



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

July 18, 2019



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA
(Amended)
PLANNING COMMISSION MEETING
July 18th, 2019

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah
Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- 7:00 1. Minutes
2. City Council Report

SUBDIVISION

- 7:05 3. Todd Strong (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Farmington Foothills Subdivision consisting of 7 lots on 3.82 acres of property located at approximately 1500 S 200 E in the LR (Large Residential) zone. (S-4-19).
- 7:20 4. Andrew Hiller (Public Hearing) – Applicant is requesting a recommendation to rezone 5.18 acres of property from an A (Agriculture) to LR-F (Large Residential) zone, located at approximately 90 West 675 North. Additionally, the applicant is also requesting schematic subdivision plan and preliminary PUD master plan approval to develop 11 lots on the property. (Z-6-19 and S-6-19)
- 7:35 5. Jerry Preston\Elite Craft Homes – Applicant is requesting Final Plat approval for the Creekside Manor Subdivision consisting of 8 lots on approximately 5.78 acres of property located at about 950 West 500 South in the AE (Agriculture Estates) zone. (S-23-18)

OTHER

- 7:40 6. Miscellaneous, correspondence, etc.
a. Other
7. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted
July 17, 2019

Meagan Booth
City Planner

FARMINGTON CITY PLANNING COMMISSION
JUNE 20, 2019

STUDY SESSION

PRESENT: *Planning Commissioners Connie Deianni, Greg Wall, Amy Shumway, Russ Workman, Rulon Homer, Shawn Beus, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth*

Excused: Commissioner Shawn Beus and Roger Child

3. Ken Stuart/Stay Farmington – Applicant is requesting a final plat approval for the Haight Creek Subdivision consisting of 70 townhomes on 9.21 acres located north of Haight Creek, west of I-15, and east of the Denver and Rio Grande Western Rail Trail at approximately 1525 Burke Lane in the OMU (Office Mixed Use) zone. (S-18-18)

David Petersen stated that this item has been held up due to a 20' gas line easement. The line is being relocated but the easement takes time to vacate. The estimated time provided by the gas company to the applicant is October 2019.

4. Kamico LLC/John Saltzgeber (Public Hearing) – Applicant is requesting to rezone .21 acres of property from a R (Residential) to a R-2 (Multiple Family Residential) zone, located at 161 E 1470 S in order to construct a duplex on the property. (Z-3-19)

David Petersen stated that this item may be controversial. Many potential buyers showed interest in this lot when it went up for sale. The applicant has the lot under contract and would like to change the zoning from single family in order to build a duplex. There are other attached dwellings in the neighborhood which are grandfathered in so the use may fit in fairly well in the neighborhood.

Greg Wall expressed concerned that 200 East (SR-106) is a busy State Route, on which driveways should be spaced 330 feet apart per UDOT. There is an existing driveway very near to the 1470 south intersection already and adding two new accesses onto 200 East for this duplex probably won't get UDOT's approval. He expressed favor in keeping the zoning as is and only allowing a single family home on the lot. **Russ Workman** asked if tabling the motion until UDOT can be consulted regarding the driveway spacing would be appropriate; or if approving the item with an added condition requiring UDOT's approval would be preferred. **Dave Petersen** said that since this is a rezone, the Planning Commission can recommend either option, but the City Council has final say. He stated that on a busy road, a rental duplex may be a good use.

The commission discussed the issue of affordable housing as a duplex on this lot may present two affordable units.

5. Val Halford /The Sons of Union Veterans of the Civil War (Public Hearing) – Applicant is requesting a conditional use permit approval for a statue to be placed at the Farmington Historical Museum at 110 N Main Street in the (OTR) Original Townsite Residential Zone. (C-8-19)

This item was pulled from the meeting agenda in order to gain further historical understanding of Lot Smith.

REGULAR SESSION

PRESENT: Planning Commissioners Connie Deianni, Greg Wall, Amy Shumway, Russ Workman, Rulon Homer, Shawn Beus, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth

Excused: Commissioner Shawn Beus and Roger Child

Connie Deianni opened the meeting at 7:00 P.M.

Minutes:

Connie Deianni announced the changes to be made to the June 6th Planning Commission meeting minutes. ? motioned to approve the minutes as amended. **Amy Shumway** seconded the motion, which was approved by unanimous vote.

City Council Report:

David Petersen said that a new Finance Director has been chosen for the City, which was announced in the City Council meeting. The City Council discussed the TDR's for the Flatrock Ranch subdivision and expressed issues with the proposed open space park underneath the power lines.

The Planning Commission discussed TDR's (Transfers of Development Rights) in order to better understand and determine when they should be considered and approved in reference to subdivision applications.

The State Liquor Store will be erecting a building next to the Driver's License Division. This item was brought to the Planning Commission and staff several months ago. The City in general was not in favor of the liquor store but because it is a state entity, the City is unable to deny the store and it will begin construction soon.

3. Ken Stuart/Stay Farmington – Applicant is requesting a final plat approval for the Haight Creek Subdivision consisting of 70 townhomes on 9.21 acres located north of Haight Creek, west of I-15, and east of the Denver and Rio Grande Western Rail Trail at approximately 1525 Burke Lane in the OMU (Office Mixed Use) zone. (S-18-18)

Background: On September 18, 2018, the City Council approved the schematic subdivision plan, and development agreement and project master plan for the Haight Creek Subdivision. The Planning Commission approved the preliminary plat for the project on January 24, 2019. The next step in the process is Final Plat approval for this subdivision.

Applicant **Ken Stuart** came to the stand. He said that the surveyor comments are being addressed by the engineer but there shouldn't be any other outstanding items in regards to this application. They have obtained the required permissions from entities such as Weber Basin for the trail and parking.

Greg Wall asked if the Civil Engineer has concerns about the surveyor comments. **Ken Stuart** said he did not believe so because the comments were pretty minor.

Greg Wall asked how the process of vacating the easement required for phase 2 was going. **Ken Stuart** said that Dominion Energy has a gas line running through the park. They must flush the system then abandon the easement. This should be done by the end of July but they have until October to finish, per the agreement.

Kent Stuart reviewed the temporary access easement that will run through the field to the South of the property until stub roads are connected with future development. This was required by the fire department in the preliminary phase of the subdivision.

Amy Shumway asked for clarification regarding the existing and proposed trails. She asked if the trail will be cleared along the creek. **Ken Stuart** showed the trails and stated that the Army Corps of Engineers has control of the trail along the creek and they would have to be the entity to fix the trail in that area and it would be a huge process.

Motion:

Amy Shumway moved that the Planning Commission approve the final plat for the Haight Creek Subdivision, subject to all applicable Farmington City Ordinances and development standards as well as the conditions and findings as outlined. **Russ Workman** seconded the motion, which was unanimously approved.

Conditions:

1. The follow outstanding DRC Comments must be addressed by the applicant prior to recording:
 - a. Haight's Creek is under Davis County jurisdiction, the applicant must obtain a flood control permit from the county and meet all their conditions thereto.
 - b. Any improvements being installed outside of Farmington City limits will need to be approved by Kaysville City and a letter from Kaysville given to Farmington approving them.
 - c. Address all outstanding surveyor comments.
 - d. Recommendations must be obtained from all entities including outcome of Benchland Water Districts Board Meeting and required improvements.

- e. Phase 2 will require a separate application, acknowledgement letters and review.
- f. The applicant shall label the trail easement as public throughout the project and continue the trail easement on Phase 2.
- g. This project is part of a Project Master Plan not a PUD. PUD should be removed from all documents.

Findings:

1. The Final Plat is consistent with the Schematic Plan and Preliminary Plat and Project Master Plan and related findings.
2. The applicant must meet all requirements of the Development Agreement.
3. The proposed plans are consistent with the General Plan.
4. Phase 2 will occur once the 20-foot Right of Way Easement of Mountain Fuel Supply Company is abandoned. Phasing adjusted to accommodate construction of buildings outside of the easement.

4. Kamico LLC/John Saltzgeber (Public Hearing) – Applicant is requesting to rezone .21 acres of property from a R (Residential) to a R-2 (Multiple Family Residential) zone, located at 161 E 1470 S in order to construct a duplex on the property. (Z-3-19)

Background: The property owner, K.H. Kambouris is requesting a recommendation to rezone .21 acres of property from R (Residential) to R-2: Multiple Family Residential at 161 E 1470 S (Kambouris Lane) in order to construct a duplex, or two family dwelling, on the property. The use is consistent with the surrounding properties as there are several attached dwelling units in existence on the street and have been grandfathered therein. However, in order to construct a duplex, the applicant is requesting to rezone the property to be consistent with the land use of the zone.

Dave Petersen introduced the item. He stated that there are single family and R-2 zones adjacent to this property. A zone change requires that the Planning Commission find the change reasonably necessary. It must be in the public interest, and it must be consistent with the Farmington City General Plan. He said that the use currently on the property is an old storage building which is not consistent with the other residential uses along the street; however, a single family home could replace the storage building which would not require a zone change. The Farmington City Master Plan shows low density residential in the area, which the proposed change could be considered consistent with.

Applicant **Don Saltzgeber**, Bountiful UT, said that his first thought was to convert the existing storage building into a home but due to the sale price of the lot and the conditions of the existing building, constructing a duplex on the lot is the most cost efficient option. He said that the rendering he presented to the City was a rough draft and does not yet address all the setbacks and other considerations for the zone. His realtor said that there is about a \$25,000 value difference between an R-1 zoned lot and an R-2 zoned lot.

Greg Wall asked which direction the duplex would face. **Don Saltzgeber** stated that he would be open to building whatever design would be allowed on the lot. Greg Wall said that UDOT may not allow the entrance onto 200 East because of their separation distance requirement. He suggested placing the driveways on 1470 South. **Don Saltzgeber** said he would be open to that.

Roger Child asked if the goal is to build the duplex and rent the two units out. **Don Saltzgeber** said that he plans to rent the units out to his college age children in the near future and eventually keep them as rental properties or sell the duplex.

Public Hearing:

Connie Deianne opened the public hearing at 7:46 PM. With no comments, the public hearing was closed at the same time.

The Planning Commission discussed building height requirements for the proposed zone, as well as fencing.

Regarding the requirement that rezones must be in the public interest, **Amy Shumway** noted that over half of the units in the neighborhood are multi-family units. Staff received an email from the neighbor directly west stating their opinion that there is enough multi-family housing in the area. She asked if emails like this are enough reason to say that this is not in the public interest.

The Planning Commission discussed their various opinions about changing zoning simply for the purpose of making land more valuable. On one hand, changing uses and zones simply at any given owner's requests may not be good planning practice, but on the other end, landowners have the right to utilize property as they see fit as long as the proposed use adheres to municipal code.

The Planning Commission discussed moderate income housing and how this item may relate. Creating affordable rental units on this property may provide two much needed affordable housing units. The State is requiring cities to create moderate income housing plans by the end of 2019, so affordable housing is an important topic throughout the State. Mr. Saltzgeber was willing to explore affordable housing for this property but the property owner (who was present at the meeting) Degio Kambouris was not.

Motion:

Russ Workman motioned that the Planning Commission recommend that the City Council approve the zoning map amendment for .21 acres located at 161 East 1470 South from LR to R-2, with the findings 1-3. **Amy Shumway** seconded the motion, which received 2 votes against and 4 in favor. The motion carries.

Findings:

1. The proposed rezone is consistent with the General Plan because a two family dwelling is considered a low density residential use.
2. The proposed rezone is consistent, and will enable a compatible use with the surrounding properties and adjacent neighborhoods.
3. The subject property constitutes Lot 2 of the Aegean Village Subdivision Plat "A" recorded July 21, 1977. A non-conforming semi-dilapidated garage/storage building exists on the site. The 2 applicants proposed duplex will replace this non-conforming use and will help clean up the site if the property is zoned R-2.

5. Val Halford /The Sons of Union Veterans of the Civil War (Public Hearing) – Applicant is requesting a conditional use permit approval for a statue to be placed at the Farmington Historical Museum at 110 N Main Street in the (OTR) Original Townsite Residential Zone. (C-8-19)

This item was pulled from the agenda, therefore not discussed.

Adjournment:

At 8:30 p.m., **Roger Child** motioned to adjourn the meeting. **Russ Workman** seconded the motion, which was unanimous and the meeting was so adjourned.

Connie Deianni
Planning Commission Chair

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be a discussion regarding moderate income housing and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, July 16, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATIONS:

7:05 Administration of Oath of Office for New Finance Director and New Fire Engineer

PUBLIC HEARINGS:

7:15 Kambouris Property Rezone (KAMICO, LLC) – 161 East 1470 South

7:40 Zone Text Amendment – Accessory Building Standards

OLD BUSINESS:

7:45 Flat Rock Schematic Plan

8:05 Real Estate Purchase Contract with Clyde and Gail Heiner for Property Located at 326 Park Lane

8:20 Amendment to Agreement with Davis County regarding Jail Expansion

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

8:40 Minute Motion Approving Summary Action List

1. Approval of Minutes from June 4, 2019

2. Plat Amendment for Darren and Mari Kimoto (802 S Country Lane)
3. Stonebrook Farms Improvements Agreement

GOVERNING BODY REPORTS:

8:45 City Manager Report

8:55 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 11th day of July, 2019.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



Planning Commission Staff Report July 18, 2019

Item 3: Farmington Foothills Subdivision Schematic Plan

Public Hearing:	Yes
Application No.:	S-4-19
Property Address:	Approx. 1500 S 200 E in
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential) Zone
Area:	3.82 acres
Number of Lots:	7 lots
Applicant:	Todd Strong

Request: *Recommendation for schematic plan approval for a minor subdivision.*

Background Information

The applicant desires to develop 7 homes on 3.82 acres of property in the LR-F Zone. The attached schematic plan shows topography and other features particular to this subdivision. The proposed development lies in the foothill overlay zone and the applicant shall be required to complete some additional steps such as completing a drainage and erosion control plan, a grading plan, a geology report, a fire protection plan, etc. Under Section 11-30-105 the Planning Commission shall require that all of these plans be submitted. The ordinance does not specify when they shall be completed, just that they are. The DRC has reviewed the plans and recommends forwarding the plans to the Planning Commission for a public hearing regarding the purposed lot and street layout prior to requiring further information from the applicant at this time. A potential for development may exist south of the property as well as north of the property. One of the primary issues is whether or not to stub a street to this parcel south of the project.

Suggested Motion-A

Move that the Planning Commission recommend that the City Council approve the schematic plan for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. Any outstanding issues raised by the DRC shall be addressed by Final Plat.
2. The grade of the road must be reviewed by Planning Commission and approved by the City Council based on the City Engineer's recommendation.
3. The road must be dedicated to the north property line.
4. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

Suggested Motion-B

Move that the Planning Commission recommend that the City Council approve the schematic plan for the Farmington Foothills Subdivision and provide access to the property south of the project, subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. Any outstanding issues raised by the DRC shall be addressed by Final Plat.
2. The grade of the road must be reviewed by Planning Commission and approved by the City Council based on the City Engineer's recommendation.
3. The road must be dedicated to the north property line.
4. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

Findings for Approval

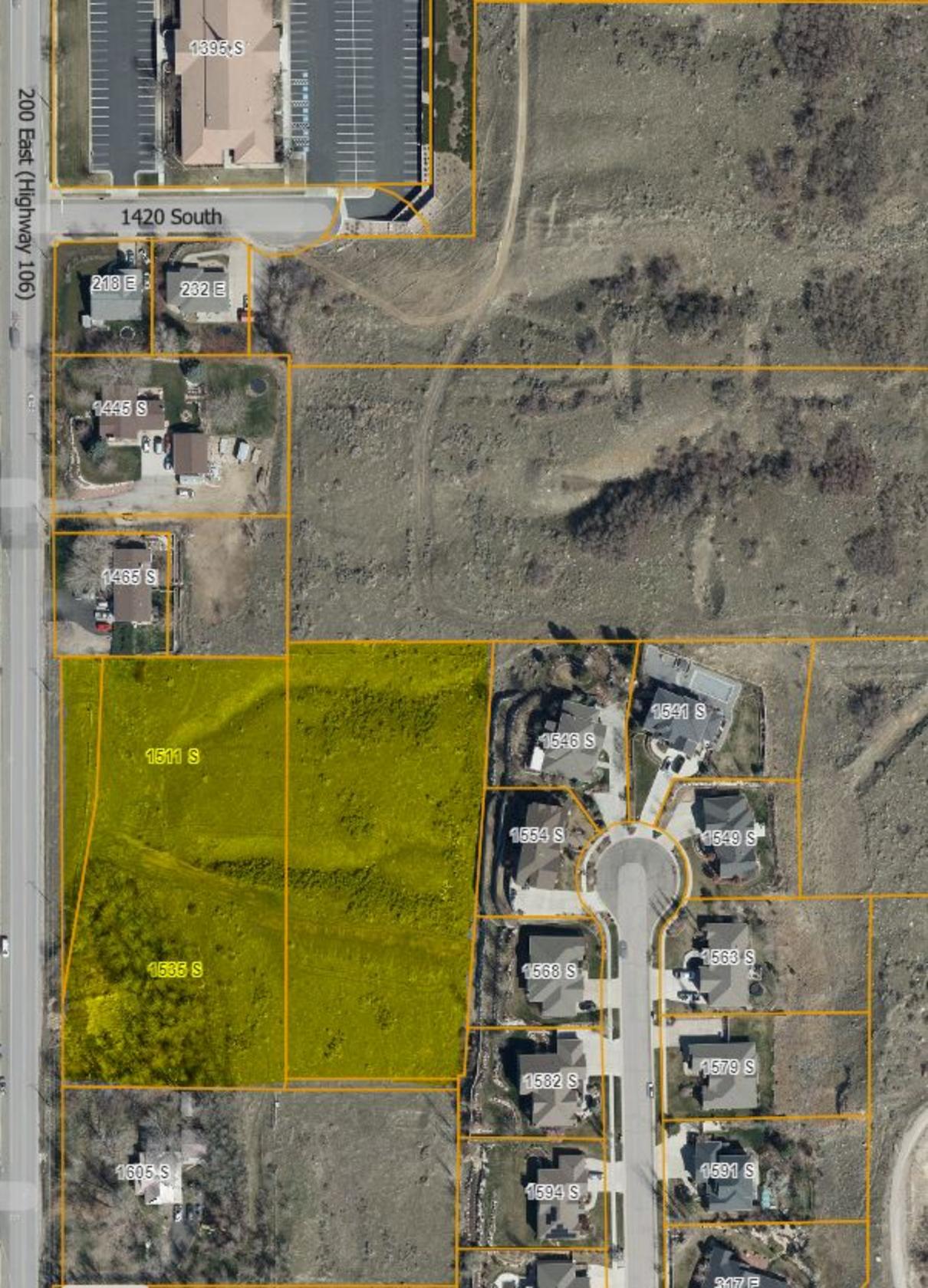
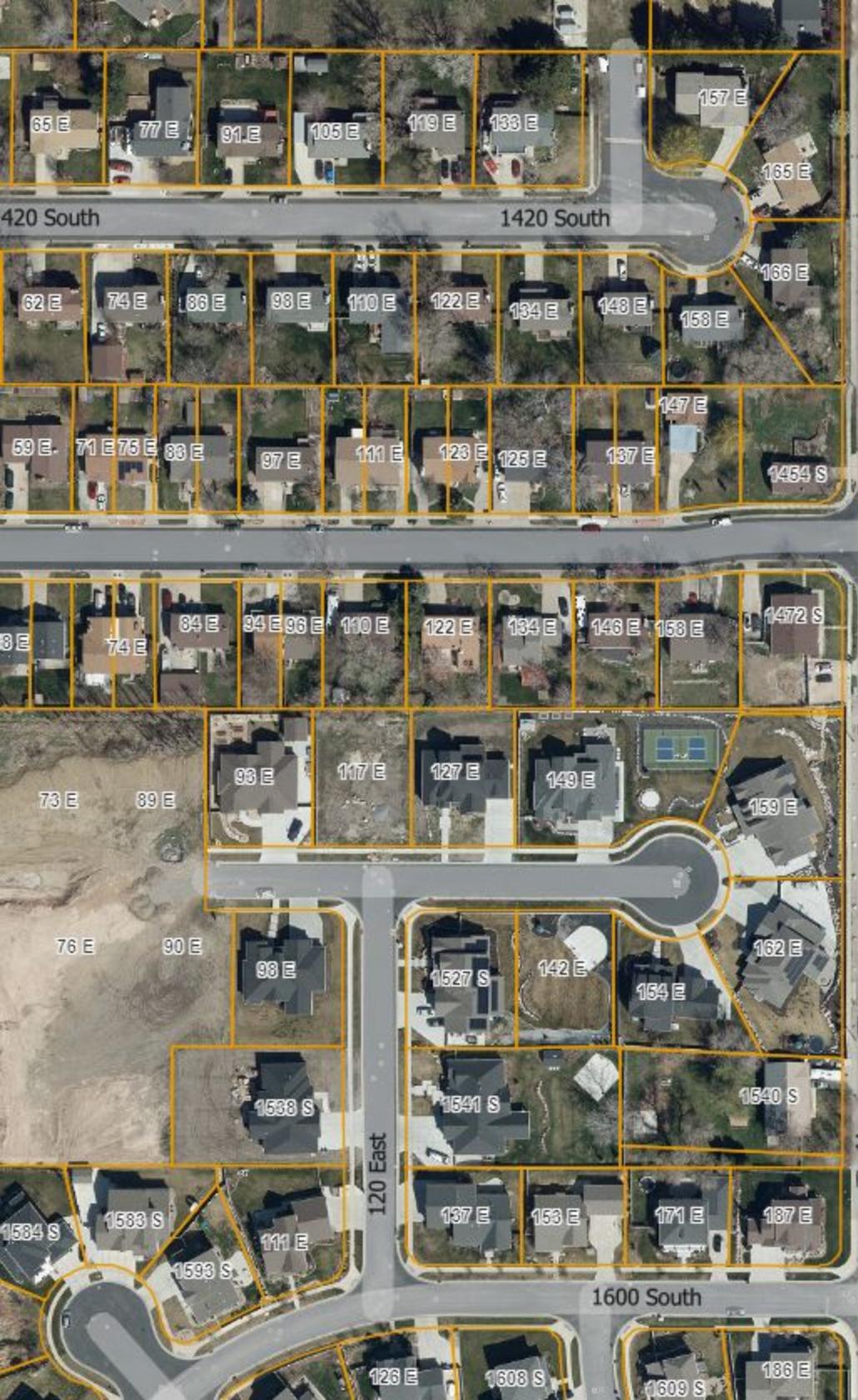
1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
3. The schematic plan is consistent with the City's General Plan

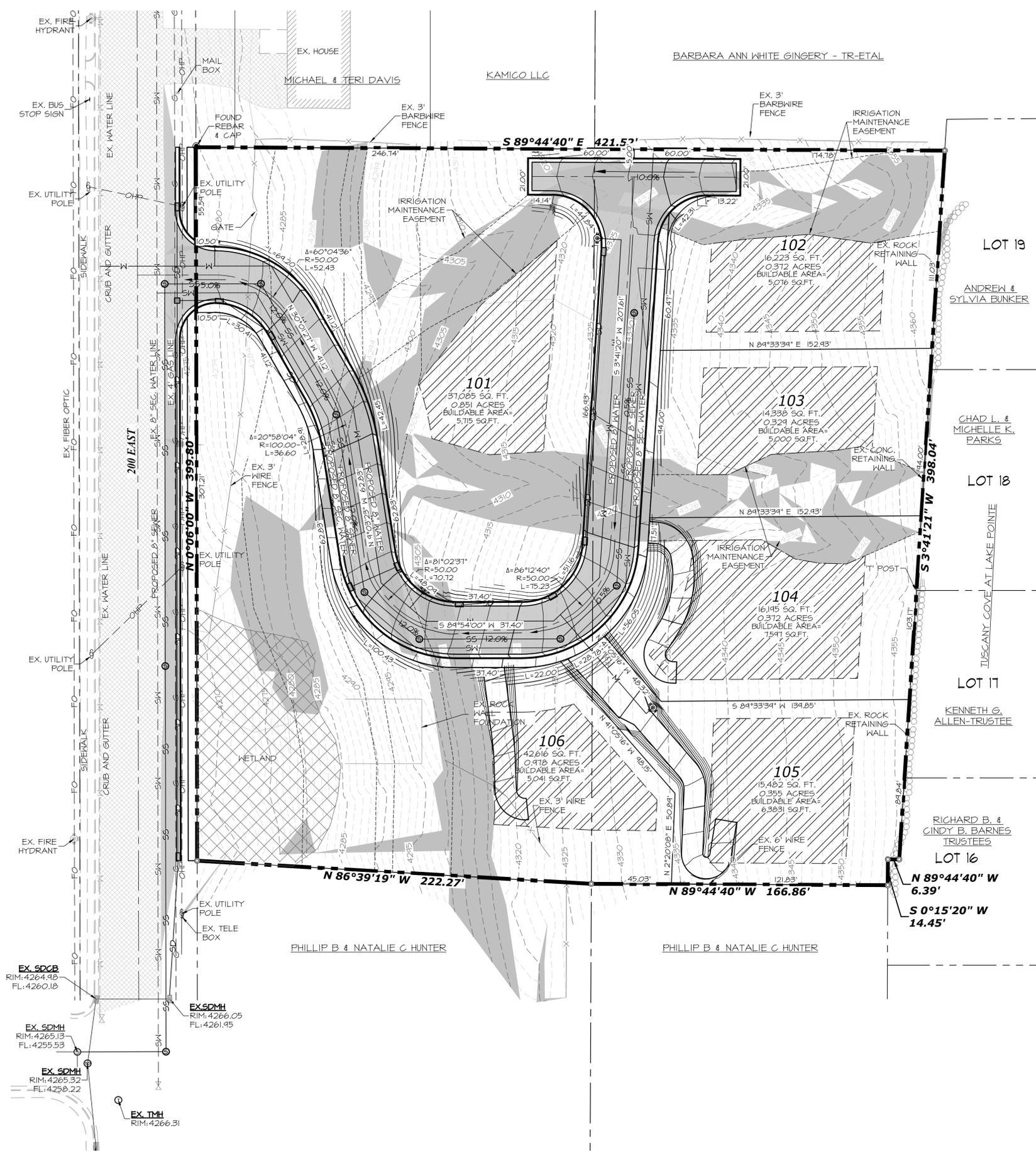
Supplemental Information

1. Vicinity Map
2. Farmington Foothills Subdivision Schematic Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Residential Zones
4. Title 11, Chapter 30 – Foothill Overlay Zone





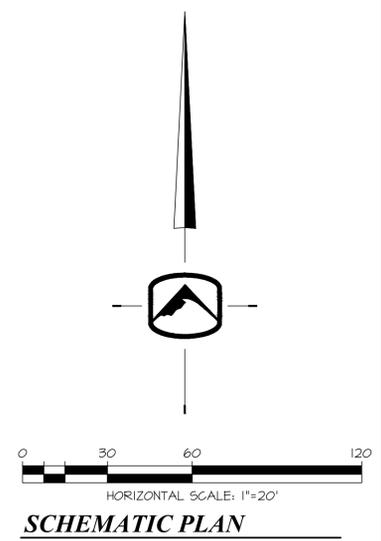
PROPOSED DEVELOPMENT CONTAINS 3.823 ACRES

VICINITY MAP



LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - SETBACK LINE
 - IRR NEW IRRIGATION LINE
 - SD NEW STORM DRAIN
 - SS NEW SANITARY SEWER
 - SN NEW SECONDARY WATERLINE
 - W NEW CULINARY WATERLINE
 - IRR EX. IRRIGATION LINE
 - OHP EX. OVERHEAD POWER LINE
 - SD EX. STORM DRAIN
 - SS EX. SANITARY SEWER
 - SN EX. SECONDARY WATERLINE
 - T EX. TELEPHONE LINE
 - CTV EX. CABLE TV LINE
 - G EX. GAS LINE
 - W EX. CULINARY WATERLINE
 - SECTION CORNER MONUMENT
 - CONTROL POINT
 - EG CONTOUR MINOR
 - EG CONTOUR MAJOR
 - FG CONTOUR MINOR
 - FG CONTOUR MAJOR
 - NEW ASPHALT PER DETAIL 1/C301
 - EXISTING ASPHALT
 - BUILDABLE AREA
 - EXISTING CURB & GUTTER
 - 30" HIGH BACK CURB PER DETAIL 2/C301
 - 30" RELEASE GUTTER PER DETAIL 3/C301



CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



Planning Commission Staff Report July 18, 2019

Item 4: The Preserve at Farmington Creek PUD, Schematic Plan and Rezone

Public Hearing:	Yes
Application No.:	Z-6-19 and S-6-19
Property Address:	Approx. 90 West 675 North
General Plan Designation:	PPR-Public Private Recreation Open Space and or Parks Very Low Density LDR-Low Density Residential
Zoning Designation:	A-F (Agriculture) Foothill Overlay Zone
Area:	5.18 acres
Number of Lots:	11 lots
Applicant:	Andrew Hiller

Request: *Applicant is requesting a recommendation for rezone, schematic plan and Preliminary PUD Master Plan approval.*

Background Information

Andrew Hiller desires to develop the former Bradshaw property (5.45 acres) near and below the Farmington Pond, east of Main Street, with access from 90 West at approximately 675 North. The applicant is requesting a recommendation to rezone the property from an A (Agriculture) to LR-F PUD (Large Residential Foothill) zone. Additionally, the applicant is also requesting a recommendation for schematic plan and preliminary PUD master plan approval to develop 11 lots on the property. The applicant is requesting the LR (Large Residential) zone which is consistent with adjacent neighborhoods including homes on Compton Bench, north of the project and Rock Mill Estates, east of the development.

The applicant is requesting a PUD overlay in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. Likewise, a standard city street will compromise the existing vegetation. Therefore, the applicant is proposing a private street with a cross section different than the city standard, with the specific dimension to be determined at Preliminary Plat.

Existing access to the site is via 90 west across an old wood bridge over Farmington Creek. 90 west, owned by Davis County is not a dedicated right of way or an improved street, as well as does not meet the city width standards. The developer is proposing a new concrete bridge which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access.

A portion of the property is located within the FEMA flood plain and floodway. However, Davis County Flood Control will not review the layout and provide comments until the Planning Commission and City Council approve the schematic plan.

The proposed development lies in the foothill overlay zone and the applicant must complete some additional steps including a drainage and erosion control plan, a grading plan, a geology report, a fire protection plan, etc. but are not necessary for schematic plan approval.

As a PUD the development will also include 1-2 story custom built homes to complement the existing vegetation.

Suggested Motion Rezone

Move that the Planning Commission recommend that the City Council approve the zoning map amendment of 5.18 acres of property located at 90 West 675 North.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the surrounding properties.

Suggested Motion Schematic Plan and Preliminary PUD Master Plan (If the rezone is approved):

Move that the Planning Commission recommend that the City Council approve the schematic plan and the Preliminary PUD Master Plan for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
3. The applicant shall provide a maintenance plan acceptable to the city for the common areas, internal private streets, the wood bridge etc.
4. Davis County must dedicate 90 west as a public right of way.
5. The applicant must obtain a Davis County Flood Control Permit which shall accommodate, among other things, long term maintenance of the dam and access.
6. Issues related to the FEMA flood plain shall be resolved prior to consideration of the final plat, which includes but is not limited to CLOMR (Conditional Letter of Map Revision) by FEMA, which must be submitted prior to an application for preliminary plat.
7. Any outstanding issues raised by the DRC shall be addressed by Preliminary Plat

Findings:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the unique and beautiful environmentally sensitive area next to Farmington Creek, and an existing historic building found on site.

3. The proposed Schematic Plan submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.
4. Access will be Improved at this location
5. Schematic Plan approval enables Davis County to take the necessary steps as they consider the flood control permit for this application. Safety for Farmington Citizens, and the protection of personal property is a top priority for the city.

Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Schematic Plan
5. Preliminary PUD Master Plan
6. Building Elevations

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 30 – Foothill Overlay Zone



252 W

Baymen

Oakridge Drive (Allen Avenue)

Baymen Street (Highway 106)

90 West

600 North (Highway 106)

Rock Mill (25 East)

Stoney Brook (40 East)

Driveway

200ft
0.992 Degrees

203 W

201 W

174 W

185 W

183 W

144 W

139 W

177 W

788 N

768 N

780 N

718 N

717 N

712 N

710 N

703 N

685 N

688 N

681 N

662 N

648 N

638 N

630 N

628 N

637 N

636 N

671 N

670 N

658 N

655 N

652 N

637 N

644 W

637 W

662 N

Unit 1

Unit 2

Unit 3

637 N

630 N

628 N

Unit 4

Unit 5

Unit 1

674 N

668 N

660 N

628 N

600 N

608 N

50 E

910 W

908 W

655 W

637 W

615 W

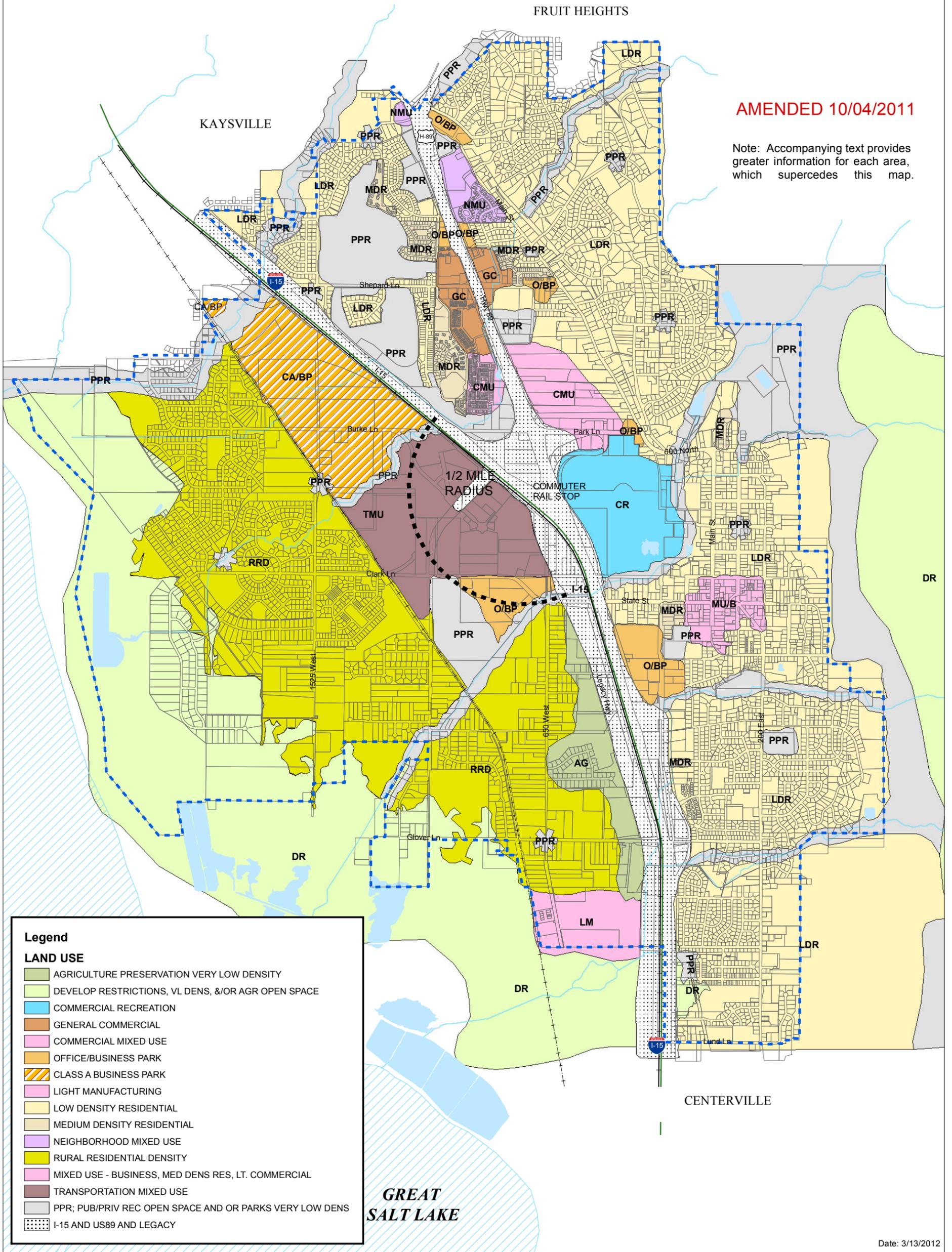
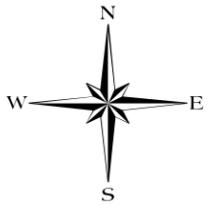
20 E

600 North (Highway 106)



GENERAL LAND USE PLAN

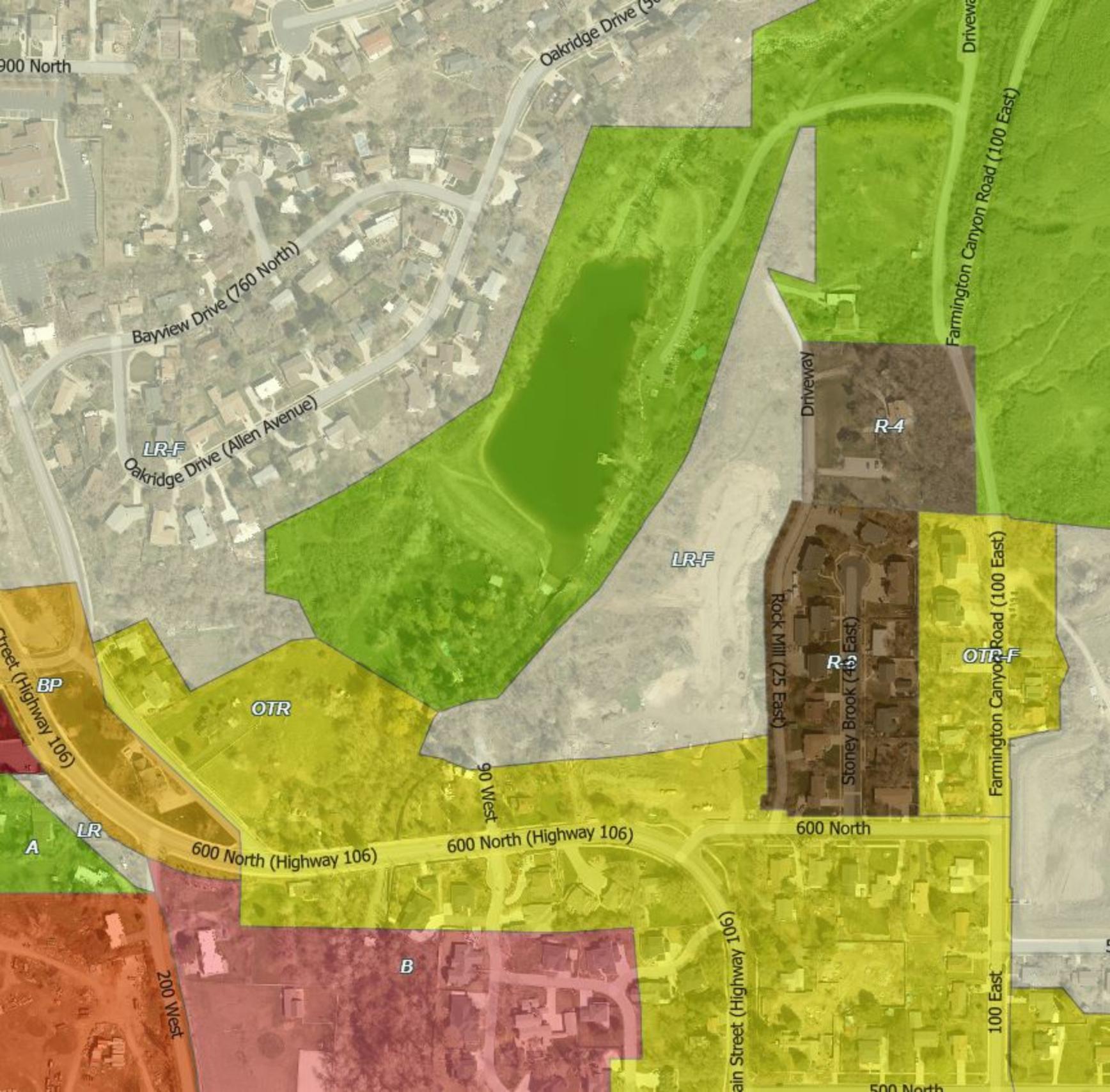
FARMINGTON CITY



AMENDED 10/04/2011

Note: Accompanying text provides greater information for each area, which supercedes this map.

Legend	
LAND USE	
	AGRICULTURE PRESERVATION VERY LOW DENSITY
	DEVELOP RESTRICTIONS, VL DENS, &/OR AGR OPEN SPACE
	COMMERCIAL RECREATION
	GENERAL COMMERCIAL
	COMMERCIAL MIXED USE
	OFFICE/BUSINESS PARK
	CLASS A BUSINESS PARK
	LIGHT MANUFACTURING
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	NEIGHBORHOOD MIXED USE
	RURAL RESIDENTIAL DENSITY
	MIXED USE - BUSINESS, MED DENS RES, LT. COMMERCIAL
	TRANSPORTATION MIXED USE
	PPR; PUB/PRIV REC OPEN SPACE AND OR PARKS VERY LOW DENS
	I-15 AND US89 AND LEGACY



900 North

Oakridge Drive (500 North)

Driveway

Bayview Drive (760 North)

Farmington Canyon Road (100 East)

LR-F
Oakridge Drive (Allen Avenue)

Driveway

R-4

LR-F

Street (Highway 106)

BP

OTR

Rock Mill (25 East)

R-3

OTR-F

Stoney Brook (45 East)

Farmington Canyon Road (100 East)

A

LR

90 West

600 North (Highway 106)

600 North (Highway 106)

600 North

200 West

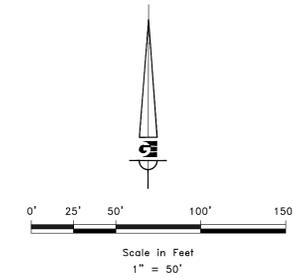
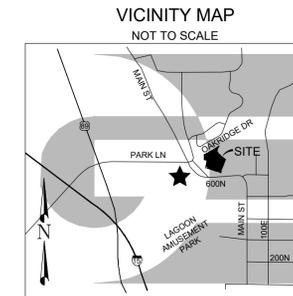
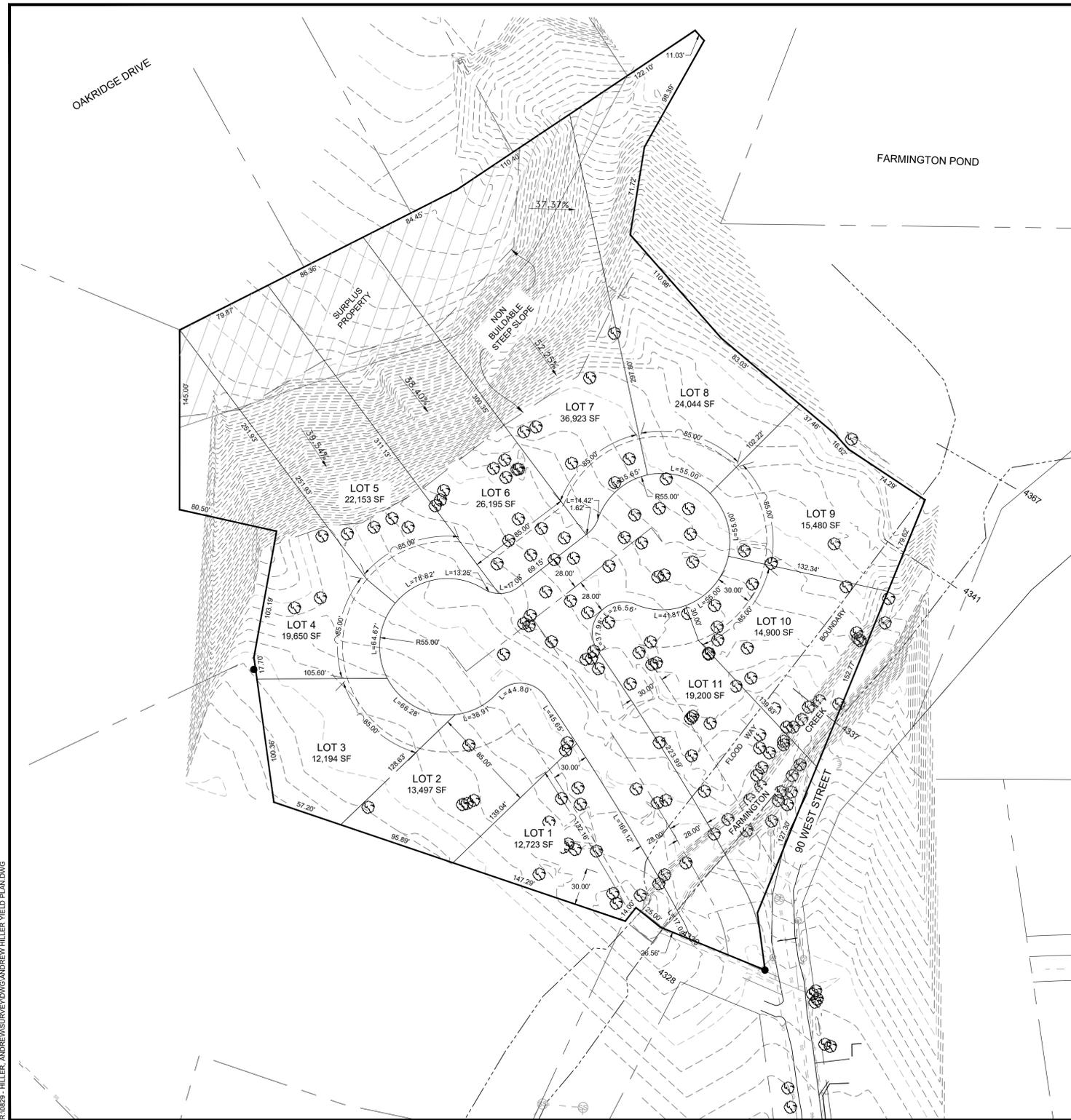
B

Main Street (Highway 106)

100 East

500 North

THE PRESERVE AT FARMINGTON CREEK YIELD PLAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 April 2019
 L-R ZONE CONSERVATION SUBDIVISION



LEGEND

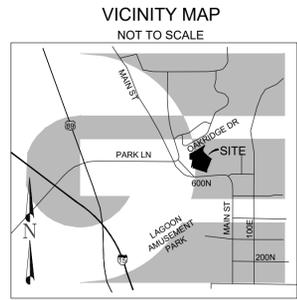
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - BUILDING SETBACK
- - - STREET CENTERLINE
- ⊗ EXISTING TREE
- ▨ SURPLUS PROPERTY

R:\0229 - HILLER, ANDREWS\REV\DWG\ANDREW HILLER YIELD PLAN.DWG

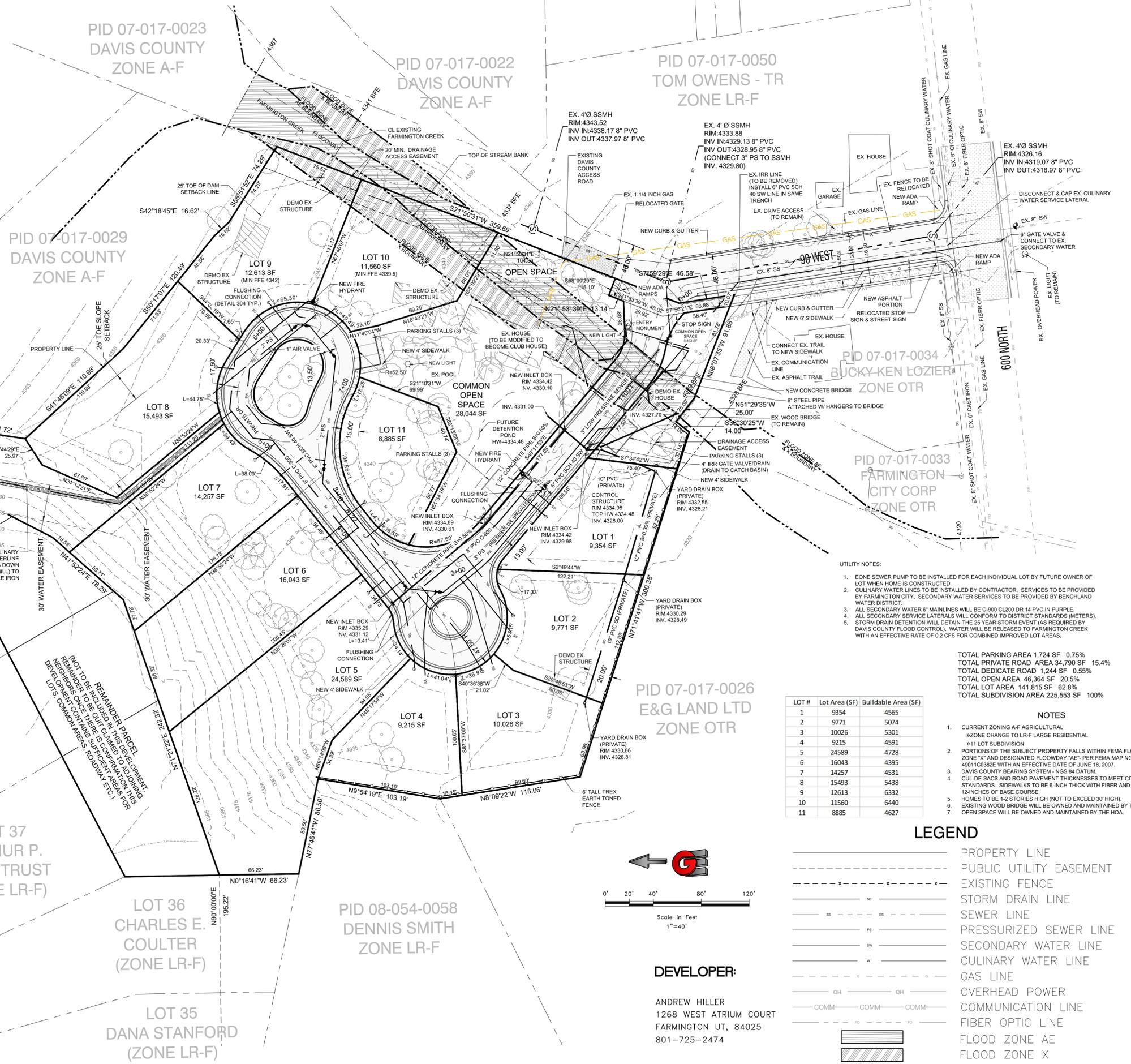
S1
1

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST CORDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

THE PRESERVE AT FARMINGTON CREEK P.U.D.



FARMINGTON POND



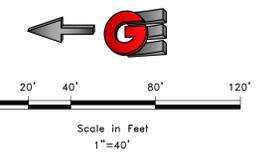
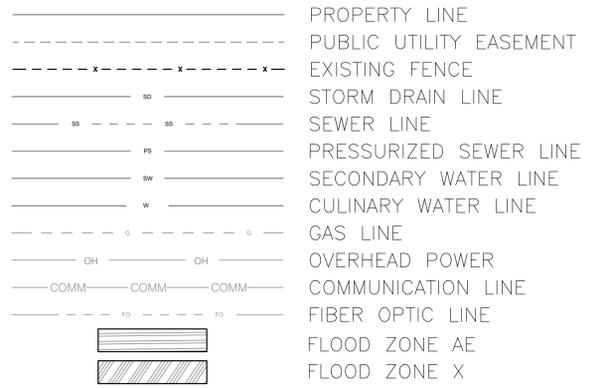
- UTILITY NOTES:
- EONE SEWER PUMP TO BE INSTALLED FOR EACH INDIVIDUAL LOT BY FUTURE OWNER OF LOT WHEN HOME IS CONSTRUCTED.
 - CULINARY WATER LINES TO BE INSTALLED BY CONTRACTOR. SERVICES TO BE PROVIDED BY FARMINGTON CITY. SECONDARY WATER SERVICES TO BE PROVIDED BY BENCHLAND WATER DISTRICT.
 - ALL SECONDARY WATER 6" MAINLINES WILL BE C-900 CL200 DR 14 PVC IN PURPLE.
 - ALL SECONDARY SERVICE LATERALS WILL CONFORM TO DISTRICT STANDARDS (METERS).
 - STORM DRAIN DETENTION WILL DETAIN THE 25 YEAR STORM EVENT (AS REQUIRED BY DAVIS COUNTY FLOOD CONTROL). WATER WILL BE RELEASED TO FARMINGTON CREEK WITH AN EFFECTIVE RATE OF 0.2 CFS FOR COMBINED IMPROVED LOT AREAS.

TOTAL PARKING AREA 1,224 SF 0.75%
 TOTAL PRIVATE ROAD AREA 34,790 SF 15.4%
 TOTAL DEDICATE ROAD 1,244 SF 0.55%
 TOTAL OPEN AREA 46,364 SF 20.5%
 TOTAL LOT AREA 141,815 SF 62.8%
 TOTAL SUBDIVISION AREA 225,553 SF 100%

LOT #	Lot Area (SF)	Buildable Area (SF)
1	9354	4565
2	9771	5074
3	10026	5301
4	9215	4591
5	24589	4728
6	16043	4395
7	14257	4531
8	15493	5438
9	12613	6332
10	11560	6440
11	8885	4627

- NOTES
- CURRENT ZONING A-F AGRICULTURAL
 » ZONE CHANGE TO LR-F LARGE RESIDENTIAL
 - » 11 LOT SUBDIVISION
 - PORTIONS OF THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AND DESIGNATED FLOODWAY "AE" PER FEMA MAP NO. 49011C0382E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
 - DAVIS COUNTY BEARING SYSTEM - NGS 84 DATUM.
 - CUL-DE-SACS AND ROAD PAVEMENT THICKNESSES TO MEET CITY STANDARDS. SIDEWALKS TO BE 6-INCH THICK WITH FIBER AND 12-INCHES OF BASE COURSE.
 - HOMES TO BE 1-2 STORIES HIGH (NOT TO EXCEED 30' HIGH).
 - EXISTING WOOD BRIDGE WILL BE OWNED AND MAINTAINED BY THE HOA. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOA.

LEGEND



DEVELOPER:
 ANDREW HILLER
 1268 WEST ATRIUM COURT
 FARMINGTON UT, 84025
 801-725-2474

SCALE: 1"=40'

DATE: 7-1-2019

DESIGN: WS

DRAWN: WS

CHECKED: TMN

REVISIONS

DATE	DESCRIPTION

SCHEMATIC PLAN

THE PRESERVE AT FARMINGTON CREEK P.U.D.

90 W 675 NORTH

FARMINGTON CITY, DAVIS COUNTY, UTAH

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066

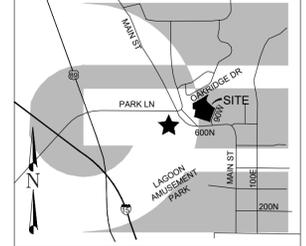
CE1

PRELIMINARY
P.U.D.
MASTER PLAN

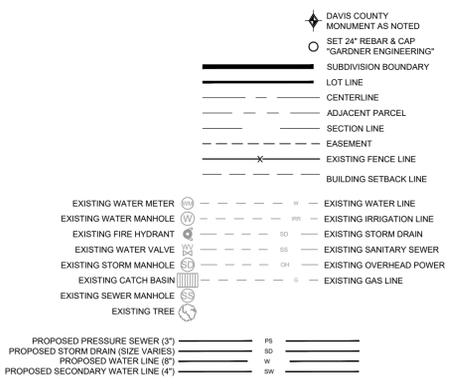
THE PRESERVE AT FARMINGTON CREEK P.U.D.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH
JULY 2019



VICINITY MAP
NOT TO SCALE



LEGEND



NOTES

- CURRENT ZONING A-F AGRICULTURAL
» ZONE CHANGE TO L-R-F LARGE RESIDENTIAL
» 11 LOT SUBDIVISION
- PORTIONS OF THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AND DESIGNATED FLOODWAY "AE". PER FEMA MAP NO. 49011C0382E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
- DAVIS COUNTY BEARING SYSTEM - NGS 84 DATUM.
- OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOA.
- STORM DRAIN DETENTION WILL DETAIN THE 25 YEAR STORM EVENT (AS REQUIRED BY DAVIS COUNTY FLOOD CONTROL). WATER WILL BE RELEASED AT AN EFFECTIVE RATE OF 0.2 CFS FOR THE IMPROVED AREA.

TOTAL PARKING AREA 1,724 SF 0.75%
TOTAL PRIVATE ROAD AREA 34,790 SF 15.4%
TOTAL DEDICATE ROAD 1,244 SF 0.55%
TOTAL OPEN AREA 46,364 SF 20.5%
TOTAL LOT AREA 141,815 SF 62.8%
TOTAL SUBDIVISION AREA 225,553 SF 100%
REMAINDER PARCEL AREA 32,217 SF

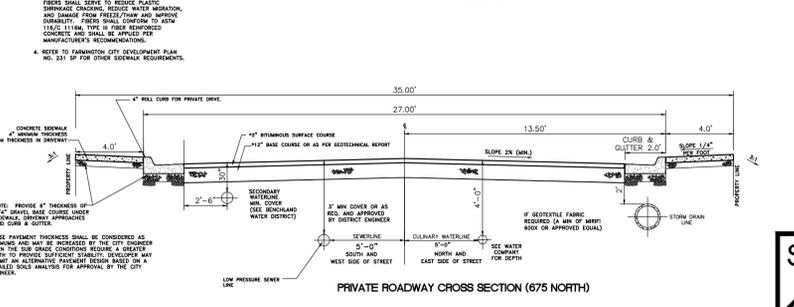
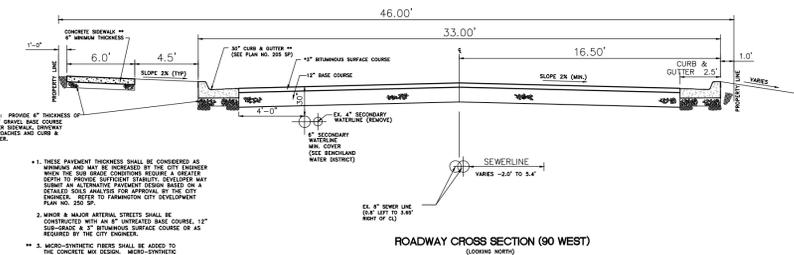
DWELLING UNIT DENSITY:
GROSS DENSITY = 2.1 UNITS/ACRE
NET DENSITY = 3.4 UNITS/ACRE

PROPOSED LOT COVERAGE:
LOT COVERAGE = 39.5%
(BASED ON BUILDABLE AREA)

(11) PROPOSED DWELLING UNITS. (1) DWELLING UNIT PER LOT.

APPROXIMATE DEVELOPMENT SCHEDULE:
AUGUST 1ST THROUGH NOVEMBER 1ST 2019

THE HOMES WILL BE 1-2 STORY CUSTOM BUILT HOMES WITH AN ESTIMATED POPULATION OF 3.14 PERSONS PER HOUSEHOLD (TOTALING 35 PERSONS FOR 11 LOTS). THE BUILDABLE AREA WILL NOT EXCEED WHAT IS ALLOWED FOR EACH LOT WITH A MAXIMUM RATIO OF BUILDINGS AND STRUCTURES AT 0.395. THE REMAINDER PARCEL IS NOT TO BE INCLUDED IN THIS MASTER PLAN. THE REMAINDER PARCEL IS SHOWN IN THE TABLE FOR REFERENCE ONLY.

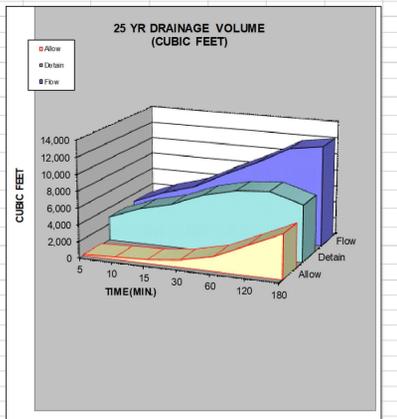


90 West 675 South
Farmington City Utah

Areas	Sq. Ft.	Acres	C	Allow Release Rate .2 (cfs/acre)	Q Allowable (cfs)
Hard Surface	31,848	0.73	0.90	0.200	0.200
Houses & Drive Way	42,000	0.96	0.85		1.04
Landscape Area	150,471	3.45	0.15		
Gravel Trail	1,234	0.03	0.50		-0.54
				Total Allowed Release	0.49
				Effective Release Rate per Acre	0.09 cfs/Acre
Total/Weighted	224,319	5.18	0.39		
Undeveloped Area	61,051	1.40	0.39		

25 Year 24 Hour Storm

MIN	Runoff Vol (cf)	Inch / Hr	Total Vol (cf)	Retain Vol (cf)
5	147	5	3,015	2,867
10	295	3.81	4,595	4,300
15	442	3.15	5,698	5,256
30	885	2.12	7,670	6,785
60	1,770	1.31	9,479	7,709
120	3,539	0.798	11,548	8,009
180	5,308	0.559	12,134	6,825
360	10,618	0.321	13,936	3,318
720	17,452	0.201	17,452	0
1440	21,359	0.123	21,359	0



Inlet Box Capacity =	129 CF
238 LF 12" Pipe Capacity =	188 CF
Detention Pond Capacity =	8412 CF
Total Available Storage	8,729 CF

Overall Site Orifice Calculation

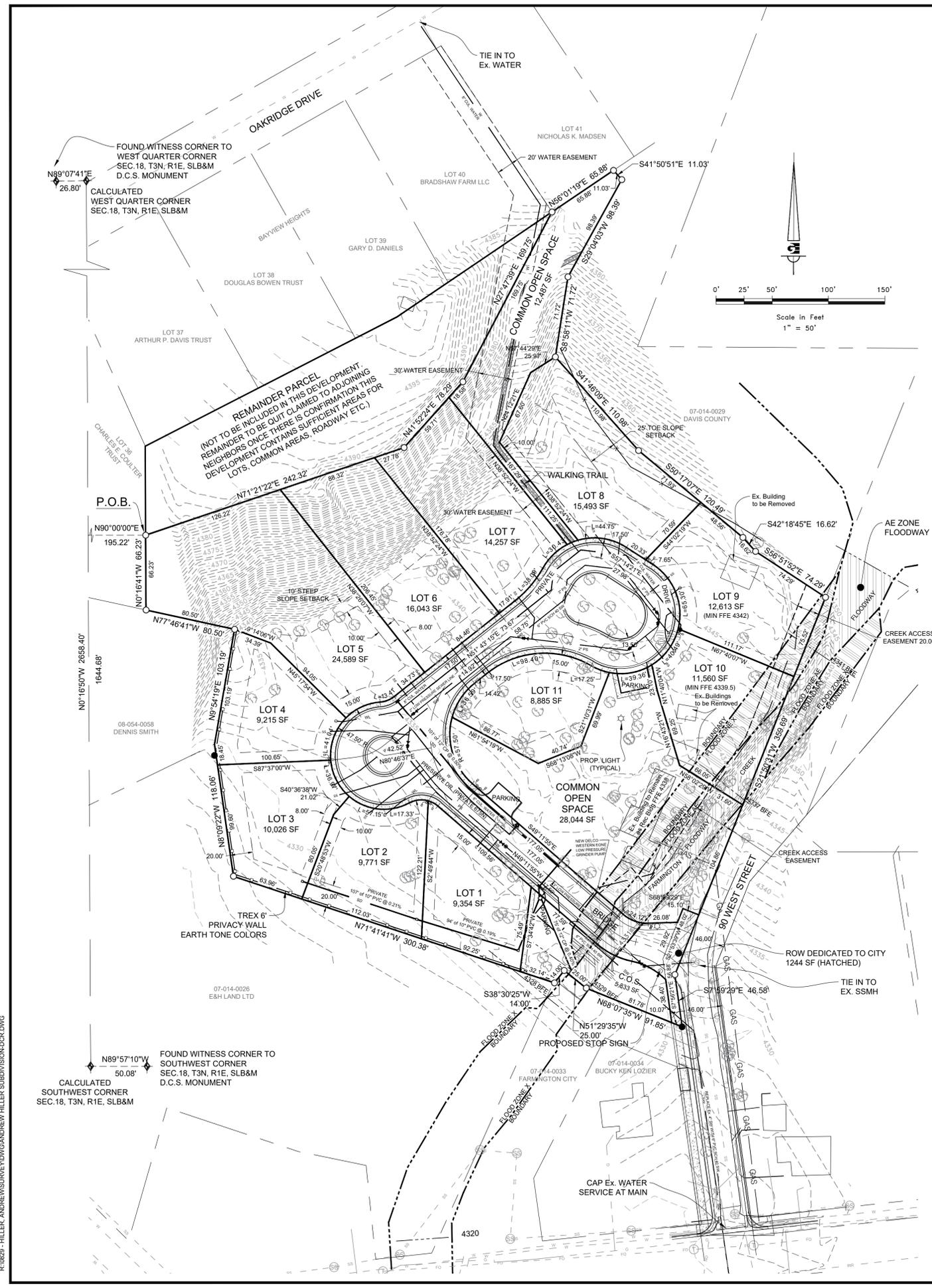
H =	6.48	Maximum water height (ft)
Q =	0.49	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.040	Orifice Area (ft ²)
II =	3.14	
g =	32.17	Gravitational Constant
d =	2.70	Orifice Diameter (in)
d =	2.23	Orifice

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST BOUNDARY OF LOT 36, BAYVIEW HEIGHTS, PLAT C, BEING LOCATED NORTH 0°16'50" WEST 1644.68 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 80°00'00" EAST 195.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH 71°21'22" EAST 242.32 FEET, THENCE NORTH 41°52'24" EAST 78.29 FEET, THENCE NORTH 27°47'39" EAST 169.75 FEET TO THE SOUTHERLY MOST CORNER OF LOT 41, BAYVIEW HEIGHTS PLAT E, THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 41 NORTH 56°01'19" EAST (N56°01'E R.) 65.88 FEET; THENCE SOUTH 41°50'51" EAST 11.03 FEET; THENCE SOUTH 28°04'03" WEST 98.39 FEET; THENCE SOUTH 8°58'11" WEST 71.72 FEET; THENCE SOUTH 41°46'09" EAST 110.98 FEET; THENCE SOUTH 50°17'07" EAST 120.49 FEET; THENCE SOUTH 42°18'45" EAST 16.62 FEET; THENCE SOUTH 56°51'52" EAST 74.29 FEET; THENCE SOUTH 21°50'31" WEST 359.69 FEET; THENCE SOUTH 7°59'29" EAST 46.58 FEET; THENCE NORTH 68°07'35" WEST 91.85 FEET; THENCE NORTH 51°29'35" WEST 25.00 FEET; THENCE SOUTH 38°30'25" WEST 14.00 FEET; THENCE NORTH 71°14'14" WEST 300.38 FEET; THENCE NORTH 8°09'22" WEST 118.06 FEET; THENCE NORTH 8°54'18" EAST 103.19 FEET; THENCE NORTH 77°46'41" WEST 80.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG THE EAST LINE OF SAID LOT NORTH 0°16'41" WEST (N0°11'W B.R.) 66.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.18 AC. MORE OR LESS.

DEVELOPER:

ANDREW HILLER
1268 WEST ATRIUM COURT
FARMINGTON UT, 84025
801-725-2474



R:\0829 - HILLER, ANDREW\SURVEY\DWG\ANDREW HILLER SUBDIVISION.DWG







Planning Commission Staff Report July 18, 2019

Item 5: Final Plat Creekside Manor Subdivision

Public Hearing:	No
Application No.:	S-23-18
Property Address:	Approx. 950 West 500 South
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	5.78 acres
Number of Lots:	8
Property Owner(s):	Moyes, Allen, Lawson, Hart
Agent:	Jerry Preston – Elite Craft Homes

Request: *Final Plat approval for the proposed Creekside Manor Subdivision.*

Background Information

Jerry Preston is proposing to develop an eight lot conservation subdivision at the location referenced above adjacent to Farmington Creek. The City Council, after receiving a recommendation from the Planning Commission, approved the schematic plan for the proposed subdivision on January 22, 2019. On April 18, 2019, the Preliminary Plat was approved by the Planning Commission with the following conditions:

1. The preliminary plat shall comply with all the conditions and requirements of schematic plan approval.
2. The applicant must obtain a CLOMR (Conditional Letter of Map Revision) as a prelude to removing the FEMA flood plan from the building areas of the lots before a final plat (and improvement drawings) are accepted for review by the City.
3. A storm water detention basin is contemplated for the southwest area of Lot 107. The developer shall construct and provide access to the basin in a manner, form, and dimensions, acceptable to the City. The City may consider extinguishing such access in the event it obtains a trail (and easement) connecting to 500 South and/or the UTA trail.
4. The developer shall obtain a Flood Control Permit from the Davis County Public Works department.
5. Additional dedication of street right-of-way is required pursuant to the City Master Transportation Plan.

6. The developer shall meet and satisfy the requirements of the City's DRC (Development Review Committee).

The applicant requested to be placed on the agenda with a few of the Preliminary Plat Conditions outstanding including but not limited to obtaining a CLOMR (Conditional Letter of Map Revision).

Suggested Motion

Move that the Planning Commission approve the proposed Final Plat for the Creekside Manor Subdivision. Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer shall meet and satisfy the requirements of the City's DRC (Development Review Committee). The applicant continues to work with the City and other agencies to address any outstanding issues remaining with the Final Plat and improvement drawings before it is recorded.
2. The applicant must obtain a CLOMR (Conditional Letter of Map Revision) as a prelude to removing building areas of the lots from the FEMA flood plain. It must be reviewed by the City Engineer and Storm Water Official
3. The applicant must design a detention basin acceptable to the City Engineer.
4. The developer shall obtain a Flood Control Permit from the Davis County Public Works department. The development abuts Farmington Creek and as required by inter-local agreement, the City must require that the developer obtain a flood control permit. Furthermore, such permits increase safety and mitigate loss of property, especially during times of flooding, for owners and residents.

Findings

1. The final plat is consistent with the approved preliminary plat, schematic plan, the purposes of the AE zone, the City's General Plan, and the Master Transportation Plan (an element of the General Plan).
2. A portion of the subdivision is located within the FEMA floodplain, and by law, the City must follow FEMA standards.
3. A waiver of the required open space was approved by the City Council.
4. The developer conveyed a trail easement acceptable to the City. The proposed portion of the Farmington Creek Trail is consistent with the City's Trails Master Plan.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Preliminary Plat
4. Schematic Plan



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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND

ELEV = 4230.02

CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST
FARMINGTON, UTAH

INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING PLAN
C-201	DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
PP-1	500 SOUTH STREET PLAN AND PROFILE
PP-2	950 WEST STREET PLAN AND PROFILE
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
June 26, 2019



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST
FARMINGTON CITY, UTAH



COVER

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19

DRAWN BY: MELMER
CHECKED BY: C.PRESTON

PROJECT MANAGER:
C.PRESTON

NOTICE TO CONTRACTOR

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

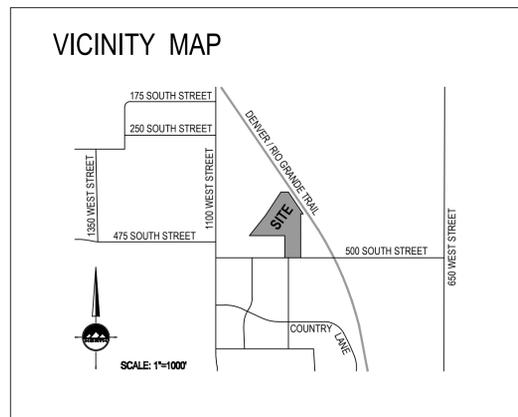
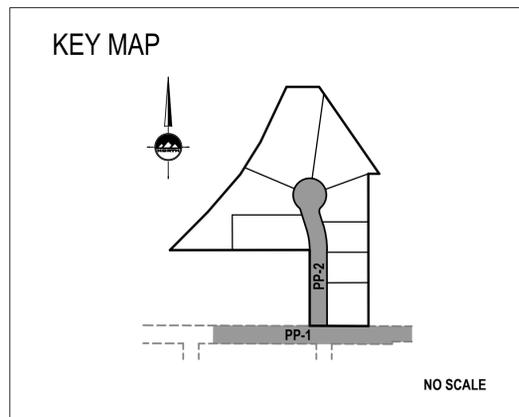
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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



GENERAL NOTES

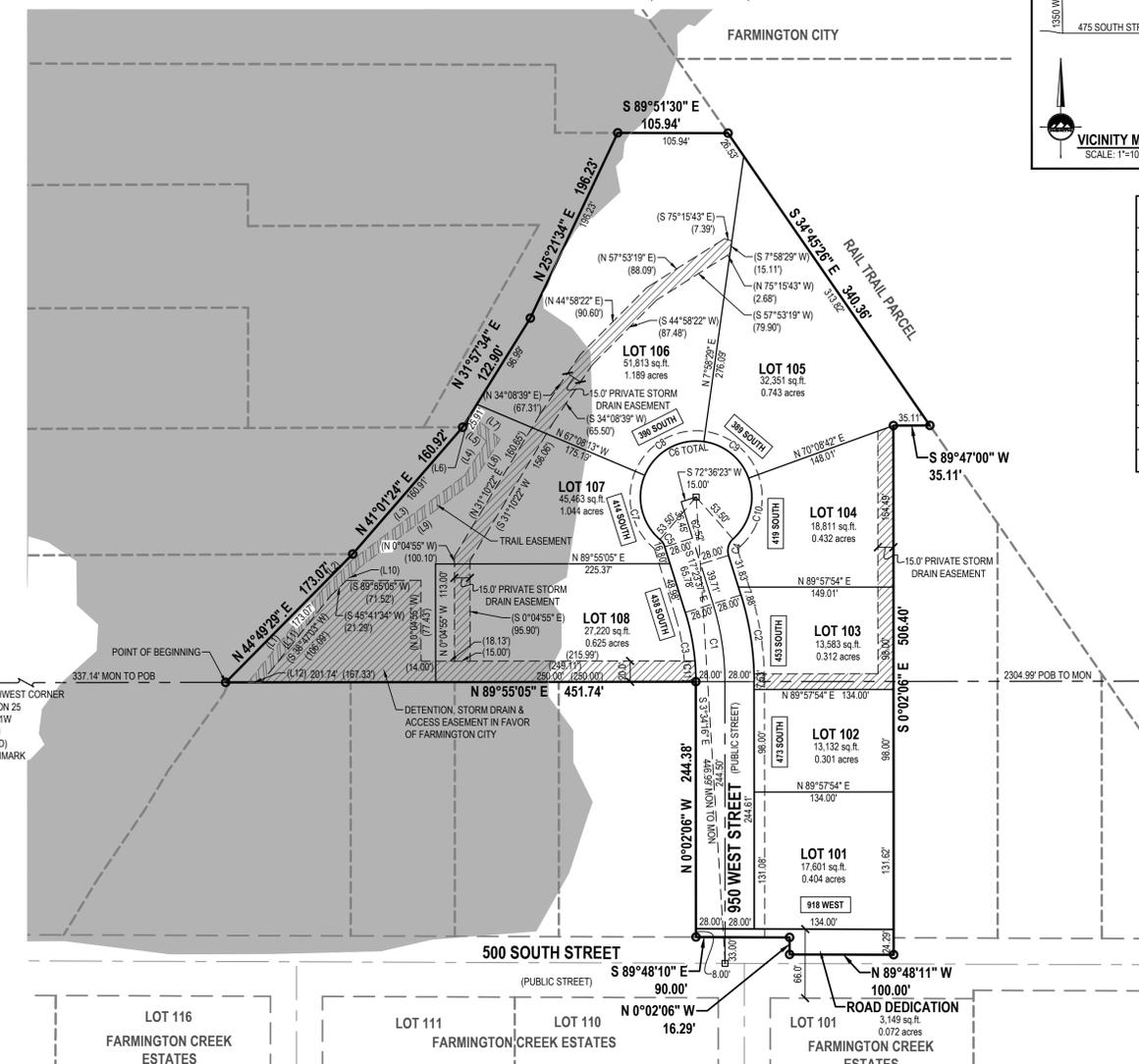
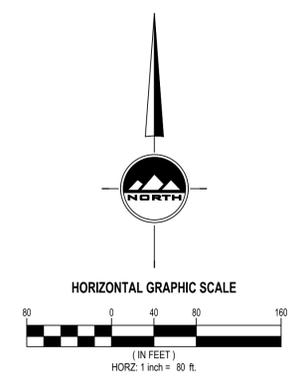
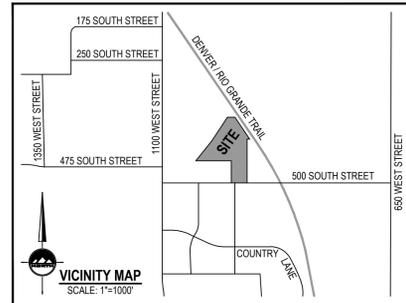
- ALL WORK SHALL CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

CREEKSIDE MANOR SUBDIVISION
A CONSERVATION SUBDIVISION - FARMINGTON CITY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	75.74'	17°21'31"	N8°42'52"W	75.45'
C2	278.00'	84.22'	17°21'31"	N8°42'52"W	83.90'
C3	222.00'	67.26'	17°21'31"	N8°42'52"W	67.00'
C4	15.00'	17.25'	65°52'23"	S15°32'34"W	16.31'
C5	15.00'	8.42'	32°08'38"	N33°27'56"W	8.31'
C6	53.50'	259.60'	278°01'01"	S89°28'15"W	70.19'
C7	53.50'	67.60'	72°24'02"	S13°20'14"E	63.20'
C8	53.50'	70.14'	75°06'42"	S60°25'08"W	65.22'
C9	53.50'	58.05'	62°10'13"	N50°56'25"W	55.25'
C10	53.50'	63.81'	68°20'04"	N14°18'44"E	60.09'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)	N38°47'03"E	114.74'
(L2)	N45°41'34"E	40.59'
(L3)	N53°09'45"E	134.45'
(L4)	N32°25'52"E	38.31'
(L5)	N48°58'36"W	26.95'
(L6)	N31°57'34"E	10.13'
(L7)	S48°58'36"E	37.14'
(L8)	S32°25'52"W	48.74'
(L9)	S53°09'45"W	135.63'
(L10)	S45°41'34"W	39.34'
(L11)	S38°47'03"W	106.09'
(L12)	N89°57'14"E	12.84'

- GENERAL NOTES:**
- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT AS SHOWN HEREON.
 - ALL STORMWATER TO FLOW TO PUBLIC RIGHT-OF-WAY OR TO ON-SITE STORM DRAIN SYSTEM. NO STORMWATER WILL BE ALLOWED TO FLOW ACROSS LOT LINES WITHOUT A PRIVATE DRAINAGE EASEMENT.
 - REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
 - A SOILS REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. REPORT BY CHRISTENSEN GEOTECHNICAL, PROJECT No. 100-018, DATED MARCH 6, 2019.
 - 100-YR BASE FLOOD ELEVATIONS PER FEMA MAP NUMBER 49011C0381E VERSION 1.1.1.0 EFFECTIVE DATE OF LOMR 16-08-1270P, AUGUST 18, 2017.

- LEGEND**
- SECTION CORNER
 - WITNESS CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." TO BE SET ON ALL PROPERTY CORNERS
 - PUE PUBLIC UTILITY EASEMENT
 - EASEMENTS
 - DETENTION POND EASEMENT
 - TRAIL EASEMENT
 - FEMA FLOOD HAZARD ZONE

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE
I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164296, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as CREEKSIDE MANOR SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN FARMINGTON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF FARMINGTON CREEK, HISTORICALLY KNOWN AS NORTH COTTONWOOD CREEK, SAID POINT BEING NORTH 89°55'05" EAST 337.14 FEET ALONG THE QUARTER-SECTION LINE FROM THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUNNING:
THENCE NORTH 44°49'28" EAST 173.07 FEET ALONG THE CENTERLINE OF SAID FARMINGTON CREEK, HISTORICALLY KNOWN AS NORTH COTTONWOOD CREEK;
THENCE NORTH 41°01'24" EAST 160.91 FEET ALONG THE CENTERLINE OF SAID FARMINGTON CREEK, HISTORICALLY KNOWN AS NORTH COTTONWOOD CREEK;
THENCE NORTH 31°57'32" EAST 122.89 FEET;
THENCE NORTH 25°21'34" EAST 196.23 FEET;
THENCE SOUTH 89°51'30" EAST 105.94 FEET TO A POINT ON THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE SOUTH 34°45'26" EAST 340.36 FEET ALONG THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE SOUTH 89°47'00" WEST 35.11 FEET;
THENCE SOUTH 00°02'06" EAST 506.40 FEET;
THENCE NORTH 89°48'10" WEST 100.00 FEET;
THENCE NORTH 00°02'06" WEST 16.29 FEET TO THE NORTH LINE OF 500 SOUTH STREET;
THENCE NORTH 89°48'10" WEST 90.00 FEET ALONG THE NORTH LINE OF 500 SOUTH STREET;
THENCE NORTH 00°02'06" WEST 244.38 FEET TO THE QUARTER-SECTION LINE;
THENCE SOUTH 89°55'05" WEST 451.74 FEET ALONG THE QUARTER-SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 252,636 SQUARE FEET OR 5.800 ACRES, 8-LOTS
DATE: 6/26/2019
MICHAEL B. HERBST
LICENSE NO. 5046930



OWNER'S DEDICATION
Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

CREEKSIDE MANOR SUBDIVISION

do hereby dedicate for perpetual use of the public all roads, trails and easements shown on this plat as intended for Public use will be deeded to Farmington City by separate instrument after the recording of this plat.
In witness whereof we have hereunto set our hands this _____ day of _____, A.D., 20____.
By: _____ By: _____

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

CREEKSIDE MANOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

<p align="center">CENTRAL DAVIS SEWER DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE CENTRAL DAVIS SEWER DISTRICT</p> <p align="center">ENGINEER, CENTRAL DAVIS SEWER DISTRICT</p>	<p align="center">BENCHLAND WATER DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE BENCHLAND WATER DISTRICT</p> <p align="center">DIRECTOR, BENCHLAND WATER DISTRICT</p>	<p align="center">CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY ATTORNEY,</p> <p align="center">FARMINGTON CITY ATTORNEY</p>	<p align="center">PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY PLANNING COMMISSION</p> <p align="center">CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION</p>	<p align="center">CITY ENGINEER'S APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY ENGINEER</p> <p align="center">FARMINGTON CITY ENGINEER</p>	<p align="center">CITY COUNCIL APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE FARMINGTON CITY COUNCIL</p> <p align="center">CITY RECORDER CITY MAYOR</p>	<p align="center">SHEET 1 OF 1</p> <p>PROJECT NUMBER : 8372 MANAGER : C.PRESTON DRAWN BY : MELMER CHECKED BY : K.RUSSELL DATE : 6/26/19</p>
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DEVELOPER
JPC CONTRACTING
P.O. BOX 980
FARMINGTON, UTAH 84025
801-451-6525



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Layton UT 84041
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Fax: 801.593.6315
www.ensgneng.com

SALT LAKE CITY
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TUCOLE
Phone: 435.843.3500
CEDAR CITY
Phone: 435.865.1493
RICHFIELD
Phone: 435.866.2983

GENERAL NOTES

- ALL WORK TO CONFORM TO FARMINGTON CITY STANDARDS, DRAWINGS, AND APWA STANDARD PLANS AND SPECIFICATIONS. WHERE CITY STANDARDS OR PROJECT DRAWINGS DO NOT COVER THE WORK, THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
- ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., SHALL BE ADJUSTED TO FINISH GRADE.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR TO NOTIFY FARMINGTON CITY AND ENSIGN ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED. AT ALL CHANGES IN DIRECTION, AND IN CURB AND SIDEWALK AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.
- CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95 % DENSITY) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
- SAW CUT EDGE OF EXISTING ASPHALT AND INSTALL ASPHALT TO NEW CURB AND GUTTER PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS.
- ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO PAVING TO MATCH.
- EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95 % OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2 % ABOVE NOR 3 % BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA, AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CENTRAL DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS AND DETAILS.
- SEWER LINES LESS THAN 12" DEEP SHALL BE SDR 35 PVC PIPE. SEWER LINES DEPER THAN 12" SHALL BE SCHEDULE 80 PVC WITH SOLVENT WELD JOINTS.
- SEWER LATERALS SHALL BE CONSTRUCTED SUCH THAT CONNECTION IS MADE TO THE UPPER QUADRANT OF THE SEWER MAIN PER CENTRAL DAVIS SEWER DISTRICT STANDARDS AND DETAILS.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS CO. FOR DESIGN OF GAS LINE SERVICE TO LOTS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY QUESTAR GAS COMPANY.
- ALL NEW SECONDARY WATER SHALL BE DONE IN ACCORDANCE WITH BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- ALL NEW WATER CONSTRUCTION SHALL CONFORM TO FARMINGTON CITY STANDARD SPECIFICATIONS AND DETAILS.
- CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).
- ALL CULINARY WATERLINE PIPE AND FITTINGS TO BE C-90 DR14 PVC.
- ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS. ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED. THRUST BLOCKS SHALL BE SIZED FOR 200 PSI WORKING PRESSURE PER BEARING PRESSURE FROM SOILS REPORT.
- ALL STORM DRAIN PIPING SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING SEWER MAIN TO REMAIN IN SERVICE UNTIL NEW MAIN HAS BEEN INSTALLED, TESTED, AND ALL SERVICES HAVE BEEN RECONNECTED.
- THE CONTRACTOR SHALL PLACE TEMPORARY STREET ASPHALT SURFACES IF THE WORK IS ACCOMPLISHED AT A TIME WHEN PERMANENT ASPHALT SURFACING MATERIAL IS NOT AVAILABLE. AT THE TIME PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL FURNISH AND PLACE ASPHALT PER FARMINGTON CITY STANDARDS. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR PERIOD OF TWO YEARS FROM THE DATE OF COMPLETION.
- ALL CONCRETE VALVE BOXES WILL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONED OVER THE VALVE OPERATING UNIT CENTERED OVER THE MAN WAY OPENING.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
- HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
- ALL CONCRETE TO HAVE FIBER AS TO CITY STANDARDS.
- WATER LATERALS TO BE LOCATED 5' OFF PROPERTY, OPPOSITE IRRIGATION, AND NOT TO BE MOVED AFTER INSTALLATION.
- WATER MAINS TO BE INSTALLED 48" IN DEPTH, NO MORE OR LESS.

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPERS ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCE OF HIS OR HER WORK.

BY: _____ DATE: _____
CITY ENGINEER

NOTICE TO CONTRACTOR

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

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

UTILITY DISCLAIMER

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

TRAFFIC CONTROL AND SAFETY NOTES

- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL IF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

ABBREVIATIONS

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

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

LEGEND

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

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



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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

CREEKSIDE MANOR SUBDIVISION
500 SOUTH 950 WEST
FARMINGTON CITY, UTAH



GENERAL NOTES

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19
DRAWN BY: MELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-001

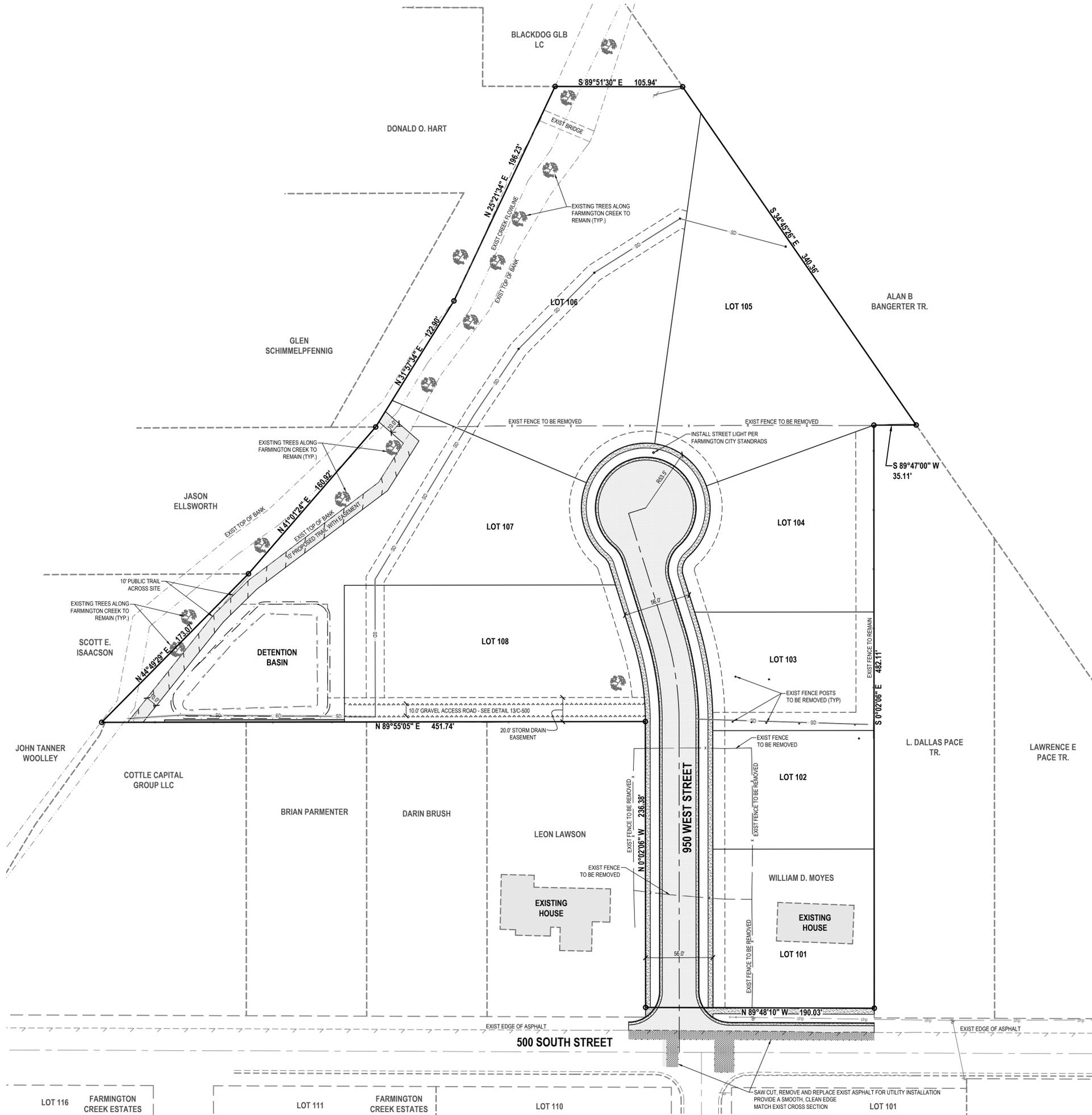
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

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

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

BENCHMARK
NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND
ELEV = 4230.02'



- NOTES**
1. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.
 2. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE PERTINENT PERMITS FOR PROPOSED CONSTRUCTION.
 4. ALL EXISTING FENCES ON THE PROPERTY BOUNDARY TO REMAIN.

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Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

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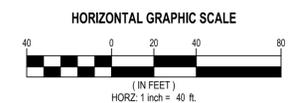
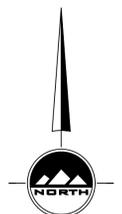
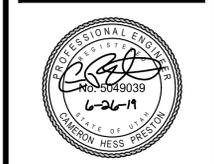
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FARMINGTON CITY, UTAH



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BY: _____ DATE: _____
CITY ENGINEER

SITE PLAN

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19

DRAWN BY: MELMER
CHECKED BY: C.PRESTON

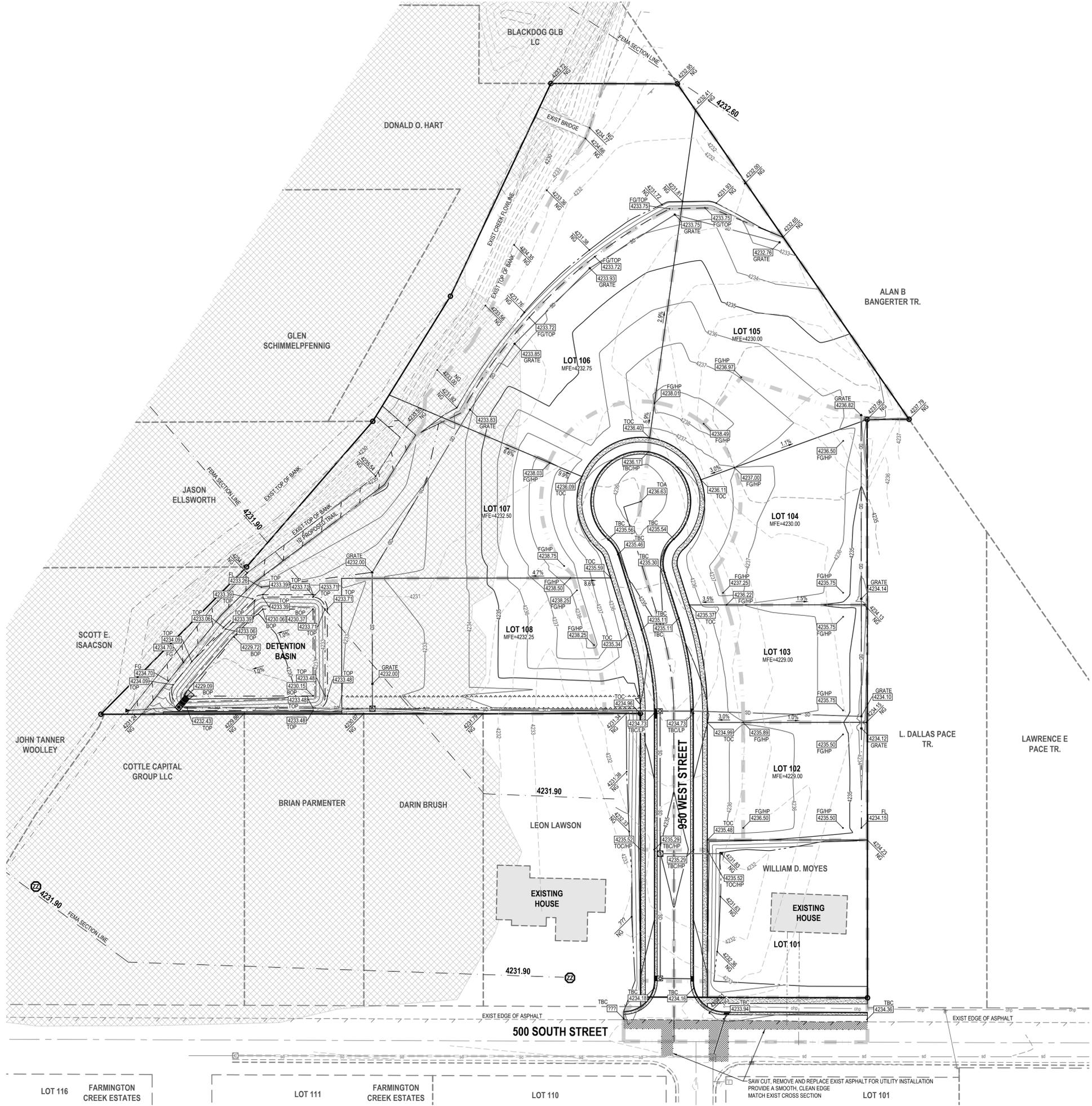
PROJECT MANAGER: C.PRESTON

C-100

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FOUND
ELEV = 4230.02



- NOTES**
- ALL STORMWATER TO FLOW TO PUBLIC RIGHT-OF-WAY OR TO ONSITE STORM DRAIN SYSTEM. NO STORMWATER WILL BE ALLOWED TO FLOW ACROSS LOT LINES WITHOUT A PUBLIC DRAINAGE EASEMENT.
 - EXISTING FEMA FLOOD ZONE "AE" AS SHOWN ON LOTS 6, 7 AND 8.
 - MINIMUM FINISH FLOOR ELEVATION (MFE) IS THE LOWEST FINISH FLOOR ELEVATION ALLOWED WITHOUT PROVIDING A LAND DRAIN SYSTEM (3' BELOW THE EXISTING GRADE ELEVATION PER THE PROJECT SOILS REPORT). THE MFE ELEVATION FOR LOTS 106-108 IS BASED ON THE ADJACENT FEMA 100-YEAR BASE FLOOD ELEVATION (BFE). SEE THE BFE SECTION LINES ON THE PLAN AND GENERAL NOTE 7 BELOW.
 - ALL GRADES AT BUILDABLE FOOTPRINTS ARE MINIMUM GRADES TO PROVIDE DRAINAGE TO STREET/CREEK.
 - FEMA SECTION LINES AND 100-YR BASE FLOOD ELEVATIONS PER FEMA MAP NUMBER 49011C0381E VERSION 1.1.1.0 EFFECTIVE DATE OF LOMR 16-08-1270P, AUGUST 18, 2017.
 - ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS.
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- LEGEND**
- XXXXXX FEMA FLOOD HAZARD ZONE AE - 1% ANNUAL CHANCE FLOOD HAZARD
- NOTE:** SEE SHEET C-001 FOR TYPICAL LEGEND FOR THIS PLAN SET.

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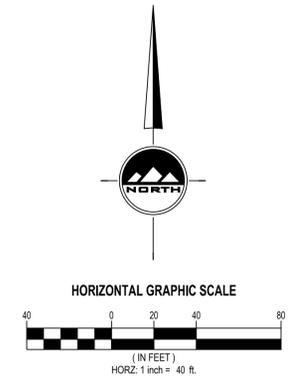
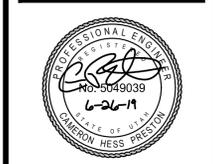
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BY: _____ DATE: _____
CITY ENGINEER

LOT 116 FARMINGTON CREEK ESTATES LOT 111 FARMINGTON CREEK ESTATES LOT 110 LOT 101

SAW CUT, REMOVE AND REPLACE EXIST ASPHALT FOR UTILITY INSTALLATION
PROVIDE A SMOOTH, CLEAN EDGE
MATCH EXIST CROSS SECTION

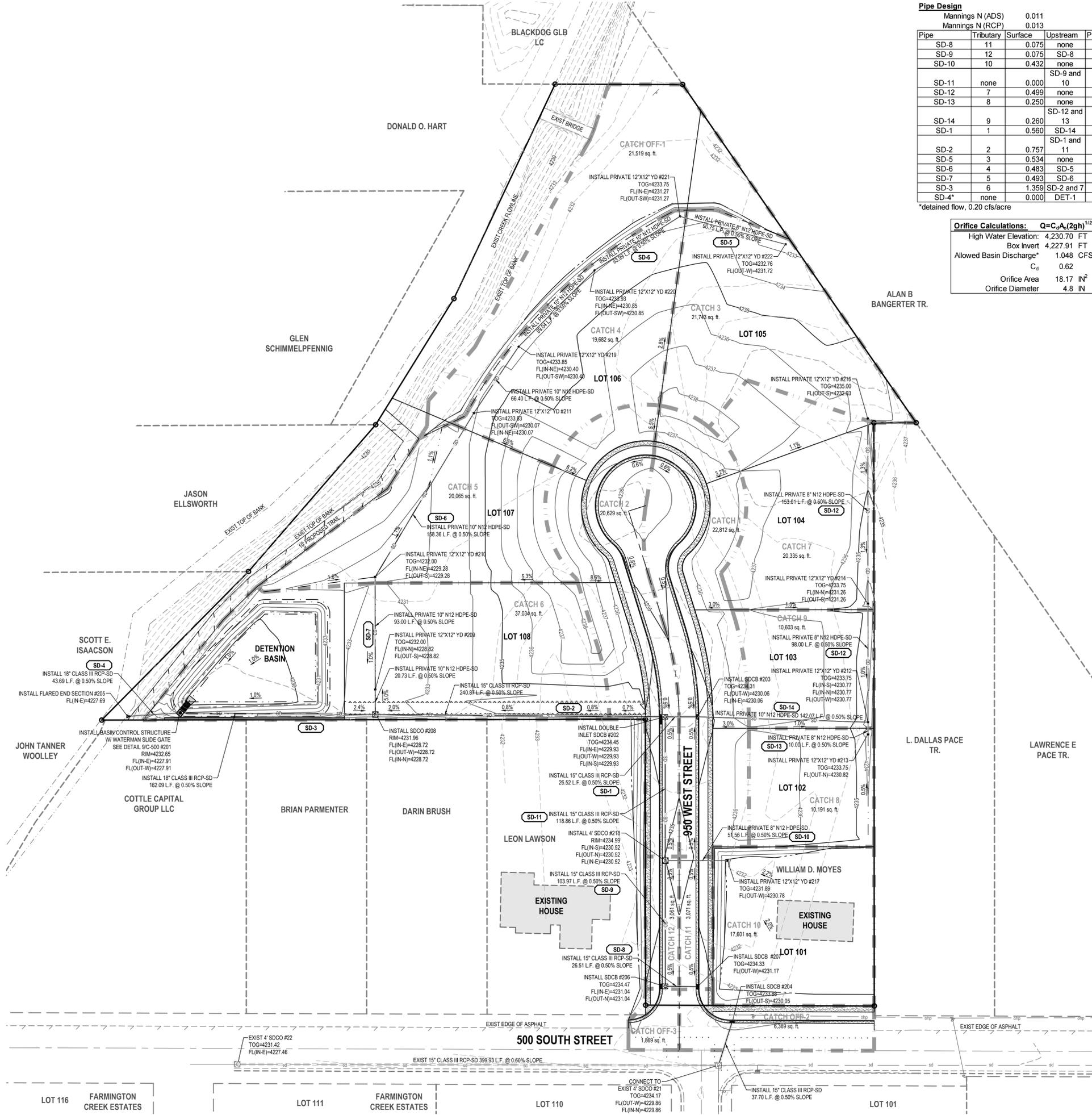
GRADING PLAN

PROJECT NUMBER: 8372 PRINT DATE: 6/26/19
DRAWN BY: MELMER CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-200

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BENCHMARK
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN FOUND
ELEV = 4230.02'



Pipe Design

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD-8	11	0.075	none	0.000	0.075	0.50%	15	RCP	4.580	1.6%
SD-9	12	0.075	SD-8	0.075	0.151	0.50%	15	RCP	4.580	3.3%
SD-10	10	0.432	none	0.000	0.432	0.50%	8	ADS	1.013	42.7%
SD-11	none	0.000	SD-9 and 10	0.583	0.583	0.50%	15	RCP	4.580	12.7%
SD-12	7	0.499	none	0.000	0.499	0.50%	8	ADS	1.013	49.3%
SD-13	8	0.250	none	0.000	0.250	0.50%	8	ADS	1.013	24.7%
SD-14	9	0.260	SD-12 and 13	0.749	1.010	0.50%	10	ADS	1.836	55.0%
SD-1	1	0.560	SD-14 and 11	0.000	0.560	0.50%	15	RCP	4.580	12.2%
SD-2	2	0.757	none	0.000	0.757	0.50%	15	RCP	4.580	28.8%
SD-5	3	0.534	none	0.000	0.534	0.50%	8	ADS	1.013	52.7%
SD-6	4	0.483	SD-5	0.534	1.017	0.50%	10	ADS	1.836	55.4%
SD-7	5	0.493	SD-6	1.017	1.509	0.50%	10	ADS	1.836	82.2%
SD-3	6	1.359	SD-2 and 7	2.827	4.186	0.50%	18	RCP	7.448	56.2%
SD-4*	none	0.000	DET-1	1.048	1.048	0.50%	18	RCP	7.448	14.1%

*detained flow, 0.20 cfs/acre

Orifice Calculations: $Q = C_d A_s (2gh)^{1/2}$

High Water Elevation: 4,230.70 FT
Box Invert: 4,227.91 FT
Allowed Basin Discharge*: 1.048 CFS
 $C_d = 0.62$
Orifice Area: 18.17 IN²
Orifice Diameter: 4.8 IN

Catchment Calculations

Time of Concentration: 15 min
Rainfall Intensity I: 3.03 4.53 in/hr
Storm Event: 25-YR 100-YR
Manning's N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination	Storm
1	22,812	0.350	0.560	SD-1	25-yr
2	20,629	0.350	0.757	SD-2	100-yr
3	21,743	0.350	0.534	SD-5	25-yr
4	19,682	0.350	0.483	SD-6	25-yr
5	20,065	0.350	0.493	SD-7	25-yr
6	37,034	0.350	1.359	SD-3	100-yr
7	20,335	0.350	0.499	SD-12	25-yr
8	10,191	0.350	0.250	SD-13	25-yr
9	10,603	0.350	0.260	SD-14	25-yr
10	17,601	0.350	0.432	SD-10	25-yr
11	3,071	0.350	0.075	SD-8	25-yr
12	3,061	0.350	0.075	SD-9	25-yr
OFF-1	21,519	0.350	0.790	OFFSITE	100-yr
OFF-2	6,369	0.350	0.156	SD-16	25-yr
OFF-3	1,869	0.350	0.046	SD-13	25-yr

Detention Calculations (25-year storm)

Basin Tributary Area: 228,346 SF
Runoff coefficient C: 0.350
Release Rate: 0.20 cfs/acre
Peak Release: 1.048 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	4.81	2,648	315	2,333
10	3.67	4,040	629	3,411
15	3.03	5,003	944	4,060
30	2.04	6,737	1,887	4,850
60	1.26	8,322	3,774	4,548
120	0.76	9,987	7,549	2,438
180	0.53	10,443	11,323	(800)
360	0.30	11,889	22,646	(10,757)
720	0.19	14,663	45,292	(30,629)
1440	0.11	17,279	90,584	(73,305)
2880	0.06	20,291	181,167	(160,876)

Required Detention: 4,850
Provided Detention: 5,064

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HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 40 ft

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

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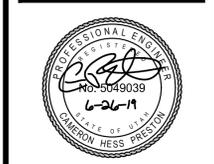
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DRAINAGE PLAN

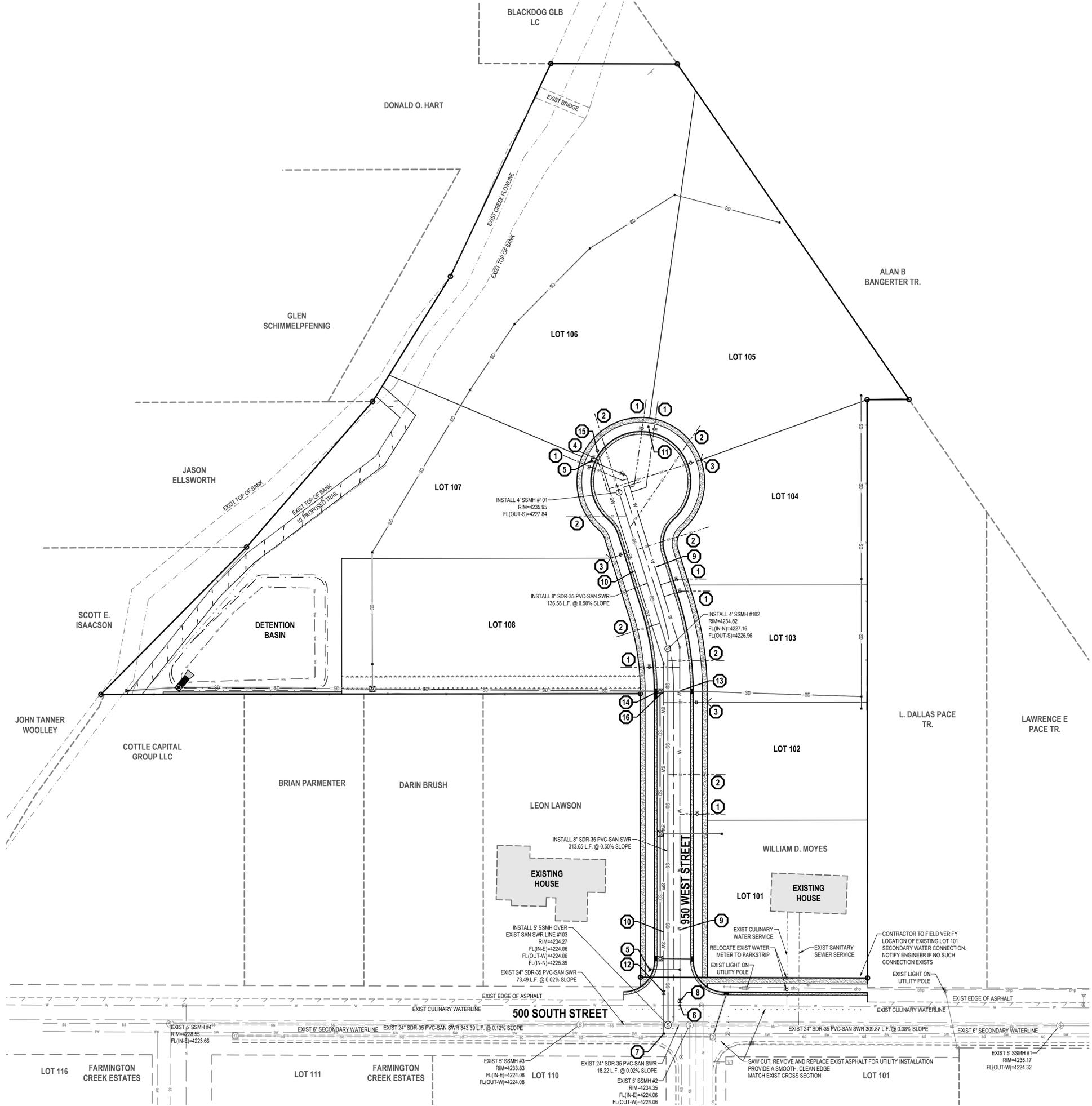
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DRAWN BY: MELMER CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-201

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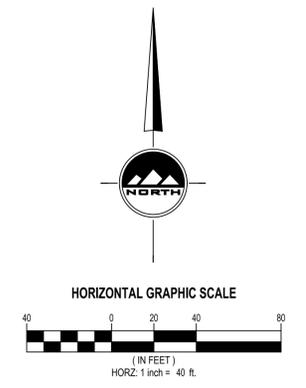
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BENCHMARK
NORTHWEST CORNER OF SECTION 25,
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SALT LAKE BASE AND MERIDIAN
FOUND
ELEV = 4230.02



- NOTES**
- ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS AND WITH BENCHMARK WATER DISTRICT STANDARDS.
 - ALL PIPES CROSSINGS WITH LESS THAN 12" CLEARANCE SHALL BE PROTECTED WITH A CONCRETE PIER PER APWA PLAN NO. 373.
 - CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING INVERT ELEVATIONS FOR EXISTING UTILITIES AND THEIR LOCATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - QUESTAR TO INSTALL NEW GAS LATERALS AND GAS METERS.
 - ALL HYDRANTS SHALL BE CONSTRUCTED PER FARMINGTON CITY STANDARD PLAN - SEE DETAIL A - CS01
 - ALL WATER SERVICES SHALL BE CONSTRUCTED PER FARMINGTON CITY STANDARDS
 - ALL WATER VALVES SHALL BE CONSTRUCTED PER FARMINGTON CITY STANDARD PLAN
 - ALL SANITARY SEWER LATERALS SHALL BE CONSTRUCTED PER APWA STANDARD PLAN #431
 - SEWER, IRRIGATION, AND WATER LATERALS SHALL BE STUBBED 15' PAST ROW AND MARKED WITH 2X4 POST.
 - MARK ALL UTILITY STUBS.
 - USE 4" GREEN PVC FOR SANITARY SEWER LATERALS.
 - FOR ALL SANITARY SEWER PIPE (MAINS) DEEPER THEN 12 FEET, PROVIDE SCHEDULE 80 SOLVENT WELD PER CENTRAL DAVIS SEWER DISTRICT STANDARDS.
 - ALL WORK PERTAINING TO INSTALLATION OF THE SECONDARY WATER SYSTEM SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT WEBER BASIN WATER CONSERVANCY DISTRICT'S PRESSURIZED IRRIGATION CONSTRUCTION SPECIFICATIONS AND DRAWINGS. ALL WORK PERTAINING TO INSTALLATION OF THE SECONDARY WATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 - HOT-TAPPING OF THE WEBER WATER DISTRICT'S WATER LINES IN NOT ALLOWED. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION. SUCH PROVISIONS ARE STRICTLY SUBJECT TO DISTRICT'S APPROVAL.
 - ALL WORK PERTAINING TO INSTALLATION OF THE SECONDARY WATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 - SECONDARY WATER SERVICES ARE REQUIRED TO BE INSTALLED PARALLEL TO AND A MINIMUM OF 6" FROM THE TOP BACK OF CURB AND SHALL BE A MINIMUM OF 30" DEEP WITH A MAXIMUM DEPTH OF 6" TO THE TOP OF PIPELINES.
 - PROPOSED SECONDARY WATERLINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF 2 HOURS.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION OF ANY PART OF THE SECONDARY WATER SYSTEM CAN BEGIN. CONTACT THE DISTRICT AT 801-771-1677 AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED CONSTRUCTION START DATE TO ARRANGE THIS MEETING.
 - BACKYARD DRAINS AND PIPE ARE TO BE PRIVATELY OWNED AND MAINTAINED.

- KEYED NOTES**
- INSTALL 1" TYPE 'K' COPPER CULINARY WATER SERVICE W/ 3/4" METER PER FARMINGTON CITY STANDARDS
 - INSTALL 4" SDR-35 PVC SANITARY SEWER SERVICE @ 2.0% MINIMUM SLOPE
 - INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE W/ METER PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE W/ METER PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - INSTALL FIRE HYDRANT AND VALVE FARMINGTON CITY STANDARD PLAN
 - FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
 - FIELD LOCATE AND CONNECT TO EXISTING 6" SECONDARY WATERLINE IN 500 SOUTH PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - INSTALL 8" GATE VALVE
 - INSTALL 8" C900 DR14 PVC CULINARY WATERLINE PER FARMINGTON CITY STANDARDS
 - INSTALL 6" C900 DR14 PVC SECONDARY WATERLINE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - INSTALL STREET LIGHT PER FARMINGTON CITY STANDARDS
 - INSTALL 6" GATE VALVE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - WATERLINE LOOP PER FARMINGTON CITY STANDARDS
 - WATERLINE LOOP PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - AIR - VACUUM BREAKER PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
 - INSTALL DRAIN AT SECONDARY WATER MAIN LOWPOINT TO ADJACENT STORM DRAIN BOX PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS



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CITY ENGINEER

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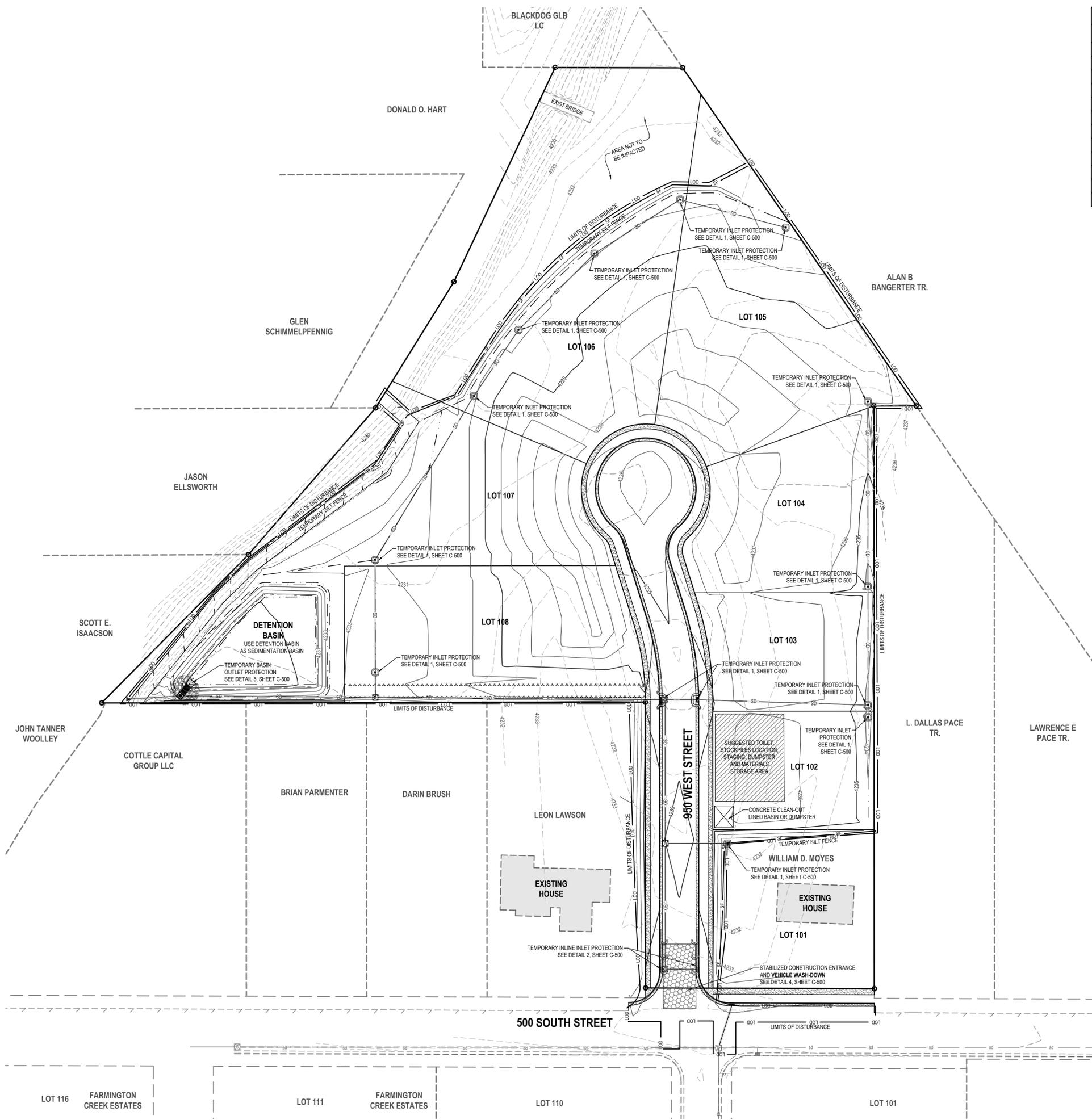
UTILITY PLAN

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19
DRAWN BY: MELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-300

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ELEV = 4230.02'



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

- NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON-SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON-SITE.
 - ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CITY STANDARD PLANS AND SPECIFICATIONS.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM - NO SITE CLEARING MORE THAN 30 CALENDAR DAYS AHEAD OF CONSTRUCTION IN ANY GIVEN AREA SHALL BE ALLOWED.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 30 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 30 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION - NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES.
 - STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASH-DOWN AREA, AND SEDIMENTATION AND CLEANOUT BASIN HAVE BEEN SHOWN AT SUGGESTED LOCATION. CONTRACTOR MAY MOVE TO OTHER LOCATION IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - PLAN LOCATIONS SHOWN FOR BMP'S ARE APPROXIMATE. ACTUAL LOCATIONS AND CONFIGURATIONS SHALL BE FIELD-DETERMINED BY THE OWNER/OPERATOR.
 - NOT ALL BMP'S SHOWN CAN OR SHOULD BE IMPLEMENTED SIMULTANEOUSLY AND/OR FOR THE DURATION OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - EXISTING TOPSOIL IS TO BE HARVESTED WHEN GROUND IS CLEARED. TOPSOIL SHALL THEN BE STOCKPILED ON-SITE FOR USE IN AREAS NOT OTHERWISE TO BE LANDSCAPED, TO ACCELERATE REVEGETATION AND STABILIZATION. AS AN ALTERNATE TO STOCKPILING TOPSOIL ON-SITE, OWNER/OPERATOR MAY IMPORT TOPSOIL TO AREAS TO BE STABILIZED FROM OFFSITE.
 - THE DEVELOPER IS RESPONSIBLE FOR INTERIM STABILIZATION OF ALL DISTURBED AREAS DURING THE PERIOD OF CONSTRUCTION TO PREVENT OFF-SITE EROSION EFFECTS, AND FOR FINAL STABILIZATION ONCE CONSTRUCTION IS COMPLETED. LOT OWNERS OR HOMEOWNER'S ASSOCIATIONS ARE RESPONSIBLE FOR STABILIZATION OF BUILDING SITES AND LOTS UPON TAKING POSSESSION OF SUCH.
 - SLOPE STABILIZATION MEASURES ARE TO BE INSTALLED WHILE NEW VEGETATION IS BEING ESTABLISHED AS DETERMINED BY HYDRO-SEED CONTRACTOR. USE SLOPE DRAINAGE AND HYDRO-SEED MIXTURE APPLICATION PER SLOPES 3:1 OR STEEPER. MEASURES SPECIFICALLY NEEDED IN SHADED AREAS.

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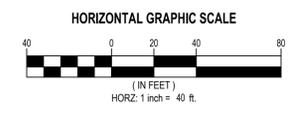
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FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025
CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST

FARMINGTON CITY, UTAH



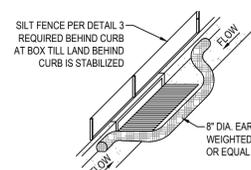
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

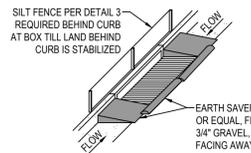
EROSION CONTROL PLAN

PROJECT NUMBER: 8372 PRINT DATE: 6/26/19
DRAWN BY: MELMER CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-400



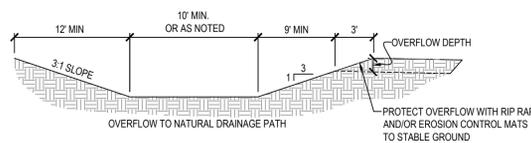
WATTLE OPTION



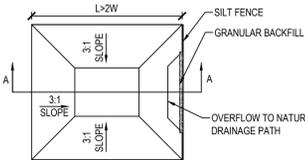
SANDBAG OPTION

1 SAG INLET PROTECTION

SCALE: NONE



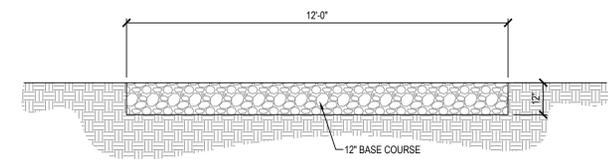
A-A SECTION



PLAN VIEW

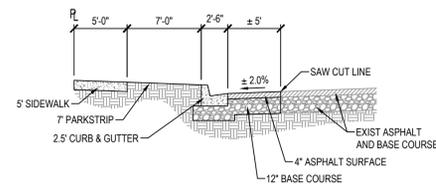
5 TEMPORARY SEDIMENTATION BASIN

SCALE: NONE



9 DETENTION ACCESS ROAD ON LOT 108

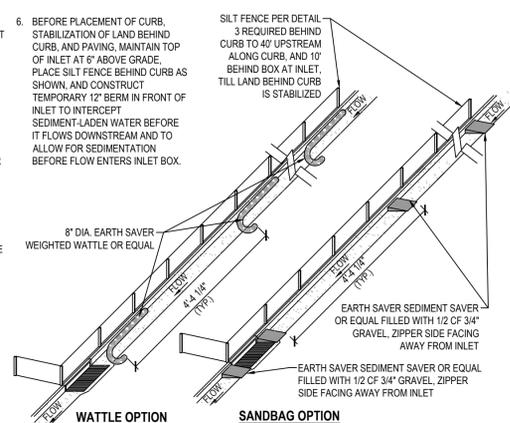
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13 500 SOUTH STREET CROSS SECTION

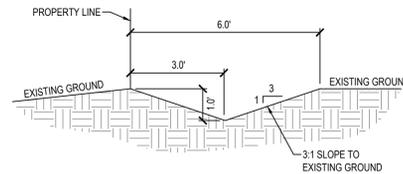
SCALE: NONE

- NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURBS TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>



2 IN-LINE INLET PROTECTION

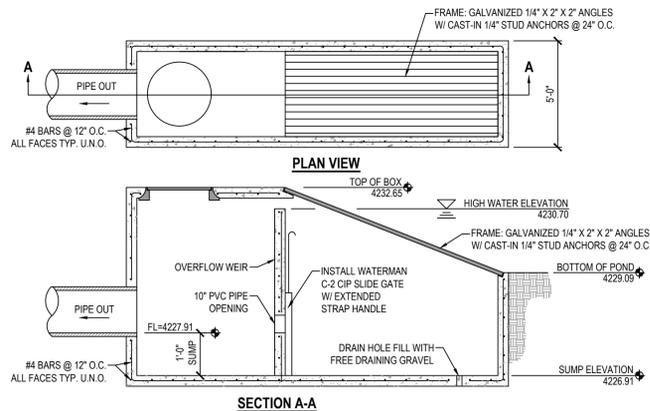
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SECTION A-A

6 DRAINAGE SWALE

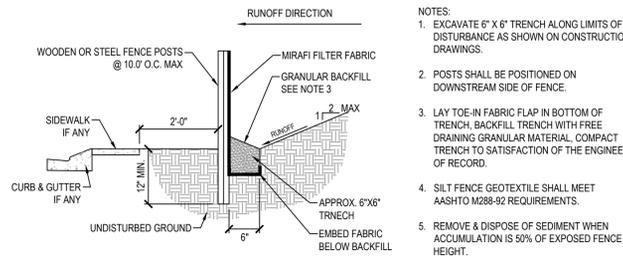
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SECTION A-A

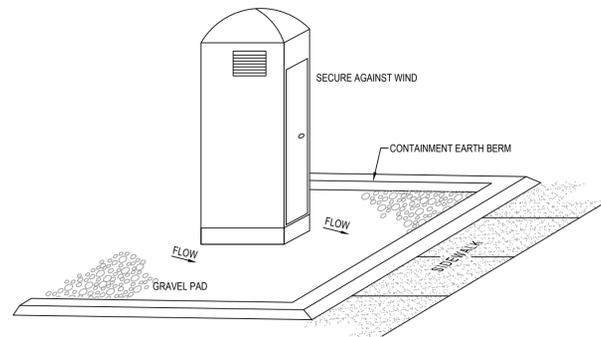
10 BASIN CONTROL STRUCTURE

SCALE: NONE



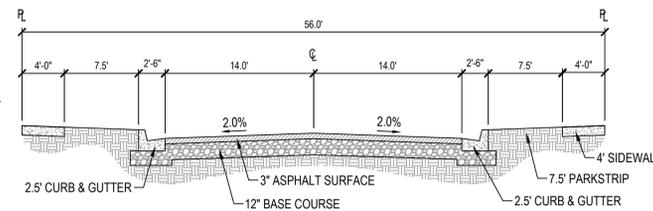
3 TEMPORARY SILT FENCE

SCALE: NONE



7 PORTABLE TOILET

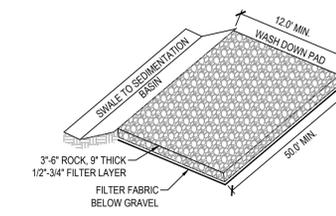
SCALE: NONE



11 TYPICAL 56' STREET CROSS SECTION

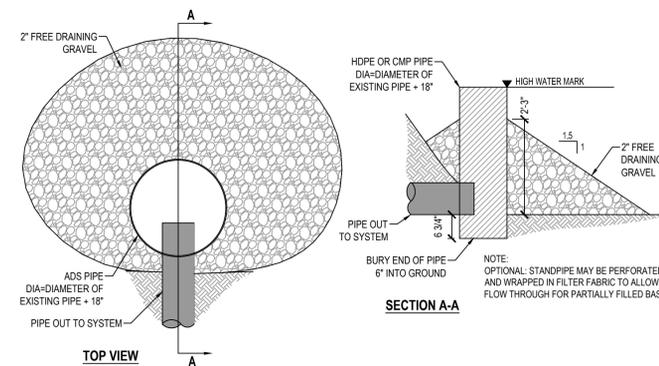
SCALE: NONE

- NOTES:
1. EXCAVATE 6\"/>



4 TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

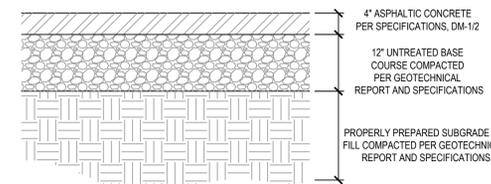


8 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8\"/>

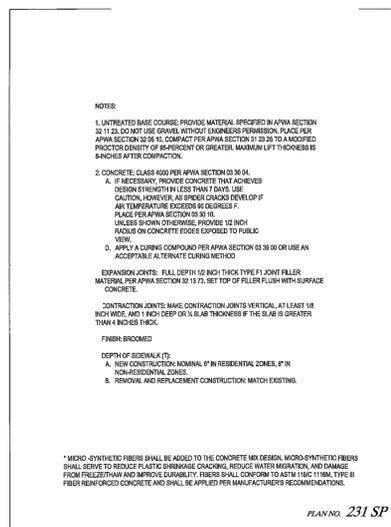
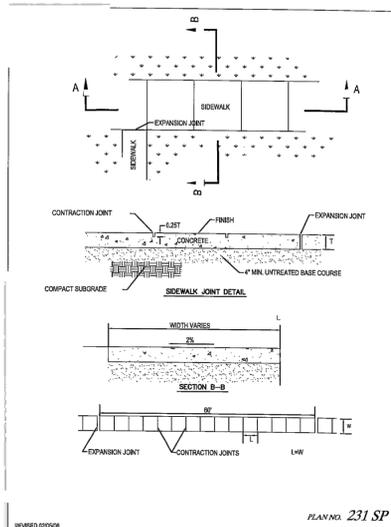
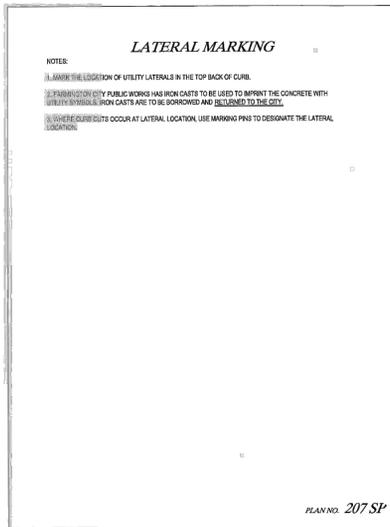
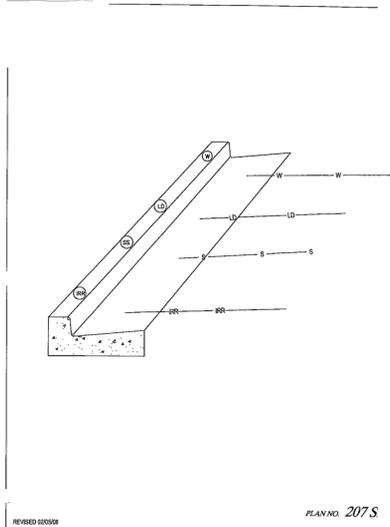
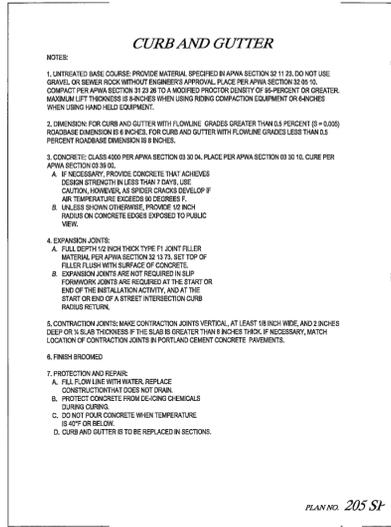
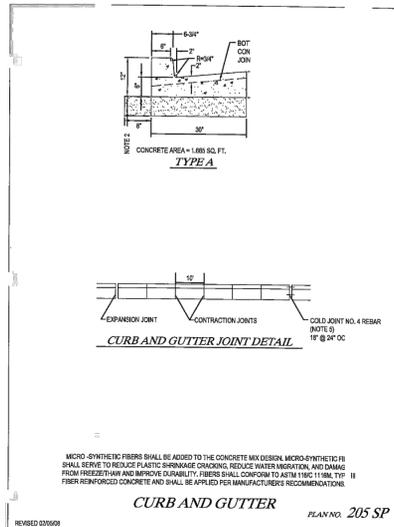


12 STANDARD ASPHALT SECTION

SCALE: NONE



DETAILS



W, X, Y AND Z (VARIES SEE TABLE BELOW)

ASPHALT PAVEMENT SEE NOTE 1
UNTREATED BASE COURSE SEE NOTE 2
GRANULAR BORROW AS REQUIRED FOR GRADING OR AS RECOMMENDED IN THE SOILS REPORT SEE NOTE 3
PROPERLY PREPARED AND GRADED SUBGRADE AS SPECIFIED BY DEVELOPERS' GEOTECHNICAL ENGINEER

MINIMUM PAVEMENT SECTION REQUIREMENTS

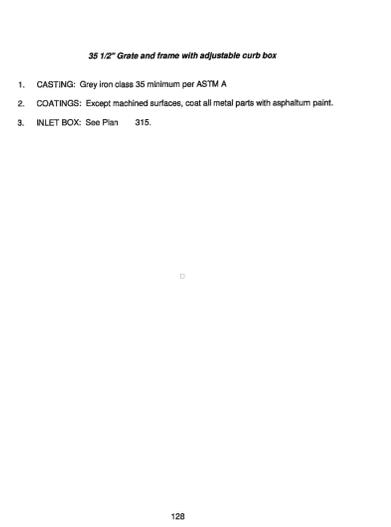
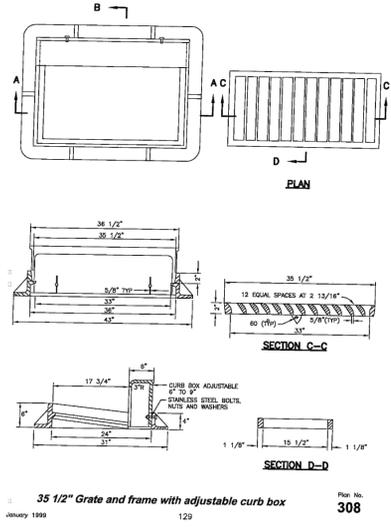
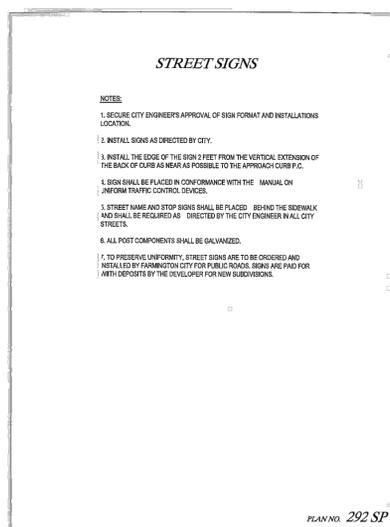
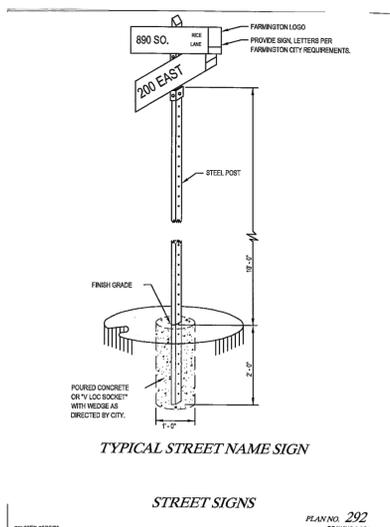
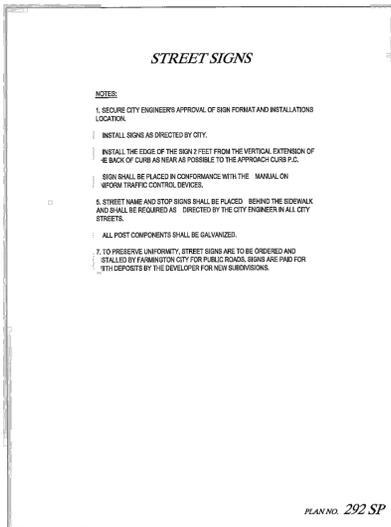
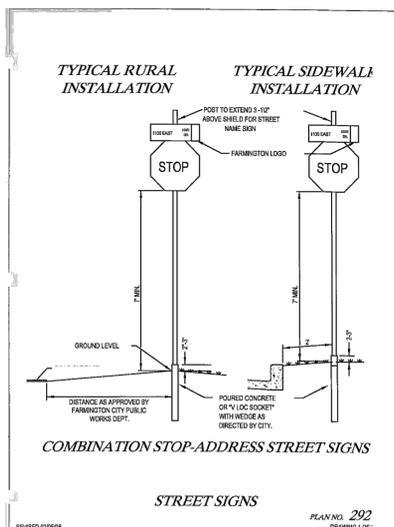
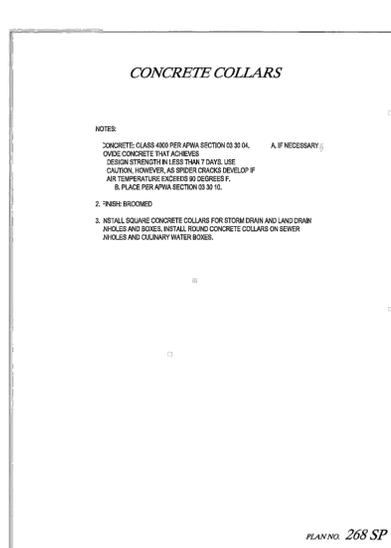
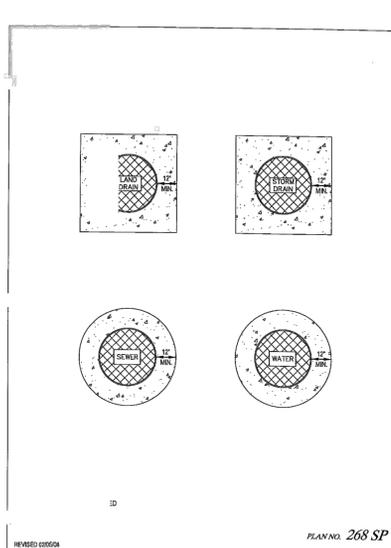
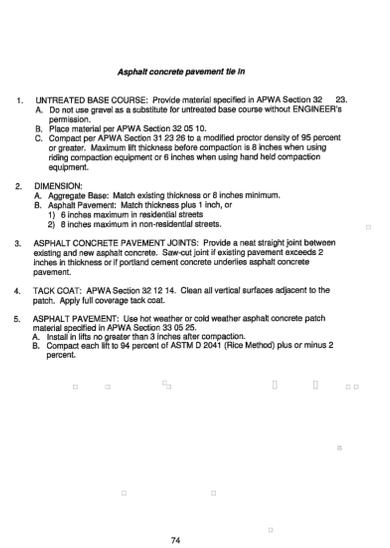
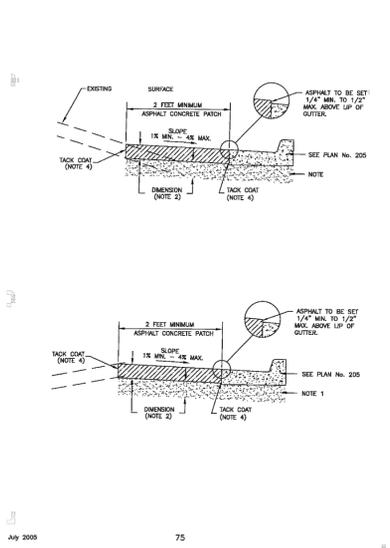
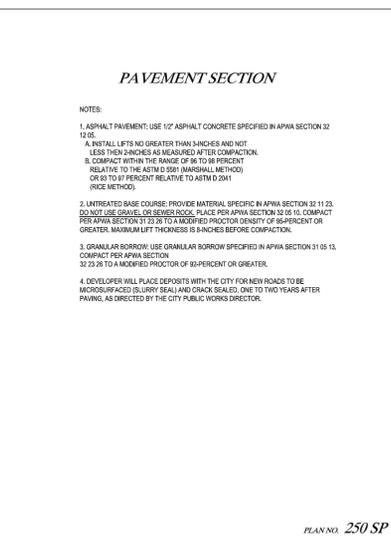
STREET CLASSIFICATION	ASPHALT PAVEMENT THICKNESS	UNTREATED BASE COURSE	GRANULAR BORROW	PROPERLY PREPARED SUBGRADE
LOCAL 55' RIGHT-OF-WAY	3-INCHES MIN.	12-INCHES MIN.	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
IMPORTANT LOCAL 67' RIGHT-OF-WAY	4-INCHES MIN.	12-INCHES MIN.	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MINOR COLLECTOR 86' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MAJOR COLLECTOR 80' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MINOR ARTERIAL 100' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MAJOR ARTERIAL 106' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT

STANDARD ASPHALT PAVEMENT SECTION

REVISION 10/15/10

PLAN NO. 250 SP

DRAWING 1 OF 1



ENSIGN
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST

FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER

DETAILS

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19

DRAWN BY: MELMER
CHECKED BY: C.PRESTON

PROJECT MANAGER: C.PRESTON

C-501

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

CITY ENGINEER

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

BENCHMARK
NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND
ELEV = 4230.02'

Pipe Design (10-year storm)

Manning's N (ADS)	0.011
Manning's N (RCP)	0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD-1	1	1.260	none	0.000	1.260	0.50%	15	RCP	4.580	27.5%
SD-2	2	0.453	SD-1	1.260	1.713	0.50%	15	RCP	4.580	37.4%
SD-3	3	2.237	SD-2	1.713	3.950	0.50%	15	RCP	4.580	86.2%

Detention Calculations (100-year storm)

Basin Tributary Area	211,955 SF
Runoff coefficient C:	0.350
Release Rate	0.20 cfs/acre
Peak Release	0.973 cfs

Catchment Calculations (10-year storm)

Time of Concentration:	15 min
Rainfall Intensity I:	2.30 in/hr
Manning's N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	67.617	0.350	1.260	SD-1
2	24.295	0.350	0.453	SD-2
3	120.043	0.350	2.237	SD-3

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.20	3.679	292	3,387
10	5.48	5,600	584	5,016
15	4.53	6,943	876	6,067
30	3.05	9,350	1,752	7,598
60	1.89	11,587	3,503	8,084
120	1.10	13,488	7,007	6,481
180	0.75	13,813	10,510	3,303
360	0.40	14,714	21,020	(6,306)
720	0.24	17,363	42,041	(24,678)
1440	0.13	19,570	84,081	(64,511)
2880	0.08	22,660	168,163	(145,503)

Required Detention: 8,084
Provided Detention: 10,000

LEGAL DESCRIPTION

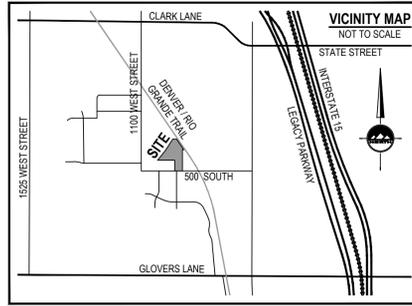
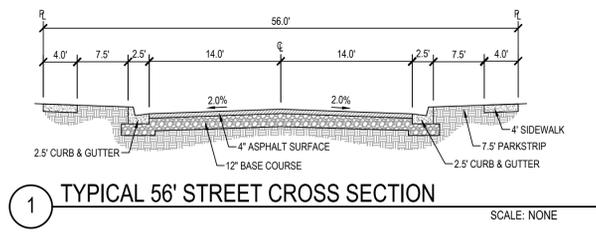
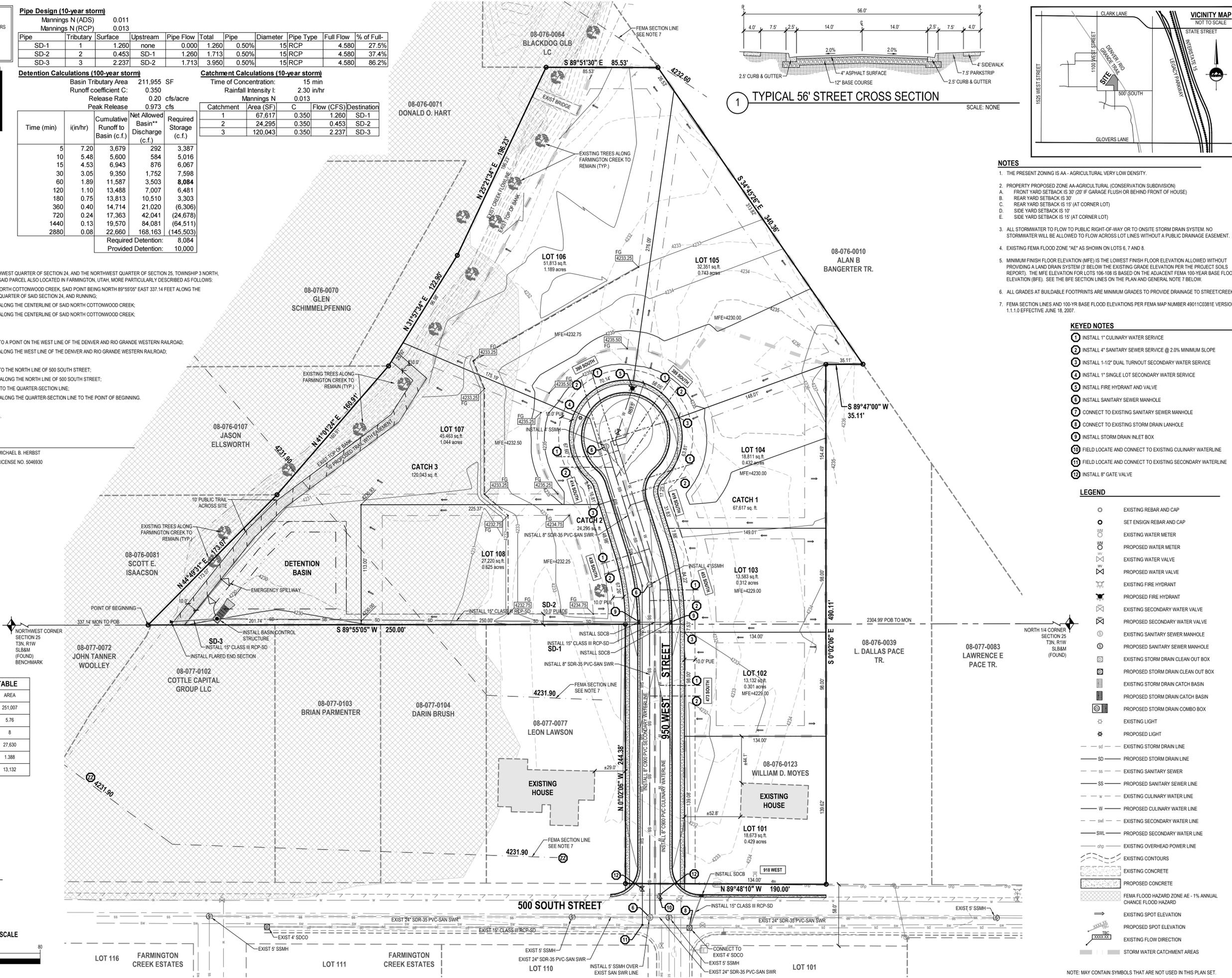
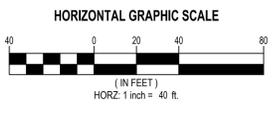
A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN FARMINGTON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF NORTH COTTONWOOD CREEK, SAID POINT BEING NORTH 89°55'05" EAST 337.14 FEET ALONG THE QUARTER-SECTION LINE FROM THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUNNING: THENCE NORTH 44°49'29" EAST 173.07 FEET ALONG THE CENTERLINE OF SAID NORTH COTTONWOOD CREEK; THENCE NORTH 41°01'24" EAST 160.92 FEET ALONG THE CENTERLINE OF SAID NORTH COTTONWOOD CREEK; THENCE NORTH 31°57'32" EAST 122.89 FEET; THENCE NORTH 25°21'34" EAST 196.23 FEET; THENCE SOUTH 89°51'30" EAST 105.94 FEET TO A POINT ON THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE SOUTH 34°45'26" EAST 340.36 FEET ALONG THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE SOUTH 89°47'00" WEST 35.11 FEET; THENCE SOUTH 00°02'06" EAST 490.11 FEET TO THE NORTH LINE OF 500 SOUTH STREET; THENCE NORTH 89°48'10" WEST 200.00 FEET ALONG THE NORTH LINE OF 500 SOUTH STREET; THENCE NORTH 00°02'06" WEST 244.34 FEET TO THE QUARTER-SECTION LINE; THENCE SOUTH 89°55'05" WEST 441.74 FEET ALONG THE QUARTER-SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 253,451 SQUARE FEET OR 5.818 ACRES.

DATE: _____
MICHAEL B. HERBST
LICENSE NO. 5046930

SITE IMPROVEMENT TABLE

TYPE	AREA
TOTAL AREA (S.F.)	251,007
TOTAL AREA (ACRES)	5.76
TOTAL RESIDENTIAL LOTS	8
AVERAGE LOT SIZE (S.F.)	27,630
LOTS PER ACRE	1.388
MINIMUM LOT SIZE (S.F.)	13,132



- NOTES**
- THE PRESENT ZONING IS AA - AGRICULTURAL VERY LOW DENSITY.
 - PROPERTY PROPOSED ZONE AA-AGRICULTURAL (CONSERVATION SUBDIVISION)
 - FRONT YARD SETBACK IS 30' (20' IF GARAGE FLUSH OR BEHIND FRONT OF HOUSE)
 - REAR YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 15' (AT CORNER LOT)
 - SIDE YARD SETBACK IS 10'
 - SIDE YARD SETBACK IS 15' (AT CORNER LOT)
 - ALL STORMWATER TO FLOW TO PUBLIC RIGHT-OF-WAY OR TO ONSITE STORM DRAIN SYSTEM. NO STORMWATER WILL BE ALLOWED TO FLOW ACROSS LOT LINES WITHOUT A PUBLIC DRAINAGE EASEMENT.
 - EXISTING FEMA FLOOD ZONE "AE" AS SHOWN ON LOTS 6, 7 AND 8.
 - MINIMUM FINISH FLOOR ELEVATION (MFE) IS THE LOWEST FINISH FLOOR ELEVATION ALLOWED WITHOUT PROVIDING A LAND DRAIN SYSTEM 'G' BELOW THE EXISTING GRADE ELEVATION PER THE PROJECT SOILS REPORT. THE MFE ELEVATION FOR LOTS 106-108 IS BASED ON THE ADJACENT FEMA 100-YEAR BASE FLOOD ELEVATION (BFE). SEE THE BFE SECTION LINES ON THE PLAN AND GENERAL NOTE 7 BELOW.
 - ALL GRADES AT BUILDABLE FOOTPRINTS ARE MINIMUM GRADES TO PROVIDE DRAINAGE TO STREET/CREEK
 - FEMA SECTION LINES AND 100-YR BASE FLOOD ELEVATIONS PER FEMA MAP NUMBER 490110381E VERSION 1.1.1.0 EFFECTIVE JUNE 18, 2007.

- KEYED NOTES**
- INSTALL 1" CULINARY WATER SERVICE
 - INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MINIMUM SLOPE
 - INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE
 - INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE
 - INSTALL FIRE HYDRANT AND VALVE
 - INSTALL SANITARY SEWER MANHOLE
 - CONNECT TO EXISTING SANITARY SEWER MANHOLE
 - CONNECT TO EXISTING STORM DRAIN LANHOLE
 - INSTALL STORM DRAIN INLET BOX
 - FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
 - FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
 - INSTALL 8" GATE VALVE

- LEGEND**
- EXISTING REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING SECONDARY WATER VALVE
 - PROPOSED SECONDARY WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN CLEAN OUT BOX
 - PROPOSED STORM DRAIN CLEAN OUT BOX
 - EXISTING STORM DRAIN CATCH BASIN
 - PROPOSED STORM DRAIN CATCH BASIN
 - EXISTING STORM DRAIN COMBO BOX
 - PROPOSED STORM DRAIN COMBO BOX
 - EXISTING LIGHT
 - PROPOSED LIGHT
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER LINE
 - EXISTING CULINARY WATER LINE
 - PROPOSED CULINARY WATER LINE
 - EXISTING SECONDARY WATER LINE
 - PROPOSED SECONDARY WATER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING CONTOURS
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - FEMA FLOOD HAZARD ZONE AE - 1% ANNUAL CHANCE FLOOD HAZARD
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING FLOW DIRECTION
 - STORM WATER CATCHMENT AREAS

ENSIGN
THE STANDARD IN ENGINEERING

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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JPC CONTRACTING

CONTACT:
CLIENT CONTACT
PHONE: _____

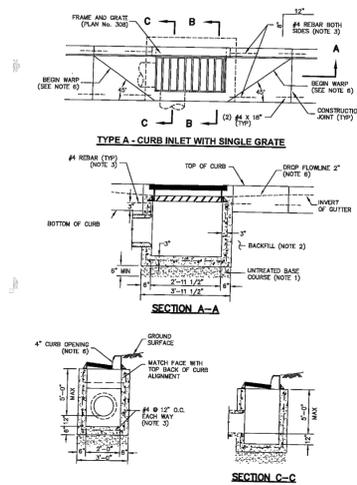
CREEKSIDE MANOR
PRELIMINARY PLAT - NOT TO BE RECORDED
500 SOUTH 950 WEST
FARMINGTON CITY, UTAH



PRELIMINARY PLAT

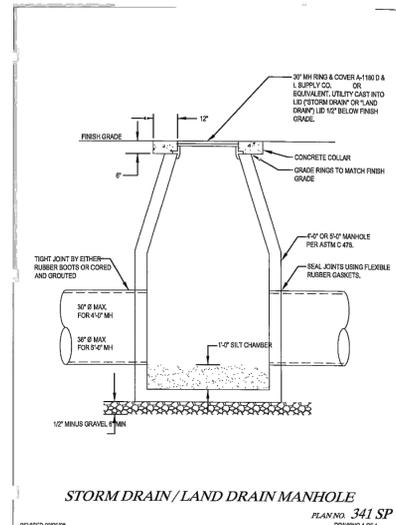
PROJECT NUMBER: 8372
PRINT DATE: 3/27/19
DRAWN BY: MELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

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



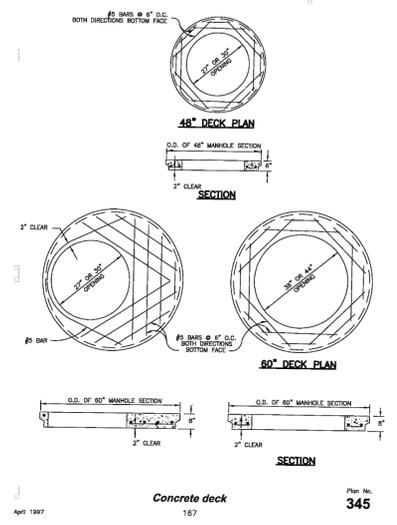
- Catch basin**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 30 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 31 23 23.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - BACKFILL: Provide and place per APWA Section 31 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
 - REINFORCEMENT: ASTM A 615, grade 60, deformed steel.
 - CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
 - PIPE LATERALS: The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
 - CURB FACE OPENING: Make opening at least 4 inches high. Provide at least a 2 inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.

File No. **315**
Drawing of 2
37



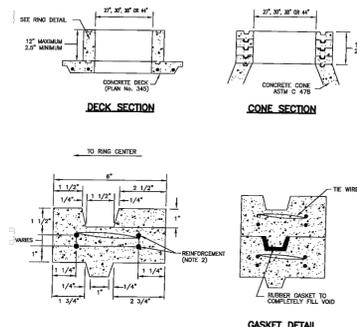
- STORM DRAIN / LAND DRAIN MANHOLE**
- PLAN NO. 341 SP
- REVISED 02/08
- NOTES:
- HEIGHT VARIES.
 - USE CONCRETE CONES.
 - FOR SMALL OR APPLICATIONS REPLACE CONES WITH FLAT LIDS AND GRADE FOR ROAD TRAFFIC LOADS (NOTED).
 - JUNCTION BOXES MAY BE SUBSTITUTED FOR MANHOLES. SUMMIT BOX DESIGN IS STAMPED ENGINEERING LOAD DESIGN CALCULATION FOR HS-20 TRAFFIC LOADS.
 - BACKFILL: PROVIDE AND PLACE PER APWA SECTION 31 23 23. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04. PLACE PER APWA SECTION 03 30 10. CURE PER APWA SECTION 03 39 00.
 - ALL MANHOLE LIDS ARE TO BE CAST INTO (NO RISERS WITH THE UTILITY NAME CAST INTO THE MANHOLE LID. "STORM DRAIN", "SEWER", "WATER", "LAND DRAIN" ETC.)

PLAN NO. **341 SP**
DRAWING 1 OF 1



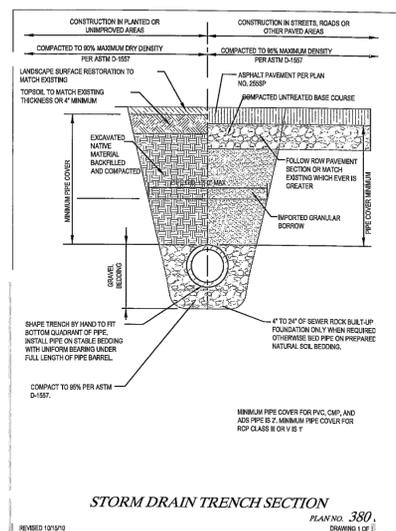
- Concrete Deck**
- REINFORCEMENT: ASTM A 615, grade 60, deformed steel. See APWA Section 03 30 00 requirements.
 - CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.

File No. **345**
167



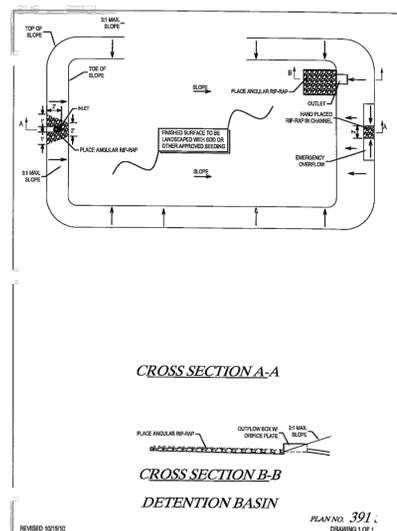
- Raise frame to grade - grade ring**
- CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
 - REINFORCEMENT: ASTM A 615, grade 60 steel per APWA Section 03 20 00.
 - 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center.
 - 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center.
 - JOINTS: rings with a compressible gasket for non-pressurized applications.

File No. **301**
171



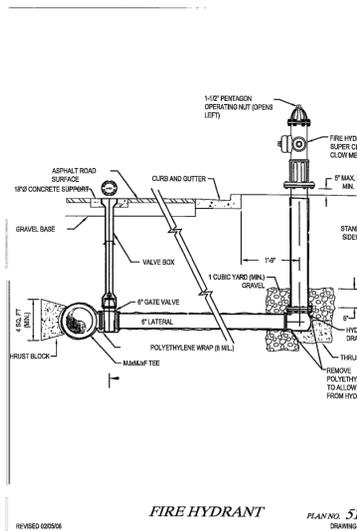
- STORM DRAIN TRENCH SECTION**
- PLAN NO. 380 SP
- REVISED 10/19/10
- NOTES:
- BACKFILL: LIMIT MAXIMUM PARTICLE SIZE IN TRENCH BACKFILL TO 4-INCHES. A BACKFILL MATERIAL, PLACE BACKFILL PER APWA SECTION 31 23 23. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - QUALITY CONTROL: COMPACTION TEST RESULT DATA SHALL BE SUBMITTED TO CITY.
 - PAVEMENT RESTORATION: DO NOT INSTALL ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTED BY CITY.
 - PIPE LOCATION: INSTALL PIPE IN CENTER OF TRENCH NO CLOSER THAN 6-INCHES FROM WALL OF PIPE TO WALL OF TRENCH.
 - TRENCHES TO MEET OR EXCEED OSHA STANDARDS.
 - FOLLOW PIPE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION IF MORE STRINGENT.
 - ALL STORM DRAIN LINES ARE TO BE TV INSPECTED. SUBMIT TAPE TO PUBLIC WORKS FOR REVIEW PRIOR TO TONG THE LINE. THE PIPE IS TO BE CLEANED AND FLUSHED. PAYMENT IS NOT TO BE PLACED UNTIL PUBLIC WORKS HAS REVIEWED AND APPROVED OF THE LINE.
- MINIMUM STORM DRAIN SIZE IS 18".
MINIMUM FOR ALL STORM DRAIN IS 5.0%.

PLAN NO. **380 SP**
DRAWING 1 OF 1



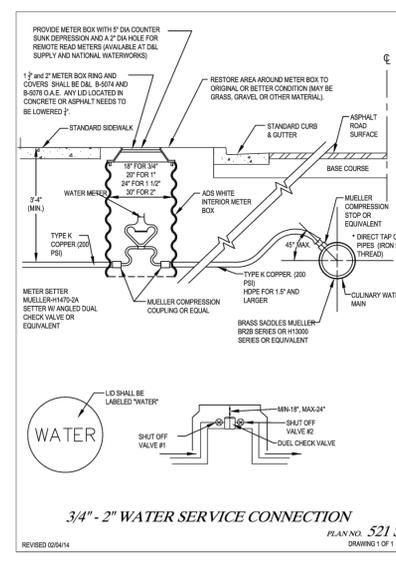
- DETENTION BASIN**
- PLAN NO. 391 SP
- REVISED 10/19/10
- NOTES:
- SUBMIT FOR APPROVAL A LANDSCAPING PLAN FOR DETENTION BASIN FOR REVIEW AND APPROVAL BY CITY.
 - DETENTION BASIN IS TO BE SEED FOR THE 100-YR STORM.
 - SUBMIT AN OWNERSHIP AND MAINTENANCE PLAN FOR REVIEW AND APPROVAL. ENTER INTO AN NECESSARY AGREEMENTS FOR SUCH AS DIRECTED BY CITY.

PLAN NO. **391 SP**
DRAWING 1 OF 1



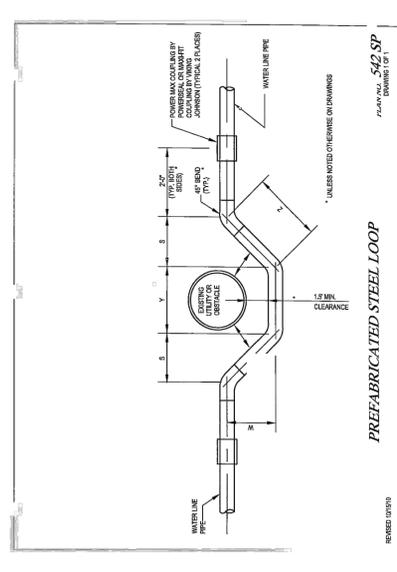
- FIRE HYDRANT**
- PLAN NO. 511 SP
- REVISED 02/08
- NOTES:
- FIRE HYDRANT VALVE IS TO BE FLANGED TO TEE.
 - SPACED FIRE HYDRANTS AT 300 INTERVALS OR AS REQUIRED BY FIRE CHIEF.
 - FIRE HYDRANTS TO BE LOCATED ON SAME SIDE OF ROAD CENTERLINE AS THE WATER MAIN.

PLAN NO. **511 SP**
DRAWING 1 OF 1



- WATER SERVICE CONNECTION**
- PLAN NO. 521 SP
- REVISED 02/08
- NOTES:
- 1/4" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL, SERVICE.
 - WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
 - NO METER BOXES SHALL BE INSTALLED IN DRIVE APPROACHES OR SIDEWALKS.
 - MINIMUM LATERAL SIZE 3/4".
 - 1" METERS REQUIRE 20" METER BOX DIA.
 - PRIOR TO BACKFILLING AROUND METER BOX SECURE INSPECTION OF INSTALLATION FROM CITY.
 - BACKFILL: PROVIDE AND PLACE PER APWA SECTION 31 23 23 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - PRESSURE TEST ALL WATER LINES AND SERVICES.
 - WATER LATERALS ARE TO BE LOCATED 1' OFF OF THE PROPERTY LINE. WATER METERS ARE NOT TO BE RELOCATED AFTER INSTALLATION.
 - TYPE K COPPER PIPE IS PREFERRED ON LATERALS. HOPE PIPE CAN BE USED IF TRACER WIRE IS INSTALLED WITH THE LATERAL.
 - WATER LATERALS ARE TO BE INSTALLED AT 90° ANGLES FROM THE WATER MAIN AND EXTEND STRAIGHT OFF THE CURB STOP WHERE POSSIBLE (EXCEPTIONS WILL BE ALLOWED IN COLD AREAS).
 - IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAINTAIN VALVE AND METER BOXES ON THEIR PROPERTY TO ENSURE THAT THEY ARE EXPOSED, ACCESSIBLE AND AT GRADE.
 - 1 1/2" METERS REQUIRE 24" METER BOX DIA.
 - 2" METERS REQUIRE 30" METER BOX DIA. WITH A 30" TRAFFIC RATED RING AND COVER.

PLAN NO. **521 SP**
DRAWING 1 OF 1



- PREFABRICATED STEEL LOOP**
- PLAN NO. 542 SP
- REVISED 02/08
- NOTES:
- ALL FABRICATED STEEL PIPING SHALL BE GALVANIZED TO "NEAR WHITE" (SSPC-SP10). EACH SECTION OF PIPE AND JOINTS SHALL BE PRIMED BY THE SUPPLIER WITH THE FOLLOWING: THERMIC SERIES FC-201 POT PAINT (FAST CURE) OR POLYURETHANE 20-200 RESIN PRIMER. THIS SHALL BE TANGENT AND 40 MILS THICK. THE MINIMUM DRY TIME SHALL BE 3 HOURS AT 77 DEGREES F. OR 12 HOURS AT 60 DEGREES F. BEFORE INTERMEDIATE COATINGS ARE APPLIED. PROPER CURING WILL NOT OCCUR UNDER 50 DEGREES F.
 - INTERMEDIATE AND TOPCOAT SHALL BE THERMIC SERIES FC-201 POT PAINT (FAST CURE) POLYURETHANE 20-200 RESIN PRIMER WITH WAX. EACH COAT SHALL BE 40 MILS THICK AND 40 MILS DRY COAT. THE MINIMUM DRY TIME SHALL BE 3 HOURS AT 77 DEGREES F. OR 12 HOURS AT 60 DEGREES F. BEFORE FINISH COAT IS APPLIED. PROPER CURING WILL NOT OCCUR UNDER 50 DEGREES F.
 - TOTAL DRY FILM THICKNESS SHALL BE 14.0 MILS MINIMUM.
 - ALL WELDED JOINTS OR OTHER REPAIRS SHALL BE MADE IN THE SAME MANNER AS LISTED ABOVE.
 - ALL UNDERGROUND LOOPS, SPOOLS, AND FABRICATED PIPING SHALL BE DOUBLE TAPE WRAPPED AFTER THE ABOVE COATINGS, WITH POLYETHYLENE 60-60 PIPE WRAP OR EQUAL.
 - ALL THEMIC PRODUCTS LISTED ABOVE ARE LISTED BY THE STATE OF UTAH, BOARD OF HEALTH, SEF AND COMPARE TO MINNA 1001 INSIDE SYSTEM NO. 1.
 - ALL WELDING IS TO BE FULL PENETRATION BUTT WELDS PER ANWIA C-200 OR C-206.
 - BACK FILL AND COMPACT TRENCH TO SPECIFIED COMPACTION PRIOR TO SURFACING TEST PRESSURE AT WATER LINE LOOPS.
 - INSPECTION PRIOR TO BACKFILLING TRENCH EXCAVATION, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
 - BACKFILL: PROVIDE AND PLACE PER APWA SECTION 31 23 23 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - GRADE: APPLY POLY-UM GREASE TO ALL BURIED METAL SURFACES WRAP WITH 1/4" BALL BEARING THICK POLYETHYLENE SHEET AND TAPE WRAP.
 - O.D. OF STEEL LOOP TO MATCH O.D. OF CONNECTING WATER LINE PIPE.
 - ALL STEEL LOOPS WITH A 1" DIMENSION OF 12" OR GREATER SHALL REQUIRE UPLIFT AND DOWN THRUST BLOCKS.

PLAN NO. **542 SP**
DRAWING 1 OF 1

ENSIGN
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER

[Signature]
No. 5049039
6-26-11
UTAH STATE ENGINEERING BOARD
CHERRON HESS PRESTON

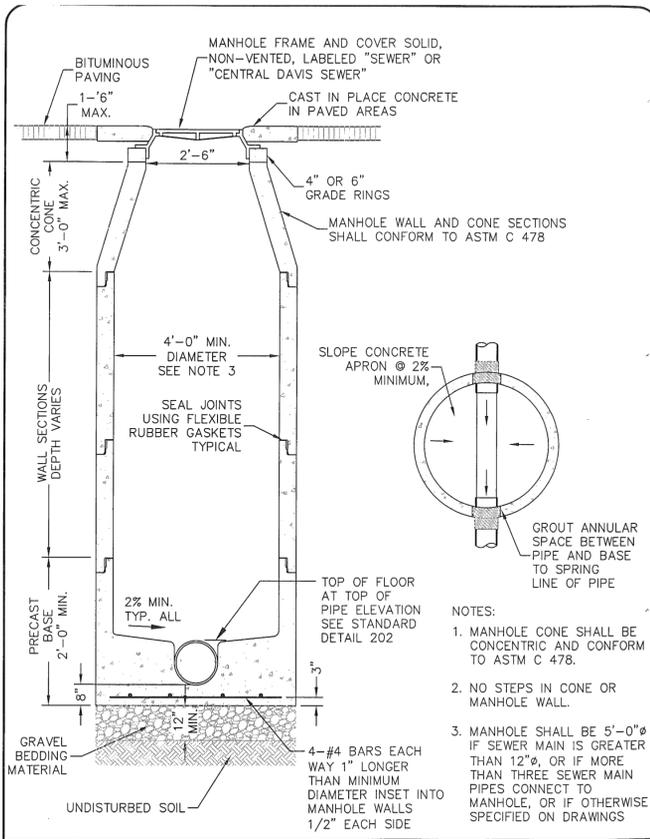
DETAILS

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19
DRAWN BY: MELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

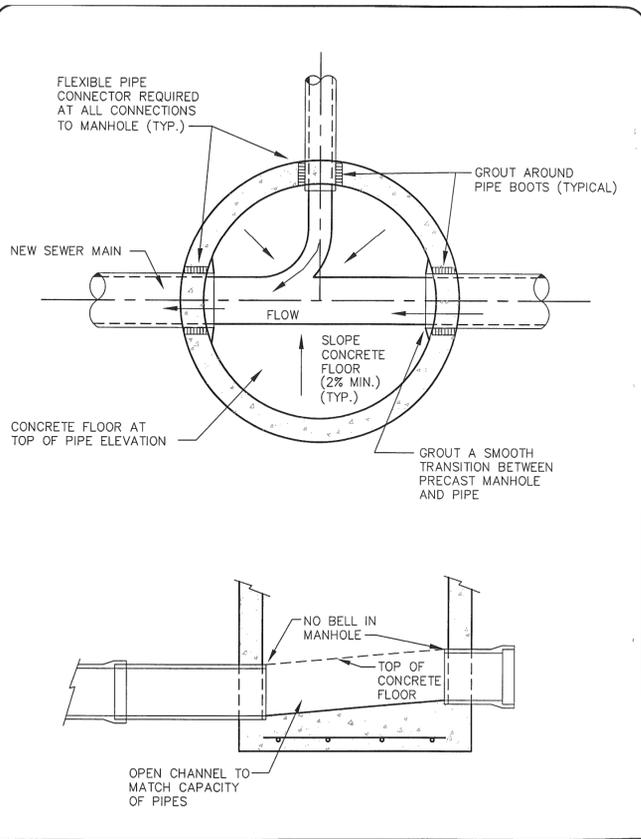
C-502

APPROVED FOR CONSTRUCTION

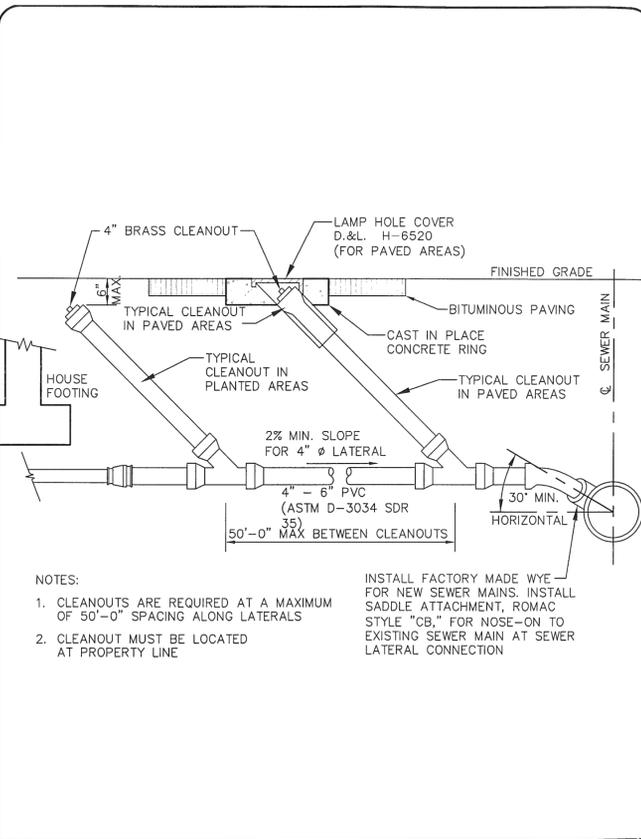
BY: CITY ENGINEER DATE:



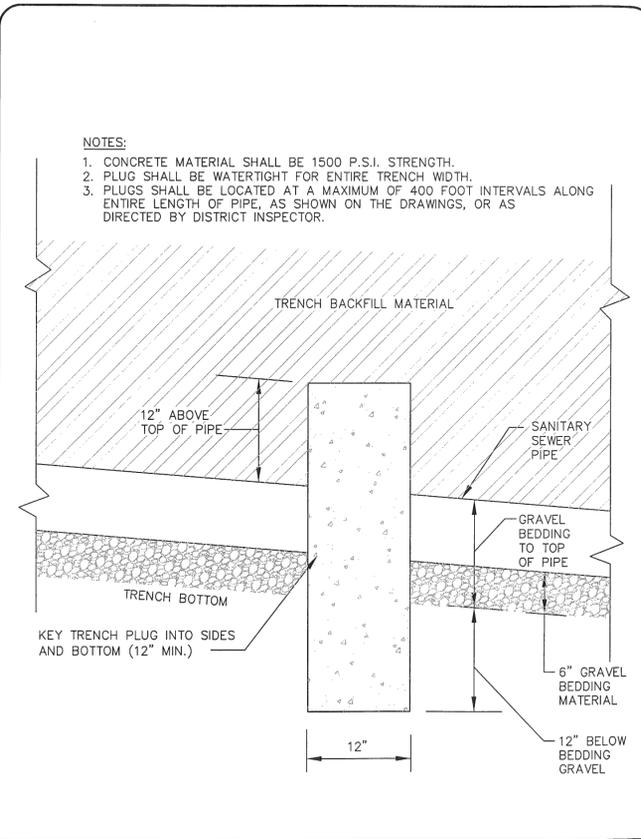
CENTRAL DAVIS SEWER DISTRICT
MANHOLE SECTION WITH NEW BASE
STANDARD DETAIL 201
Revision Date:



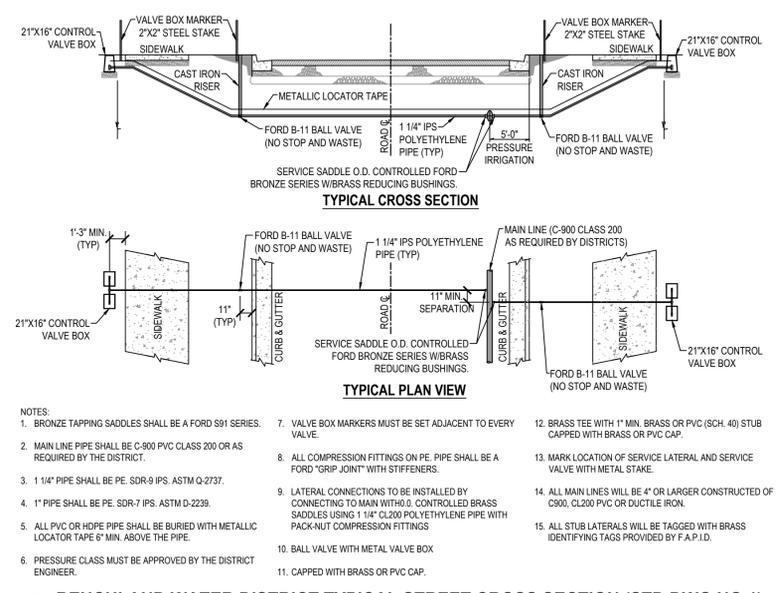
CENTRAL DAVIS SEWER DISTRICT
NEW MANHOLE PLAN
STANDARD DETAIL 202
Revision Date:



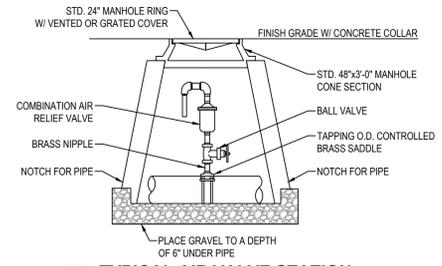
CENTRAL DAVIS SEWER DISTRICT
PROFILE OF TYPICAL SEWER LATERAL
STANDARD DETAIL 207
Revision Date:



CENTRAL DAVIS SEWER DISTRICT
TYPICAL TRENCH PLUG DETAIL
STANDARD DETAIL 103
Revision Date:



2. BENCHLAND WATER DISTRICT TYPICAL STREET CROSS SECTION (STD DWG NO.1)
SCALE: NONE



3. TYPICAL AIR VALVE STATION
SCALE: NONE

- NOTES:
- BRONZE TAPPING SADDLES SHALL BE A FORD S91 SERIES.
 - MAIN LINE PIPE SHALL BE C-900 PVC CLASS 200 OR AS REQUIRED BY THE DISTRICT.
 - 1 1/4" PIPE SHALL BE PE, SDR-9 IPS, ASTM Q-2737.
 - 1" PIPE SHALL BE PE, SDR-7 IPS, ASTM D-2239.
 - ALL PVC OR HDPE PIPE SHALL BE BURIED WITH METALLIC LOCATOR TAPE 6" MIN. ABOVE THE PIPE.
 - PRESSURE CLASS MUST BE APPROVED BY THE DISTRICT ENGINEER.
 - VALVE BOX MARKERS MUST BE SET ADJACENT TO EVERY VALVE.
 - ALL COMPRESSION FITTINGS ON PE PIPE SHALL BE A FORD "GRIP JOINT" WITH STIFFENERS.
 - LATERAL CONNECTIONS TO BE INSTALLED BY CONNECTING TO MAIN WITH 0.0. CONTROLLED BRASS SADDLES USING 1 1/4" CL200 POLYETHYLENE PIPE WITH PACK-NUT COMPRESSION FITTINGS.
 - BALL VALVE WITH METAL VALVE BOX.
 - CAPPED WITH BRASS OR PVC CAP.
 - BRASS TEE WITH 1" MIN. BRASS OR PVC (SCH. 40) STUB CAPPED WITH BRASS OR PVC CAP.
 - MARK LOCATION OF SERVICE LATERAL AND SERVICE VALVE WITH METAL STAKE.
 - ALL MAIN LINES WILL BE 4" OR LARGER CONSTRUCTED OF C900, CL200 PVC OR DUCTILE IRON.
 - ALL STUB LATERALS WILL BE TAGGED WITH BRASS IDENTIFYING TAGS PROVIDED BY F.P.I.D.

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

EN SIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
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SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525

CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST
FARMINGTON CITY, UTAH

PROFESSIONAL ENGINEER
No. 549039
6-26-19
CARRON HESS PRESTON

PROJECT NUMBER 8372 PRINT DATE 6/26/19
DRAWN BY MELMER CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-503



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

BENCHMARK

NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND

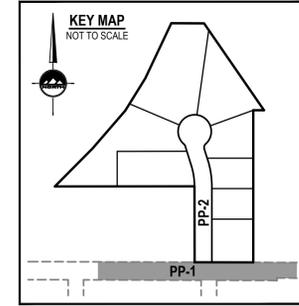
ELEV = 4230.02

NOTES

1. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, FARMINGTON CITY STANDARD PLANS AND SPECIFICATIONS AND WITH BENCHLAND WATER DISTRICT STANDARDS.
2. ALL PIPES CROSSINGS WITH LESS THAN 12" CLEARANCE SHALL BE PROTECTED WITH A CONCRETE PIER PER APWA PLAN NO. 373.
3. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING INVERT ELEVATIONS FOR EXISTING UTILITIES AND THEIR LOCATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES.

KEYED NOTES

1. INSTALL 1" TYPE 'K' COPPER CULINARY WATER SERVICE W/ 3/4" METER
2. INSTALL 4" SDR-35 PVC SANITARY SEWER SERVICE @ 2.0% MINIMUM SLOPE
3. INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE
4. INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE
5. INSTALL FIRE HYDRANT AND VALVE
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
8. INSTALL 8" GATE VALVE
9. INSTALL 8" C900 DR14 PVC CULINARY WATERLINE PER FARMINGTON CITY STANDARDS
10. INSTALL 8" C900 DR14 PVC SECONDARY WATERLINE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
11. INSTALL STREET LIGHT PER FARMINGTON CITY STANDARDS
12. INSTALL 8" BEND AND THRUST BLOCK. PIPE DEFLECTION NOT TO EXCEED MANUFACTURERS SPECIFICATIONS
13. LOOP WATERLINE PER FARMINGTON CITY STANDARDS AS REQUIRED. PROVIDE 18" MINIMUM CLEARANCE. LOOPS ARE SHOWN AT POSSIBLE LOCATIONS, AND ARE TO BE AVOIDED IF POSSIBLE.
14. SAW CUT, REMOVE AND REPLACE EXIST ASPHALT FOR UTILITY INSTALLATION. PROVIDE A SMOOTH, CLEAN EDGE. MATCH EXISTING CROSS SECTION
15. INSTALL 6" GATE VALVE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
16. WATERLINE LOOP PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
17. AIR - VACUUM BREAKER PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS
18. INSTALL DRAIN AT SECONDARY WATER MAIN LOWPOINT TO ADJACENT STORM DRAIN BOX PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS



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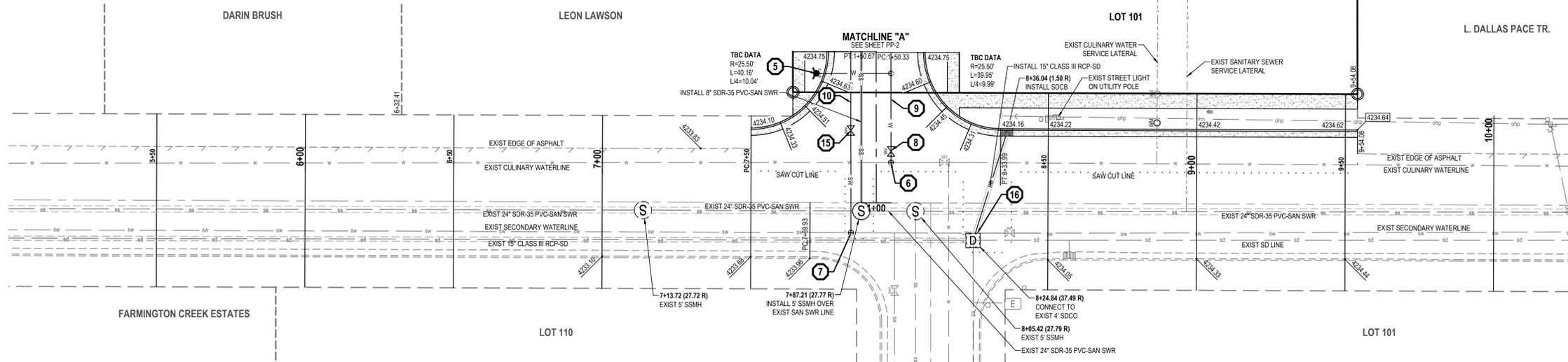
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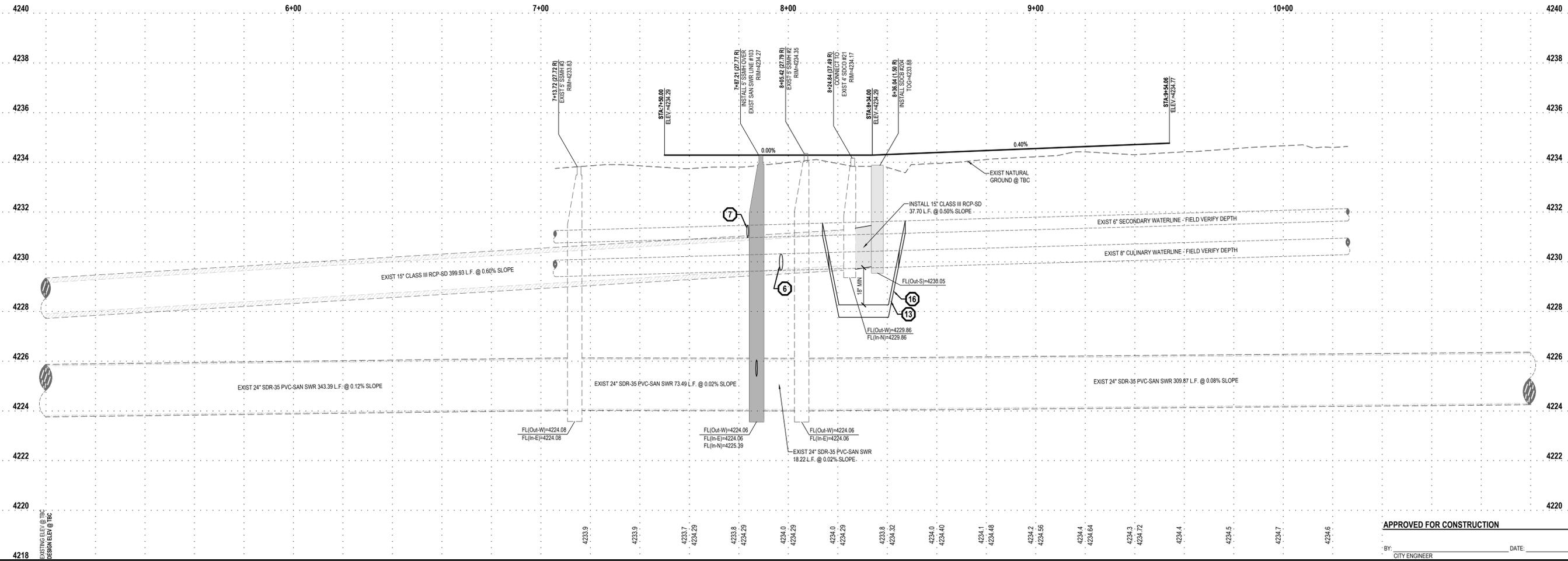
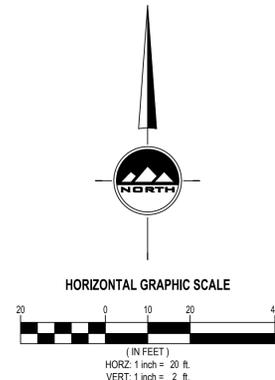
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FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025

CONTACT:
JERRY PRESTON
PHONE: 801-451-6525



500 SOUTH STREET



CREEKSIDE MANOR SUBDIVISION

500 SOUTH 950 WEST

FARMINGTON CITY, UTAH



500 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER: 8372
PRINT DATE: 6/26/19

DRAWN BY: MELMER
CHECKED BY: C.PRESTON

PROJECT MANAGER: C.PRESTON

PP-1

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

811

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

BENCHMARK

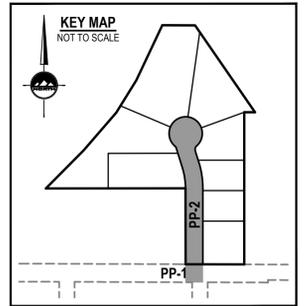
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN FOUND. ELEV = 4230.02

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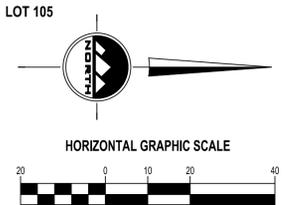
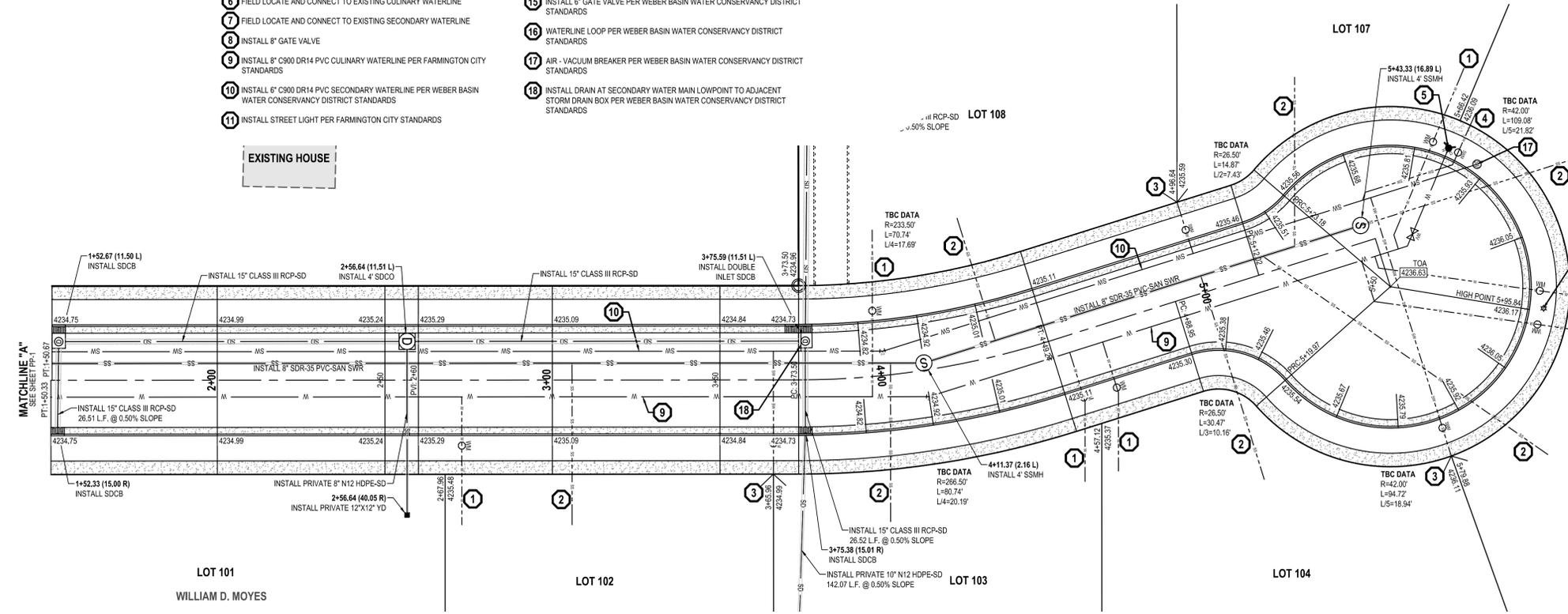
KEYED NOTES

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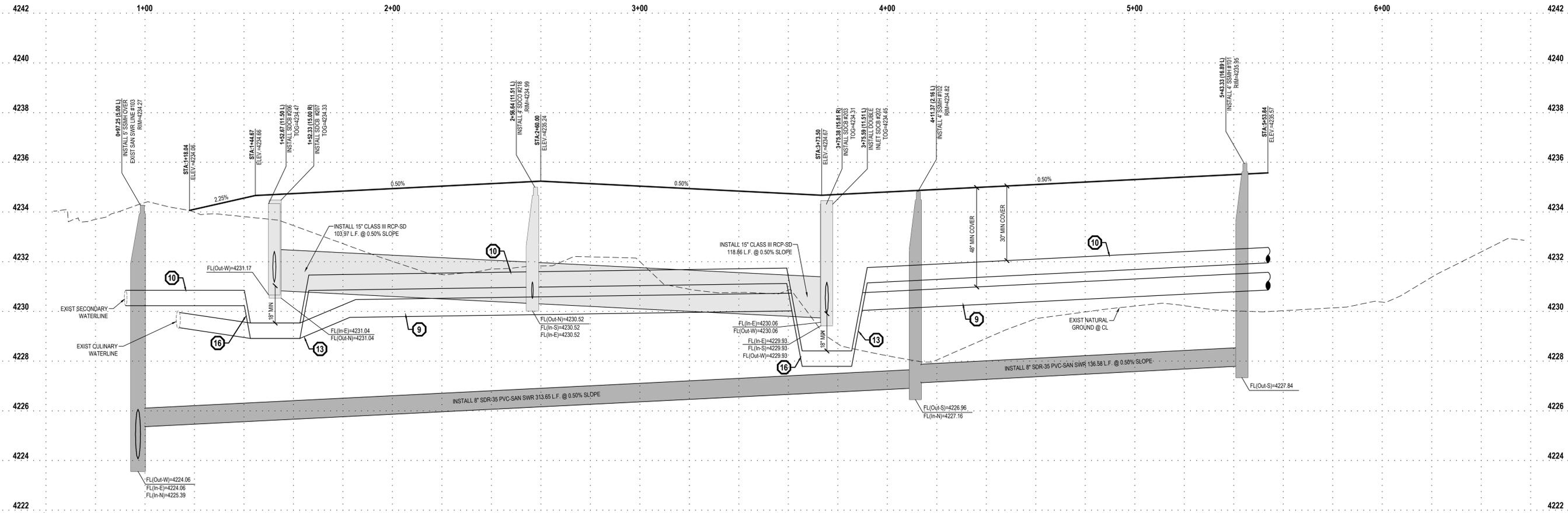


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FOR: JPC CONTRACTING 40 NORTH 100 EAST FARMINGTON, UT 84025
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950 WEST STREET



CREEKSIDE MANOR SUBDIVISION
500 SOUTH 950 WEST
FARMINGTON CITY, UTAH



950 WEST STREET PLAN AND PROFILE

PROJECT NUMBER 8372 PRINT DATE 6/26/19
DRAWN BY MELMER CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

APPROVED FOR CONSTRUCTION
BY: CITY ENGINEER DATE:

PP-2



BENCHMARK
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN FOUND
ELEV = 4230.02

Pipe Design (10-year storm)

Manning's N (ADS)	0.011
Manning's N (RCP)	0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD-1	1	1.260	none	0.000	1.260	0.50%	15	RCP	4.580	27.5%
SD-2	2	0.453	SD-1	1.260	1.713	0.50%	15	RCP	4.580	37.4%
SD-3	3	2.237	SD-2	1.713	3.950	0.50%	15	RCP	4.580	86.2%

Detention Calculations (100-year storm)

Basin Tributary Area	211,955 SF
Runoff coefficient C:	0.350
Release Rate	0.20 cfs/acre
Peak Release	0.973 cfs

Catchment Calculations (10-year storm)

Time of Concentration:	15 min
Rainfall Intensity I:	2.30 in/hr
Manning's N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	67.617	0.350	1.260	SD-1
2	24.295	0.350	0.453	SD-2
3	120.043	0.350	2.237	SD-3

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.20	3.679	292	3,387
10	5.48	5,600	584	5,016
15	4.53	6,943	876	6,067
30	3.05	9,350	1,752	7,598
60	1.89	11,587	3,503	8,084
120	1.10	13,488	7,007	6,481
180	0.75	13,813	10,510	3,303
360	0.40	14,714	21,020	(6,306)
720	0.24	17,363	42,041	(24,678)
1440	0.13	19,570	84,081	(64,511)
2880	0.08	22,660	168,163	(145,503)

Required Detention: 8,084
Provided Detention: 10,000

LEGAL DESCRIPTION

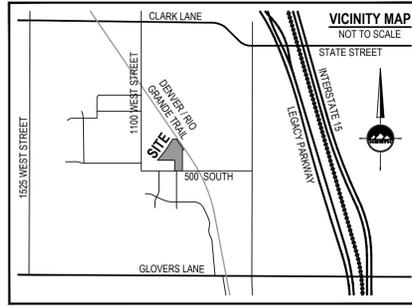
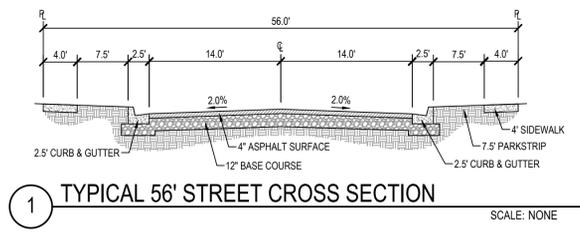
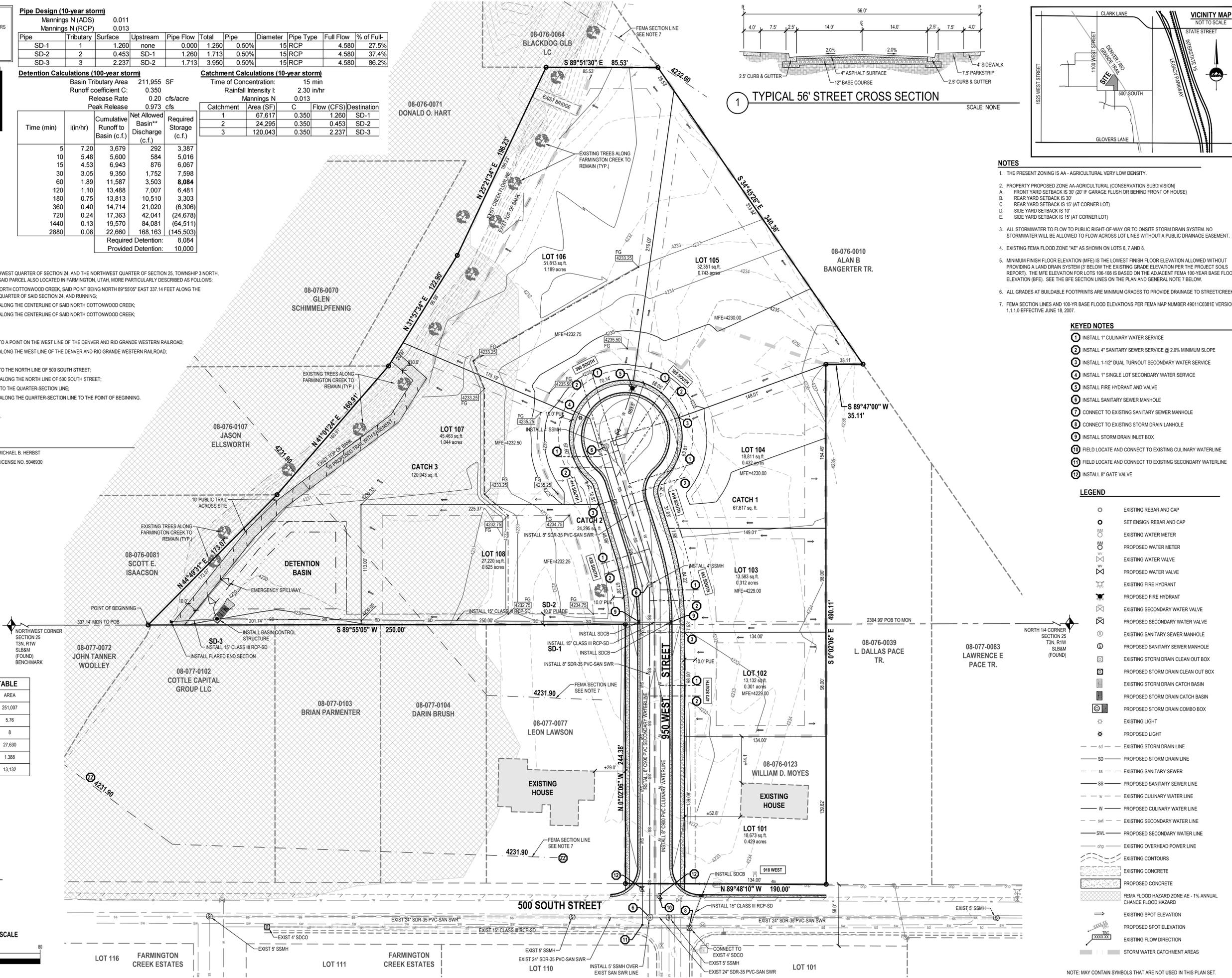
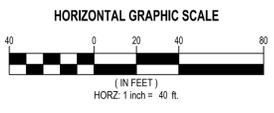
A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN FARMINGTON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF NORTH COTTONWOOD CREEK, SAID POINT BEING NORTH 89°55'05" EAST 337.14 FEET ALONG THE QUARTER-SECTION LINE FROM THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUNNING: THENCE NORTH 44°49'29" EAST 173.07 FEET ALONG THE CENTERLINE OF SAID NORTH COTTONWOOD CREEK; THENCE NORTH 41°01'24" EAST 160.92 FEET ALONG THE CENTERLINE OF SAID NORTH COTTONWOOD CREEK; THENCE NORTH 31°57'32" EAST 122.89 FEET; THENCE NORTH 25°21'34" EAST 196.23 FEET; THENCE SOUTH 89°51'30" EAST 105.94 FEET TO A POINT ON THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE SOUTH 34°45'26" EAST 340.36 FEET ALONG THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE SOUTH 89°47'00" WEST 35.11 FEET; THENCE SOUTH 00°02'06" EAST 490.11 FEET TO THE NORTH LINE OF 500 SOUTH STREET; THENCE NORTH 89°48'10" WEST 200.00 FEET ALONG THE NORTH LINE OF 500 SOUTH STREET; THENCE NORTH 00°02'06" WEST 244.34 FEET TO THE QUARTER-SECTION LINE; THENCE SOUTH 89°55'05" WEST 441.74 FEET ALONG THE QUARTER-SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 253,451 SQUARE FEET OR 5.818 ACRES.

DATE: _____
MICHAEL B. HERBST
LICENSE NO. 5046930

SITE IMPROVEMENT TABLE

TYPE	AREA
TOTAL AREA (S.F.)	251,007
TOTAL AREA (ACRES)	5.76
TOTAL RESIDENTIAL LOTS	8
AVERAGE LOT SIZE (S.F.)	27,630
LOTS PER ACRE	1.388
MINIMUM LOT SIZE (S.F.)	13,132



- NOTES**
- THE PRESENT ZONING IS AA - AGRICULTURAL VERY LOW DENSITY.
 - PROPERTY PROPOSED ZONE AA-AGRICULTURAL (CONSERVATION SUBDIVISION)
 - FRONT YARD SETBACK IS 30' (20' IF GARAGE FLUSH OR BEHIND FRONT OF HOUSE)
 - REAR YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 15' (AT CORNER LOT)
 - SIDE YARD SETBACK IS 10'
 - SIDE YARD SETBACK IS 15' (AT CORNER LOT)
 - ALL STORMWATER TO FLOW TO PUBLIC RIGHT-OF-WAY OR TO ONSITE STORM DRAIN SYSTEM. NO STORMWATER WILL BE ALLOWED TO FLOW ACROSS LOT LINES WITHOUT A PUBLIC DRAINAGE EASEMENT.
 - EXISTING FEMA FLOOD ZONE "AE" AS SHOWN ON LOTS 6, 7 AND 8.
 - MINIMUM FINISH FLOOR ELEVATION (MFE) IS THE LOWEST FINISH FLOOR ELEVATION ALLOWED WITHOUT PROVIDING A LAND DRAIN SYSTEM 'G' BELOW THE EXISTING GRADE ELEVATION PER THE PROJECT SOILS REPORT. THE MFE ELEVATION FOR LOTS 106-108 IS BASED ON THE ADJACENT FEMA 100-YEAR BASE FLOOD ELEVATION (BFE). SEE THE BFE SECTION LINES ON THE PLAN AND GENERAL NOTE 7 BELOW.
 - ALL GRADES AT BUILDABLE FOOTPRINTS ARE MINIMUM GRADES TO PROVIDE DRAINAGE TO STREET/CREEK
 - FEMA SECTION LINES AND 100-YR BASE FLOOD ELEVATIONS PER FEMA MAP NUMBER 49011C0381E VERSION 1.1.1.0 EFFECTIVE JUNE 18, 2007.

- KEYED NOTES**
- INSTALL 1" CULINARY WATER SERVICE
 - INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MINIMUM SLOPE
 - INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE
 - INSTALL 1" SINGLE LOT SECONDARY WATER SERVICE
 - INSTALL FIRE HYDRANT AND VALVE
 - INSTALL SANITARY SEWER MANHOLE
 - CONNECT TO EXISTING SANITARY SEWER MANHOLE
 - CONNECT TO EXISTING STORM DRAIN LANHOLE
 - INSTALL STORM DRAIN INLET BOX
 - FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
 - FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
 - INSTALL 8" GATE VALVE

- LEGEND**
- EXISTING REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING SECONDARY WATER VALVE
 - PROPOSED SECONDARY WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN CLEAN OUT BOX
 - PROPOSED STORM DRAIN CLEAN OUT BOX
 - EXISTING STORM DRAIN CATCH BASIN
 - PROPOSED STORM DRAIN CATCH BASIN
 - EXISTING STORM DRAIN COMBO BOX
 - PROPOSED STORM DRAIN COMBO BOX
 - EXISTING LIGHT
 - PROPOSED LIGHT
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER LINE
 - EXISTING CULINARY WATER LINE
 - PROPOSED CULINARY WATER LINE
 - EXISTING SECONDARY WATER LINE
 - PROPOSED SECONDARY WATER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING CONTOURS
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - FEMA FLOOD HAZARD ZONE AE - 1% ANNUAL CHANCE FLOOD HAZARD
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING FLOW DIRECTION
 - STORM WATER CATCHMENT AREAS

ENSIGN
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FOR:
JPC CONTRACTING

CONTACT:
CLIENT CONTACT
PHONE: _____

CREEKSIDE MANOR
PRELIMINARY PLAT - NOT TO BE RECORDED
500 SOUTH 950 WEST
FARMINGTON CITY, UTAH



PRELIMINARY PLAT

PROJECT NUMBER: 8372
PRINT DATE: 3/27/19
DRAWN BY: MELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

1 OF 1

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