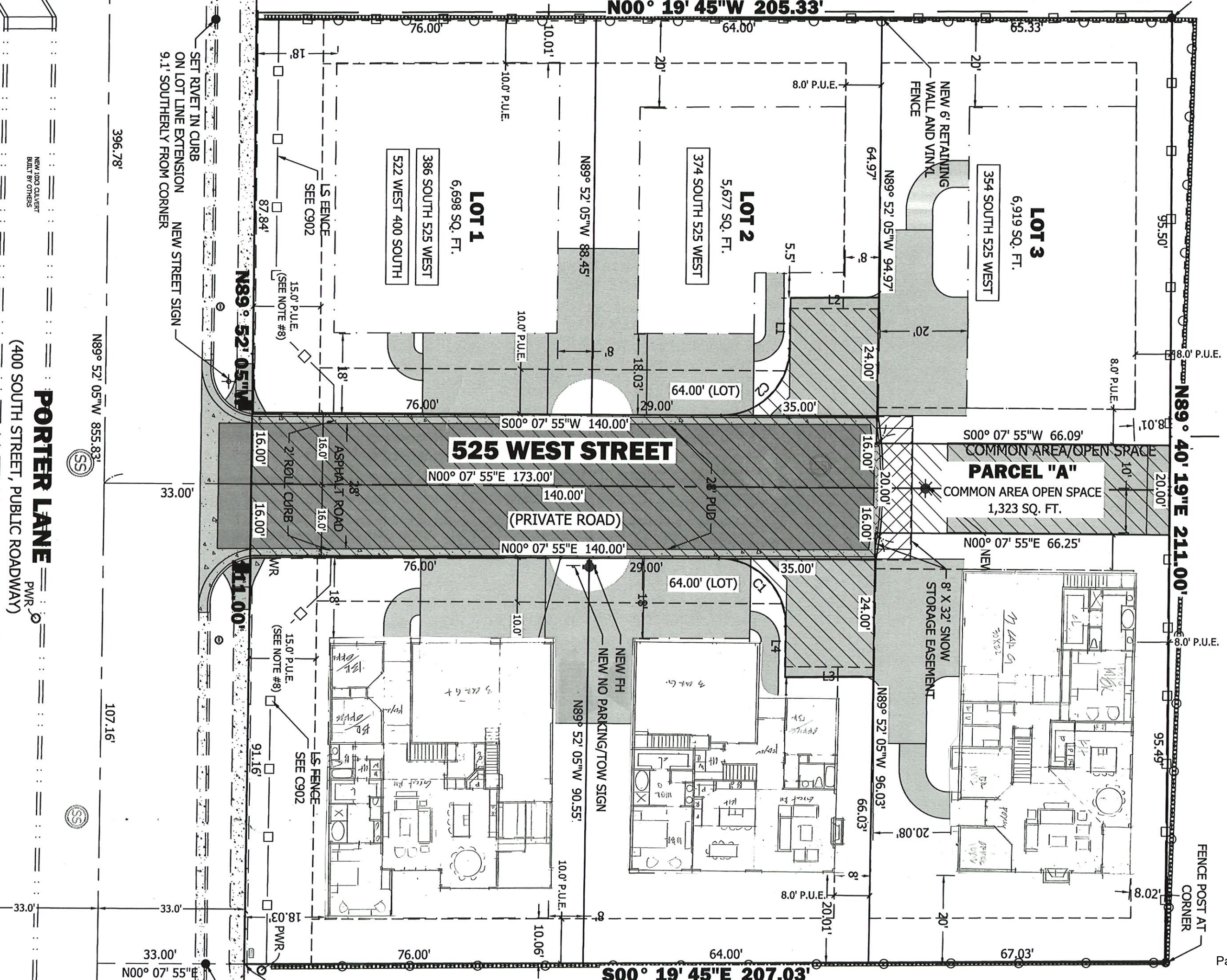


UPPER LEVEL floor plan 800



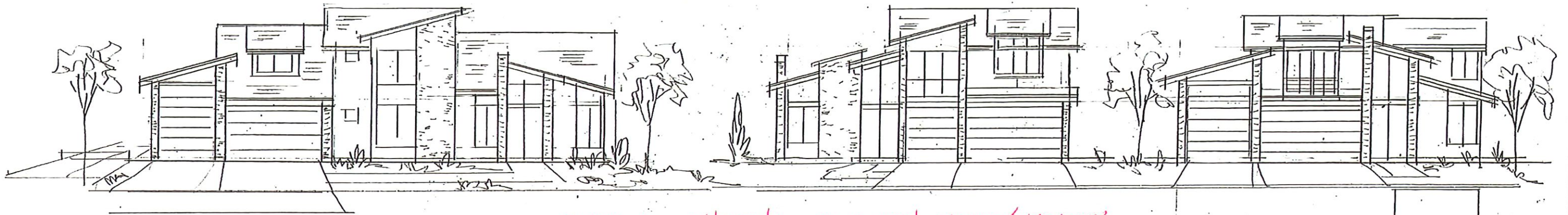
MAIN LEVEL floor plan 1650

PARCEL ID# 03-001-0013
CORP OF PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LDS



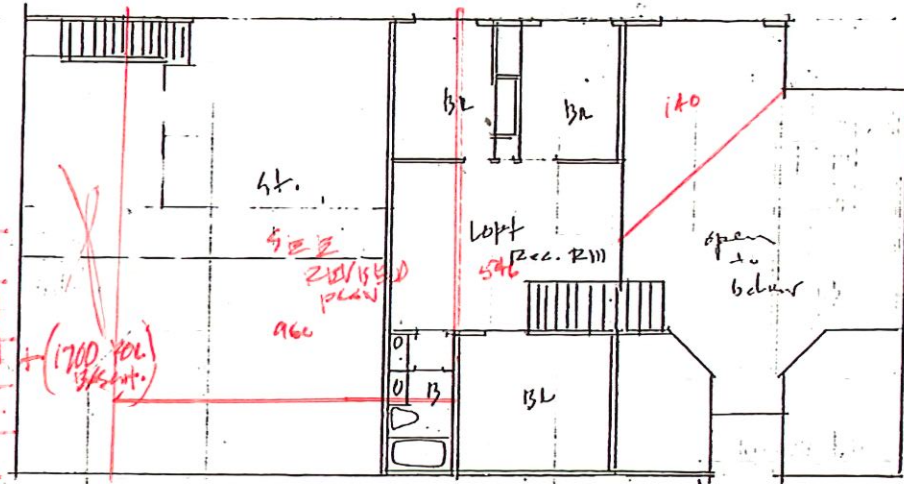
PORTER LANE
(400 SOUTH STREET, PUBLIC ROADWAY)

HITE PLAN w/ HOMES
 PLATED ON LOT 4, 5, 6,
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 83



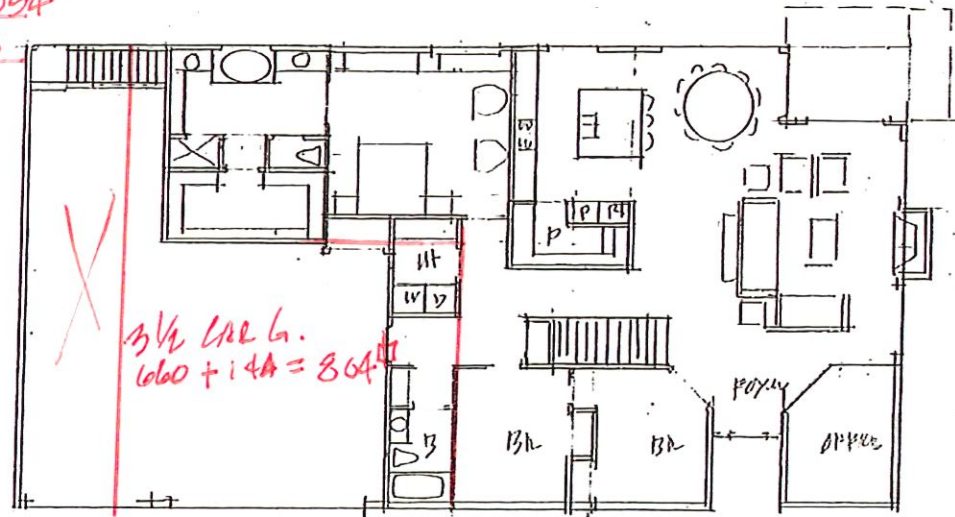
EXTERIOR CONCEPTS FOR MODERN SLOPED/SHEEP ROOFS

MAIN LEVEL 1768#
 UPPER LEVEL 1646#
 BASEMENT (OPT) 1708#
 TOTAL 5122#
 3-CAR G. 660 S.F.
 DECK 144, RATIO 150



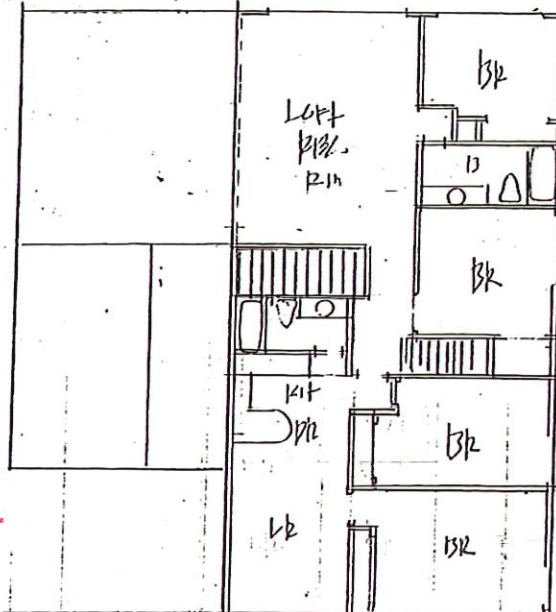
UPPER LEVEL FLOOR PLAN 800

LOT COVERAGE 2654
 LOT 6944 BA 2654
 LOT COVERAGE 38%



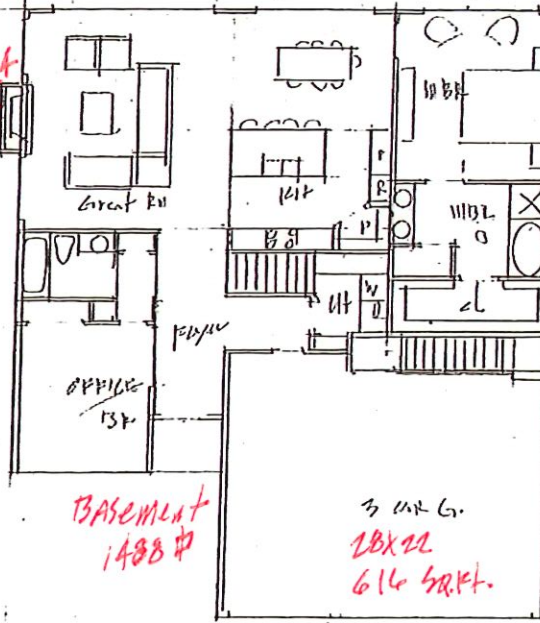
MAIN LEVEL FLOOR PLAN LOTS 3/4
 BASEMENT 1800#

MAIN LEVEL 1468#
 UPPER LEVEL 1460#
 BASEMENT 1468#
 TOTAL 4396#
 GARAGE 616#
 DECK 100# RATIO 150



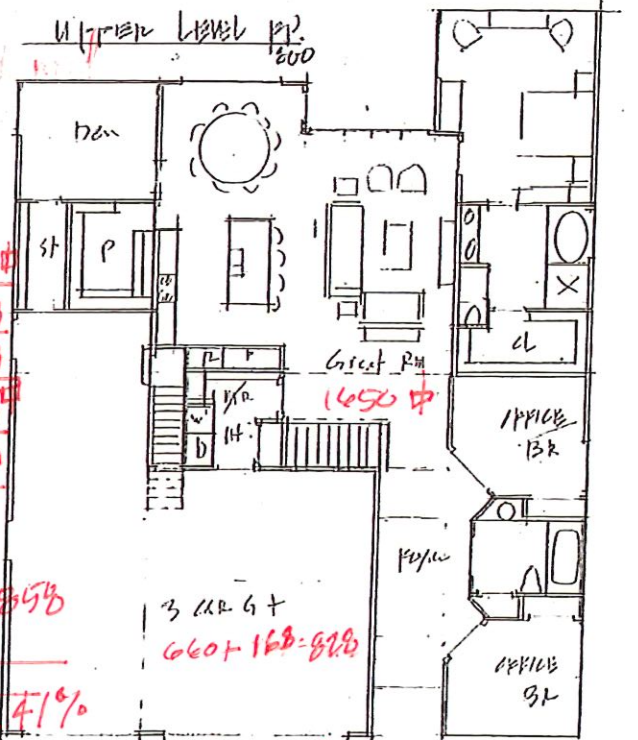
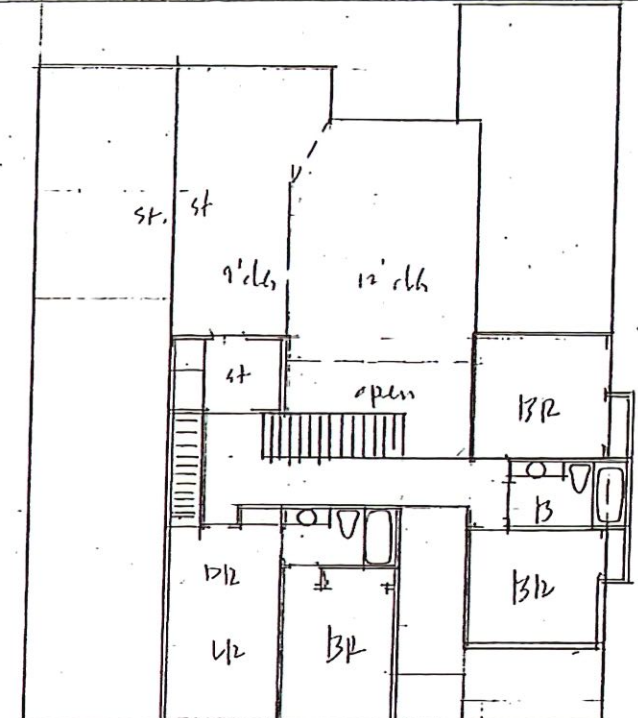
UPPER LEVEL FLOOR PLAN 1400

LOT COVERAGE 2084
 LOT 5275 BA 2200
 LOT COVERAGE 39%

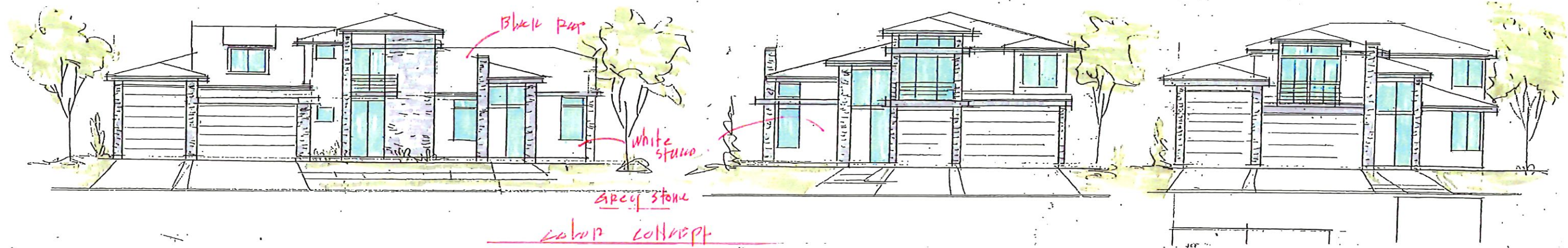


MAIN LEVEL FLOOR PLAN LOTS 5/27
 TOTAL 2868# PLUS 3146#

MAIN 2000#
 UPPER 1653#
 TOTAL 3653#
 GARAGE 828#
 RATIO 100#
 4 CAR G. GARAGE
 LOT COVERAGE 2654
 LOT 6879
 PKD 3/27
 LOT COVERAGE 41%



MAIN LEVEL FLOOR PLAN LOTS 1/6
 UPDATED CALCS 1654#

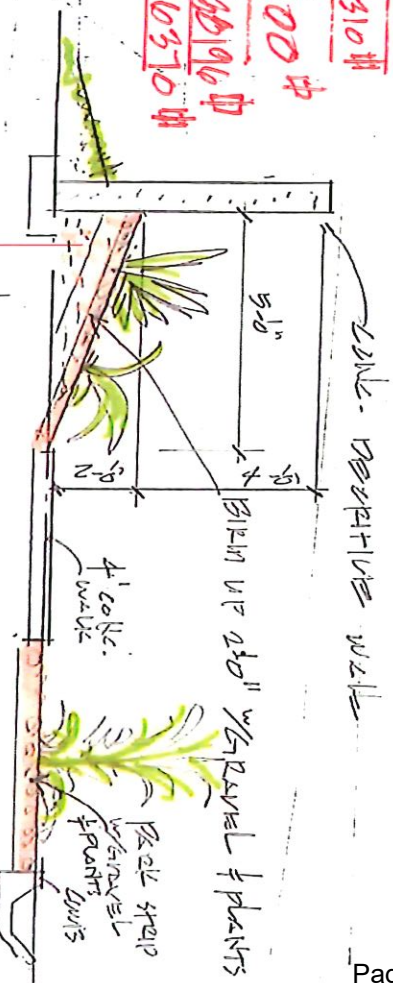


TRAILBLAZER TRAILS FOR LOT, C SINGLE FAMILY HOMES

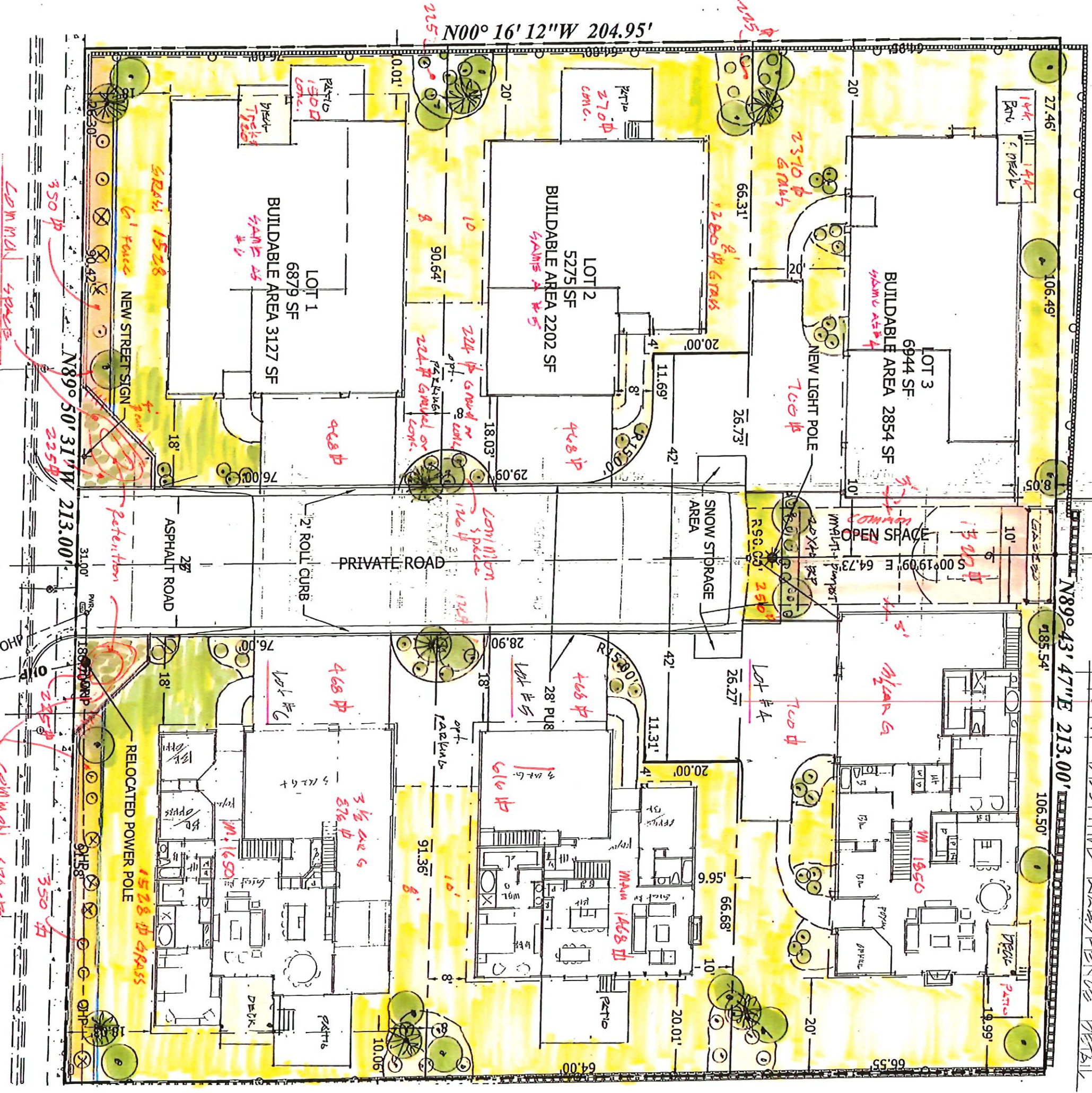
LOT 1 & 6 lots coverage 2858 sq ft, landscape 1753 sq ft
 LOT 2 & 5 lot coverage 2884 sq ft, landscape 1520 sq ft
 LOT 3 & 4 lot coverage 2654 sq ft, landscape 2310 sq ft

COMMON SPACE SPREADS COUNT LESS THAN LANDSCAPE 1650 sq ft = 2900 sq ft
 TOTAL AC. 1.1 AC. 6 lots (2) 6879 (2) 5275 (2) 6944 sq ft = 31696 sq ft
 BUILDABLE AREA 1650 sq ft, LANDSCAPE 1520 sq ft

LOT COVERAGE: LOT 1 1/2 AC. 4 1/2 AC. 245 39 1/2
 LOT 2 3 1/4 AC. 49 1/2
 ROAD SPREADS = 4290 sq ft 9.44 % OF AREA



POINT OF VIEW WALK/FENCE DETAIL



PORTER LANE
 (3) 20' common area
 (2) 20' common area
 (4) 20' common area
 ASPHALT OR GRAVEL
 AND CONCEPTUAL PLANTING

TABLEULATION TABLE FOR 6 LOTS, 6 SINGLE-FAMILY HOMES

Lots 1 & 6 lot coverage 2858 sq ft, hard surface 962 sq ft, Landscape 1753 sq ft

Lots 2 & 5 lot coverage 2084 sq ft, hard surface 962 sq ft, Landscape 1500 sq ft

Lots 3 & 4 lot coverage 2654 sq ft; hard surface 988 sq ft, landscape 2310 sq ft

Common space, sports court 1250 sq ft; landscape 1650 sq ft = 2900 sq ft

Total acres, 1.4 acres; 6 lots (2) 6879 sq ft, (2) 5275 sq ft, (2) 6944 sq ft = 38196 sq ft

Buildable area of all 6 lots (2) 3127 sq ft, (2) 2204 sq ft, (2) 2854 sq ft = 16370 sq ft

Lot coverage = lots 1 & 2 41%, lots 2 & 5 39%, lots 3 & 4 38%

Roads and curb = 4290 sq ft, 9.4% of area

LANDSCAPING

20 quaking aspen or = red leaf maple trees 8 ft high

20 total 8 in common area

50 shrubs dogwood twig/cistena plum = 2.5 gallon total of 50 (25) in common area

Austrian pine or blue spruce or – 6 ft high total of 8 for in the common area

Grass as shown

Gravel or bark as shown

Irrigation for common space by HOA all drip system



PORTER LANE
SCALE:

DRAWING INDEX

EXTerior CONCEPT FOR LOT 1 on 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
- 09 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



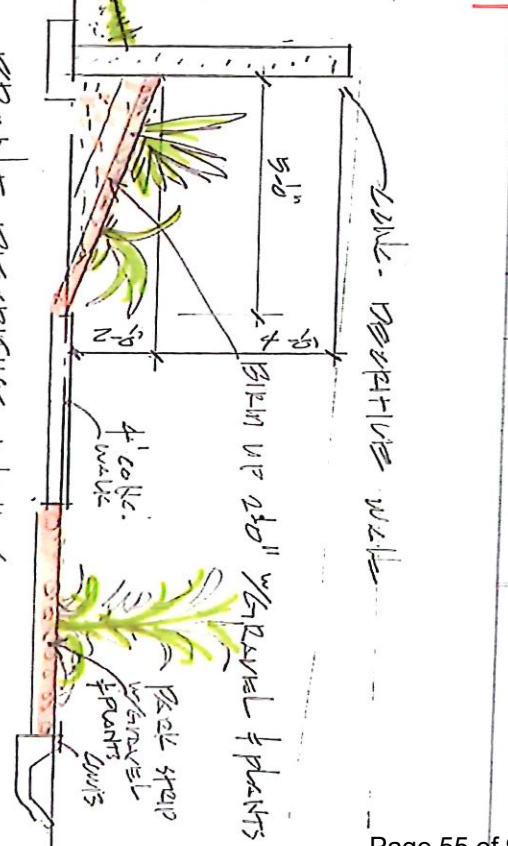
GREG M. LARSEN DESIGN GROUP INC.
380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

01

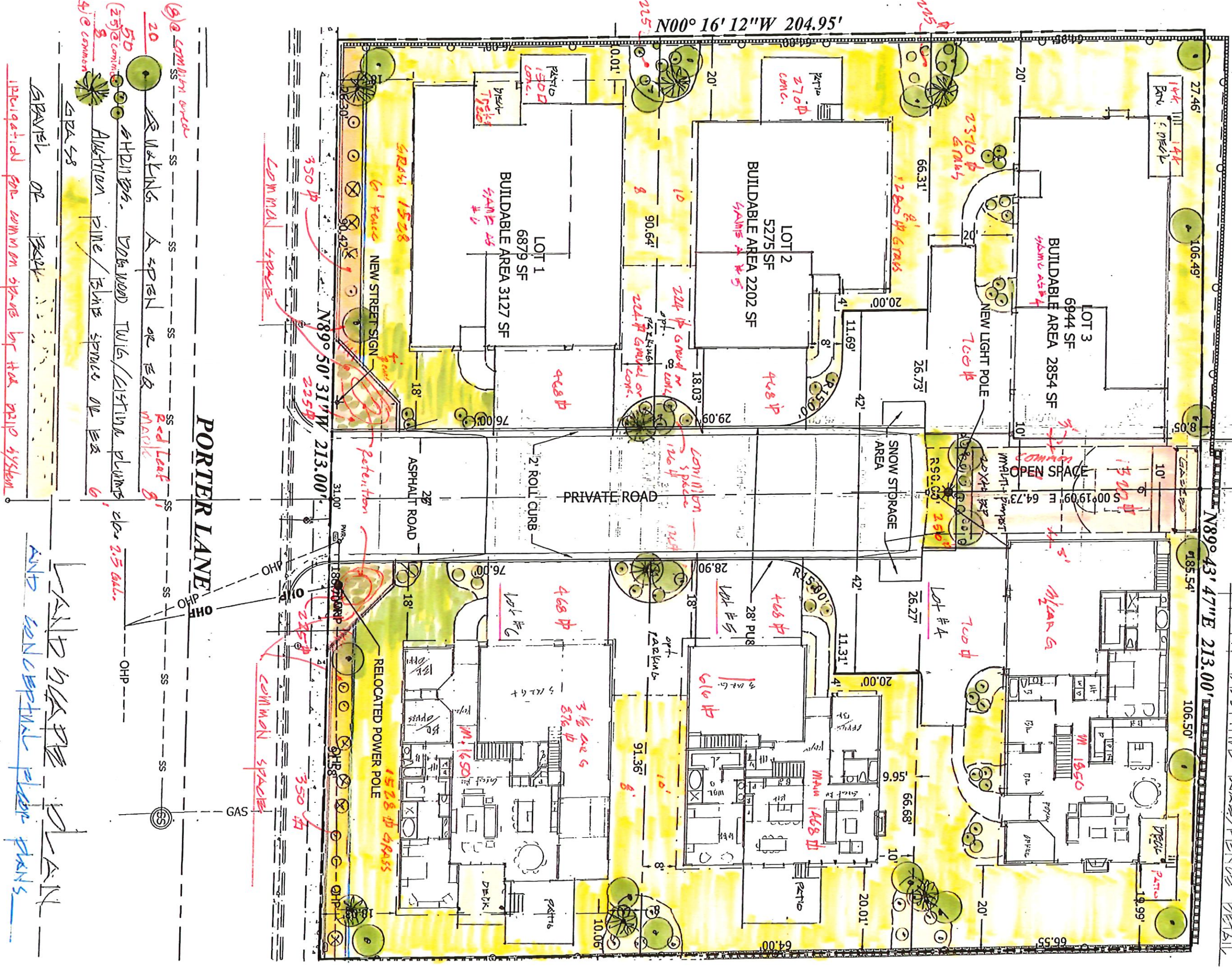
LOTS 1 & 2 Lot coverage 2088^{sq}ft, hard surface 962^{sq}ft, LANDSCAPE 1753^{sq}ft
Lot 2 & 5 Lot coverage 2084^{sq}ft, hard surface 961^{sq}ft, LANDSCAPE 1520^{sq}ft
Lot 3 & 4 Lot coverage 2084^{sq}ft, hard surface 968^{sq}ft, LANDSCAPE 2310^{sq}ft

COMMON SPACE SPORTS COURT 1000^{sq}ft LANDSCAPE 1650^{sq}ft = 2900^{sq}ft
TOTAL AC. 11.1 AC. 6 Lots (2) 6879 (2) 5275 (2) 6944 6444 2 208996^{sq}ft
BUILDABLE AREA 1650^{sq}ft 6 Lots (2) 3127 (2) 2854 5414 = 16370^{sq}ft

Lot coverage: Lot 1 1/2 4170, Lot 2 245 3916
Lot 3 344 3996
Road 5120^{sq}ft = 4990^{sq}ft 9.44% of area

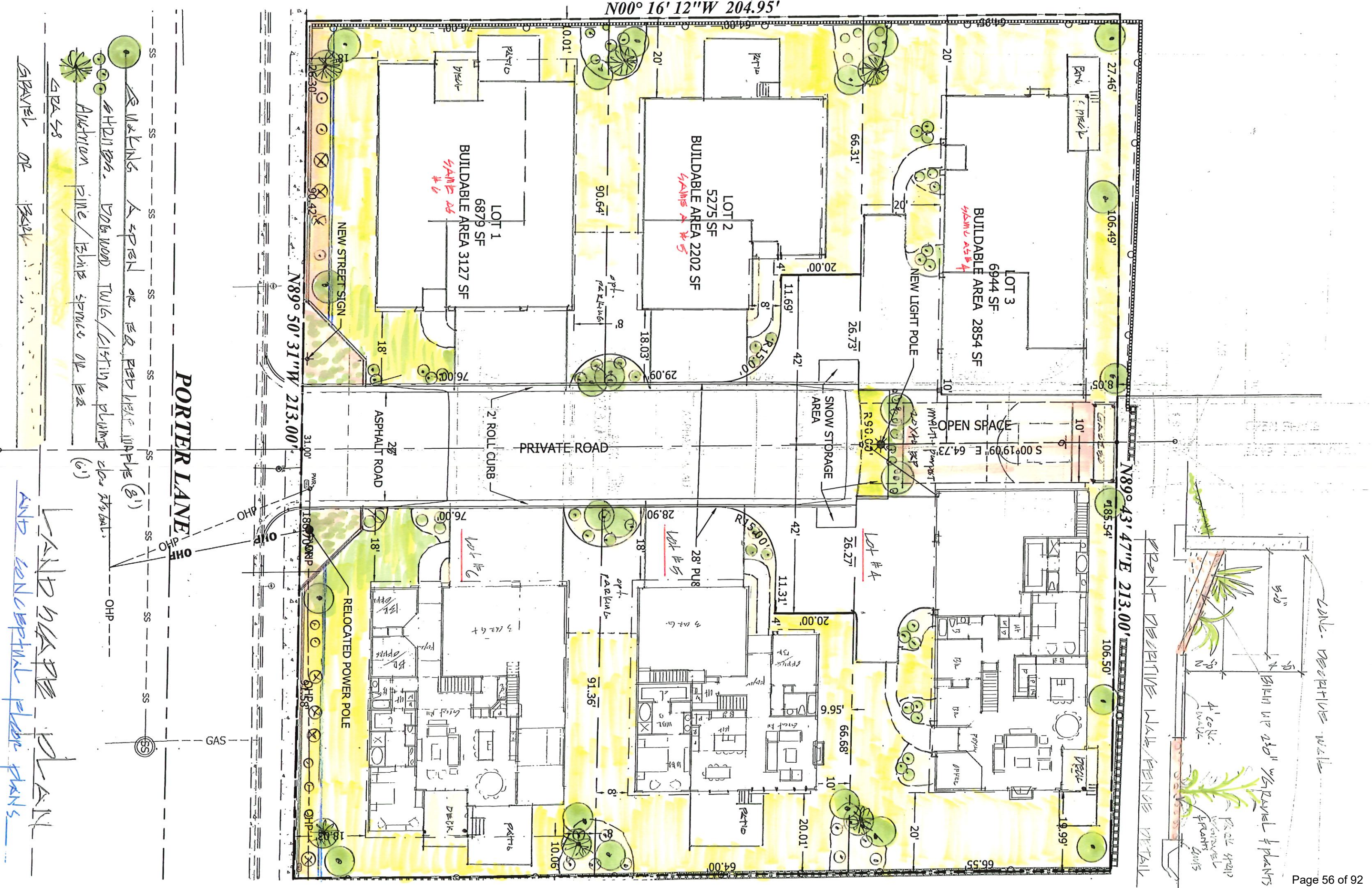


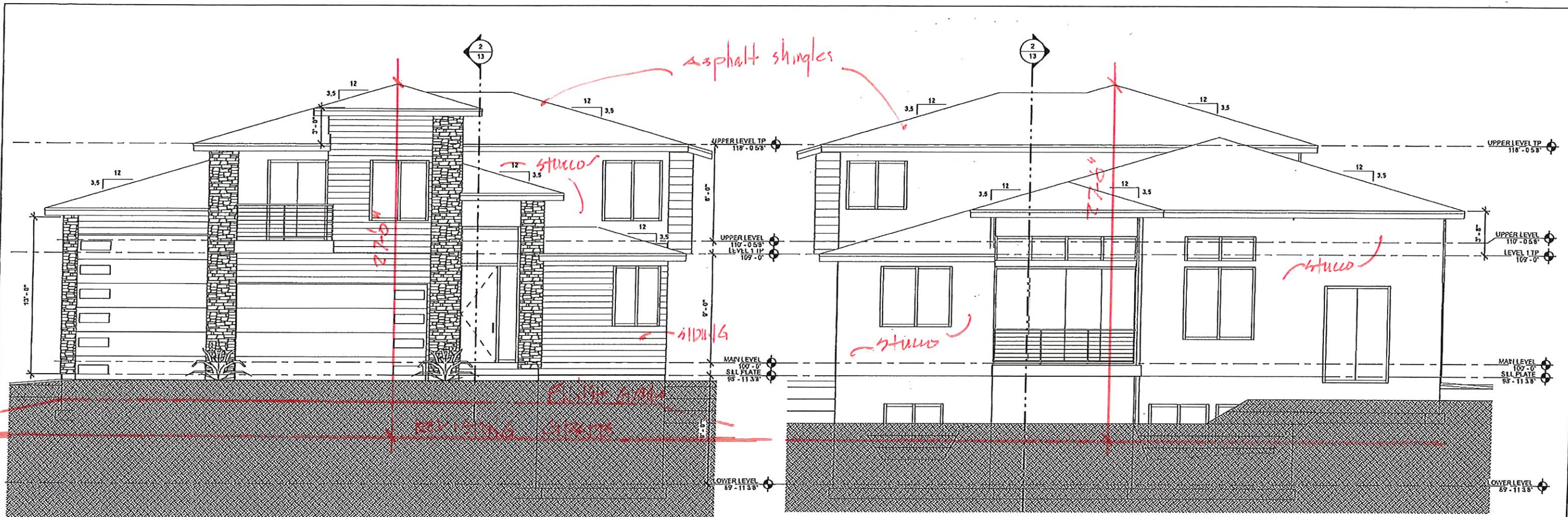
PRINT DISCREPANCY WITH PREVIOUS DETAIL



(8) @ common area
20 @ walking space or red leaf
50 @ HD 100% wood truck/districta plants
(25) @ common
8 @ Austrian pine/ship space or 6
(4) @ common
GRAVEL OR BACK
Irrigated for common space by the drip system.

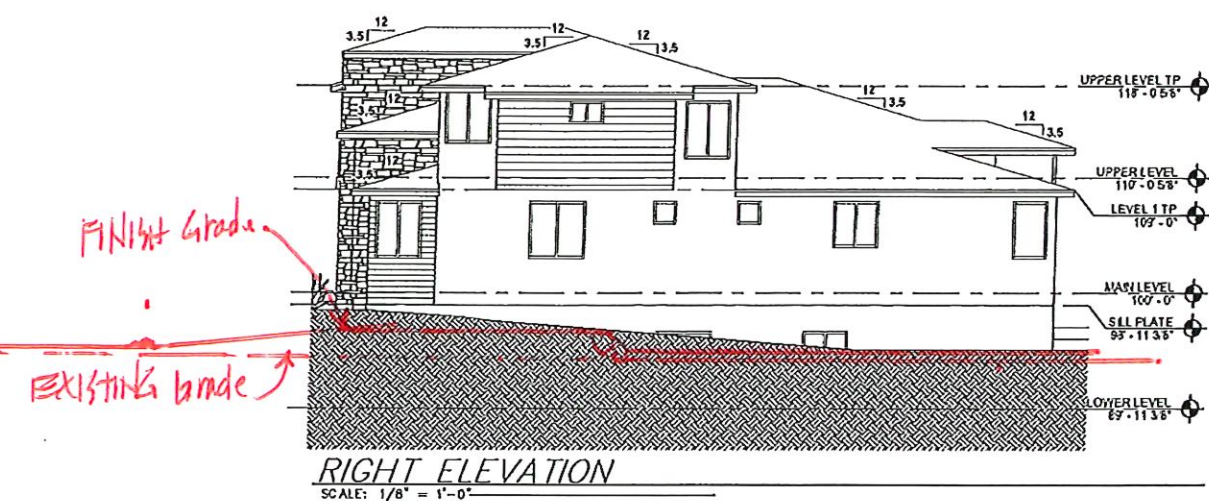
PORTER LANE
NEW STREET SIGN
RELOCATED POWER POLE
GAS
AND CONCEPT PLANT PLAN



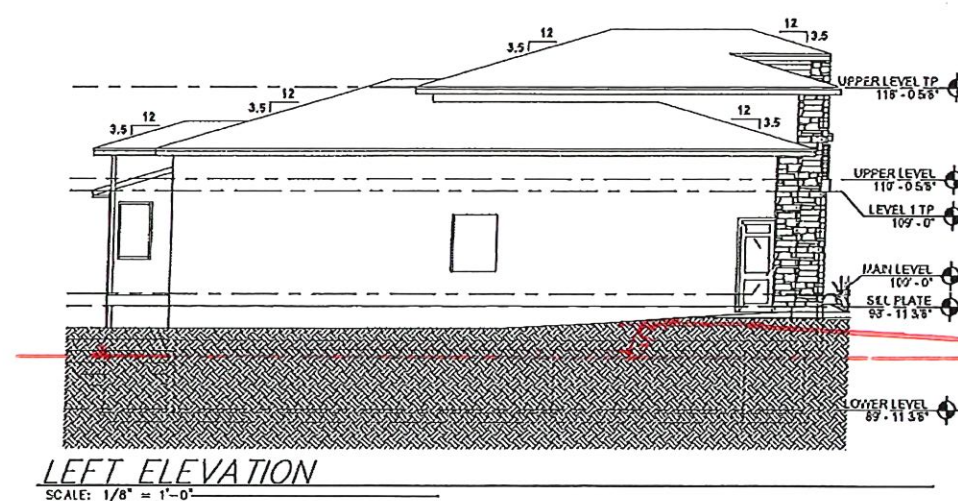


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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

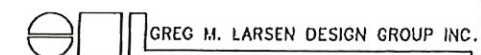


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

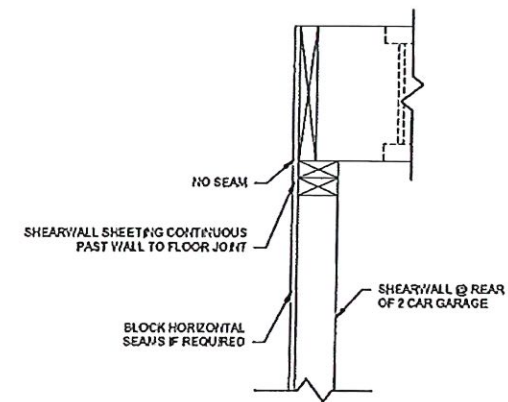


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

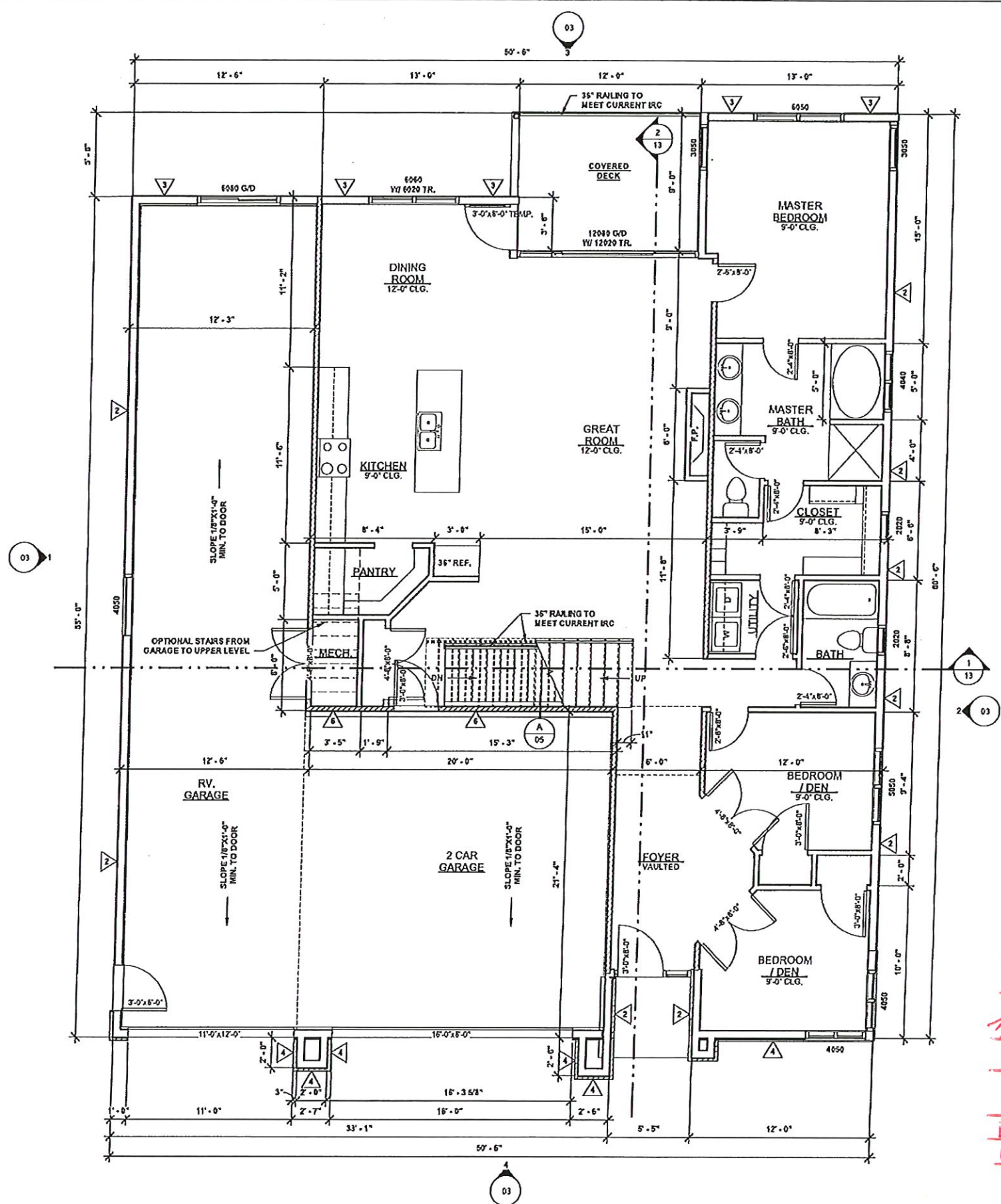
PORTER LAKE



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



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

- PLUMBING NOTES:**
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 P.L.C.
 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 ANCHORED 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 ANCHULUS 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 PLUMBING 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 SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH 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 1-3/4" 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 COMING WITH U.R.C. R102.4.2. 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 DISPECTION.

NOTE: 5/8" SHEETING

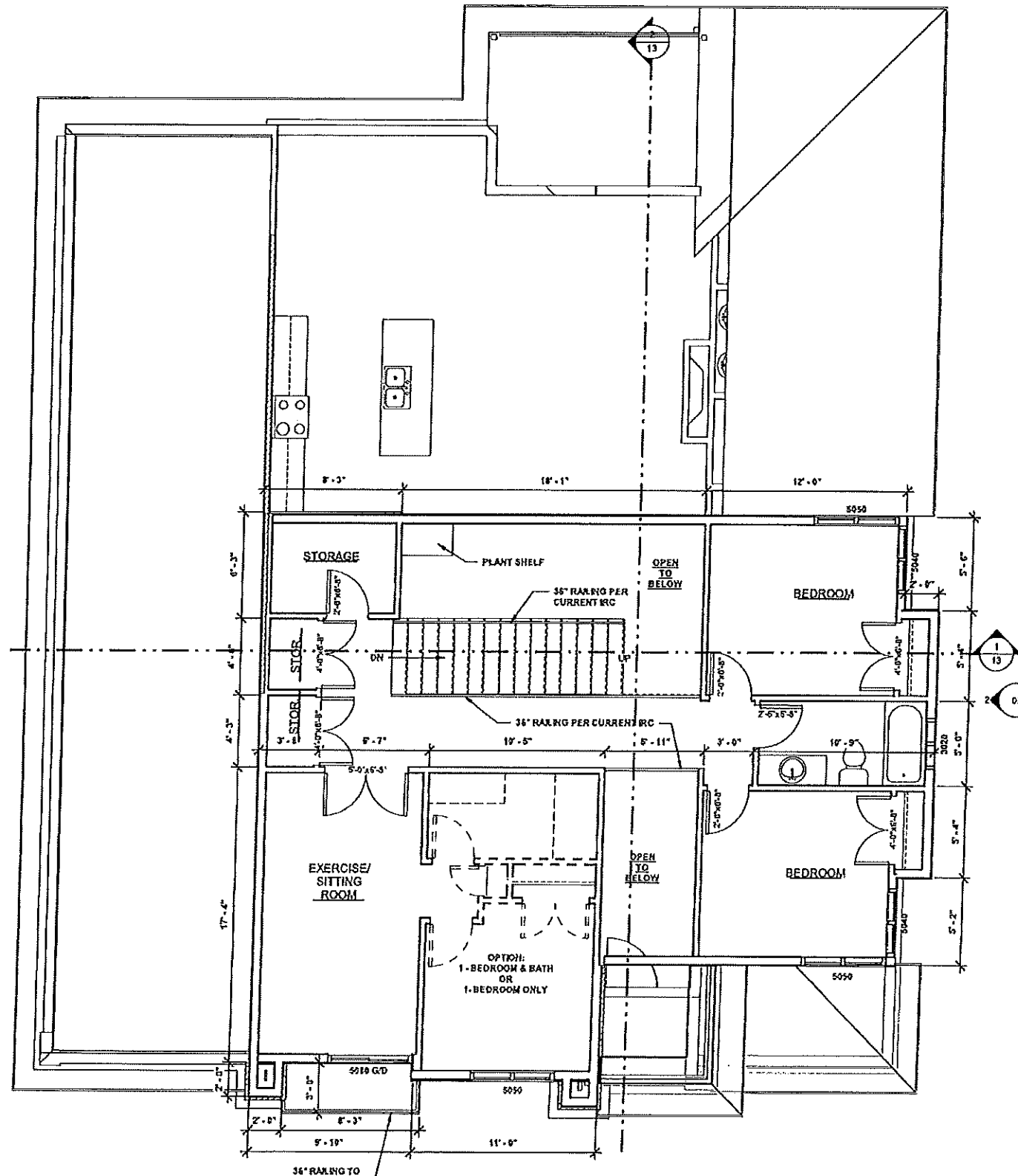
MAIN LEVEL 1628 SQ.FT.
UPPER LEVEL 948 " "
BASEMENT LEVEL 1564 " "
TOTAL 4140 SQ.FT.

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

LOT COVERAGE 2858 SQ.FT.
LOT 6879 SQ.FT. **BUILDABLE ARE** 3127
LOT COVERAGE 41%

GREG M. LARSEN DESIGN GROUP INC.

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

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 13. PROVIDE C.P. ESCUTCHEONS AT PPE SLEEVES FOR EXPOSED BASE PIPE.
 14. PACK ANNUUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PPNG. 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 SLP 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. 11"X12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH 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 1-37" 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 OFCI INDIVIDUAL BRANCH CIRCUIT
- BOND FAUCETS
- ALL GROUND WIRES TO BE GREEN

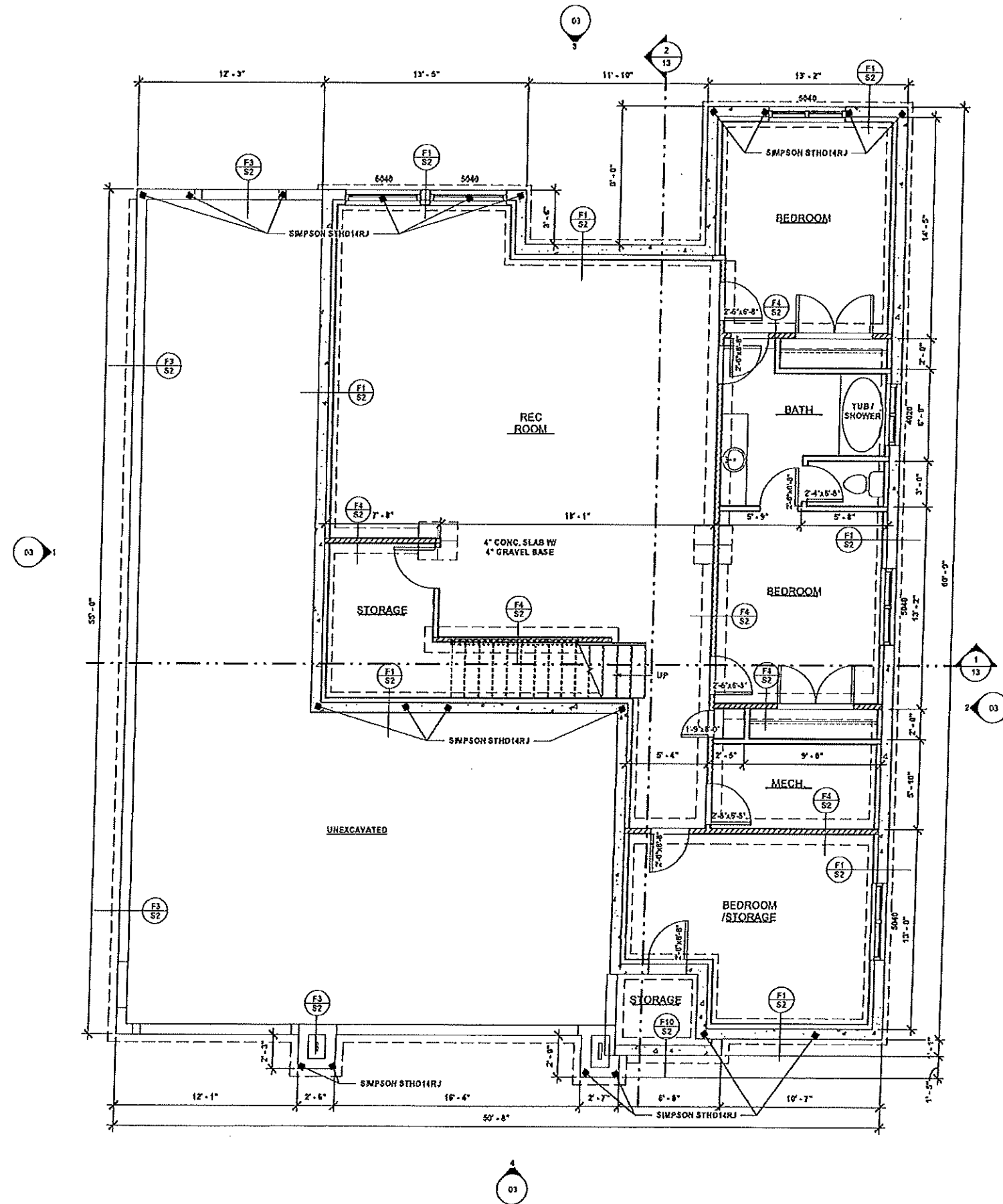
SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

ALL UPPER LEVEL EXTERIOR WALLS

PORTER LANE

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

- FOUNDATION NOTES**
1. PLACE 3x3/16" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS. SEE SHEET S-1 FOR STRUCTURAL NOTES.
 2. 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.
 3. 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"

1,664 SQ. FT.

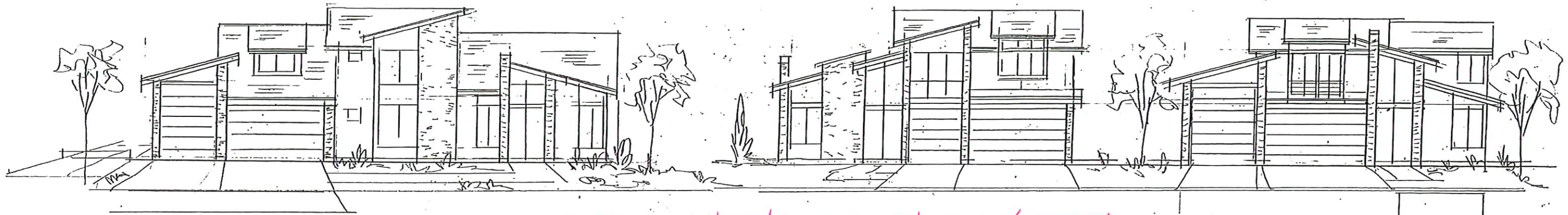
GREG M. LARSEN DESIGN GROUP INC.

380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

04

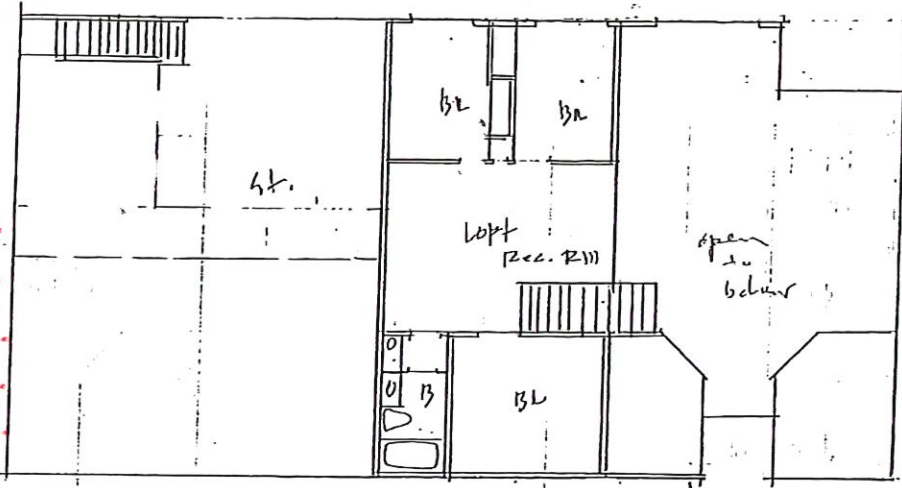
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THIS DOCUMENT AND THE DESIGNS AND SPECIFICATIONS HEREIN ARE THE PROPERTY OF GREG M. LARSEN DESIGN GROUP, INC. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF GREG M. LARSEN DESIGN GROUP, INC.



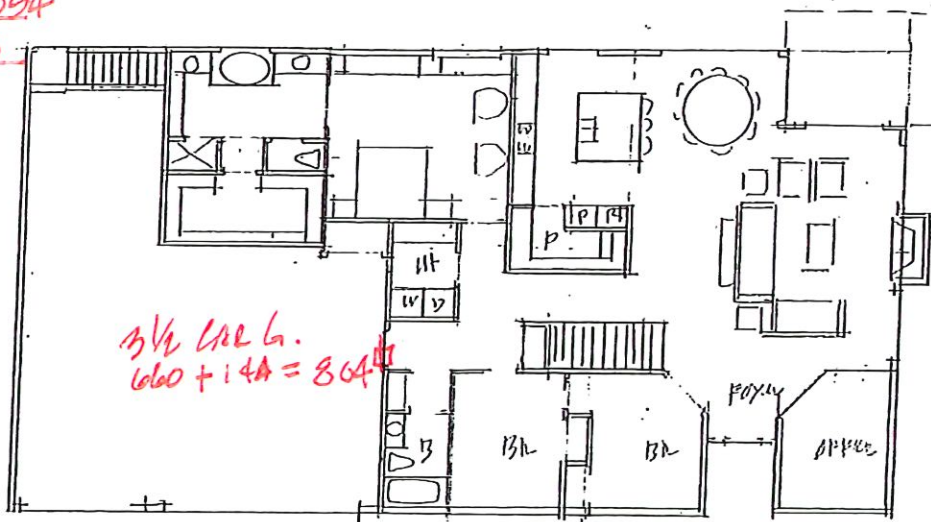
EXTERIOR CONCEPTS FOR MODERN SLOPED/SHED ROOFS

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



UPPER LEVEL FLOOR PLAN 800

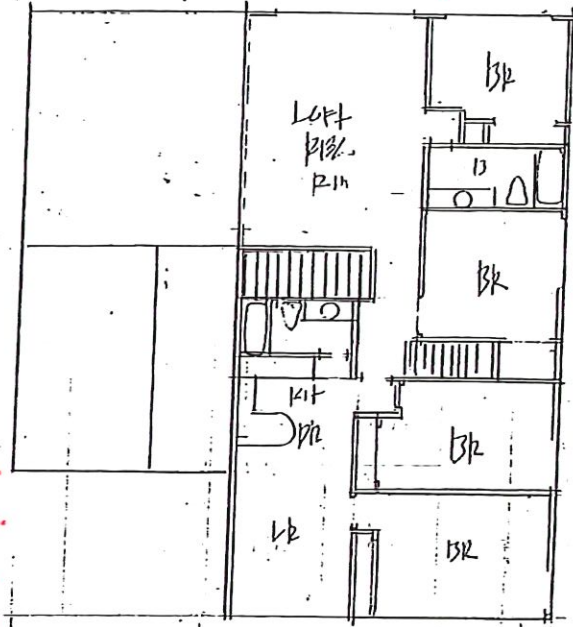
LOT COVERAGE 2654
 LOT 6944 BA 2654
 LOT COVERAGE 38%



3 1/2 CAR G.
 660 + 144 = 804 #

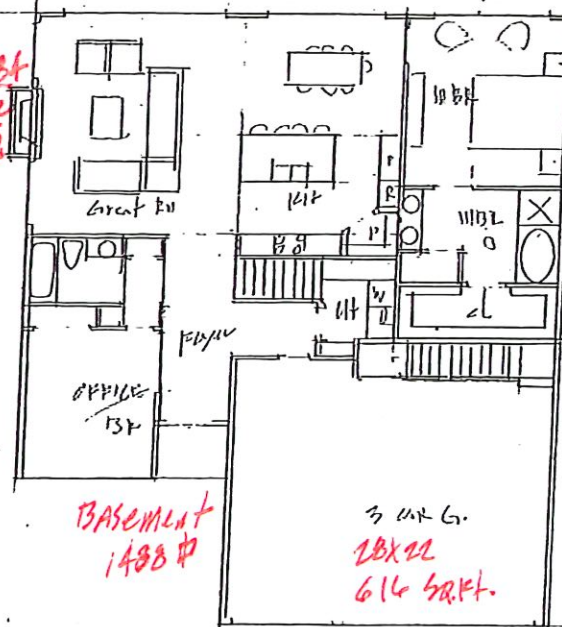
MAIN LEVEL FLOOR PLAN LOTS 314
 BASEMENT 1800 #

MAIN LEVEL 1468 #
 UPPER LEVEL 1400 #
 BASEMENT 1468 #
 TOTAL 4336 #
 GARAGE 616 #
 DECK 100 # RATIO 150



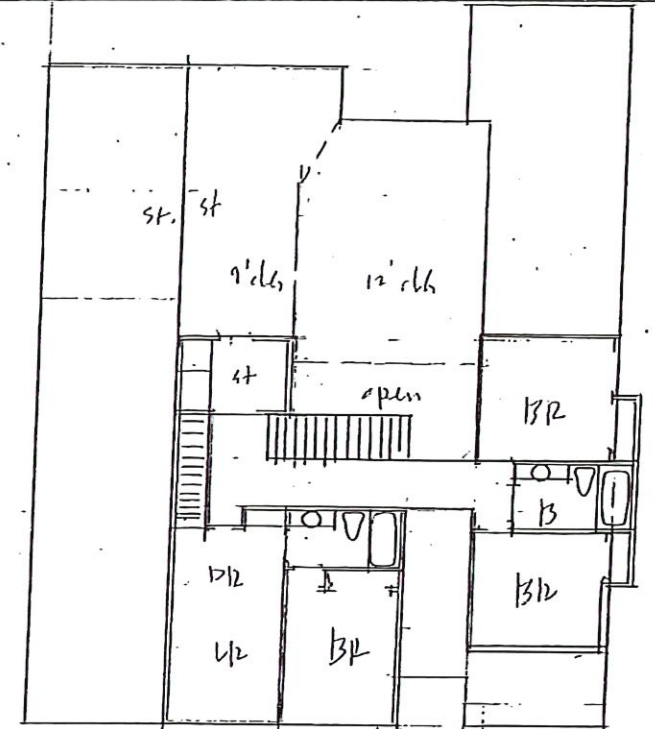
UPPER LEVEL FLOOR PLAN 1400

LOT COVERAGE 2084
 LOT 5275 BA 2200
 LOT COVERAGE 39.2



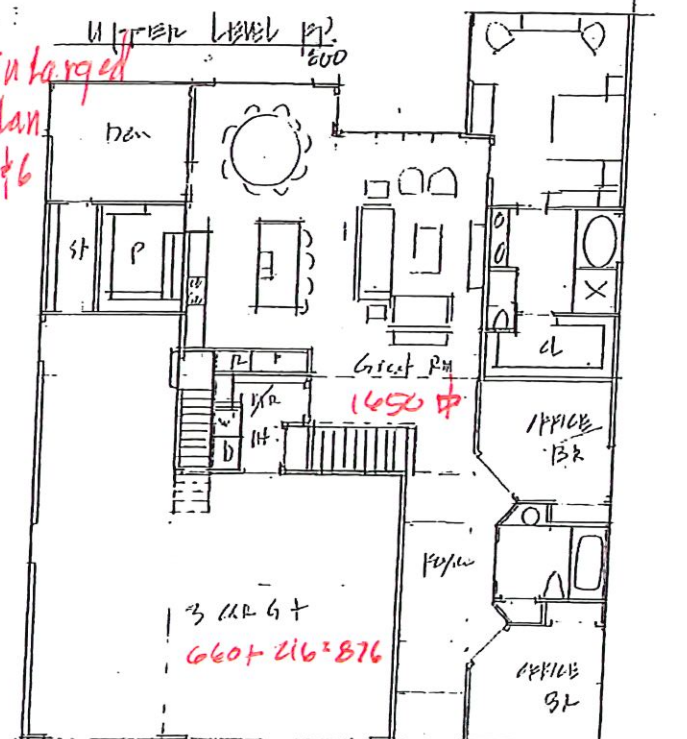
BASEMENT 1488 #
 3 CAR G.
 20x22
 616 SFT.

MAIN LEVEL FLOOR PLAN LOTS 215
 TOTAL 2868 # PLUS 31468



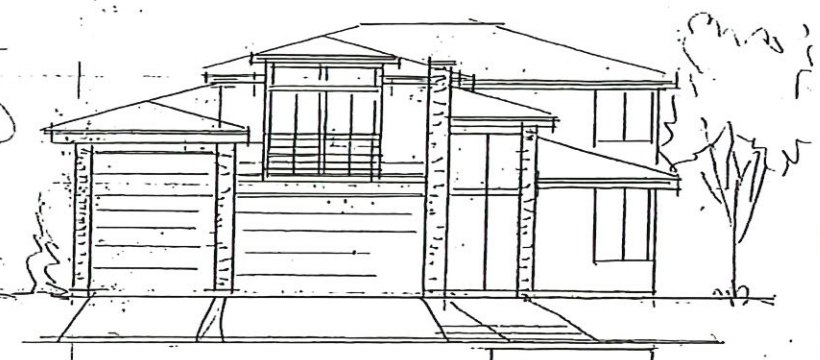
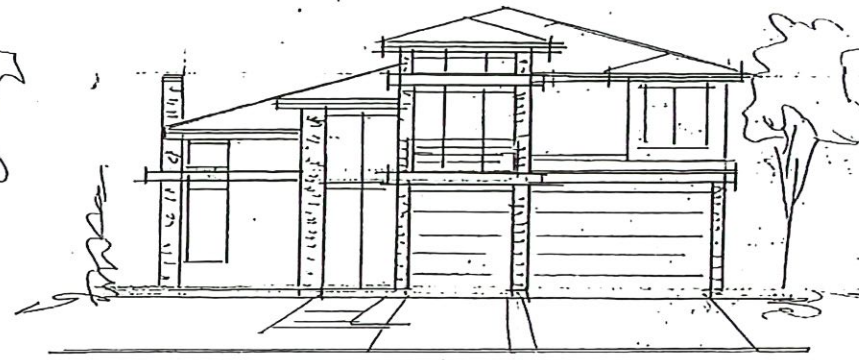
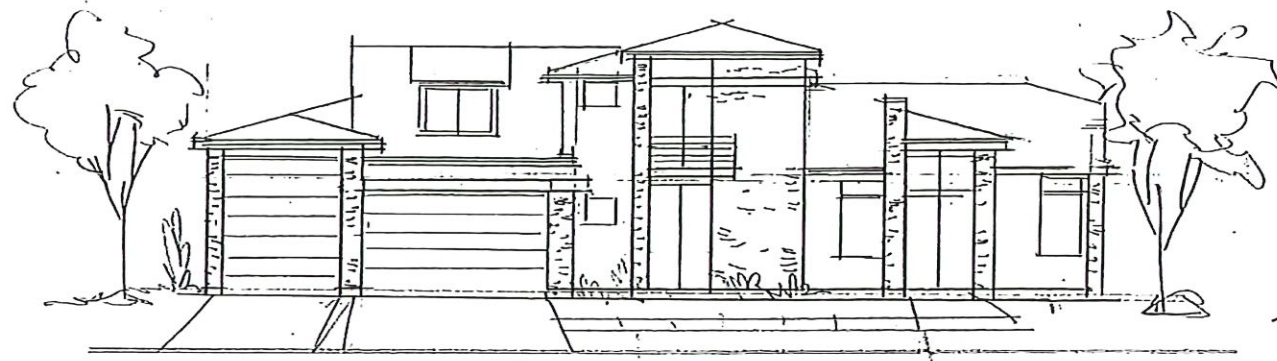
UPPER LEVEL FLOOR PLAN 800

SEE ENLARGED
 FINAL PLAN
 OF LOT 116

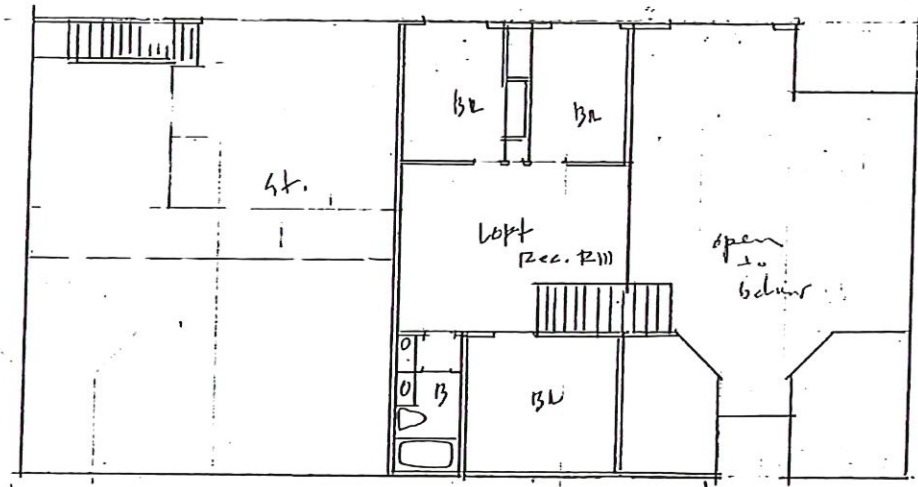


3 CAR G +
 660 + 216 = 876

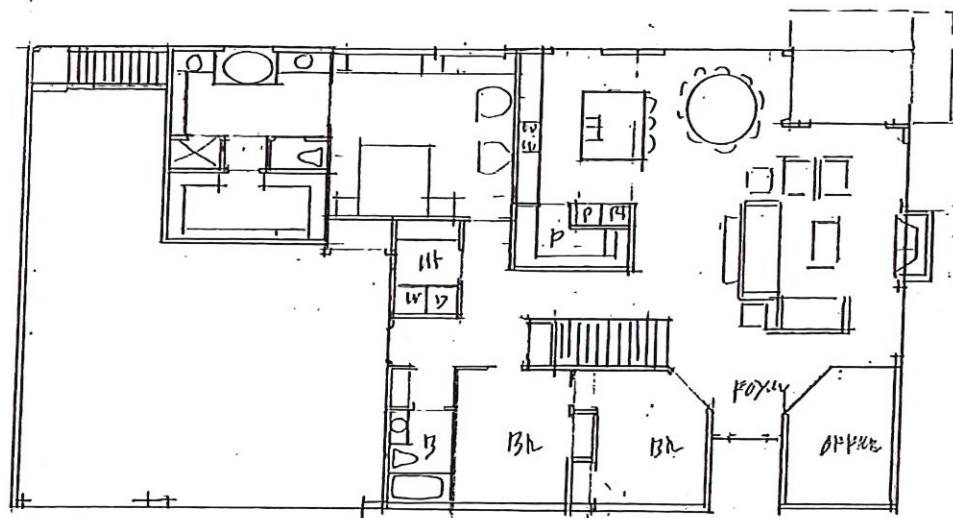
BASEMENT 1600
 MAIN LEVEL FLOOR PLAN LOTS 116
 1654 + 200



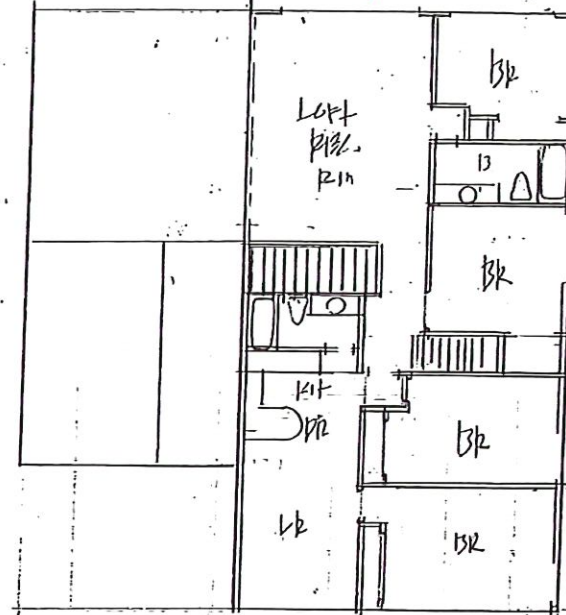
EXTERIOR CONCEPTS FOR MODERN HIPPIE ROOPS



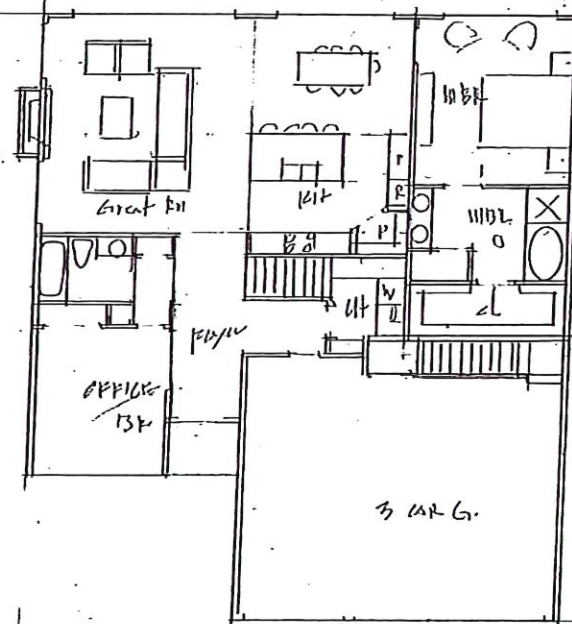
UPPER LEVEL floor plan 800



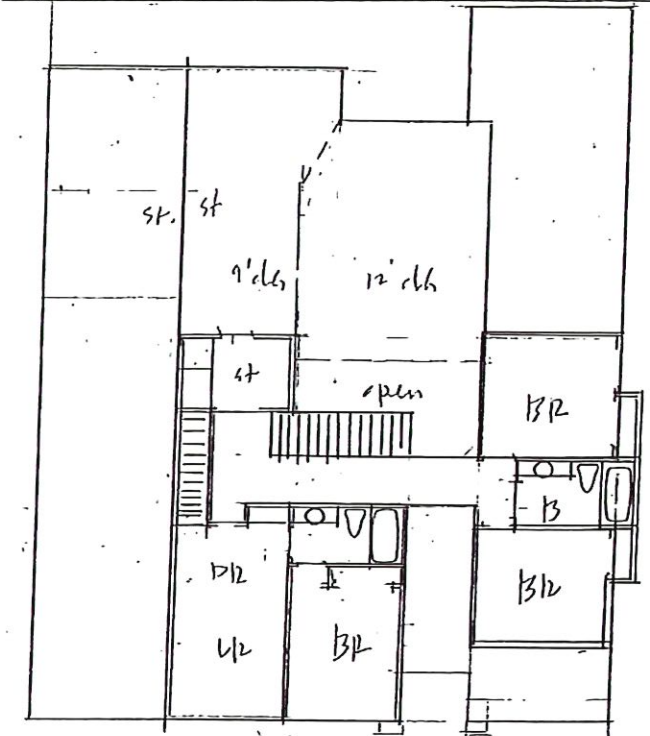
MAIN LEVEL floor plan lot 3 & 4 1850



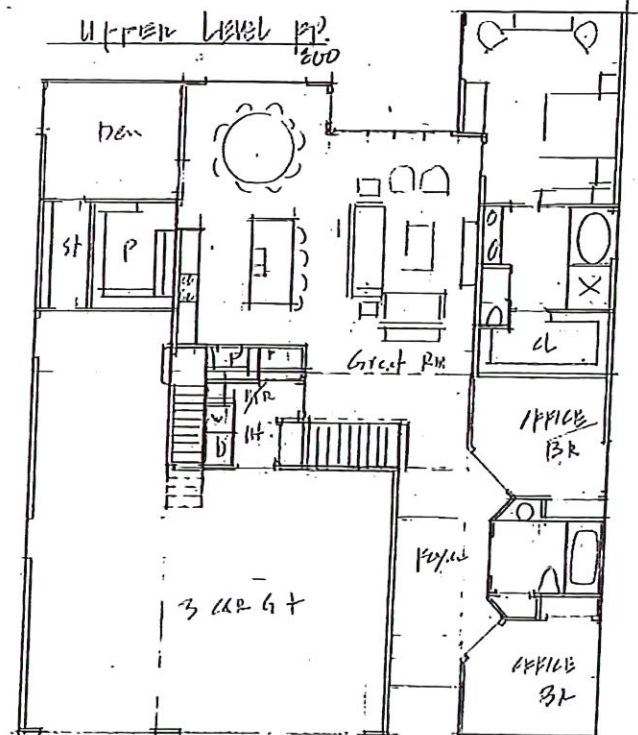
UPPER LEVEL floor plan 1400



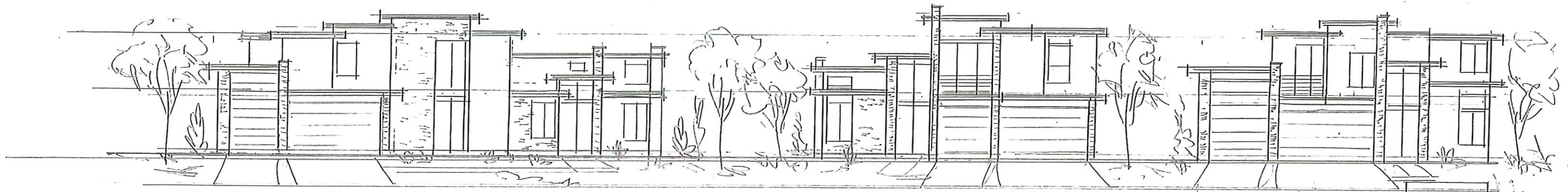
MAIN LEVEL floor plan lots 2 & 5 1400



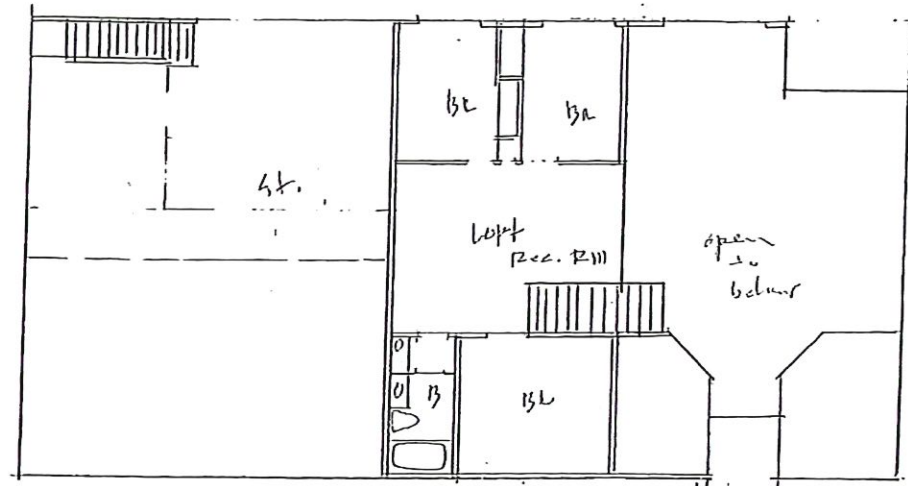
UPPER LEVEL floor plan 200



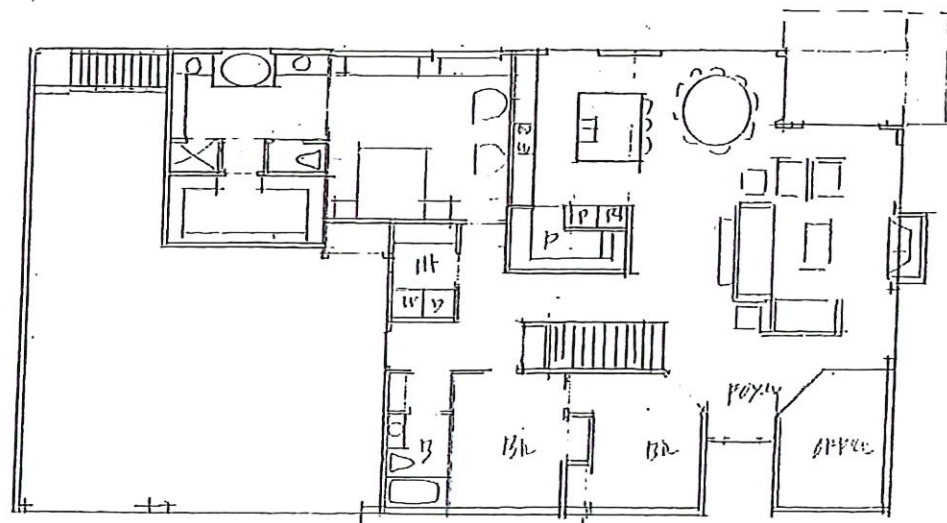
MAIN LEVEL floor plan lot 1 & 6 1650



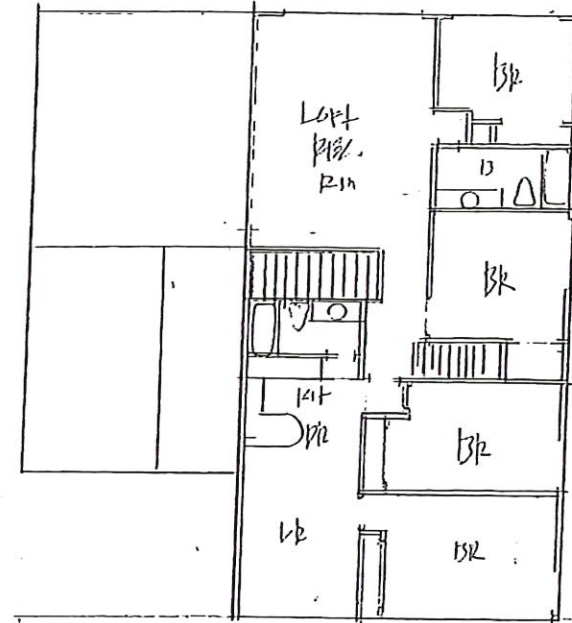
EXTERIOR CONCEPTS FOR MODERN/CONTEMPORARY FLAT ROOFS



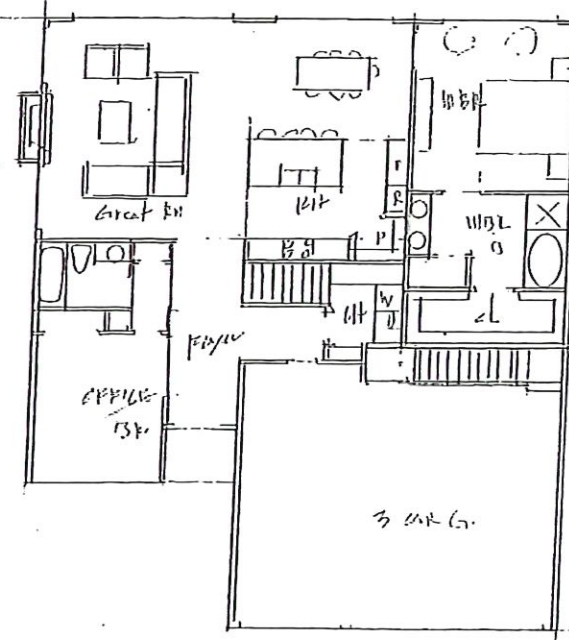
UPPER LEVEL FLOOR PLAN
18150



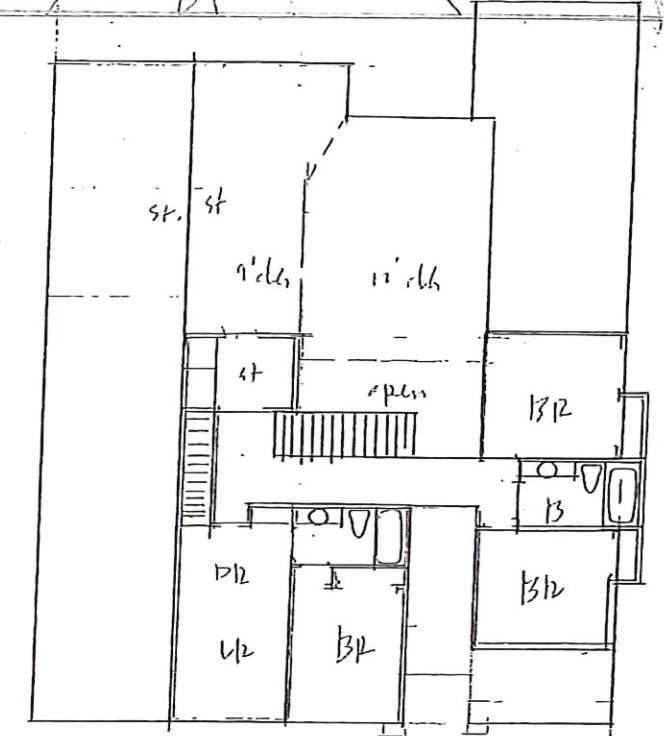
MAIN LEVEL FLOOR PLAN
18150



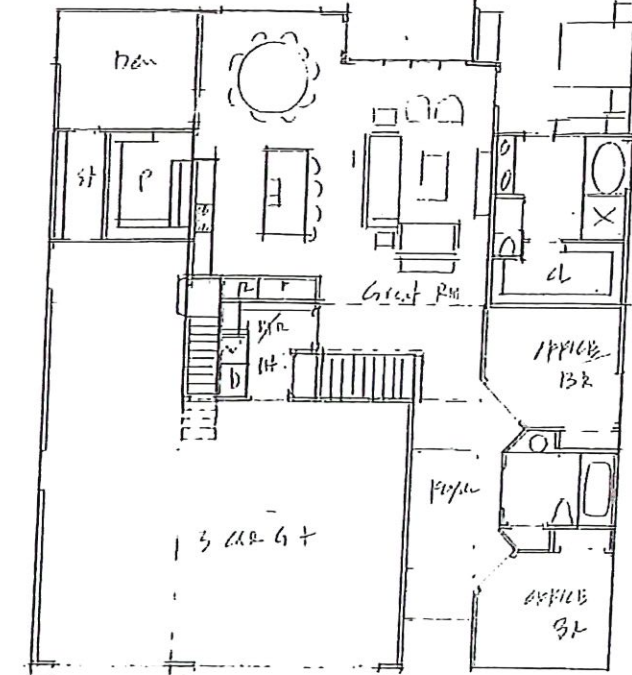
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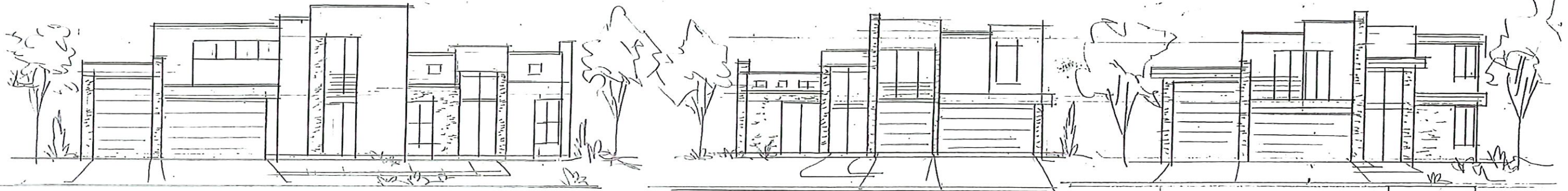
MAIN LEVEL FLOOR PLAN
18150



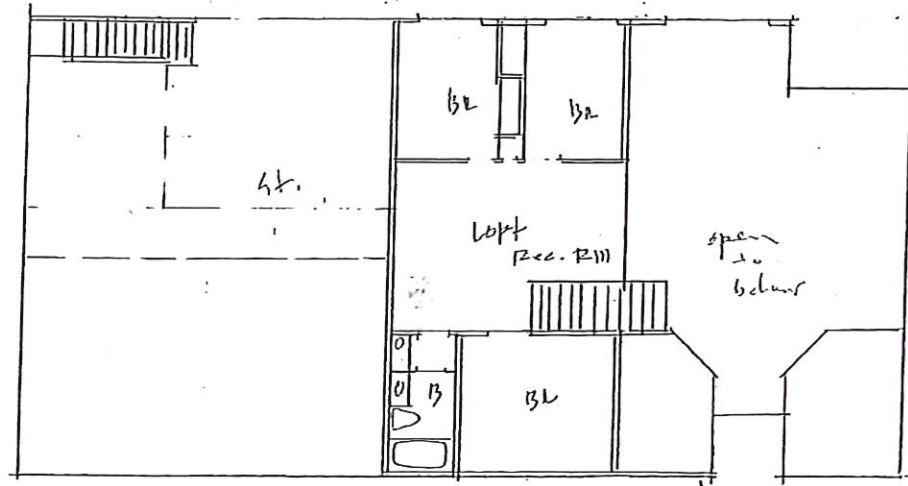
UPPER LEVEL FLOOR PLAN
18150



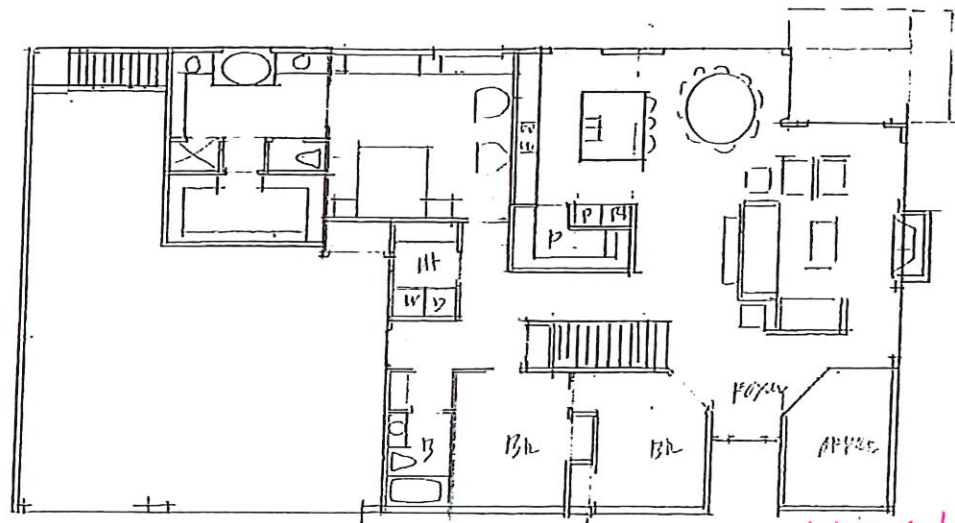
MAIN LEVEL FLOOR PLAN
18150



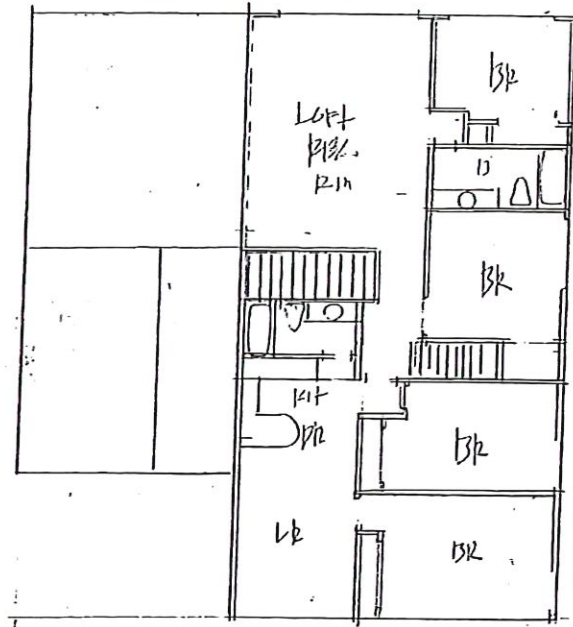
EXTERIOR CONCEPTS OF MODERN/CONTEMPORARY FLAT ROOF



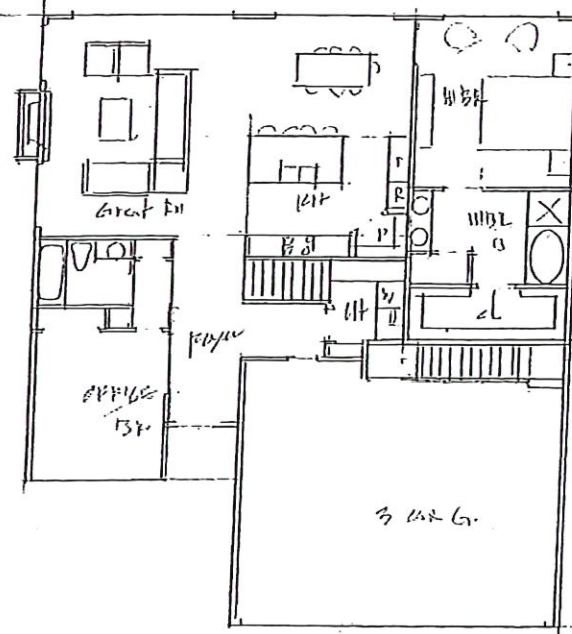
UPPER LEVEL floor plan 900



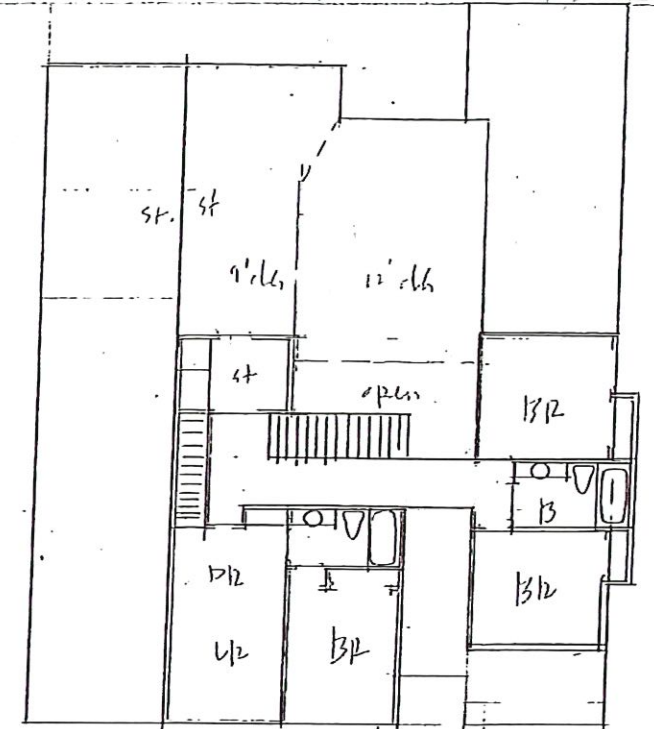
MAIN LEVEL floor plan 1850



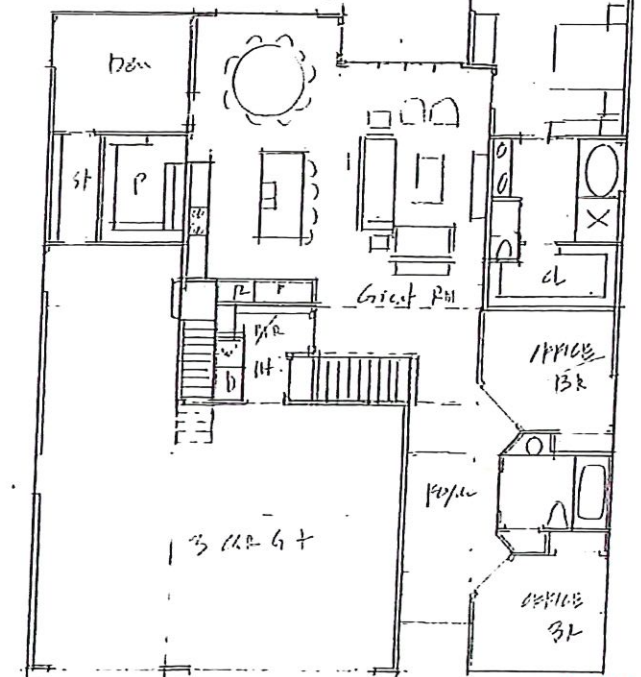
UPPER LEVEL floor plan 1400



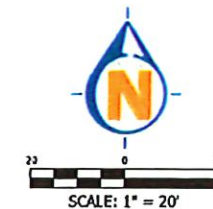
MAIN LEVEL floor plan 1400



UPPER LEVEL floor plan 1200



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

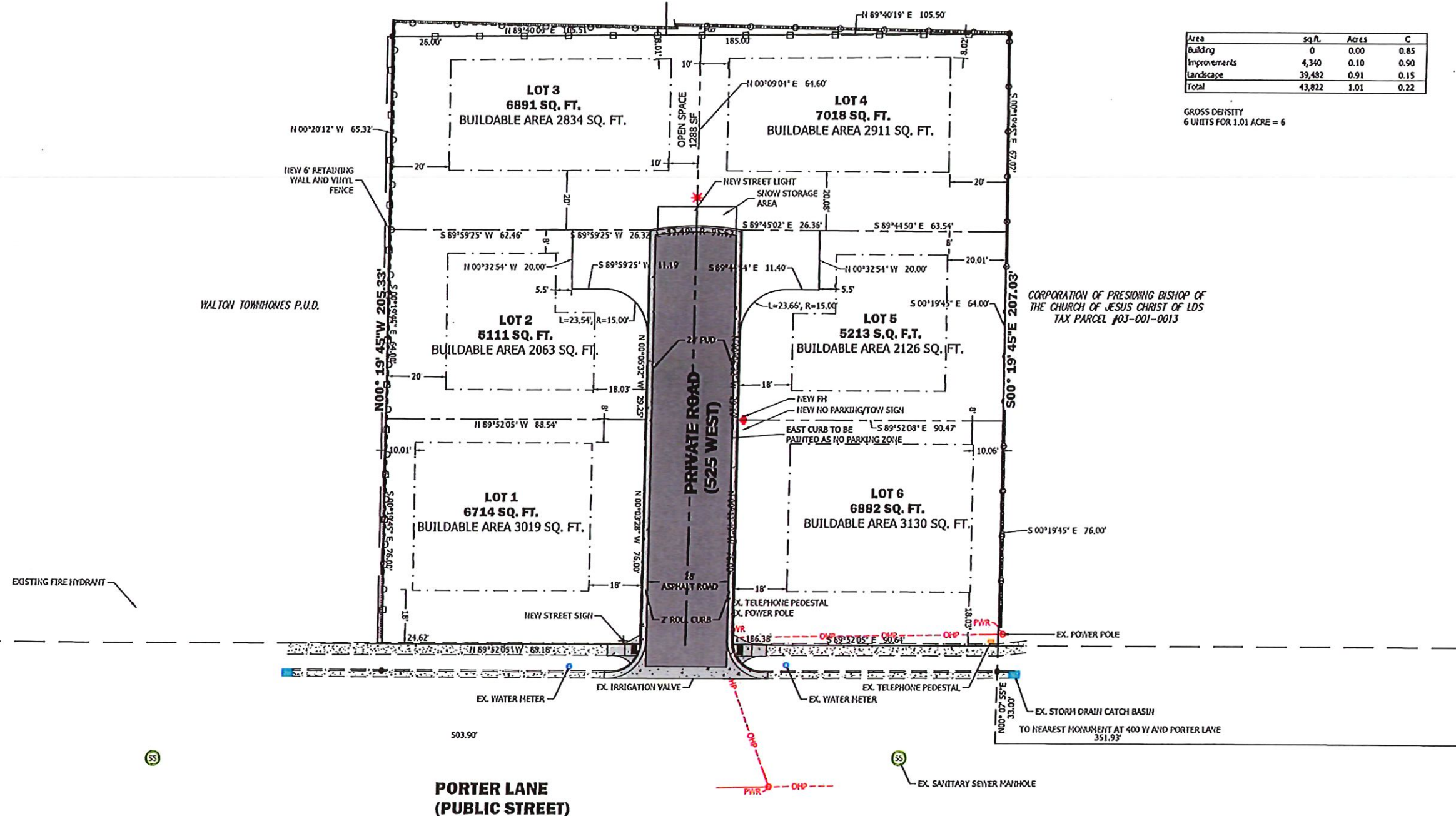
GROSS DENSITY
6 UNITS FOR 1.01 ACRE = 6

DEVELOPER

PORTER LANE ESTATES PD

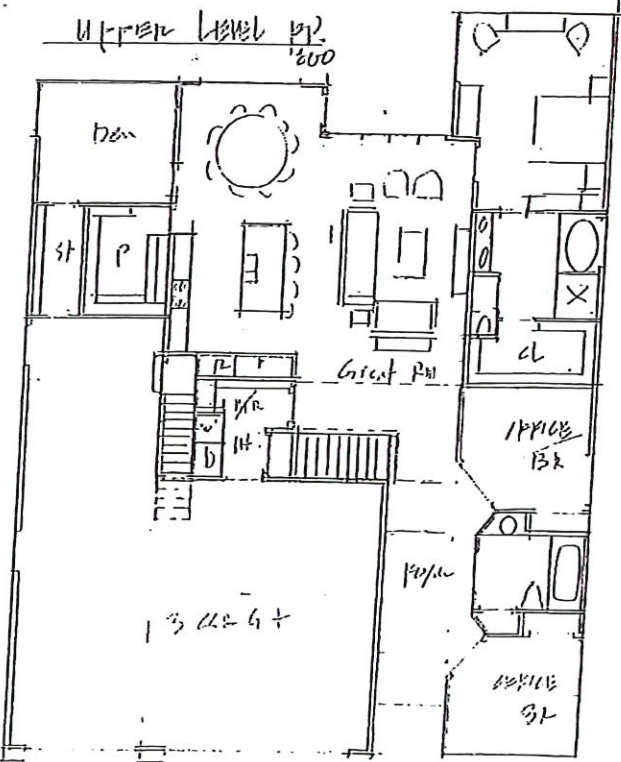
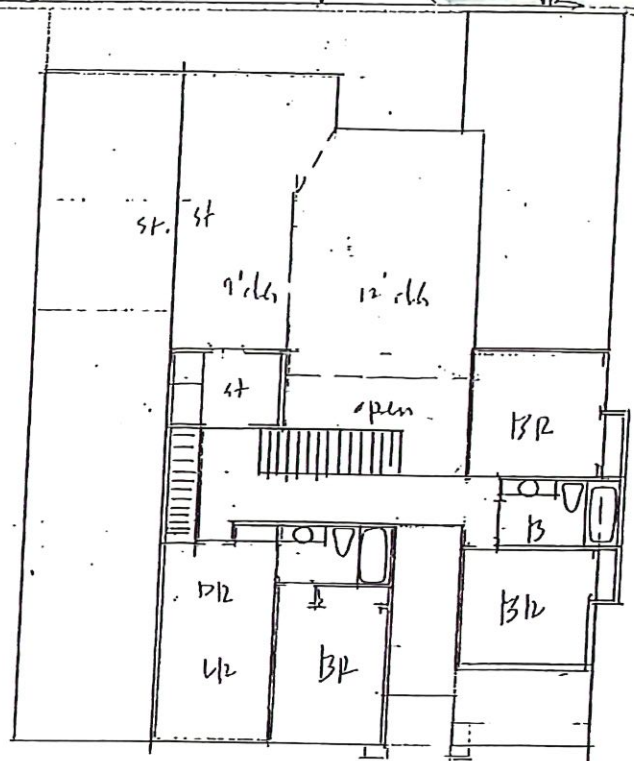
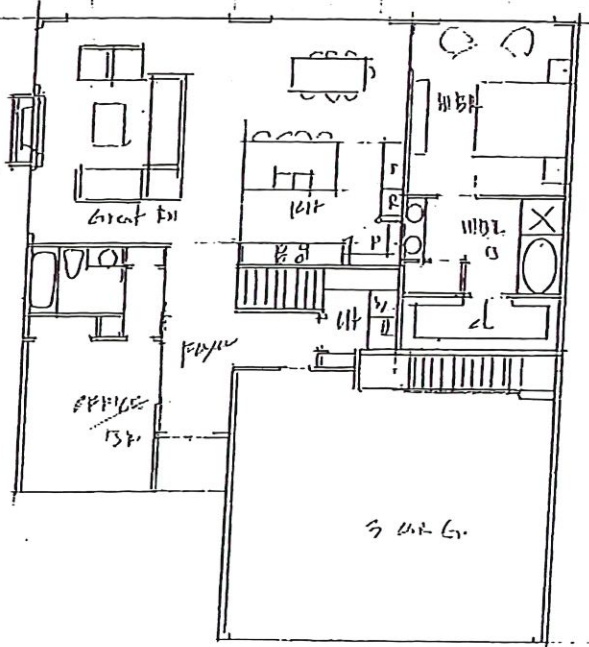
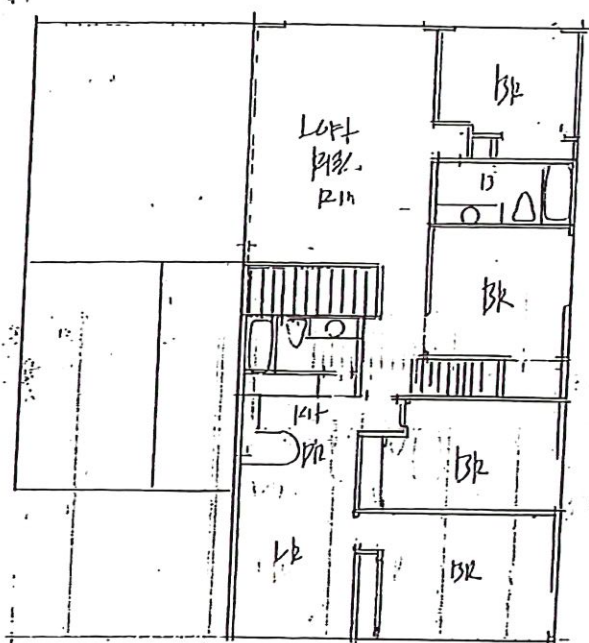
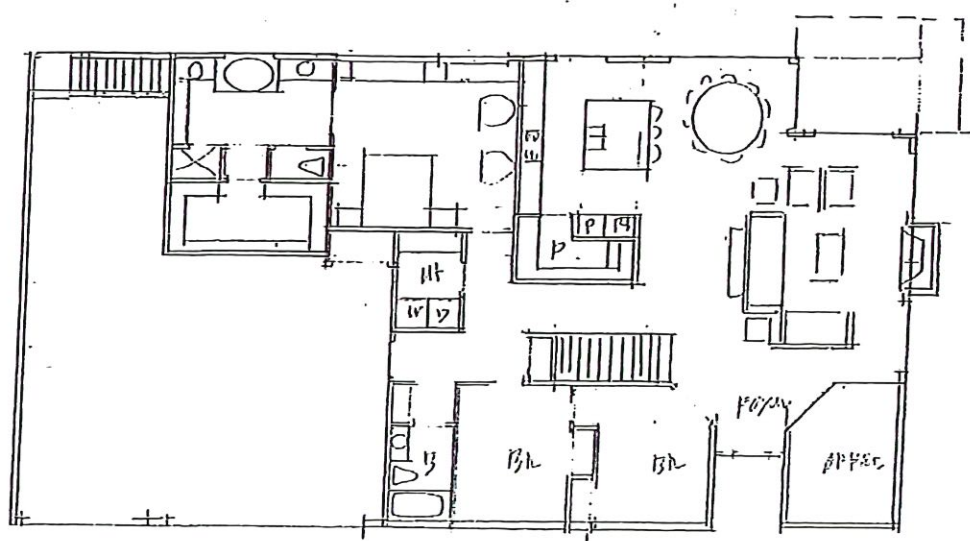
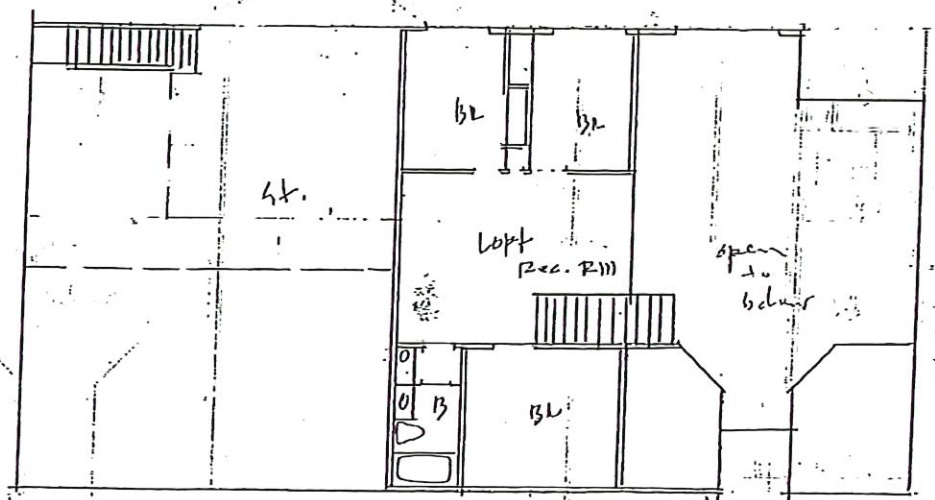
REVISIONS

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





color concepts



CENTERVILLE CONCEPTUAL SITE PLAN CHECKLIST

Project Name: Porter Lane Estates

Date: 7/7/25

TRACKING HISTORY:

- Application Submitted: 5/29/25
- Completeness Checklist DRC Meeting (1): 6/2/25
- Completeness Check Staff (2): 6/23/25
- Compliance Check: 7/7/25



Per 12.21.110 Site Plan Review

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 troyzmail@gmail.com (801) 898-0098 Greg Larsen gmlarsendesign@hootmail.com 801-589-3331
	Complete application for final site plan approval to the Zoning Administrator	
✓	Proposed use of the buildings and site	Subdivide into 6 residential building lots
✓	Payment of fees and deposits set forth in the City Fee Schedule	Paid \$500 5/29/25
Site Plan showing the following:		
✓	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	See Vicinity Map
✓	Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets	
✓	Legal description of the property and parcel number;	
✓	Lot or parcel dimensions, square footage, and orientation	Lot 1: 6879 SQFT Lot 2: 5275 SQFT Lot 3: 6944 SQFT Lot 4: 7033 SQFT Lot 5: 5257 SQFT Lot 6: 6950 SQFT
✓	Location, topography, and layout of proposed lots	
✓	Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property	
✓	Location and height of existing and proposed walls and fences	

✓	Height, bulk and preliminary elevations of proposed buildings	
✓	Layout, dimensions, and names of existing and future road right-of-way	
✓	Location, arrangement and layout of landscaping and open space	
✓	Project name, North arrow, and tie to a section monument	
✓	The boundary lines of the project site with bearings and distances	
✓	Layout and dimensions of proposed streets, buildings, parking areas, sidewalks, and landscape areas	
N/A	Traffic and pedestrian circulation patterns, including proposed access to the property	
✓	Layout and dimensions and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment	
✓	A tabulation table, showing total gross acreage, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density	Resolved 6.20.25
✓	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings	
N/A	Identification of property, if any, not proposed for development	
✓	Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas	
✓	Location, number, type, and size of signs	One street sign
✓	Tables showing the number of acres in the proposed development and a land use summary	Total SQFT: 45302.4 Open Space: 1288 SQFT All residential
Grading and drainage plan showing the following:		C500
✓	North arrow, scale, and site plan underlay	
✓	Topography contours at two-foot intervals	
✓	Areas of substantial earth moving with an erosion control plan	C690
✓	Location of existing water course, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater	C200
N/A	Location of any designated floodplain and/or wetland boundaries	
✓	Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities, when necessary, based on adopted City requirements	C500
Utility Plan showing the following:		C600
✓	North arrow, scale, and site plan underlay	
✓	All existing and proposed utilities including, but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights	

	Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations	Fire inspection requested 6/4/25
✓	Location and dimensions of all utility easements	
Building elevations for all buildings showing the following:		
✓	Accurate front, rear, and side elevations drawn to scale	
✓	Exterior surfacing materials and colors, including roofing material and color	
✓	Outdoor lighting, furnishings, and architectural accents	
✓	Location and dimensions of signs proposed to be attached to the buildings or structure	
Additional Items:		
✓	A letter from providers, addressing the feasibility and their requirements to serve the project	No comment - Century Link ✓ Deuel Creek Irrigation Co ✓ Dominion Energy ✓ Rocky Mountain Power ✓ South Davis Sewer District No comment - Utopia Fiber Out of jurisdiction - Weber Basin Water District No comment - Xfinity Cable Service
✓	Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening)	Landscaping and plant materials; Quacking Aspen Dogwood Twig Cristina Plums Ausin Pine Blue Spruce Grass Gravel/Bark Location, spacing, and number of existing and proposed plantings; Quacking Aspen: 24 Dogwood Twig / Cristina Plums: 83 Ausin Pine/Blue Spruce: 6 Grass Gravel/Bark Mature tree canopy line; See tabulation Table

		Tree and plant list, including sizes and totals;See tabulation Table Treatment of ground surfaces; Use of non live landscaping materials such as hard surface improvements or artificial landscaping; Irrigation or watering plan; Wants to defer this to individual property owners once bought
N/A	Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters	
✓	Contour and drainage plans, cut and fill specifications, and soil and geologic reports	C700, ALTA, and GEOTECH
✓	Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator.	
N/A	A traffic impact analysis, if requested by the City Engineer or the Planning Commission.	
✓	Warranty deed and preliminary title report or other document showing the application has control of the property.	
✓	Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property within 400 feet thereof.	
✓	A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed	Public Improvements: 1 months Total Project: 18-24 months

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 seven 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 identified on the final plat, including Lot A, shall be owned and maintained by the HOA which shall bear full responsibility for their upkeep, maintenance, and any obligations imposed.

HOA will maintain the Stormwater Maintenance Plan and indicate it in the Long Term Stormwater Maintenance Agreement.

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.

No on-street parking permitted.

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.

DEVELOPMENT SCHEDULE FOR PORTER LANE ESTATES

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

12.21.110 Site Plan Review

- (a) Purpose. This Section sets forth procedures for considering and approving a site plan. Such procedures are intended to provide for orderly, harmonious, safe and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the General Plan and this Title.
- (b) Authority. The Planning Commission is authorized to approve site plans as provided in this Section.
- (c) Initiation. A property owner may request approval of a site plan as provided in this Section. An agent of a property owner shall provide an affidavit of authorization.
 - (1) Site Plan approval is a two-step process consisting of: (1) conceptual site plan review and approval; and (2) final site plan review and approval. In order to provide for appropriate review and analysis, conceptual and final site plan applications shall not be reviewed by the Planning Commission concurrently or at the same meeting.
 - (2) Conceptual and final site plan review and approval shall be required for any of the following uses unless expressly exempted from such requirement by another provision of this Title:
 - (A) Any multiple-family residential use;
 - (B) Any public or civic use;
 - (C) Any commercial use;
 - (D) Any industrial use; or
 - (E) Any planned development within a PDO zone.
 - (3) When site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to site plan approval.
- (d) Conceptual Site Plan Approval. An application for conceptual site plan approval shall be considered and processed as provided in this Subsection.
 - (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.
 - (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.
 - (A) A conceptual site plan application shall include at least the following information:
 - (i) The name, address, email and telephone number of the applicant and the applicant's agent, if any;
 - (ii) Legal description of the property and parcel number;
 - (iii) Lot or parcel dimensions, square footage, and orientation;
 - (iv) Location, topography, and layout of proposed lots;

- (v) Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property;
- (vi) Proposed use of the buildings and site;
- (vii) Location and height of existing and proposed walls and fences;
- (viii) Height, bulk and preliminary elevations of proposed buildings;
- (ix) Location, arrangement and layout of landscaping and open space;
- (x) Location, name and width of existing and proposed streets and sidewalks;
- (xi) Traffic and pedestrian circulation patterns, including proposed access to the property;
- (xii) Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas;
- (xiii) Location, number, type, and size of signs;
- (xiv) Preliminary utility plans, including water, sewer, and storm drainage plans, including availability of utilities;
- (xv) Proposed reservations for parks, playgrounds, school, and other public facility sites, if any;
- (xvi) Relationship of the property to adjoining properties and uses;
- (xvii) Tables showing the number of acres in the proposed development and a land use summary; and
- (xviii) A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

- (3) After an application for conceptual site plan is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.
- (4) The Planning Commission shall schedule and hold a public hearing on the proposed conceptual site plan. Public notice of the public hearing and public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration, the Planning Commission shall accept, accept with conditions, or reject the application pursuant to the standards set forth herein. Any conditions of acceptance shall be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements. Any conceptual site plan acceptance for a planned development shall not be effective until and unless a corresponding Planned Development Overlay Zone is approved by the City Council.
- (5) A conceptual site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed.

(e) Final Site Plan Approval. An application for final site plan approval shall be considered and processed as provided in this Subsection.

- (1) After acceptance of a conceptual site plan, the applicant shall submit a complete application for final site plan approval to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule.

(2) Final site plan application shall include at least the following information:

- (A) The name, address, email and telephone number of the applicant and the applicant's agent, if any.
- (B) The uses for which site plan approval is requested.
- (C) A set of development plans showing the information required in Subsections (i) to (vi) of this Subsection. The information required by each Subsection shall be shown on separate sheets. Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets. Except for the landscaping plan, the plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah. One set of plans, reduced to fit on 11" x 17" inch paper, shall be provided.

(i) Site plan showing the following:

- (1) All infrastructure and development facilities related to the project located within 250 feet of the site boundary;
- (2) Layout, dimensions, and names of existing and future road rights-of-way;
- (3) Project name, North arrow, and tie to a Section monument;
- (4) The boundary lines of the project site with bearings and distances;
- (5) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- (6) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- (7) Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings; and
- (8) A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.

(ii) Identification of property, if any, not proposed for development.

(iii) Grading and drainage plan showing the following:

- (1) North arrow, scale, and site plan underlay;
- (2) Topography contours at two foot intervals;
- (3) Areas of substantial earth moving with an erosion control plan;
- (4) Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water;
- (5) Location of any designated flood plain and/or wetland boundaries; and

- (6) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City requirements.

(iv) Utility plan showing the following:

- (1) North arrow, scale, and site plan underlay;
- (2) All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights;
- (3) Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations;
- (4) Location and dimensions of all utility easements; and
- (5) A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project.

(v) Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening).

(vi) Building elevations for all buildings showing the following:

- (1) Accurate front, rear, and side elevations drawn to scale;
- (2) Exterior surfacing materials and colors, including roofing material and color;
- (3) Outdoor lighting, furnishings and architectural accents; and
- (4) Location and dimensions of signs proposed to be attached to the building or structure.

(D) Where one or more conditions of unusual soil, vegetation, geology or slope exist, resulting in increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, and potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a development project.

(E) Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.

(F) Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator.

(G) A traffic impact analysis, if requested by the City Engineer or the Planning Commission.

(H) Warranty deed and preliminary title report or other document showing the applicant has control of the property.

(I) Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property located within 400 feet thereof.

- (3) After the application for final site plan is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.
- (4) The Planning Commission shall schedule and hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (f). Public notice of the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.
- (5) After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
- (6) Prior to the issuance of any building permit, the applicant shall provide the City a copy of the approved final site plan which includes any required corrections or revisions. Once in final, approved form, a site plan shall be dated and marked "approved" by the City and shall be used as the basis for inspecting development and construction on the property subject to the site plan.
- (7) A record of all site plan approvals shall be maintained in the office of the Zoning Administrator.

(f) Standards for Approval. The following standards shall apply to the approval of a site plan.

- (1) A final site plan shall conform to its associated conceptual site plan.
- (2) The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:
 - (A) The planned development of the entire site; and
 - (B) The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.
- (3) A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

(g) Improvements Agreement. Prior to or as a condition of final site plan approval by the Planning Commission, the developer shall enter into an Improvements Agreement acceptable to the City providing security to ensure completion of any and all public improvements required to be installed in connection with the site plan development. The Improvements Agreement shall comply with the provisions and requirements of CMC 15 (Subdivisions) regarding Improvements Agreements for subdivision development. The warranty period for site plan Improvements Agreements shall be as set forth in CMC 15 (Subdivisions) regarding the warranty period for public improvements for subdivision development.

(h) Planned Centers. Individual uses in a planned center shall be subject to the following requirements:

- (1) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines, and a list of uses allowed in the planned center.
 - (2) Development guidelines for a planned center shall, at a minimum, address the following topics:
 - (A) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc);
 - (B) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (C) Landscaping and open space standards;
 - (D) Signage;
 - (E) Exterior lighting;
 - (F) Parking, pedestrian and vehicular circulation, and access to the site;
 - (G) Rights of access within the center (use of cross easements, etc);
 - (H) Development phasing and improvements to be completed with each phase;
 - (I) Outdoor sales, storage and equipment;
 - (J) Fencing and walls; and
 - (K) Maintenance standards and responsibilities.
 - (3) After approval of a planned center, individual uses therein may be approved pursuant to a building permit. Building permits for individual uses within an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines, and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.
- (i) Appeal of Decision. Any person adversely affected by a final decision of the Planning Commission or Zoning Administrator regarding approval or denial of a site plan may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.
- (j) Effect of Approval. Every site for which a site plan has been approved shall conform to such plan.
- (1) A building permit shall not be issued for any building or structure, external alterations thereto, or any sign or advertising structure until the provisions of this Section have been met. No structures or improvements may be constructed unless shown on an approved site plan or required by law.
 - (2) Approval of a site plan shall not be deemed an approval of any conditional use permit or other permit. Approval of such permits shall be obtained in accordance with applicable provisions of this Title and other applicable provisions of the Centerville Municipal Code.
- (k) Amendment. Except as may be provided elsewhere in this Title, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:

- (1) Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
 - (A) The proposed amendment does not relate to a matter specifically required as a condition of approval by the approving authority;
 - (B) Any proposed change of use is consistent with uses permitted on the site;
 - (C) Existing uses were permitted when the site plan was approved, or have received a conditional use permit;
 - (D) The proposed use and site will conform to applicable requirements of the Centerville Municipal Code;
 - (E) The proposed alteration or expansion meets the approval standards of Subsection (f);
 - (F) The architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site; and
 - (G) The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure.
- (2) If the Zoning Administrator cannot make the findings required in the foregoing Subsection, a conditional use permit or amended site plan, as the case may be, shall be approved by the Planning Commission before any alteration or expansion occurs.
- (3) Except as provided in Subsection (1), the procedure for approval of an amended site plan shall be the same as the procedure for approval of an original site plan as set forth in this Section.

(l) Revocation. A site plan approval may be revoked as provided in CZC 12.23.070.

(m) Expiration.

- (1) A conceptual site plan approval shall expire and have no further force or effect if a completed application for final site plan approval is not submitted within one year after the conceptual site plan is approved.
- (2) A final site plan approval shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the approval is not commenced within one year or not substantially completed within two years from the date of final site plan approval.

HISTORY

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

Amended by Ord. [2022-17](#) on 8/16/2022

Minutes of the Centerville **City Council** meeting held Tuesday, August 5, 2025, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Robyn Mecham
Gina Hirst (arrived @ 7:48 pm)
Spencer Summerhays
Cheylynn Hayman
Brian Plummer

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Bryce King, Administrative Services Director
Nate Plaizier, Finance Director
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Dave Walker, Deputy Public Works Director
Haley Turner, Communication Manager
Allen Ackerson, Chief of Police
Bruce Cox, Parks and Recreation Director
Sydney DeWees, Planner
Bethany Frank, HR Specialist
Isabel Sebra, Legal Intern

VISITORS

Abe Millet
Quentin Millet
Greg Larsen
Troy Holzer

PRAYER OR THOUGHT

Councilmember Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

No comments.

PUBLIC HEARING – ZONING MAP AMENDMENT – MILLET PROPERTY – 2138 NORTH FRONTAGE ROAD – AGRICULTURAL LOW (A-L) TO RESIDENTIAL LOW (R-L)

Planner Sydney DeWees presented a request to rezone proposed Lot 2 of the pending Millet Minor Subdivision at 2138 North Frontage Road from Agricultural Low to Residential Low, with Lot 1 remaining Agricultural Low. She reported that the Planning Commission unanimously recommended approval on June 25, 2025, contingent on subdivision approval, and that all zoning requirements were met with no public comments received.

Mayor Wilkinson opened a public hearing for this item. No comments were made, so he closed the public hearing.

1 The Council discussed subdivision contingencies, lot access, and minimum lot sizes. Staff
2 confirmed Agricultural Low requires a minimum 0.5-acre lot and that the minor subdivision will
3 proceed through administrative review.
4

5 Councilmember Hayman **moved** to approve Ordinance 2025-12 for a zoning map
6 amendment request from Agricultural Low (A-L) to Residential Low (R-L) zoning, contingent upon
7 approval of the Millet Minor Subdivision Final Plat establishing proposed Lot 2, based on the
8 following findings. Councilmember Summerhays seconded the motion which passed unanimously
9 (4-0).
10

11 Findings:
12

- 13 1. The proposed Zoning Map Amendment meets the goals and objectives of the General
14 Plan concerning Neighborhood 4 [CMC 12-480-5].
- 15 2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the
16 City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).
- 17 3. Therefore, the City Council grants approval of this Zoning Map Amendment request.
18

19 **PUBLIC HEARING – CONCEPTUAL SITE PLAN (PDO) – PORTER LANE ESTATES –**
20 **522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL PDO DEVELOPMENT**
21

22 Ms. DeWees presented the conceptual site plan for Porter Lane Estates, the first step in
23 the PDO overlay process for a 1.4-acre property at 522 West 400 South. The plan proposed six
24 single-family lots under the R-M-PDO zone with no density increase, requesting variances for lot
25 size, frontage, setbacks, a private drive without sidewalks, and no irrigation plan at subdivision.
26 Ms. DeWees said Planning Commission concerns about parking, fire access, and snow storage
27 were resolved, and the Commission unanimously recommended approval with conditions.
28

29 Councilmembers raised concerns about sidewalk safety and parking overflow. The
30 applicant, Greg Larsen outlined the design, noting three-car garages, extra parking, and no-
31 parking signage. Homes would be 3,500–4,500 square feet, valued at \$800,000–\$1 million, with
32 28-foot-wide streets maintained by an HOA.
33

34 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
35 closed the public hearing.
36

37 Councilmember Hayman **moved** to approve the proposed Conceptual Site Plan for the
38 property located at 522 W 400 S, contingent on the following conditions and findings.
39 Councilmember Plummer seconded the motion which passed unanimously (4-0).
40

41 Conditions:
42

- 43 1. The proposed Planned Development Overlay (PDO) Zoning Map Amendment will need to
44 be approved as outlined in CZC 12.41.080 for this approval to be valid
- 45 2. The proposed Planned Development Overlay (PDO) Zoning Map Amendment shall
46 address all variance items as outlined in the staff report:
47
 - 48 a. Minimum lot size
 - 49 b. Minimum lot frontage
 - 50 c. Front yard setback
 - 51 d. Minimum buildable area
 - 52 e. Required sidewalk installation
 - 53 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.
5. NO PARKING signage shall be posted along the private roadway known as 525 West Street, with enforcement of this restriction outlined in the Subdivision's Covenants, Conditions, and Restrictions (CC&Rs) through an established towing policy.

Findings:

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 and qualifies for Planned Development Overlay (PDO) application to the Site Plan project area;
5. Therefore, the Council approves this proposed Conceptual Site Plan request associated with the proposed Planned Development Overlay (PDO) Zoning Map Amendment.

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)

Mayor Wilkinson opened a public hearing for this item. No comments were made, so he closed the public hearing.

Councilmember Hayman **moved** to approve Ordinance No. 2025-13 for the proposed Zoning Map Amendment for a Planned Development Overlay (PDO) to be applied to the property located at 522 W 400 S (Porter Lane) from Residential Medium (R-M) to Residential Medium Planned Development Overlay (R-M-PDO) zoning, with the following findings. Councilmember Plummer seconded the motion which passed unanimously (4-0).

Findings:

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 with the assistance of the PDO allowable variations from applicable land use development standards in the City Zoning Code;
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 City Council approves the proposed Planned Development Overlay Zoning Map Amendment request as associated with the provided Conceptual Site Plan documentation.

AUTHORIZING RAP TAX BALLOT QUESTIONS

City Recorder Jennifer Robison presented a resolution to place the RAP tax question on the general election ballot, using the same language as 2015 and excluding non-applicable uses. Mayor Wilkinson confirmed the county would not pursue its own RAP tax and noted uses for the funds would be discussed when drafting the “for” argument.

Councilmember Summerhays **moved** to approve Resolution 2025-13 to submit a ballot question to residents regarding the re-authorization and imposition of a local sales and use tax of one-tenth of one percent (0.1 %) on certain qualifying transactions within the City to fund recreational facilities and cultural facilities and organizations. Councilmember Hayman seconded the motion which passed unanimously (5-0).

COMPUTER NETWORK SERVICES AGREEMENT – TECSERV, INC.

City Attorney Lisa Romney presented an agreement with TechServ to continue IT support, reducing weekly hours from 10 to 8 and raising the hourly rate by 5 percent, with 40 banked hours for emergencies. Police Chief Allen Ackerson and City Manager Brant Hanson supported the contract, citing TechServ’s expertise, system familiarity, and bulk software pricing benefits.

Councilmember Summerhays **moved** to approve the TecServ Computer Network Services Agreement for computer network maintenance, remote monitoring, and technical consulting services subject to final review and approval by the City Attorney. Councilmember Hirst seconded the motion which passed unanimously (5-0).

SUMMARY ACTION

- Parks Department Vehicle Purchase - 2025 Silverado 2500 HD Reg. Cab with Service Body for \$58,153.46

Councilmember Hirst **moved** to approve the summary action calendar as outlined above. Councilmember Summerhays seconded the motion, which passed unanimously (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the July 15, 2025 Work Session, City Council, and Closed Session meetings were reviewed. Councilmember Hirst **moved** to approve all sets of minutes. Councilmember Hayman seconded the motion, which passed unanimously (5-0).

1 **FINANCIAL REPORT**

2
3 Finance Director Nate Plaizier presented a quarterly financial report for the period ending
4 June 2025 and answered questions from the council.

5
6 **COUNCIL LIAISON REPORT**

- 7
8 • Councilmember Hirst reported that the Parks and Recreation Committee would meet the
9 following Tuesday to update the parks master plan.
10 • Councilmember Hirst shared that the South Davis Sewer District had toured their new
11 administration building, and noted Deuel Creek was operating normally with more
12 information expected in the fall.
13 • Councilmember Hirst distributed a list of budget work session topics from 2024 to 2026
14 and requested a work session to prioritize incomplete items to help staff manage limited
15 resources effectively.
16

17 **MAYOR REPORT**

- 18
19 • Mayor Wilkinson reported on meetings with Sergeant Dingman, the Handcart Days
20 parade, South Davis Metro Fire Service, and CPT board expansion plans.
21 • Community Development Director Mike Eggett shared updates on the General Plan draft,
22 a shared access trail grant, and the Moderate Income Housing report submission.
23 • Public Works Director Mike Carlson reported progress on the water tank project after
24 hillside fire concerns and offered monthly site tours; he also noted a trails grant application
25 for Porter Lane improvements.
26

27 **CITY MANAGER REPORT**

- 28
29 • City Manager Brant Hanson reported attending the URMMA conference on risk
30 management and insurance with other city staff.
31 • City Manager Brant Hanson highlighted the city's sanitation recycling rebate of \$6,000 per
32 month, noting a 97% recycling bin take rate. He encouraged residents to use their
33 recycling bins consistently to improve diversion rates and increase the rebate.
34

35 **ADJOURNMENT AND CLOSED MEETING**

36
37 At 8:40 pm, Councilmember Hirst **moved** to enter into a closed session for the purpose of
38 discussing pending or reasonably imminent litigation and attorney-client matters with no intent to
39 return to a public meeting. Councilmember Summerhays seconded the motion which passed by
40 a unanimous vote (5-0). In attendance at the closed session were: Clark Wilkinson, Mayor;
41 Councilmembers Hirst, Summerhays, Mecham, and Hayman; Brant Hanson, City Manager; Lisa
42 Romney, City Attorney; Jennifer Robison, City Recorder; Mike Eggett, Community Development
43 Director. The closed session adjourned at 9:07 pm.
44

45
46
47 _____
Jennifer Robison, City Recorder

Date Approved

CENTERVILLE
PLANNING
COMMISSION

Staff Report
9/24/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
PLANNING
COMMISSION

Staff Report
9/24/2025

Item No. 1.

Title: Minutes Review and Approval - September 10, 2025

Initiated By: Jennifer Robison, City Recorder

Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes for September 10, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-10-25 PC DRAFT

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 10, 2025**

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

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

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair
10 LaRae Patterson
11 Shawn Hoth
12 Gary Woodward
13 Tyler Moss
14 Layne Jenkins (arrived at 7:12 pm)

15
16 **MEMBERS ABSENT**

17 Amanda Jorgensen

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director
21 Lisa Romney, City Attorney
22 Sydney DeWees, Planner

23
24 **VISITORS**

25 Spencer Hymas, Galloway Engineering
26 Daniel Chambers, Quik Trip

27
28 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Patterson

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **PUBLIC HEARING – CONDITIONAL USE PERMIT – QUIK TRIP – 1262 WEST**
33 **PARRISH LANE – GASOLINE SERVICE STATION – GALLOWAY ENGINEERING –**
34 **ADMINISTRATIVE DECISION**

35
36 Community Development Director Mike Eggett presented a conditional use permit request
37 for a QuikTrip gasoline service station at 1262 West Parrish Lane, which includes 15 fuel
38 dispensers across two canopy locations. He reviewed safety and community impact
39 considerations, highlighting planned improvements such as a roundabout at 500 North/1250 West
40 and a 10-foot trail along 1250 West for pedestrian and cyclist safety. Commissioners discussed
41 concerns about children crossing from nearby apartments and semi-truck traffic but agreed the
42 proposed safety measures, UDOT approval, and site improvements addressed potential impacts.

43
44 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
45 the public hearing.

46
47 Commissioner Hoth **moved** to approve the Conditional Use Permit request from Galloway
48 Engineering for a gasoline service station as located on parts of parcels 06-006-0082 and 06-
49 006-0118, known as 1262 West Parrish Lane, for the business Quik Trip. The Conditional Use
50 Permit shall be subject to the following conditions of approval. Commissioner Moss seconded the
51 motion which passed by a unanimous vote (6-0).

52
53 **Conditions:**

1. This Conditional Use Permit is for the Gasoline Service Station component of the Quik Trip Convenience Store Site Plan and is only approved as long as the Convenience Store business is in operation at this location.
2. The applicant is required to receive traffic access management approval from UDOT and thereafter install any required traffic mitigation measures as deemed necessary by UDOT as part of their access management approval decision.
3. The Conditional Use Permit approval is subject to the approval of the Quik Trip Final Site Plan and approval of the WDG Minor Subdivision Plat.
4. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
5. Should any business operations and/or activities deviate from the conditions of approval for the Conditional Use Permit shall be revoked per CZC 12.21.100(i)

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
- b. The Planning Commission finds that the proposed use is consistent with the goals and objectives of the General Plan.
- c. Therefore, the Planning Commission finds that through application of the provided conditions this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.

LANDSCAPING WAIVER OF STRICT COMPLIANCE – QUIK TRIP – 1262 WEST PARRISH LANE – GALLOWAY ENGINEERING – ADMINISTRATIVE DECISION

Mr. Eggett presented Quik Trip's landscaping waiver request, which proposed 22.5% landscaping—above the 15% required—but sought two waivers: removing the Parrish Lane buffer due to storm drains, with trees planted north of the site, and reducing tree requirements along 1250 West by three. The applicant agreed to plant replacement trees elsewhere and address a berm deficiency along Parrish Lane as a condition of approval.

Chair Kjar **moved** to approve the Landscaping Waiver of Strict Compliance request from Galloway Engineering for the Quik Trip Site Landscaping Plan as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1262 West Parrish Lane. The approved waiver elements shall be as follows. Commissioner Jorgensen seconded the motion which passed by unanimous vote (6-0).

Approved Waiver Elements:

1. Allow the applicant group to plant proposed street trees along Parrish Lane as shown in the attached landscaping plan, specifically in as close proximity to Parrish Lane as possible, but in a way that the tree placement plan does not impact the two large 36" Reinforced Concrete Pipes that run parallel to Parrish Lane, in an effort to still meet the intent of the Parrish Lane Gateway corridor landscape buffering requirement.
2. Allow the applicant group to plant proposed trees along 1250 West as shown on the attached landscaping plan, specifically noting that there is a deficiency in required street trees (as shown on the attached landscaping plan) of three (3) trees that would otherwise be required to be installed along 1250 West. Further, the applicant group has stated that they plan to plant these other three (3) trees elsewhere internally on the site and this would be expected as part of this waiver allowance approval.
3. The applicant would need to make sure that staff has verified that the landscaping berm meets code.

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.51.050.
- b. The Planning Commission finds that the applicant group is planning to install at a minimum 22.5% of landscaping improvements to the site plan area for Quik Trip.
- c. The Planning Commission finds that the applicant group has explored and plans to install alternative designs for landscaping improvements to address the requested and required variations from landscaping requirements.
- d. The Planning Commission finds that the applicant group understands the intent of the landscaping requirements and is seeking to satisfy the intent of these requirements through the two requested waiver allowances.
- e. The Planning Commission finds that the requested Waiver of Strict Compliance proposed plan does preserve the intent of this Chapter and associated provisions for authorization, it will not result in an adverse impact on surrounding properties, and that strict application of the provisions cannot be fully achieved so alternate plans of action by the applicant have been deemed acceptable.
- f. Therefore, the Planning Commission finds that the requested Waiver of Strict Compliance does meet criteria for waiver allowance and approval.

**FINAL SITE PLAN - QUIK TRIP – 1262 WEST PARRISH LANE – GALLOWAY
ENGINEERING – ADMINISTRATIVE DECISION**

Mr. Eggett presented the final site plan for Quik Trip, noting improvements such as a new roundabout, trail system, and development of vacant property. Discussion focused on a proposed access point to future development west of the site, with Commissioners raising safety concerns but acknowledging fire code and UDOT requirements. Quik Trip representatives emphasized safety measures and agreed to coordinate with future developers.

Commissioner Jenkins **moved** to approve the Final Site Plan for the property located at approximately 1262 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, subject to the following conditions of approval. Commissioner Woodward seconded the motion which passed (5-1) with Commissioner Patterson dissenting.

Conditions:

1. The applicant will need to receive final approval by UDOT for access management plan for project.
2. The applicant will need to receive will serve/approval by the Davis County Health Department for this project plan.
3. The applicant will need to receive approval by the Planning Commission for the Wavier of Strict Compliance for the landscaping deviations noted on checklists and outlined in Item 2 of the packet. The applicant will also need to resolve landscaping allocation discrepancy.
4. The site landscaping plans shall be stamped by a licensed landscape architect.
5. The applicant will need to receive Planning Commission approval of the conditional use permit request for the gasoline service station component of the overall site plan.
6. The applicant will need to resolve wall signage coverage information noted concerns.
7. The applicant shall follow approved final site plan documents to establish a site plan aesthetic that matches the Legacy Gateway CDA building/site design and landscaping expectations for this area of the City.
8. The applicant will be required to resolve outstanding city engineer and staff comments as indicated on the attached checklist documents and reporting. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by city staff for compliance with this approval.

9. Prior to development and construction of the Quik Trip Final Site Plan, there will need to be Final Minor Subdivision approval provided by the City for the proposed subdivision plat as prepared and applied for by the property owner group. This includes that the Final Minor Subdivision plat will need to be recorded in accordance with Title 15 of the City Municipal Codes, and associated bonding that will be required by the City prior to construction.
10. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules, this includes any bonding that may be required.

Findings for action:

- a. The proposed Final Site Plan meets the goals and objectives of the General Plan.
- b. The proposed Final Site Plan meets the use, standards, and applicability in CZC 12.34, CZC 12.36, CZC 12.51, CZC 12.52, CZC 12.54, CZC 12.55, CZC 12.63, and CZC 12.21.110(e-f).
- c. Therefore, the Planning Commission finds that through application of the provided conditions this final site plan application should be approved.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported that he and the City Manager would attend the Prepare 60 water conference, where agencies statewide will discuss water challenges. He noted he is reevaluating code section 12.51 on water conservation to help the city qualify for rebate programs and expects to present a draft ordinance to the Planning Commission soon, aiming for City Council approval by year's end.

MINUTES REVIEW AND APPROVAL

Minutes of the August 27, 2025 Planning Commission meeting were reviewed. Commissioner Patterson **moved** to approve the minutes. Commissioner Jenkins seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:32 p.m., Commissioner Hoth **moved** to adjourn the meeting. Commissioner Moss seconded the motion which passed by unanimous vote (6-0).

Jennifer Robison, City Recorder

Date Approved