



**Kaysville City Planning Commission
Meeting Notice and Agenda**

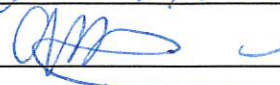
The Kaysville City Planning Commission will hold a regular meeting on February 9, 2023, at 7:00 PM in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street.. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Opening
2. Approval of the minutes from the January 26, 2023 Planning Commission Meeting
3. Conditional Use Permit for Major B Home Occupation for Helpful Home Buyers, LLC for Adam Stevens for a remodeling contractor business located at 605 South 400 East
4. Conditional Use Permit for a Major B Home Occupation for Forseti, LLC, a home based firearms and sporting accessory retailer located at 71 North Gray Fox Circle
5. Call to the Public
6. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. Adjournment

On February 6, 2023 a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

Mindi Edstrom
Community Development Department

PLANNING COMMISSION MEETING

PLEASE PRINT YOUR NAME (LEGIBLY)	REPRESENTING
Jennifer Streeter	
Brindee Badger	
Dillon Badger	West Gate
Brent Merrill	West Gate
DAVID STONE	WEST Gate Gato
Julia Jenkins	West Gate
Alan Jenkins	West Gate
Bailey Frampton	West Gate
Jayce Frampton	West Gate
Kelly Sickler	
K. Fox	
Derrick Leota	OPERATION ARMED CITIZEN
NYE LEOTA	OPERATION ARMED CITIZEN
Stephon Garner	WEST WEST Gato
Tyler & Lisa Nay	Westgate Neighbors
Diann Linge	Oakwood Homes
Tami Strong	oakwood Homes
Eric Strong	//
	
Jovan Parker	
Blake Montgomery	Westgate Neighbors
Jake Taylor	WESTGATE NEIGHBORS
Amy Pringle	Westgate Neighbors

Please Sign in

Jan 26, 2023

PLANNING COMMISSION MEETING

PLEASE PRINT YOUR NAME (LEGIBLY)

REPRESENTING

[illegible]

Please Sign IN Jan 26, 2023



CONTACT US



SHARE



Protecting one of the Western Hemisphere's most important stopovers for migrating birds for 15 years.



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Overview

GREAT SALT LAKE SHORELANDS PRESERVE

The Great Salt Lake Shorelands Preserve spans 4,400 acres of wetlands and uplands habitat along the eastern edge of the Great Salt Lake—one of Utah’s most unique natural treasures. As the largest saline lake in the Western Hemisphere, the Great Salt Lake is crucial to both people and nature. The lake is a rich feeding ground for migratory shorebirds and waterfowl, supporting between four and six million migratory birds as they journey from as far north as the Arctic to southern points in Central and South America.

Some of the largest gatherings of wildlife ever recorded on the Great Salt Lake have been observed from the preserve’s visitor center, making it a birdwatcher’s paradise as well as the perfect place for visitors to appreciate the importance of the Great Salt Lake.

[Download the audio tour before you visit, and make your phone your personal tour guide. You can also take the tour remotely!](#)

LOCATION

The preserve is along the eastern shore of the Great Salt Lake between Farmington Bay Waterfowl Management Area and the Antelope Island State Park Causeway.

You may have noticed some construction activity on your way to the preserve. This work is part of the new West Davis Corridor.

Over the past 10 years, The Nature Conservancy (TNC) has worked closely with the Utah Department of Transportation (UDOT) to develop a plan to mitigate impacts to wildlife and the preserve posed by the new highway. For example, as part of the mitigation plan UDOT agreed to lower the profile of the highway, utilize quiet pavement and limit lighting. Finding pragmatic solutions and offsetting threats is an important part of TNC’s mission to protect Utah’s natural world for future generations.



DONATE

westdavis.udot.utah.gov

WHY TNC SELECTED THIS SITE

The Great Salt Lake Shorelands Preserve (formerly called the Layton Wetlands Preserve) was The Nature Conservancy's first preserve in Utah. The wetlands of the Great Salt Lake provide important nesting and foraging habitat for over 250 species of birds. The lake is a critical link in the Pacific Flyway between North and South America.

In fact, so many birds (between 4 and 6 million!) visit, feed and nest at the lake and its wetlands annually, it has been named as one of only seventeen sites of Hemispheric Importance in the Western Hemispheric Shorebird Reserve Network, an internationally important designation.

WINGS & WATER WETLANDS EDUCATION PROGRAM

The Nature Conservancy uses this preserve as a platform for community education and outreach programs that benefit Utahns and visitors from around the world. In partnership with Utah State University Botanical Center, The Nature Conservancy brings 2,500 4th graders to the preserve each year through the award-winning [Wings & Water Wetlands Education Program](#). This hands-on wetlands learning experience includes targeted lessons and is designed to meet core curriculum science standards.

GOING GREEN

As part of The Nature Conservancy's strategies to reduce its footprint, we've initiated a solar program that aims to offset 100 percent of the energy use at our six main facilities, including the Great Salt Lake Shorelands Preserve. Through a grant generously provided by the John B. and Geraldine W. Goddard Family Foundation, we've installed roof-mounted solar panels and ground-mount arrays at the Great Salt Lake Shorelands Preserve Visitor Center.

By making our operations greener and cleaner, we can help mitigate the effects of climate change both here at home and around the world.



DONATE

The Nature Conservancy has worked for more than 20 years to protect the Great Salt Lake and its wetlands. Conservation strategies implemented by TNC range from land acquisition and community outreach and planning to partnerships with government agencies, public committees, and private conservation groups. TNC's Great Salt Lake Shorelands Preserve protects over almost 11 miles of critical wetland and upland habitat along the lake's eastern shore.

Another key initiative is TNC's work with Davis County communities and Envision Utah to help implement innovative strategies to promote balanced growth while preserving wildlife habitat and open space.

In a new effort to ensure the long-term health of the Great Salt Lake ecosystem, TNC is now working with various partners to support the effort to create numeric water quality standards for the lake.

TNC is thrilled that the visitor center offers easy access to the preserve, serving as a hub for our education and outreach programs, which include naturalist-guided tours for school groups and the public during birdwatching seasons. To learn more, contact our office at [801-531-0999](tel:801-531-0999).

Take Our Quiz!

Challenge your knowledge of the Great Salt Lake Shorelands Preserve.

TAKE THE QUIZ



DONATE

FEATURE

WEST DAVIS CORRIDOR

ENVIRONMENTAL STUDY UPDATE FINAL EIS - SUMMER 2017

The Final EIS is complete and now available for public review. A formal public comment period will be open through August 31, 2017. A Record of Decision from the Federal Highway Administration (FHWA) is anticipated later this Fall.

The Preferred Alternative

Throughout the study, UDOT has gathered data and input in studying 51 various transportation alternatives. UDOT and FHWA are recommending Alternative B1 as the transportation solution that will meet the transportation need for western Davis and Weber counties through 2040, while minimizing impacts to the natural and human environment. This preferred alternative includes the Glovers Lane option in Farmington, the Bluff Road option in Syracuse, and the 4100 West option in West Point. A map of the preferred alternative can be found on the back of this page.

Public Comment Period

The Final EIS is available for review on the study website at www.udot.utah.gov/westdavis and in hardcopy form at city offices and libraries in the study area.

UDOT will be accepting public comments on the Final EIS through August 31, 2017. Comments may be submitted online at www.udot.utah.gov/westdavis, via email to westdavis@utah.gov, or by mail to the following address:

WDC Study Team
466 North 900 West
Kaysville, UT 84037

All comments will be provided to FHWA for review and consideration. As the decision-making agency, FHWA will respond to all comments received on the Final EIS and include those responses in the Record of Decision.

Record of Decision

Following the comment period, the Federal Highway Administration will prepare a Record of Decision. This is the final step in the EIS process. The Record of Decision is expected in Fall 2017.

More Information

Please visit the study website at www.udot.utah.gov/westdavis for more information.

EIS Process and Schedule



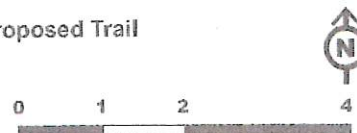


PREFERRED ALTERNATIVE



**WEST DAVIS
CORRIDOR**
 ENVIRONMENTAL IMPACT STATEMENT

- | | | | |
|-------------------------|--|----------------|--------------|
| Mitigation Properties | Farmington Bay Waterfowl Management Area | Existing Trail | Front Runner |
| GSL Shorelands Preserve | Legacy Nature Preserve | Proposed Trail | |
| Interchange | Surface Roads | | |
| Freeways | | | |



We'd like to start off by briefly discussing Legacy Parkway's history and implementation. Legacy Parkway's Master Plan stated the following: As part of the Master Planning process, a model ordinance was drafted for cities to adopt to more tightly regulate signage, site design, architecture, lighting, fences and other features that could impact the parkway's natural and scenic integrity.

- So when developing the original WDC, or Legacy Parkway, the Master plan called for tighter regulations around signs and lighting, not looser.
- They also had the goal to minimize light and noise intrusion to protect the dark skies of the parkway environment that are an integral part of its natural intrinsic quality.

This is relevant because West Davis Corridor received the same designation as Legacy Parkway and is considered a scenic byway, and I've confirmed with UDOT that this designation applies to the part of the highway through Kaysville City. I'm handing to each of you The Nature Conservancy's webpage on their collaborative work with UDOT on this project. To summarize:

- UDOT worked with the Nature Conservancy for 10 years planning how to construct this WDC highway with the best plan to mitigate impacts to wildlife and the Great Salt Lake Shorelands Preserve that the highway is adjacent to.
- The Shorelands Preserve has between 4 and 6 million birds visit, feed, and nest at the lake and its wetlands annually and was named as one of only 17 sites of Hemispheric Importance by the Western Hemispheric Shorebird Reserve Network, which is an internationally important designation.
- Some of the most important parts of the mitigation plan agreed to lower the impact was lowering the profile of the highway, utilizing quiet pavement, and limiting lighting. We'd hate to go ahead and undo that work and analysis by changing the city ordinances and essentially ignoring or bypassing the intentions of those efforts.
- We understand that UDOT has already been consulted about this and that they would not be directly regulating cities for sign regulations off UDOT property. But we're here to say that just because something can be done does not mean that it should be done.

West Davis Corridor had similar plans and intentions for what is essentially an extension of Legacy Parkway. The second handout I've provided you is the Wetland and Wildlife Mitigation Plan from UDOT's perspective. Please note on the map that the area where this sign regulation change has been proposed is in that green area of the map for wetland mitigation properties.

As a comparison, we looked through all of the neighboring city ordinances along Legacy Parkway to review their sign regulations:

- Centerville: does NOT treat I-15 the same as Legacy in regards to signs.
- West Bountiful: does NOT treat I-15 the same as Legacy in regards to signs. They required by code that the signage be similar to the style and design depicted in the Legacy Parkway Master Plan
- Woods Cross: Does NOT treat I-15 the same as Legacy. In fact, their code specifically says that Legacy Parkway signs will not receive exceptions allowed for freeway-oriented signs like along I-15.
- Farmington: does NOT treat I-15 the same as Legacy
- North Salt Lake: does NOT treat I-15 the same as Legacy
- Layton City: West Davis Corridor is NOT included in their "freeway sign corridor" by code and I've contacted the city council and they will not be making a proposal to change that for West Davis Corridor
- Syracuse: I also contacted the Syracuse city council and they also have no intention of treating the West Davis Corridor any different as it pertains to sign regulations.

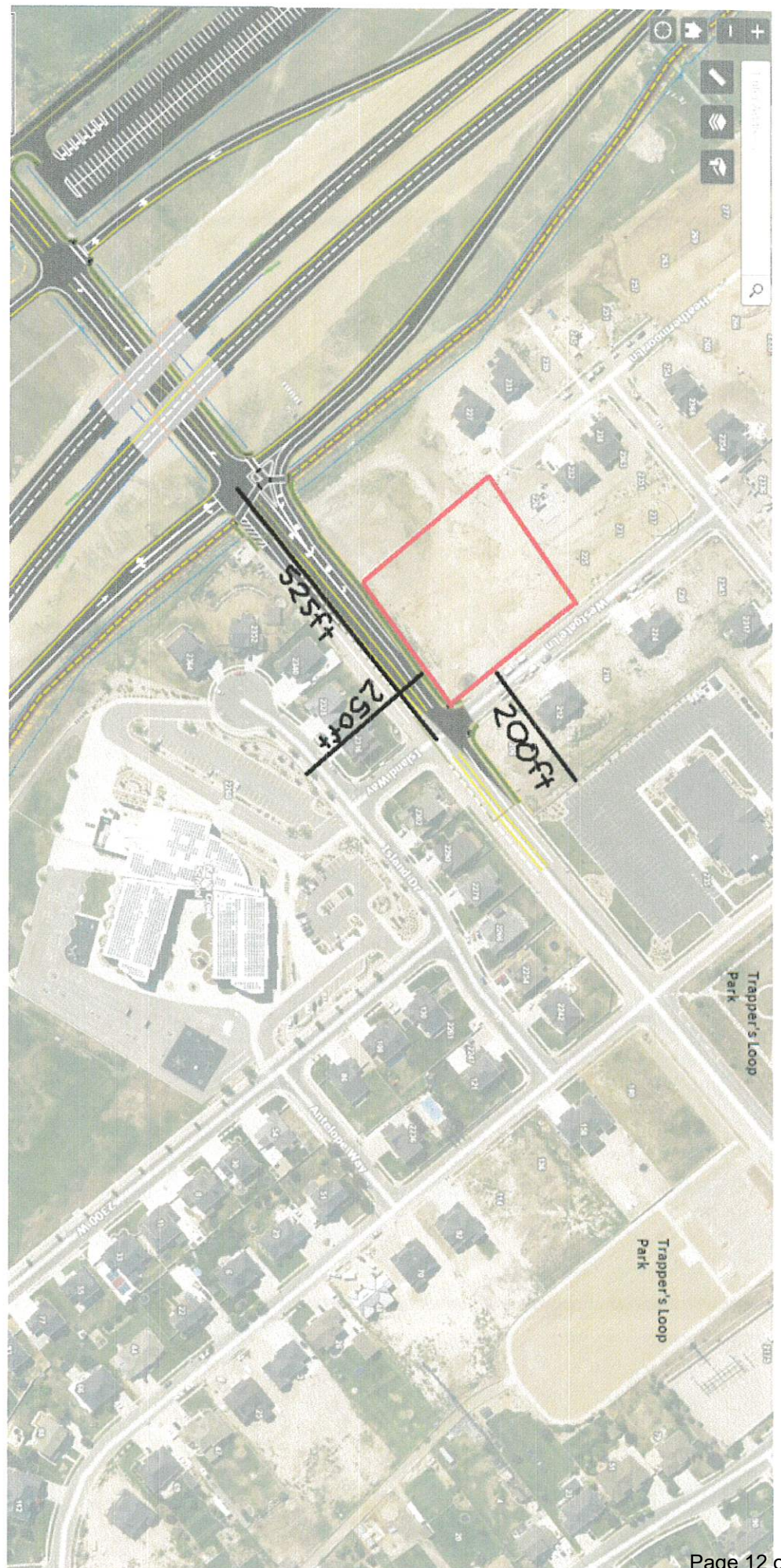
If Kaysville City were to make this change, Kaysville would be the only city along this entire Legacy/WDC highway to have such a designation to consider it comparable to I-15. Comparing a 4-lane scenic byway to an 8-to 10-lane major highway would be a shame.

Go ahead and drive near the proposed route and/or on Legacy. it would be the only sign of this height or potential size. This includes an existing Maverick gas station in Centerville that is within about 500 feet of Legacy Parkway on Parrish Lane (400 N).

We noticed that Highway 89 is not receiving this same update in the current proposal. That Highway that is also under construction to be made a 6-lane highway. Once again looking at city codes we'll see that:

- Farmington doesn't treat Highway 89 the same as I-15 for signs
- Fruit Heights doesn't give Highway 89 special considerations
- Layton does not include Highway 89 in their 'freeway corridor' for sign regulations
- Right here in Kaysville, the city is not treating Highway 89 the same as I-15

We understand the initial thoughts behind wanting to change the sign regulations. But we're hoping you'll appreciate the intent of the scenic byway designation, recognize just how much of an outlier Kaysville would be, and join the other cities in protecting the wildlife and scenic integrity of this area.









**Kaysville City Planning Commission Meeting Minutes
January 26, 2023**

The Planning Commission meeting was held on January 26th at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Toby Barrus, Commissioners Steve Lyon, Rachel Lott, Krista Keetch, Josh Sundloff, and Wilf Sommerkorn

Staff Present: Mindi Edstrom, Dan Jessop, and Melinda Greenwood

Public Attendees: Jennifer Streeter, Brindee Badger, Dillion Badger, Brent Merrell, David Stone, Julia Jenkins, Alan Jenkins, Bailey Frampton, Jayce Frampton, Kelly Siekiera, K. Fox, Derick Leota, Nye Leota, Steffoni Gacher, Tyler Nay, Lisa Nay, Diann Linge, Tami Strong, Eric Strong, Tavan Parker, Blake Montgomery, Jake Taylor, Amy Pringe, Janice Pruess, Eliza Barker, Mindy Mann, Jessica Simon, Elizabeth Davis, Ed Davis, Joe Pienezza, and City Council Member Abbi Hunt (see attached sign in sheets for non-legible names)

1-OPENING

Chair Toby Barrus opened the meeting by welcoming all in attendance to the January 26th Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE JANUARY 12, 2023 PLANNING COMMISSION MEETING

Commissioner Lyon made the motion to approve the minutes from the January 12, 2023 meeting and Commissioner Lott seconded the motion. The vote was unanimous (6-0) in favor of the motion.

3- ELECTION OF VICE CHAIR

Commissioner Sommerkorn nominated Commissioner Keetch to serve as the Vice Chair. Commissioner Lyon seconded the nomination and Commissioner Keetch accepted the nomination. The vote was unanimous (6-0) in favor of Commissioner Keetch being the Vice Chair of Planning Commission.

Commissioner Lyon made a motion to move agenda item 13 - Call to the Public after agenda item 4. Chair Barrus entertained the motion and Commissioner Sommerkorn seconded the motion. Commissioner Lyon amended the motion to include limiting comments to 3 minutes per person and Commissioner Sommerkorn seconded the motion.

The vote was unanimous (6-0) in favor of the motion.

4- OPEN AND PUBLIC MEETINGS ACT TRAINING FROM KAYSVILLE CITY ATTORNEY, NIC MILLS

Kaysville City Attorney, Nic Mills conducted training on the Open and Public Meetings Act. Mr. Mills began by speaking to the declaration of public policy and the intent of the Legislature that the state, its agencies, and its political subdivision take their action openly and conduct their deliberations openly. He defined meeting as the convening of a public body with a quorum present and explained that would not include a chance gathering or a social gathering. He said it is most effective for the Planning Commission to focus their efforts on legislative items. Mr. Mills also spoke about electronic messages and chapter 52-3-210 of the State Code that said nothing in this chapter shall be construed to restrict a member of a public body from transmitting an electronic message to other members of the public body at a time when the public body is not convened in an open meeting.

Mr. Mills gave a brief explanation about the difference between administrative and legislative items, stating that administrative items generally don't have any discretion in whether or not an item is approved so long as it meets code.

Mr. Mills concluded his presentation thanking the Planning Commission for their time and service.

ITEM 13 CALL TO THE PUBLIC (as per motion made by Commissioner Lyon)

Chair Barrus opened the meeting up to public comments.

Resident Dave Stone addressed the agenda item for the Kum and Go subdivision. He is concerned about the pollution from the light, and drink cups and cans coming from the convenience store. He also expressed concern for the traffic that will be going through the neighborhood to the north.

Resident Melinda Mann said she would like the Planning Commission not to change the sign requirements which will allow for Kum and Go to put the largest sign in the city limits and would cheapen the homes and increase traffic causing safety concerns for her neighborhood.

Resident Eric Strong wanted to talk about the sign code. However, Commissioner Sommerkorn let Mr. Strong know that there will be a public hearing later on in the meeting discussing this very item. Mr. Strong said he would come back with his comment for the Public Hearing for the sign code.

Resident Brett Merrill said he feels that in bringing in the convenience store, it will bring down the value of the homes in the West Gate neighborhood. He is also concerned for the traffic pattern of cars that will be using the neighborhood and feels that it will get worse once the other 100 homes are developed in that neighborhood.

Resident Jake Taylor asked if he might be able to suggest certain conditions for the preliminary plat application for the property on 200 North for Kum & Go.

Commissioner Sommerkorn gave a brief history of the property in question. The property was zoned commercial in 2004. In a commercial zone a gas station or convenience store is a permitted use. The Planning Commission does not do any review when a permitted use wants to build on a lot. There will be a review by the Building Department for the building specifications but the Planning Commission will only review the subdivision making sure that they meet all the requirements. Commissioner Sommerkorn continued by saying that the use of the gas station is not a conditional use so there cannot be any conditions placed on the business.

Jennifer Streeter's questions to the Planning Commission was regarding the access. By subdividing the two lots lot number 1 will not have direct access and wonders if it is allowed for a subdivision to not have direct access.

Dan Jessop responded saying that subdivision splits are required to have a specific amount of frontage and not required to know how they will access it. He anticipates an access agreement so the access on lot one will be able to use the ingress and egress from lot 2.

Chair Barrus closed the Call to the Public.

5- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR BADGER BUILT COMPANY, A CUSTOM WOODWORKER, LOCATED AT 482 JOSHUA DRIVE

Introduced by Mindi Edstrom

Badger Built Company is a home occupation for custom woodworking at 482 Joshua Drive. She explained that Mr. Badger works with his customer's mainly through email and phone and has an occasional home consultation. Staff recommended approval of the Conditional Use Permit for Badger Built.

Commissioner Sommerkorn asked Mr. Badger if he will be doing work in the garage or shed and Mr. Badger responded saying his workshop is in the garage of his home.

Commissioner Sundloff asked about storage of supplies and materials and Mr. Badger said that there will not be any excessive materials just mainly what he will be needing for the project.

Commissioner Lyon made a motion to approve the Conditional Use Permit for Badger Built and Commissioner Keetch seconded the motion.

The vote was unanimous in favor of the motion (6-0)

6- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR FORSETI, LLC, A HOME BASED FIREARMS AND SPORTING ACCESSORY RETAILER LOCATED AT 71 NORTH GRAY FOX CIRCLE

Introduced by Mindi Edstrom

Forseti, LLC is a home occupation for Mr. Bolton who is a home based firearms and sporting accessory retailer. Customers meet by appointment only and work with them to identify the

parts and accessories they many want or need. He will also be teaching Concealed Firearm classes sporadically. There have not been any calls or emails from citizens with concerns of the business. Staff recommended approval of the Conditional Use Permit for Forseti, LLC.

Chair Barrus asked if staff gave any recommendations on class size for the concealed firearm class.

Ms. Edstrom referred the Commissioners to Kaysville City Code 17-26-4 12c about organized classes and that there can be limits of students and/or the number of cars placed.

The applicant was not at the meeting for the Commissioner's to ask questions. Ms. Greenwood recommended having the applicant present for the meeting and table the item to a time when he can be present.

Commissioner Sundloff made the motion to table the item to a future agenda for the applicant to be present. Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (6-0)

7- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR MICHELLE DEPPE PHOTOGRAPHY, A PHOTO STUDIO LOCATED AT 421 SOUTH 800 EAST

Introduced by Mindi Edstrom

Michelle Deppe Photography will be mainly be doing her photography off her homes premise, however she will need to use her home studio from time to time. She will make appointments for those sessions and will keep gaps in between clients as to not cause more traffic than necessary. Staff is recommending approval of this Conditional Use Permit for Michelle Deppe Photography.

Commissioner Sundloff asked if there would be classes or home and deliveries. Ms. Edstrom answered no to both questions.

Commissioner Sommerkorn made a motion to approve the Conditional Use Permit for Michelle Deppe Photography and Commissioner Lott seconded the motion.

The vote was unanimous in favor of the motion (6-0).

8- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR OPERATION ARMED CITIZEN, LLC, HOME BASED FIREARMS, GUN SMITHING/MANUFACTURING, LOCATED AT 184 SOUTH 400 WEST

Introduced by Mindi Edstrom

Derick Leota is the owner of Operation Armed Citizen. He will be doing engraving and repairing guns for customers. He will also be making and selling firearms online at Utah Gun Exchange. His customers will come to the home by appointment only. Mr. Leota has a current Federal Firearms License (FFL) and the Kaysville Police Department has reviewed and approved his application. Staff is recommending approval of this Conditional Use Permit.

Commissioner Sundloff asked Mr. Leota to explain what the FFL is and what he will be doing under that license.

Mr. Leota said that he has a FFL 1 and 7 which allow for manufacturing and modification of firearms. HE said most of the orders will be customers bringing in their firearms for cosmetic jobs like engraving. His license will allow him to manufacture his own firearms and sell them online. He does not plan to have a large inventory at his home.

Commissioner Lyon made a motion to approve the Conditional Use Permit for Operation Armed Citizen and Commissioner Keetch seconded the motion. The vote was unanimous in favor of the motion (6-0).

9- PRELIMINARY PLAT SUBDIVISION FOR THE MCW SUBDIVISION LOCATED AT APPROXIMATELY 175 WEST 200 NORTH

Introduced by: Dan Jessop

This Preliminary Plat is for 175 West 200 North, just west of the Golden West Credit Union. The application configures the 3.056 parcel into a four lot subdivision. Lot 1 will contain the existing Golden West credit Union, lot 2 is anticipating a car wash facing 200 North Street, and lot 3 and 4 anticipating some other commercial space, with a mixed use rezone overlay application in the future. Lot 1 and 2 would front 200 North and UDOT has required they share the same ingress and egress. Mr. Jessop said that the City Engineer, Public Works Director, and Power Director have all gone through and thoroughly looked over the subdivision and have said it was ready for Planning Commission.

There were no questions for the applicant.

There was no discussion with the Commissioners.

Commissioner Sundloff made the motion to recommend approval of the Preliminary Plat Subdivision for MCW Kaysille on the basis of the staff report which means that the proposed subdivision meets all the requirements in City Code. Commissioner Sommerkorn seconded the motion.

The vote was unanimous in favor of the motion (6-0).

10- PRELIMINARY PLAT SUBDIVISION FOR THE WESTGATE ESTATES COMMERCIAL SUBDIVISION LOCATED AT 2356 WEST 200 NORTH AND 2368 WEST 200 NORTH

Introduced by: Melinda Greenwood

Ms. Greenwood started by saying that the applicant was joining the meeting via GoTo Meeting and are present for questions when needed. The preliminary plat is configuring a commercially zoned three acre parcel into a two-lot subdivision. Ms. Greenwood showed an aerial view of the property and pointed out that the shape of the lot has a weird shape which looks like it could be an ingress/egress but clarified it is the parcel shape and not a drive approach. She explained that

lot 1 will contain 46,656 ft² for commercial building space and lot 2 is anticipating a Kum & Go gas and convenience store facing 200 North. Lot 2 will provide access for lot 1 as stated. 200 north is a city owned road in this location, however UDOT intends to acquire a strip of property on 200 north in front of the property and would not allow any access onto UDOT. She explained that because of this the property will need to have access off Westgate Lane, which is a public road. She stated that staff, Public Works, and the City Engineer have all reviewed this preliminary plat and are recommending approval for this subdivision.

Commissioner Sommerkorn asked if the subdivision meets all the requirements and Ms. Greenwood replied affirmatively.

Commissioner Sommerkorn asked about access to the property saying the city would usually grant access onto 200 North.

Ms. Greenwood said that the City looked at this property when considering a location for a new Fire Station and engaged in negotiations with UDOT but UDOT was not interested in allowing access from 200 North. She said UDOT is keeping a strip of property fronting 200 North that they will own and control and the City can't would not be able to provide access through someone else's property.

Commissioner Sommerkorn asked if at this UDOT controls that strip of property. Ms. Greenwood said that Perry Homes still owns the property and they have been in negotiations with UDOT and UDOT doesn't own the strip as far as she knows.

Commissioner Sommerkorn is said since it is one owner now for lot 1 and lot 2 that there needs to be provided a cross-access agreement between the two lots.

Commissioner Sundloff gave a brief history of this property and when it was rezoned to commercial. The city rezoned it as such knowing that the West Davis Corridor would be coming at some point in the future. Fast forward to when Perry Homes purchased this property it was still zoned commercial before Perry put a shovel in the ground for development and the school was already there.

The background was given to let the residents know that they can't change what is allowed on the property but they can be involved with crosswalks with lights and reduce the risks and concerns.

Commissioner Keetch asked Ms. Greenwood about the strip of property on 200 North that UDOT is holding access to. Ms. Greenwood said UDOT will purchase that strip of property that will be in-between the city's right of way and the Kum & Go land and UDOT will not grant access across that strip of property. UDOT wants this strip of property for the West Davis Corridor on-ramp and UDOT's regulations state they won't allow points of egress or ingress within a certain distance of an on-ramp.

Ms. Greenwood also said that the Police Department will be moving the school crossing from Wellington to Bonneville to accommodate the homes and families in Westgate.

Commissioner Sundloff referred to a map (see handout 4 in packet) that was passed out by a resident to the Commission from a resident and said that having a light on 200 North and Westgate probably won't happen but it may be possible to address other concerns and encouraged the residents to find ways to address their concerns.

Chair Barrus asks the Commissioners if there are other concerns that are related to the preliminary plat.

Chair Barrus allowed a question from an audience member. Ms. Greenwood approached the audience member for the question so she can relay it to the Commissioners. The audience asked about flow of traffic and he said people won't be able to turn east onto 200 North from Westgate and may end up heading back through the subdivision without a traffic signal.

Ms. Greenwood responded by saying that through discussions for the new fire station a traffic signal would not be allowed on Westgate Lane and would need to be further away from the on-ramp.

Ms. Greenwood emphasized the consideration before the Planning Commission is the preliminary plat, lot sizes, what the lots are going to look like and how many lots will be created.

Commissioner Summerkorn asked if access was required for preliminary plat approval and Ms. Greenwood referred to KCC 19-3-3 and the requirements for a preliminary plat, but stated none of those requirements are for access. Mr. Jessop clarified that frontage is required and frontage is what creates access.

Commissioner Sundloff referred to KCC 19-3-3 21 – which states “Plans or written statements regarding the proposed storm water drainage facilities and other proposed special improvements such as sidewalks, planting and parks, and any grading of individual lots.” He said it is hard to evaluate sidewalks or the location of storm water efficiency without seeing more detail than what they were shown.

Ms. Greenwood said that the city has to have all of the requirements specified in KCC 19-3-3 but not all those items listed in KCC 19-3-3 are detailed on the plat. She said those requirements are reviewed before placing the item on the agenda for the preliminary plat subdivision.

Commissioner Sundloff refers back to KCC 19-3-3 and said the code states that the plat and attached documentation shall show all 22 requirements.

Commissioner Sommerkorn said staff gets all that information and Public Works, Power and the City Engineer review everything for the Preliminary Plat before bringing it to the Planning Commission.

Ms. Greenwood said the Preliminary Plat is to set in place the outline of the final plats are going to be and to give considerations for utilities such as power lines and water lines.

Chair Barrus brought up that KCC 19-3-3 does not mention the time when all the documents need to be received.

Ms. Greenwood said the City Engineer has reviewed what has been submitted and is recommending the preliminary plat approval without additional conditions.

Commissioner Keetch said she was unaware of UDOT's plans for the small strip of property until the meeting. She said that she would want to know that there will not be an ingress and egress on 200 North.

Chair Barrus informed the audience that there could be a Kum & Go right now without subdividing the property and it is on Perry Homes to decide on how they are going to give access to lot 1.

Commissioner Sundloff said he feels there needs to be a change to KCC 19-3-3 so all 22 requirements are received before coming to Planning Commission and recognized that they did not go into this detail with the previous application.

Ms. Greenwood said the role of the City Engineer is to look at all 22 items required, and when the City Engineer says the preliminary plat is ready to move forward, that's when staff puts it on the agenda. She said the City Engineer felt it was ready and there are not any other conditions noted in the staff report.

Mr. Jessop said that the plat was reviewed and modified several times so that it met the requirements.

Commissioner Sommerkorn said in the past when the staff has been asked if the item has been reviewed and staff responds that it is all in compliance, he has assumed that work has been done. He said he feels Commissioner Sundloff raised a good point and said they could ask for affirmation that staff looked at each one of the requirements if the Planning Commission feels like that is necessary.

Ms. Greenwood asked the Planning Commission if they have any questions for the applicant.

Commissioner Sommerkorn said his only question would be about cross access and that has been previously answered.

Ms. Greenwood gave some options to the Planning Commission on how to proceed with this item, including tabling the item and bringing it back, second is to take brief recess and see if they can get ahold of the City Engineer to get questions answered, or the Planning Commission could motion for a conditional approval.

Commissioner asks the Commissioner if they want to pass it without an affirmative acknowledgement before it is passed on or pass it on with the stipulation that it comes from staff before it is passed to City Council.

Commissioner stated she Lott is leaning towards conditional approval. Commissioner Sommerkorn then motioned to recommend preliminary plat approval for the West Gate Commercial subdivision with the provision that there be a cross access agreement between the two lots either on the plat or by the document that is recorded and that before the City Council takes action on the Preliminary Plat there is an affirmative acknowledgement made by the city staff that the 22 required items have been reviewed and addressed by staff. Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion (6-0).

11- PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE 17 CHAPTER 33 SIGN REGULATIONS

Introduced by: Melinda Greenwood

Ms. Greenwood reminded the Commissioners that this item was discussed at the January 12, 2023 meeting when the question was raised about the West Davis Corridor and whether or not it is classified as a scenic byway. She informed the Commission that the West Davis Corridor will be a designated scenic byway extending from the current Legacy Highway connection north to the Antelope Drive exit. Staff confirmed that UDOT will not regulate any signage outside of their right of way. Due to the scenic byway designation, billboards wouldn't be allowed, but the regulations of signage on the West Davis Corridor outside of UDOT right of way or on privately owned property shouldn't be impacted.

Ms. Greenwood said no changes were made to the ordinance since the January 12th meeting and reviewed in short the proposed ordinance changes, namely allowing signage in proximity to the West Davis Corridor to 45' in height. She concluded saying recommends the Planning Commission send a recommendation of approval of the proposed text amendment for 17-33 Sign Regulations.

Commissioner Sommerkorn asked about the maximum height in a commercially zoned property under current sign regulation and said that signs along the highway.

Ms. Greenwood answered that 8 feet is the maximum height and the city's Major Street Plan street plan does not designate 200 North as principal arterial street.

Commissioner Sommerkorn asked if West Davis Corridor will be designated as major arterial or a principal arterial street.

Ms. Greenwood said that we could amend the sign code to increase the height or we can designate 200 North as a principal arterial street.

Commissioner Sommerkorn asked if the West Davis Corridor would be designated as a principal arterial and if so, that would allow 30 foot tall sign height, and isn't that high enough?

Chair Barrus opens up the public hearing to hear what the residents think.

Tavan Parker passed out a handout to staff and the Commissioners (see handout 1, 2, and 3 from packet). He began by sharing Legacy Parkway's history and implementation. He said the Legacy Parkway's master Plan stated the following: As part of the master Planning process, a model ordinance was drafted for cities to adopt to more tightly regulate signage, site design, architecture, lighting, fences and other features that could impact the parkway's natural and scenic integrity. Mr. Parker also referred to The Nature Conservancy's webpage on their collaborative work with UDOT on this project. He summarized the information into 4 points.

- UDOT worked with the Nature Conservancy for 10 years planning how to construct this West Davis Corridor highway to best mitigate impacts to wildlife and the Great Salt Lake Shorelands.
- The Shoreland's Preserve has between 4 and 6 million birds visit, feed, and nest at the lake and its wetlands.
- Some of the mitigation plan agreed to lower the impact was to lower the profile of the highway, utilizing quiet pavement, and limiting lighting.
- UDOT has already been consulted about the commercial location and they would not be directly regulating cities for sign regulation off UDOT property.

Mr. Parker said he looked through all of the neighboring city ordinances along Legacy Parkway to review their sign regulations. He referred to Centerville, West Bountiful, Woods Cross, Farmington, North Salt Lake, Layton City, and Syracuse (see handout 3 for observations). He said that if Kaysville City were to make this change, Kaysville would be the only city along this entire Legacy? West Davis Corridor is a scenic byway and comparing a 4-lane scenic byway to and 8-10 lane major highway would be a shame.

Mr. Parker understands the initial thoughts behind wanting to change the sign regulation but he was hoping the Commissioners would recognize how much of an outlier Kaysville would be and join the other cities in protecting the wildlife and scenic integrity of this area.

Eric Strong wanted to talk about KCC 17-33-7 where it talking about lighted signs. If the business builds a tall sign the light is going to permeate further out if it is lit up. He hopes that if there is going to be a sign at the business that it is preferable that it is not shining in his bedroom window which backs up to lot 1. He said he feels that the taller the light, the worse his situation is going to be.

Tami Strong lives on Island Way and 200 North is her back yard. She said that all during construction of Westgate and the trucks dropping off dirt at the end of 200 North, she has not been able to use her back yard. She mentioned that when the construction for the road was going on the stadium lights come on for the workers starting at 7:00 pm working until 6:30 am so it felt like she was living in the middle of a stadium all night. She does not want to live the rest of her life with lights equally as bright shining into her bedroom.

Ed Davis passed out handout to the Commissioners (see handout 4 in the packet). Mr. Davis refers to his location to lot 1 and the unintended consequences that come with this type of project. He is not wanting to pick a fight, he just wants fair decisions made in behalf of the residents.

Jessica Simon read from Kaysville City's land use and zoning purposes. She said that she feels that if there are to be codes and ordinances for the sign to be 8 feet and that it is in line with what the purpose of the ordinances are right now.

Chair Barrus closed the public hearing.

Commissioner Sommerkorn referred back to his original comment of how the city is going to designate West Davis Corridor on our city map and is guessing that it will be designated at least a principal arterial which would allow for signs to go up to 30 feet. He wondered if the corridor is going to be a scenic byway if signs would need to be higher than 30 feet.

Commissioner Sundloff said that the recommendation of the Planning Commissioner holds weight with City Council and that 45 feet height is off the table and so is 30 feet.

Commissioner Lyon feels that we need to be aware of keeping signs and lighting down in that area not only for the residents but for the number animals and birds that fly in that area.

Commissioner Sundloff suggests an overlay for signage for the West Davis Corridor could help protect animals and residents.

Commissioner Keetch agreed with Commissioner Sundloff and Lyon on protecting the animals and the residents not sure how that looks to protect the wildlife while allowing for a sign to be seen from the road.

Commissioner Sundloff made a motion to table the sign ordinance with the direction to staff to create an overlay for the West Davis Corridor signage and make the maximum height much lower. Seconded by Lott. Vote was unanimous in favor of the motion. (5-0)

Commissioner Keetch asks staff to look into all the city signs that are along I-15 and Legacy Highway.

12- PUBLIC HEARING FOR A REZONE APPLICATION FOR A TEXT AMENDMENT FOR TITLE 17 CHAPTER 27 MIXED USE ZONING DISTRICT OVERLAY

Introduced by: Melinda Greenwood

Ms. Greenwood said she made all the changes recommended by Planning Commission at the previous meeting, and made a few additional edits to the Mixed-Use zone based on the discussion. Ms. Greenwood pulled up the changes so the Commissioners could see them again. Ms. Greenwood reviewed the edits and the few additional changes.

Commissioner Sundloff recommended editing the spelling out of numbers and the number then in parenthesis. Also making sure that they are both the consistent.

In section 17-27-7 section 4 Ms. Greenwood added in other types of open spaces that would be permitted such as plazas, paseos, walking trails, amphitheaters, community gardens, water features, playgrounds, seating areas, pavilions, etc.

Commissioner Sundloff liked the additional suggestions and the added “etc” of that paragraph. He also suggested adding “such things as” at the beginning of the paragraph.

Ms. Greenwood said that staff is recommending that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed text amendment for 17-27 Mixed Use Zoning Overlay.

Chair Barrus opened up the Public Hearing to the public.

Tavan Parker asked the Commissioners how 1.5 parking spaces practically look likes.

Ms. Greenwood responded and said with the math once all the spaces are added together you round up if you have a half parking space.

Amy Pringle asked the Commissioners for a clarification on what Mixed Use is.

Chair Barrus replied saying that it is residential and commercial in the same building.

Commissioner Sundloff said that you can look at the city’s General Plan and the Future Land Use Map and see where there is designation of Mixed Use would be permitted.

Chair Barrus closed the Public Hearing.

Commissioner Sommerkorn made a motion that they recommend on to the City Council the changes in the Mixed Use Zone Overlay and the motion was seconded by Commissioner Lyon.

The vote was unanimous in favor of the motion (6-0).

14- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

There were no other matters.

15- ADJOURNMENT

Commissioner Lyons motioned to adjourn the meeting at 10:04 pm.

Agenda Item #: 3 Conditional Use Permit for a Major B Home Occupation for Helpful Home Buyers, LLC, Adam Stevens, located at 605 South 400 East.

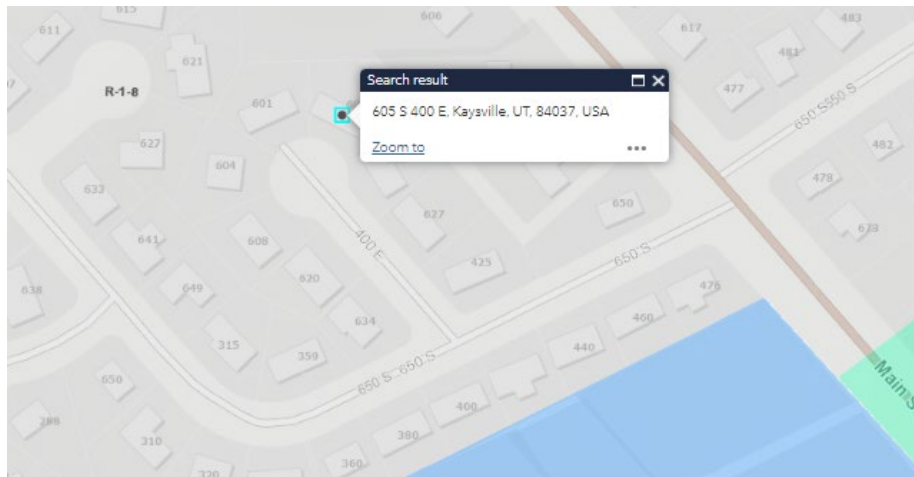
Meeting Date	February 9, 2023
Application Type	Conditional Use Permit
Applicant Owner	Helpful Home Buyers Adam Stevens
Address Parcel ID Number	605 South 400 East 071000015
Lot Size	0.24 acres 10,454 ft²
Current Use	Single Family Dwelling
Conditional Use	Major B Home Occupation

-



2. ZONING

The property is zoned R-1-8 [KCC 17-26-4 Major Home Occupations B](#) allows for and regulates business such as this.



3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on February 3, 2023.

4. RECOMMENDATION

Staff is recommending approval of this application with any conditions the Planning Commission feel are appropriate.



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Mindi Edstrom, Business License Officer
Date: February 6, 2023

Agenda Item #4: Conditional Use Permit for a Major B Home Occupation for Forseti, LLC for Jonathan Bolton located at 71 North Gray Fox Circle

Meeting Date	February 9, 2023
Application Type	Conditional Use Permit
Applicant Owner	Jonathan Bolton
Address Parcel ID Number	71 North Gray Fox Circle 11-862-0218
Lot Size	0.3 acres 13,068 ft ²
Current Use	Single Family Dwelling
Conditional Use	Major B Home Occupation

- 1. BACKGROUND:** This item was presented on January 26, 2023 at Planning Commission and the applicant was not present. The Planning Commissioners tabled the item for the next meeting.

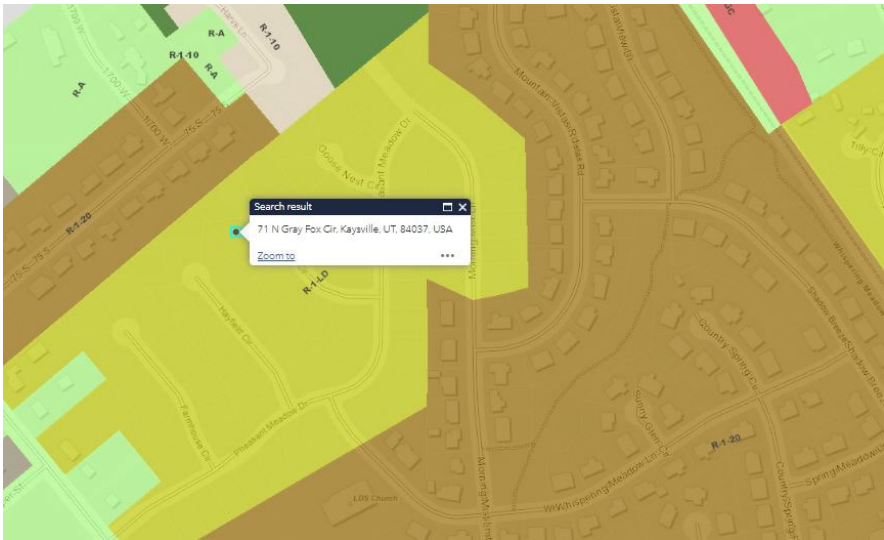
Jonathan Bolton applied for a Major B Home Occupation business license for his company Forseti, LLC. Forseti is a home based firearms and sporting accessory retailer. They meet customers by appointment only and work with them to identify the parts and accessories they may want or need. They then special order those items and schedule pickup.

Jonathan Bolton is a certified Concealed Firearm Instructor with the Utah Department of Public Safety, and will be the instructor teaching the on-site firearm safety courses. Forseti no longer has a FFL license, however, it is not required for instruction. They DO NOT sell/transfer firearms. They are NOT certified as gunsmiths so no gun smithing will be done to the firearms.



2. ZONING

The property is zoned R-1-LD. [KCC 17-26-4 Major Home Occupations B](#) allows for and regulates business such as this.



3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on January 20, 2023 so staff did not place a sign on the property.

4. RECOMMENDATION

Staff is recommending approval of this application based on regulations in KCC 17-26-4.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop,
Date: January 24, 2023

Agenda Item #5: Final Plat Subdivision approval for Pintail Estates (preliminary plat approval under Manor Estates) located at 67 North Angel Street

Meeting Date	February 9, 2023
Application Type	Final Plat
Applicant Owner	The Holland Group Inc.
Address Parcel ID Number	67 North Angel Street 11-109-0041
Preliminary Plat Approval	Manor Estates approved December 6, 2022
Lot Size	5.27 acre 229,561 ft ²
Current Use	Single family dwelling
Current Zoning	R-1-14
Number of Lots	10
Lot Sizes	15,424 ft ² to 31,478 ft ²

1. BACKGROUND

The subject property is a 5.27 acre / 229,561 ft² parcel on the west side of Angel Street and the corner of Bonnevill Lane with one existing single family home which faces east. Last fall the applicant was granted a rezone from A-1 to R-1-14 which has a minimum size requirement of 14,000 square feet.

The preliminary plat approval came under the name of Manor Estates and was approved by the City Council on December 6, 2022. The preliminary plat showed the creation of 11 lots and had an 8,055 square foot remnant parcel shown for the north east piece of property.

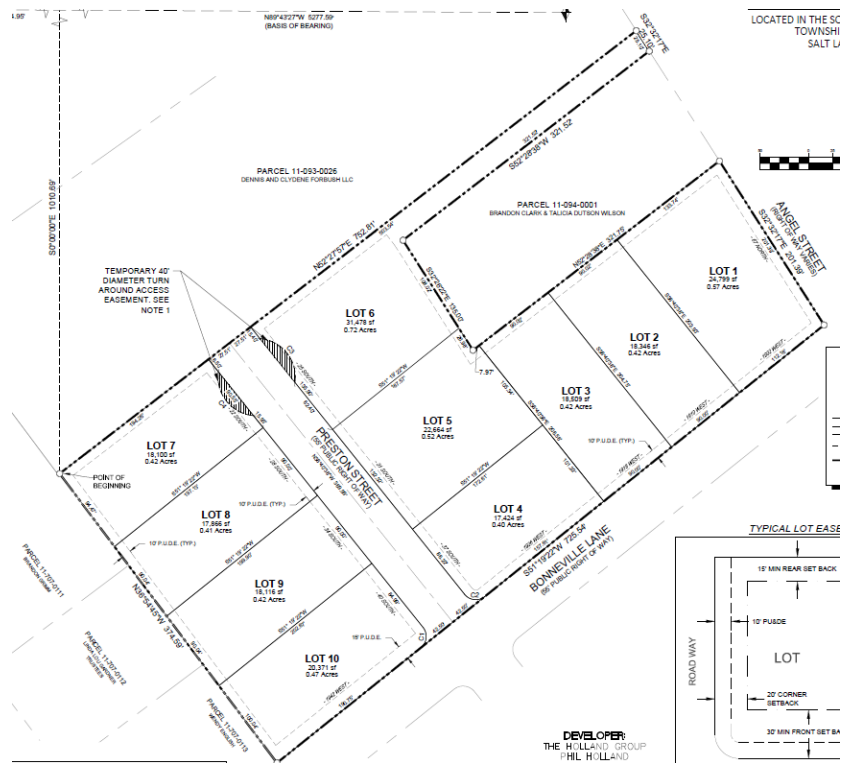
The proposed final subdivision plat has 10 lots (as opposed to 11) with sizes ranging from 15,243 square feet to 24,799 square feet. The remnant



parcel has been included in the square footage of lot 6. All lots meet required square footage and frontage as per R-1-14 zone ordinance and the information submitted to staff meets the conditions as required per City Council approval.

2. SUMMARY

The applicant submitted the Final Plat of their proposed 10 lot development. The subdivision has one lot with an existing home facing Angel Street, two lots facing Bonneville Lane and seven lots facing Preston Street with a seventy five foot temporary turn around until the future development continues to the North.



3. RECOMMENDATION

The proposed subdivision is consistent with the anticipated development of the R-1-14 zone. It is in compliance with applicable zoning districts, and proposes ten desirable building lots. Staff recommends approval of the Pintail Estates subdivision.

- Attachments:
- Final Plat
 - Construction documents

WEST QUARTER CORNER SEC. 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
S.L.B. & M.
N: 3538096.7800'
E: 1505794.7500'

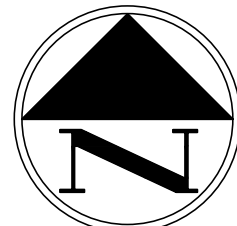
2154.95'

N89°43'27"W 5277.59'
(BASIS OF BEARING)

EAST QUARTER CORNER SEC. 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
S.L.B. & M.
N: 3538071.3700'
E: 1511072.2780'

PINTAIL ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



GRAPHIC SCALE



PARCEL 11-093-0026
DENNIS AND CLYDENE FORBUSH LLC

PARCEL 11-094-0001
BRANDON CLARK & TALICIA DUTSON WILSON

LOT 1
24,799 sf
0.57 Acres

LOT 2
18,346 sf
0.42 Acres

LOT 3
18,509 sf
0.42 Acres

LOT 5
22,664 sf
0.52 Acres

LOT 4
17,424 sf
0.40 Acres

LOT 7
18,100 sf
0.42 Acres

LOT 8
17,866 sf
0.41 Acres

LOT 9
18,116 sf
0.42 Acres

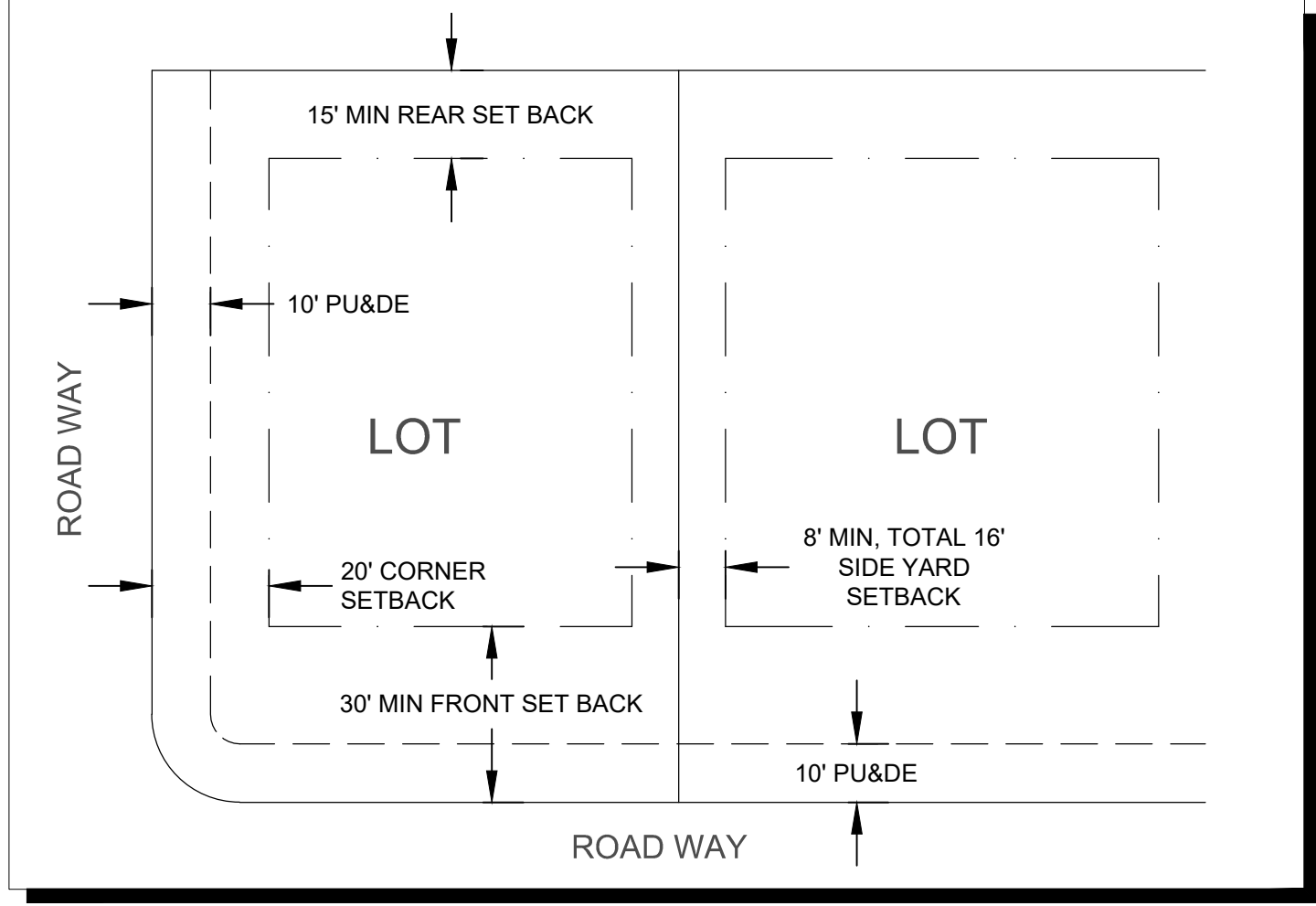
LOT 10
20,371 sf
0.47 Acres

TEMPORARY 40'
DIAMETER TURN
AROUND ACCESS
EASEMENT. SEE
NOTE 1

PRESTON STREET
(65' PUBLIC RIGHT OF WAY)

BONNEVILLE LANE
(65' PUBLIC RIGHT OF WAY)

TYPICAL LOT EASEMENTS AND SETBACKS



LEGEND

- SECTION CORNER
- EXISTING/NEW STREET MONUMENT
- REFERENCE MONUMENT
- CENTERLINE
- RIGHT OF WAY
- SECTION LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.)
- BOUNDARY LINE
- BOUNDARY PROPERTY CORNER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD
C1	23.56'	15.00'	90°00'00"	15.00'	21.21'
C2	23.56'	15.00'	90°00'00"	15.00'	21.21'
C3	65.02'	40.00'	93°08'06"	42.25'	58.09'
C4	65.02'	40.00'	93°08'06"	42.25'	58.09'

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 20____
BY THE KAYSVILLE CITY ENGINEER.

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2023
BY THE KAYSVILLE CITY ATTORNEY.

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 2023
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

CITY COUNCIL ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D., 2023
BY THE KAYSVILLE CITY COUNCIL.

SURVEYOR'S CERTIFICATE:

I, **WILLIS D. LONG**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **10708886**, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: **PINTAIL ESTATES** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ WILLIS D. LONG
LICENSE NO. 10708886

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED SOUTH 89°43'27" EAST 2154.95 FEET AND SOUTH 1010.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N 52°27'57"E, A DISTANCE OF 752.81 FEET; THENCE S 32°32'17"E, A DISTANCE OF 25.10 FEET; THENCE S 52°28'38"W, A DISTANCE OF 321.52 FEET; THENCE S 32°26'22"E, A DISTANCE OF 135.00 FEET; THENCE N 52°28'38"E, A DISTANCE OF 321.75 FEET; THENCE S 32°32'17"E, A DISTANCE OF 201.39 FEET; THENCE S 51°19'22"W, A DISTANCE OF 725.54 FEET; THENCE N 36°54'45"W, A DISTANCE OF 374.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 228,118.48 SQUARE FEET OR 5.2369 ACRES, MORE OR LESS.

OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

PINTAIL ESTATES

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC ROADS, THE SAME TO BE USED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

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

BASIS OF BEARING

THE BASIS OF BEARING IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS NORTH 89°43'27" WEST, NAD 83 STATE PLANE GRID BEARING.

NOTE 1
A TEMPORARY EASEMENT FOR INGRESS AND EGRESS DURING THE CONSTRUCTION PHASE OF THE PROJECT. UPON THE COMPLETION OF THE INSTALLATION OF CURB AND GUTTER WHEN THE IMPROVEMENTS TO THE SUBDIVISION TO THE NORTH ARE CONSIDERED SUBSTANTIALLY COMPLETE THIS EASEMENT SHALL BE CONSIDERED NULL AND VOID OR OTHERWISE VACATED TO THE LOTS UPON WHICH THE EASEMENT IS LOCATED.

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH §
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID "CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID "CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

DAVIS COUNTY RECORDER

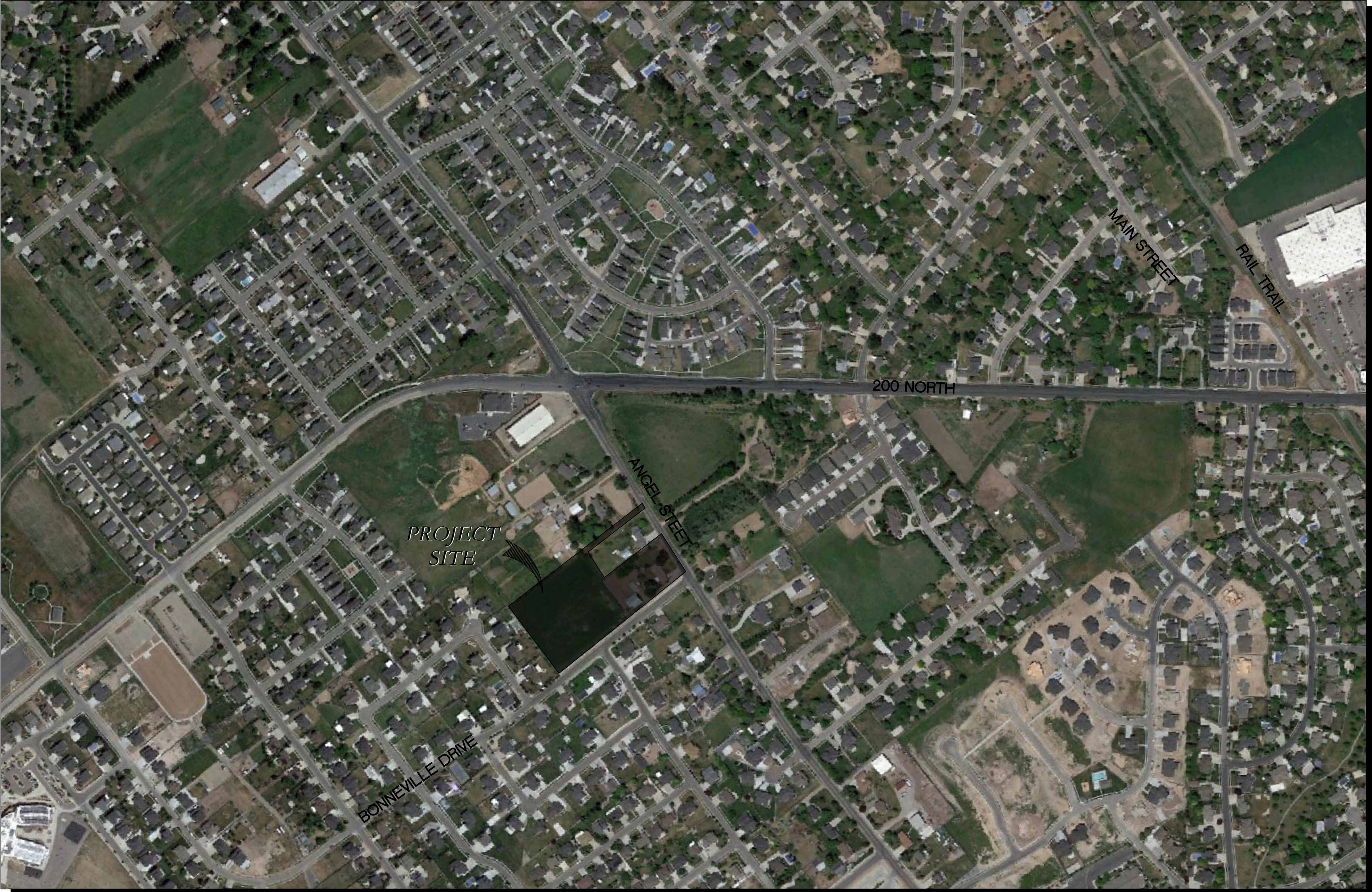
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2023
AT _____ IN BOOK _____ PAGE _____.

DAVIS COUNTY RECORDER

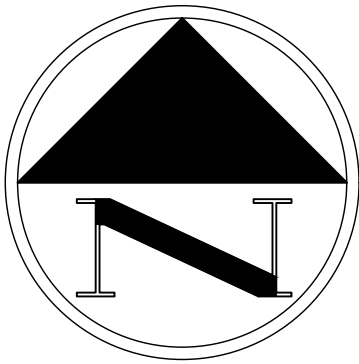
BY: _____ DEPUTY RECORDER

PINTAIL ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



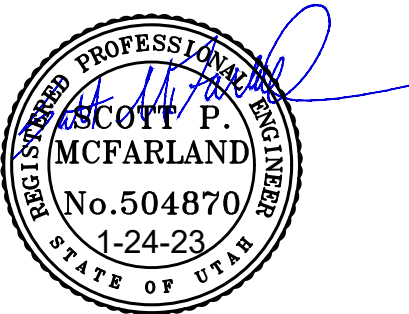
VICINITY MAP
SCALE: 1" = 120'



DEVELOPER:
THE HOLLAND GROUP
1082 WEST DUTCH LANE
KAYSVILLE, UTAH 84014
PHIL HOLLAND
801-668-1565

ENGINEERING:
MEA
MCFARLAND ENGINEERING
& ASSOCIATES, INC.

MCFARLAND ENGINEERING
860 EAST 350 SOUTH
KAYSVILLE, UTAH 84037
SCOTT MCFARLAND, PE
801-726-6797



DRAWING INDEX		REV
DRAWING TITLE	SHEET NO.	
COVER SHEET	C1	
GENERAL NOTES	GN1	
OVERALL SITE PLAN	SP1	
PLAN AND PROFILES	PP1-PP2	
DETAIL SHEET	DT1-DT2	
SUBDIVISION PLAT		

C1

THE CONTRACTOR SHALL CAREFULLY READ AND COMPLY WITH ALL OF THE FOLLOWING NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT KAYSVILLE CITY STANDARDS AND SPECIFICATIONS, AND THE KAYSVILLE CITY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT THE KAYSVILLE CITY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

- A. REGULATORY AGENCY:

KAYSVILLE CITY
23 EAST CENTER STREET
KAYSVILLE, UT 84037
(801) 544-1363
CONTACT: ANDY THOMPSON
- B. DEVELOPER:

THE HOLLAND GROUP
(801) 668-1565
CONTACT: PHIL HOLLAND
- C. ENGINEER:

MCFARLAND ENGINEERING
860 EAST 350 SOUTH
KAYSVILLE, UT 84037
TEL: (801) 726-6797
CONTACT: SCOTT MCFARLAND, P.E.
srmcf@yahoo.com
- D. SEWER DISTRICT:

CENTRAL DAVIS SEWER DISTRICT
2200 SOUTH SUNSET DRIVE
KAYSVILLE, UT 84037
(801) 451-2190
CONTACT: JILL JONES
- E. POWER COMPANY:

KAYSVILLE CITY POWER
CUSTOMER SERVICE LINE:
(801) 546-1235
- F. TELEPHONE COMPANY:

CENTURYLINK
CUSTOMER SERVICE LINE:
(800) 603-6000

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM THE KAYSVILLE CITY, DAVIS COUNTY, AND/OR IDOT. CONTRACTOR SHALL NOTIFY COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE OF UTAH DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT AS REQUIRED.

10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY THE KAYSVILLE CITY.

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR THE KAYSVILLE CITY.

14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

15) THE CONTRACTOR AGREES THAT:

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

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

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

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

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

16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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 THE ENGINEER.

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE KAYSVILLE CITY.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH THE KAYSVILLE CITY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES OF UTAH BY DIALING 811 OR 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES CALL. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL 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 NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE KAYSVILLE CITY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE LOCAL SEWER DISTRICT.
A. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF MH TO CENTER OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.

7) CULINARY WATER CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF KAYSVILLE CITY MUNICIPAL WATER.
A. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO THE KAYSVILLE CITY MUNICIPAL WATER STANDARDS.
B. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO KAYSVILLE CITY MUNICIPAL WATER STANDARDS.
C. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO KAYSVILLE CITY MUNICIPAL WATER STANDARDS.
D. ALL WATER LINES 12 INCHES AND SMALLER REQUIRE GATE VALVES. WATER LINES LARGER THAN 12 INCHES REQUIRE BUTTERFLY VALVES.

8) SECONDARY WATER WILL BE INSTALLED PER DAVIS & WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.

9) THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

10) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

11) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS:

1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE KAYSVILLE CITY STANDARDS.

ROADWAY MATERIALS:

ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY KAYSVILLE CITY AND THESE PLANS. A GEOTECHNICAL INVESTIGATION WAS PERFORMED ON THIS PROPERTY BY OTHERS.

SPECIAL NOTE TO CONTRACTOR

SHALLOW GROUND WATER PRESENT AT SITE. CONTRACTOR SHALL OBTAIN ALL GEOTECHNICAL REPORTS AND HAVE A DE-WATERING PLAN IN PLACE PRIOR TO CONSTRUCTION. UTILITIES WILL BE CONSTRUCTED IN GROUND WATER AREAS AND CONTRACTOR SHALL BE REQUIRED TO USE PROPER BEDDING AND BACKFILL METHODS TO ACCOMMODATE PER CITY, SEWER, AND SECONDARY WATER AGENCIES. CONTRACTOR TO FOLLOW MINIMUM FLOOR ELEVATIONS LISTED IN THE GEOTECHNICAL STUDY DATED JULY 7, 2020.

PROJECT BENCHMARK

FOUND DAVIS COUNTY SURVEYOR 3" BRASS CAP MONUMENT AT THE INTERSECTION OF BONNEVILLE DRIVE AND PRESTON STREET.
BENCHMARK=4253.25

REVISION

DATE

NO.

DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH

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PINTAIL ESTATES

GENERAL NOTES

KAYSVILLE CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1375 South
Kaysville, Utah 84037
(801) 726-6797 (P)
srmcf@yahoo.com

MEA

McFarland Engineering & Associates, Inc.

REGISTERED PROFESSIONAL ENGINEER
SCOTT P. MCFARLAND
No. 504870
STATE OF UTAH

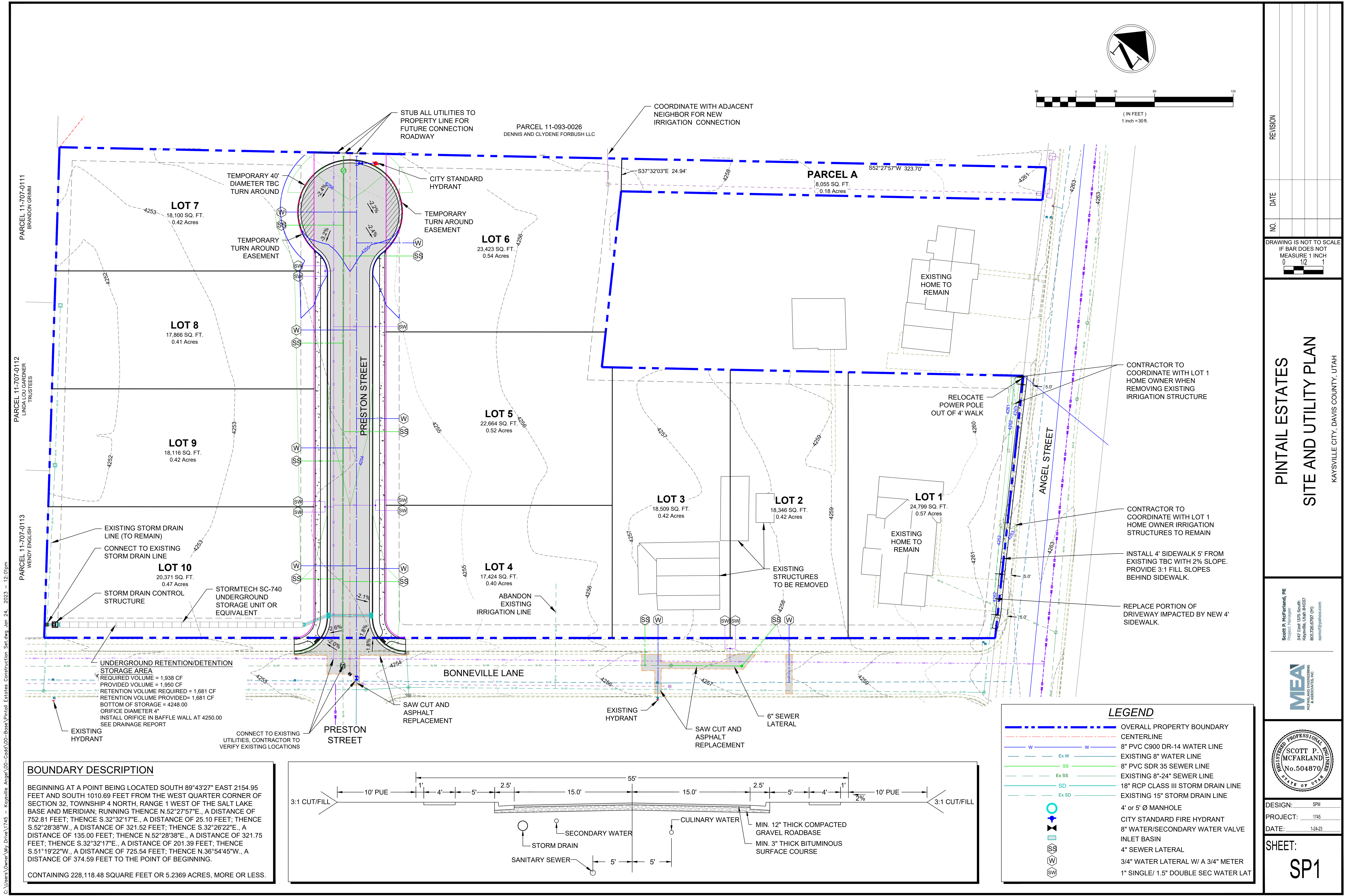
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PROJECT: 1745

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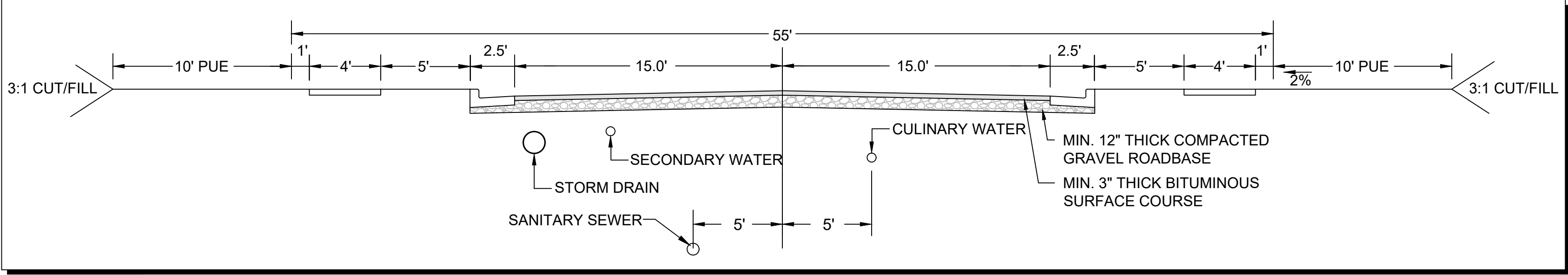
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BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED SOUTH 89°43'27" EAST 2154.95 FEET AND SOUTH 1010.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N.52°27'57"E., A DISTANCE OF 752.81 FEET; THENCE S.32°32'17"E., A DISTANCE OF 25.10 FEET; THENCE S.52°28'38"W., A DISTANCE OF 321.52 FEET; THENCE S.32°26'22"E., A DISTANCE OF 135.00 FEET; THENCE N.52°28'38"E., A DISTANCE OF 321.75 FEET; THENCE S.32°32'17"E., A DISTANCE OF 201.39 FEET; THENCE S.51°19'22"W., A DISTANCE OF 725.54 FEET; THENCE N.36°54'45"W., A DISTANCE OF 374.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 228,118.48 SQUARE FEET OR 5.2369 ACRES, MORE OR LESS.



LEGEND	
	OVERALL PROPERTY BOUNDARY
	CENTERLINE
	8" PVC C900 DR-14 WATER LINE
	EXISTING 8" WATER LINE
	8" PVC SDR 35 SEWER LINE
	EXISTING 8"-24" SEWER LINE
	18" RCP CLASS III STORM DRAIN LINE
	EXISTING 15" STORM DRAIN LINE
	4' or 5' Ø MANHOLE
	CITY STANDARD FIRE HYDRANT
	8" WATER/SECONDARY WATER VALVE
	INLET BASIN
	4" SEWER LATERAL
	3/4" WATER LATERAL W/ A 3/4" METER
	1" SINGLE/ 1.5" DOUBLE SEC WATER LAT

NO.

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PINTAIL ESTATES

SITE AND UTILITY PLAN

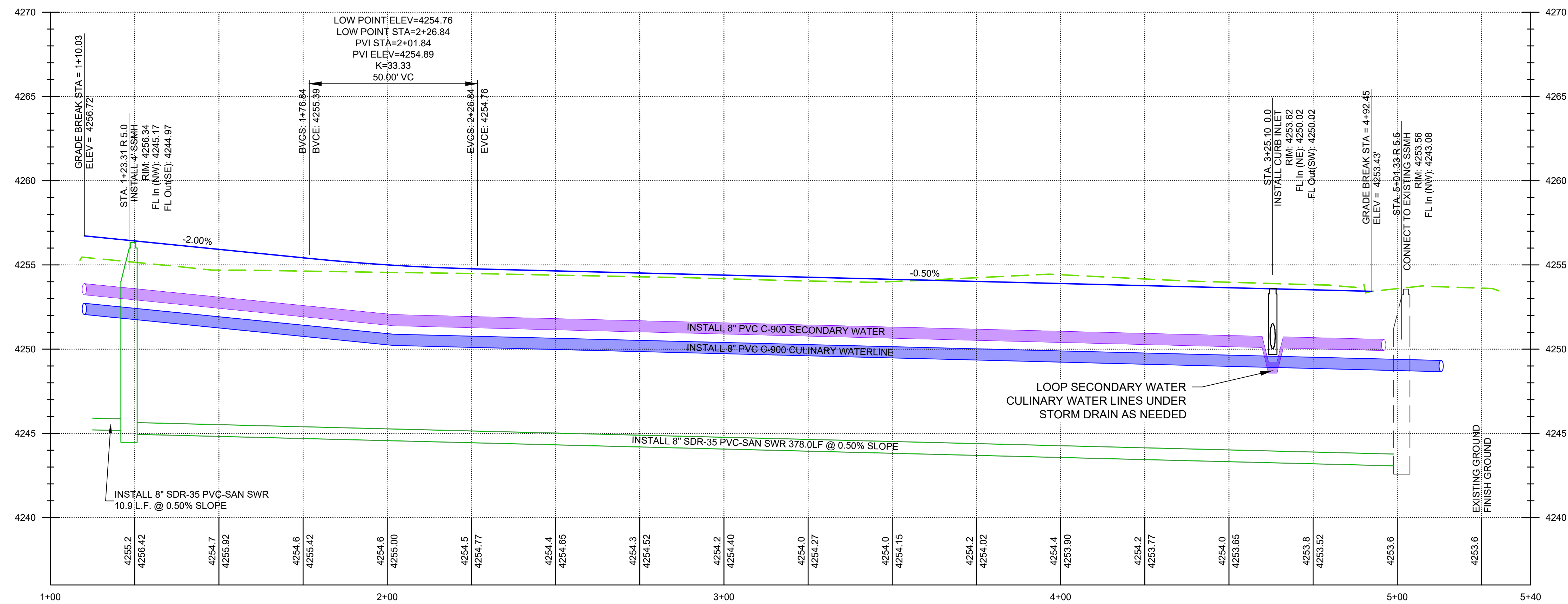
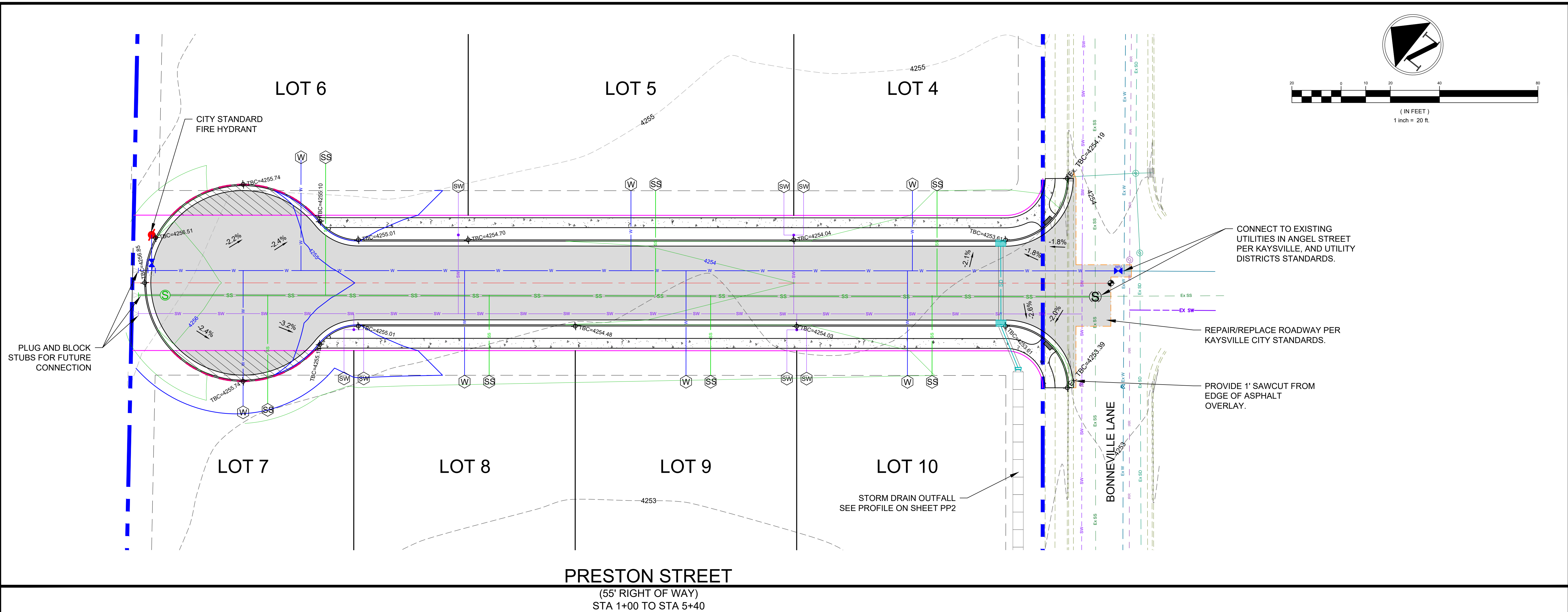
KAYSVILLE CITY, DAVIS COUNTY, UTAH

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MEI ASSOCIATES, INC.
A SUBSIDIARY OF

DESIGN: SPM
PROJECT: 1745
DATE: 1-24-23
SHEET: SP1

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LEGEND	
	OVERALL PROPERTY BOUNDARY
	CENTERLINE
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	8" PVC SDR 35 SEWER LINE
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	EXISTING 6" SW C900 DR-18 LINE
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	EXISTING 15" STORM DRAIN LINE
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PINTAIL ESTATES
PLAN AND PROFILE

KAYSVILLE CITY, DAVIS COUNTY, UTAH

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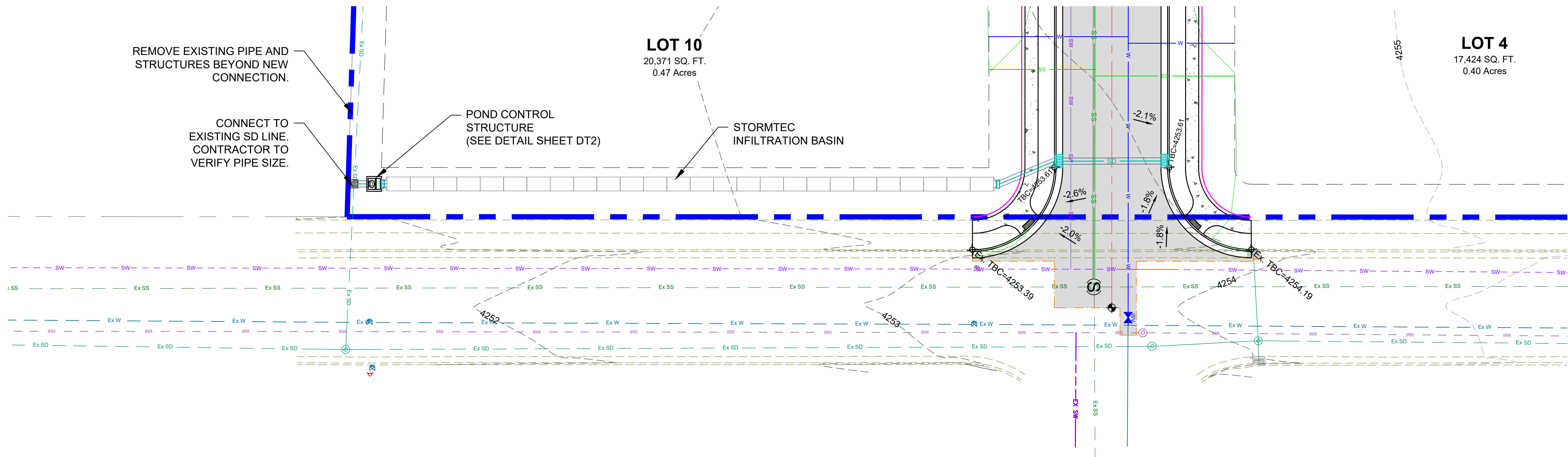
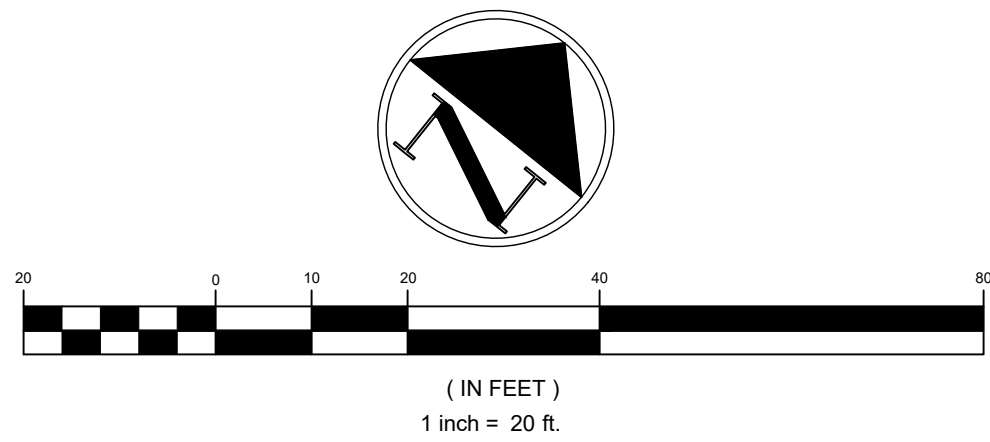
MEASUREMENTS
AN ASSOCIATE, INC.

REGISTERED PROFESSIONAL ENGINEER
SCOTT P. MCFARLAND
No. 504870
STATE OF UTAH

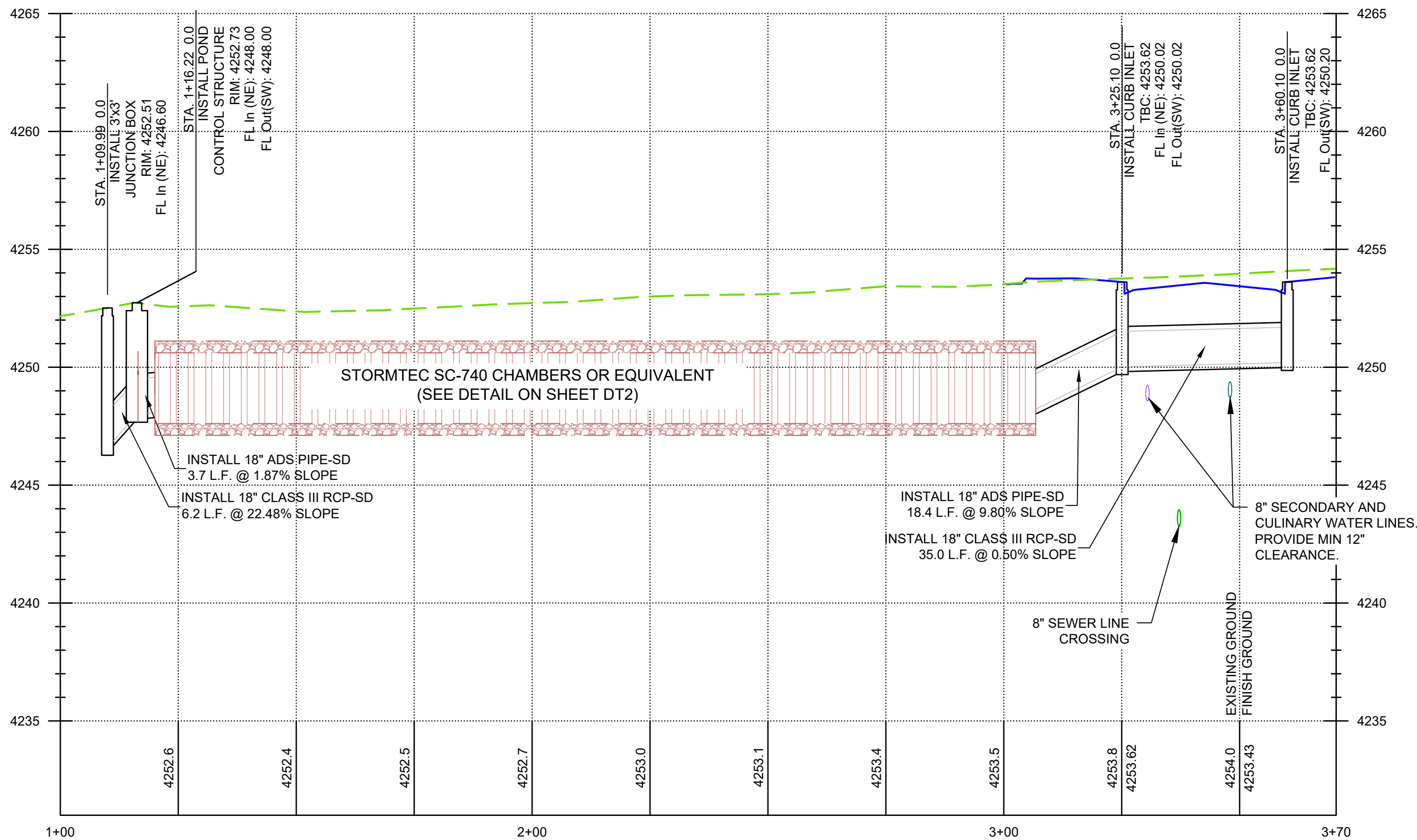
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STORM DRAIN OUTFALL
(55' RIGHT OF WAY)
STA 1+00 TO STA 5+40



LEGEND	
	OVERALL PROPERTY BOUNDARY
	CENTERLINE
	8" PVC C900 DR-14 WATER LINE
	EXISTING 8" WATER LINE
	8" PVC SDR 35 SEWER LINE
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PINTAIL ESTATES
STORM DRAIN OUTFALL

KAYSVILLE CITY, DAVIS COUNTY, UTAH

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MEA
MECHANICAL ENGINEERING
A ASSOCIATES, INC.



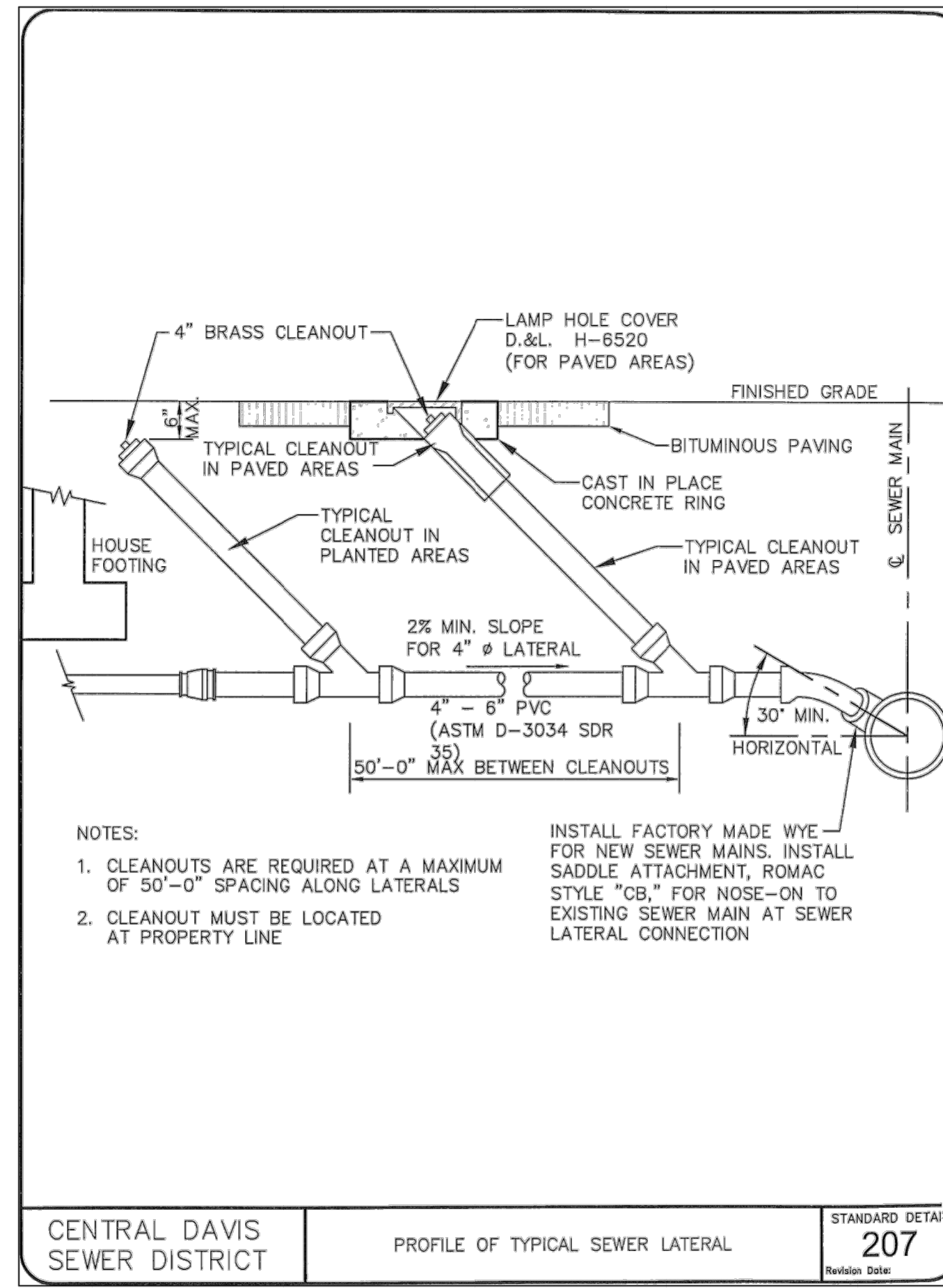
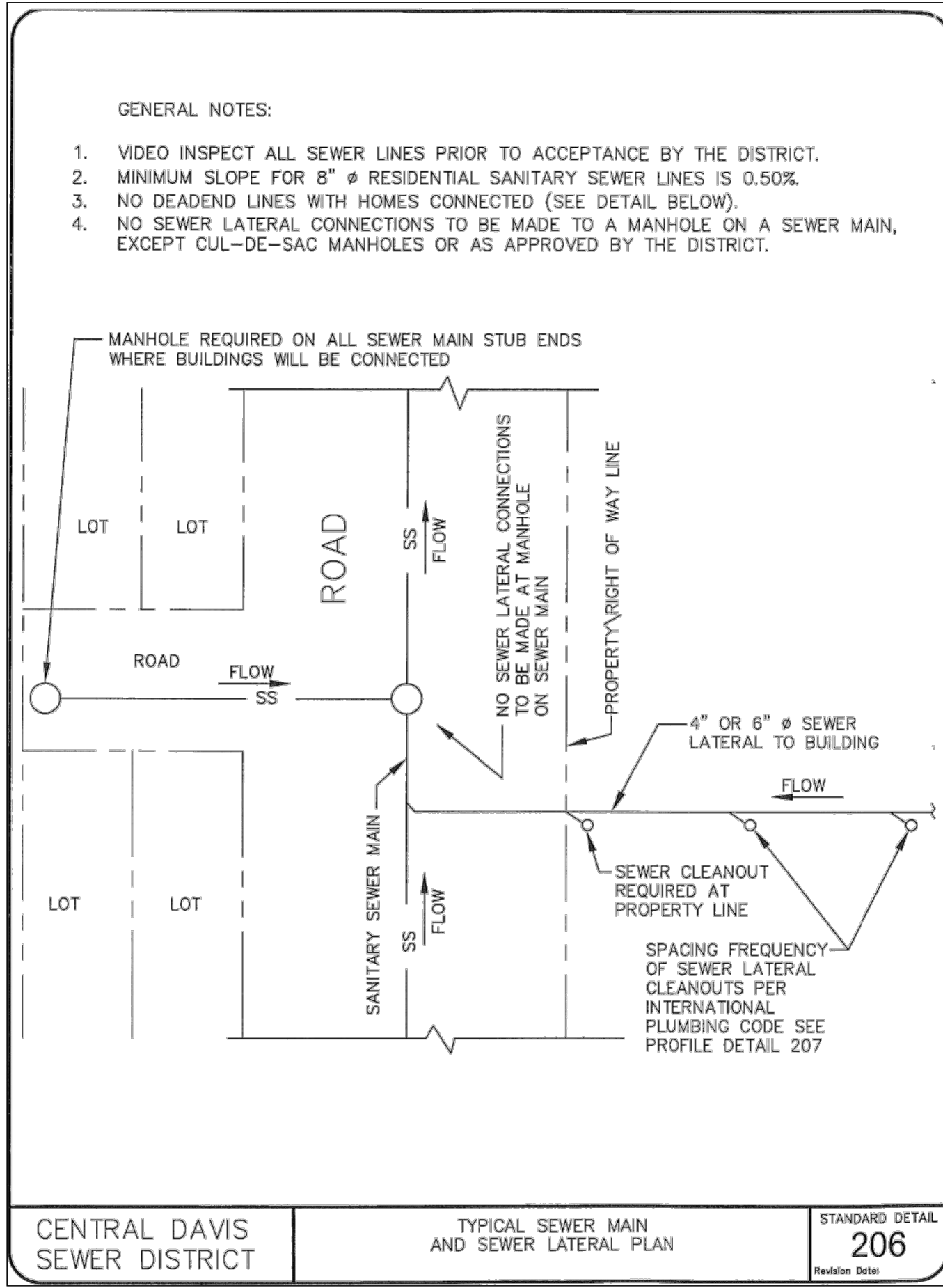
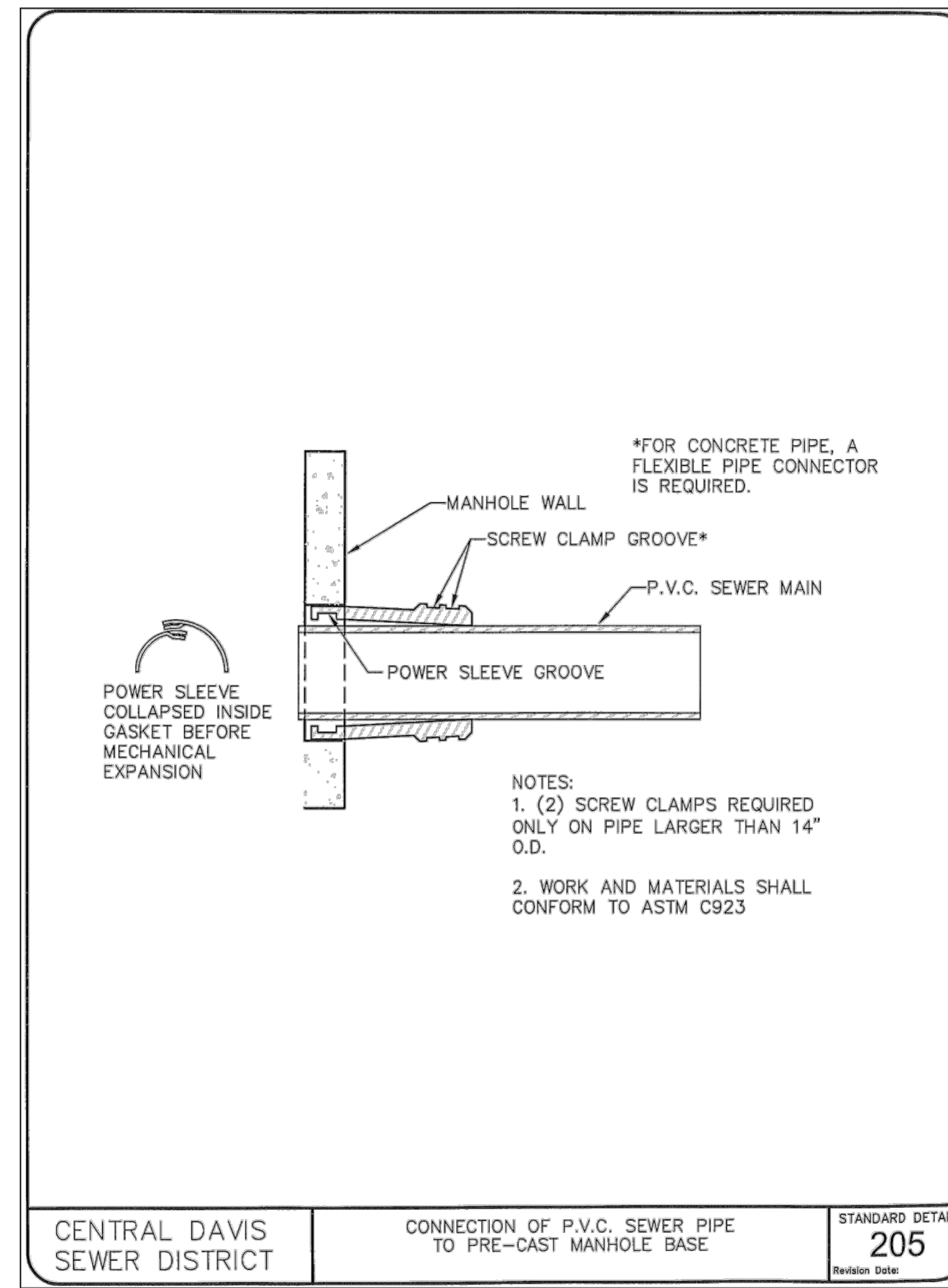
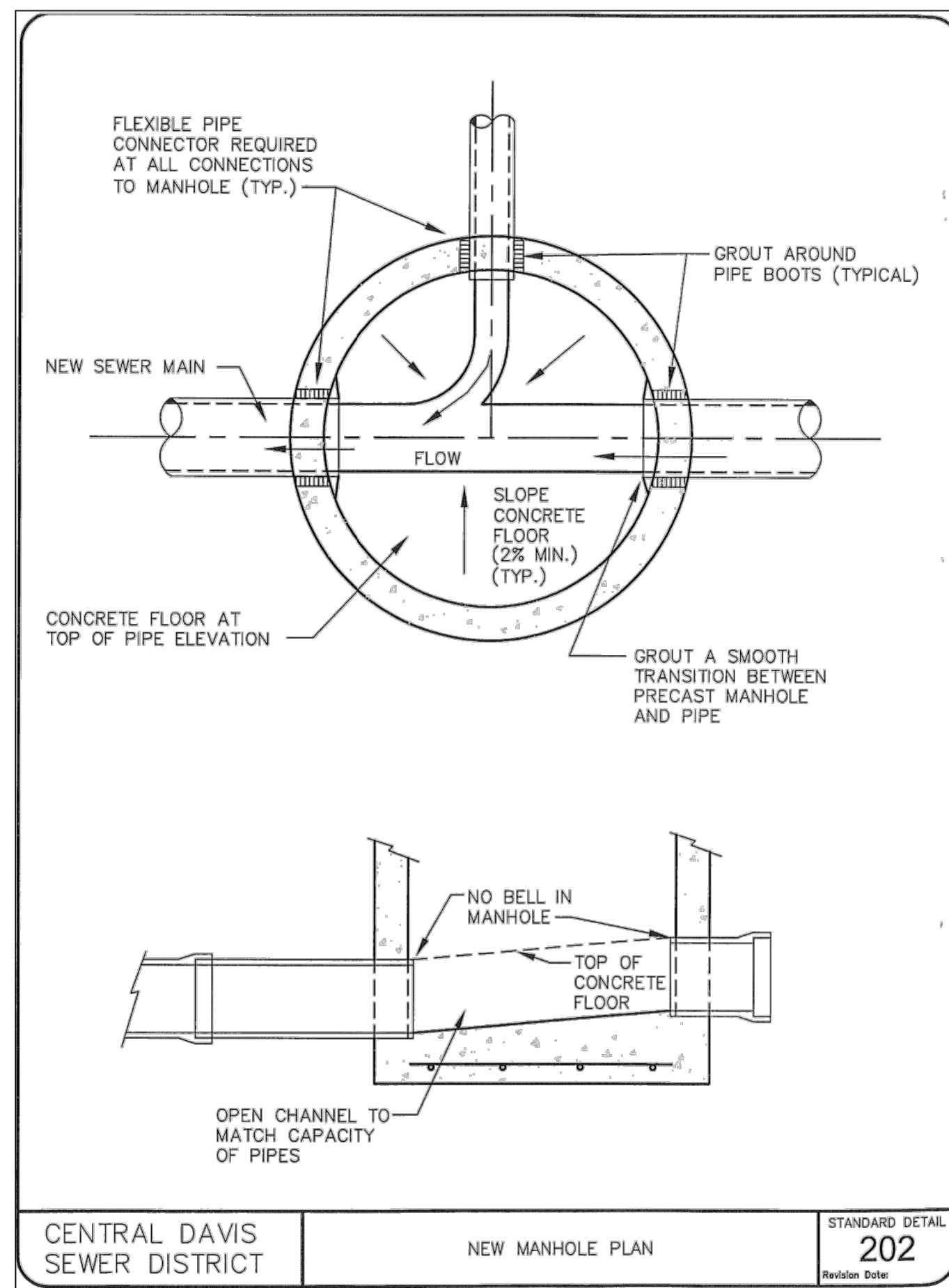
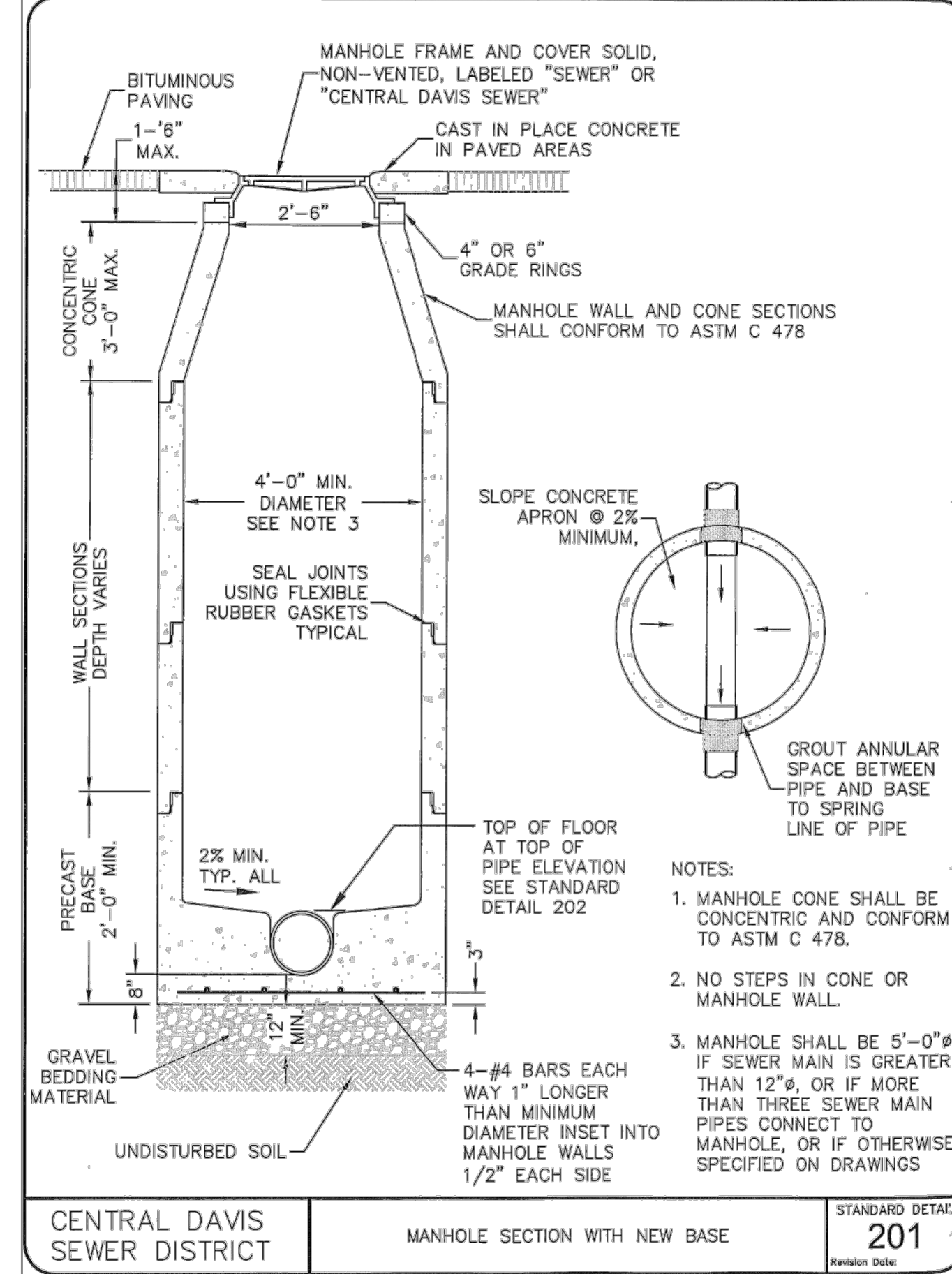
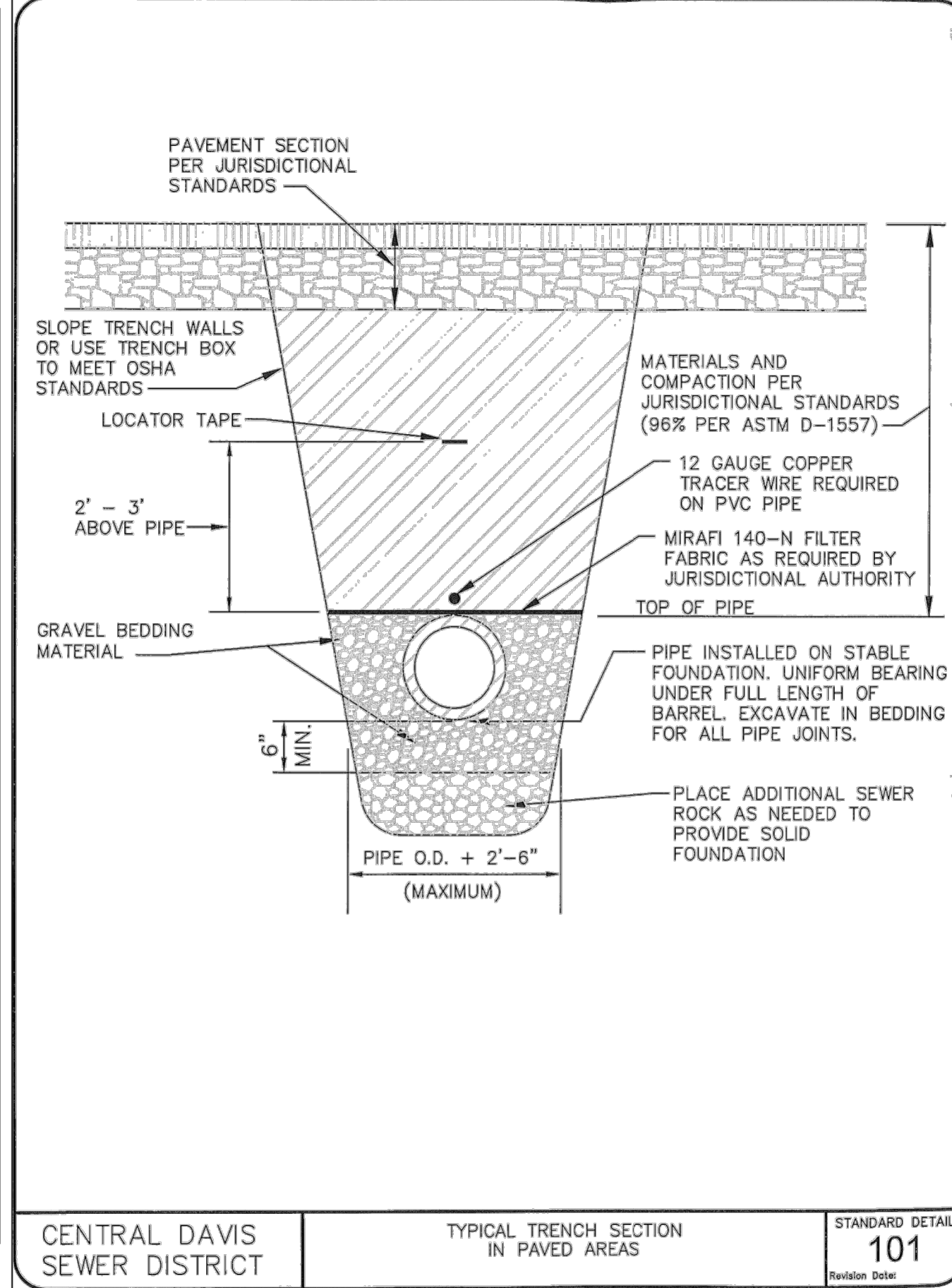
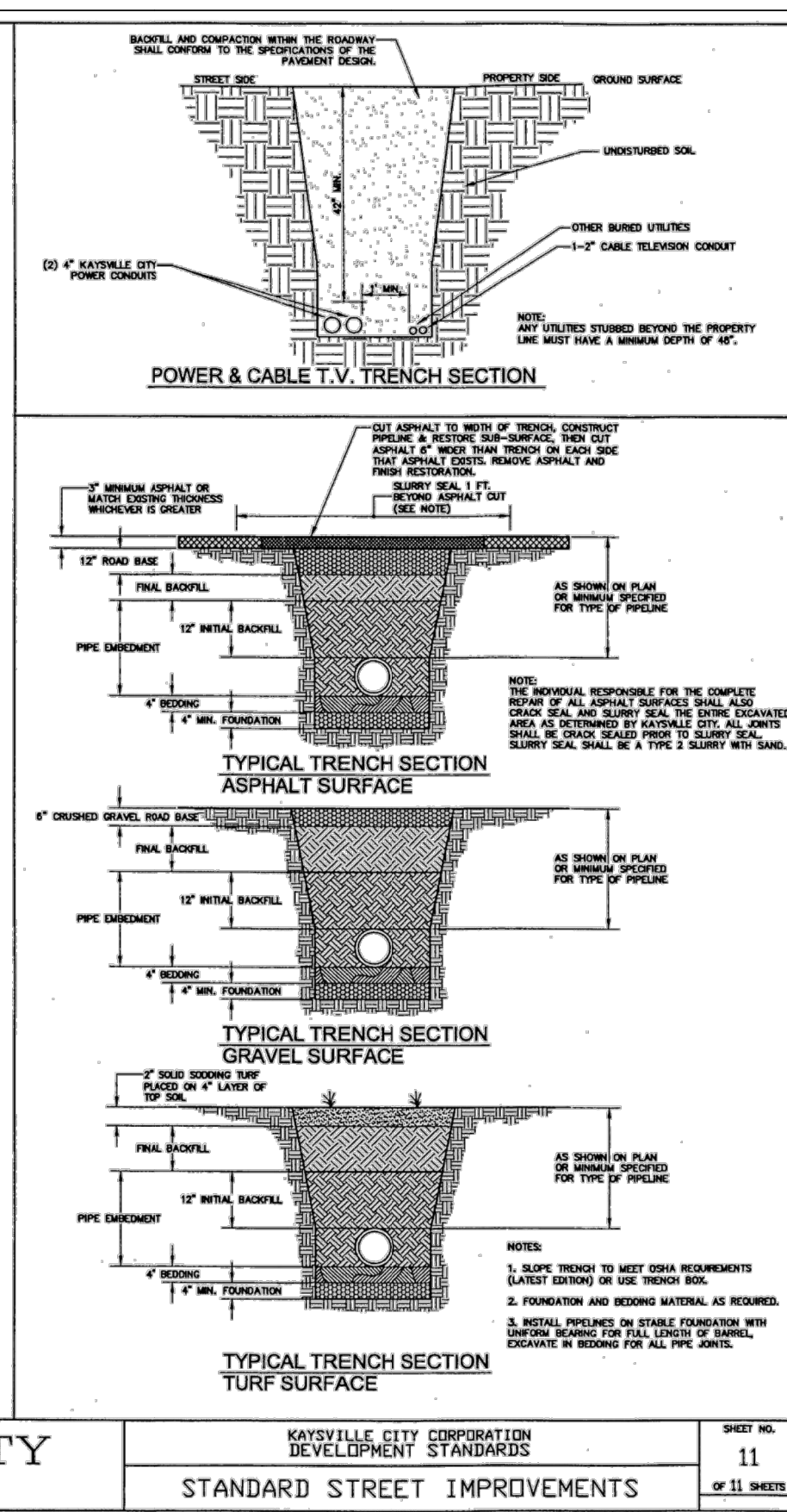
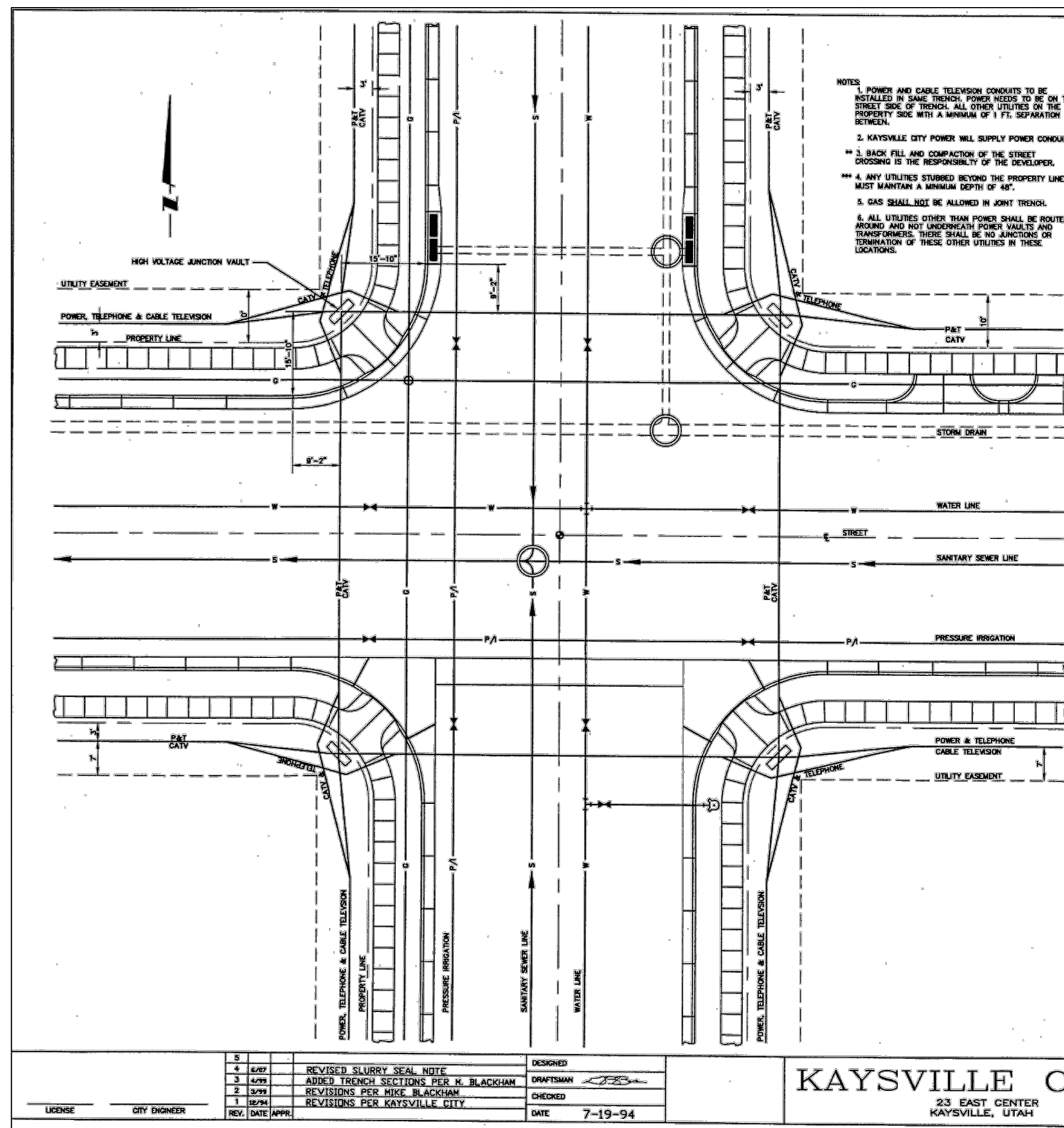
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PINTAIL ESTATES
DETAIL SHEET
KAYSVILLE CITY, DAVIS COUNTY, UTAH

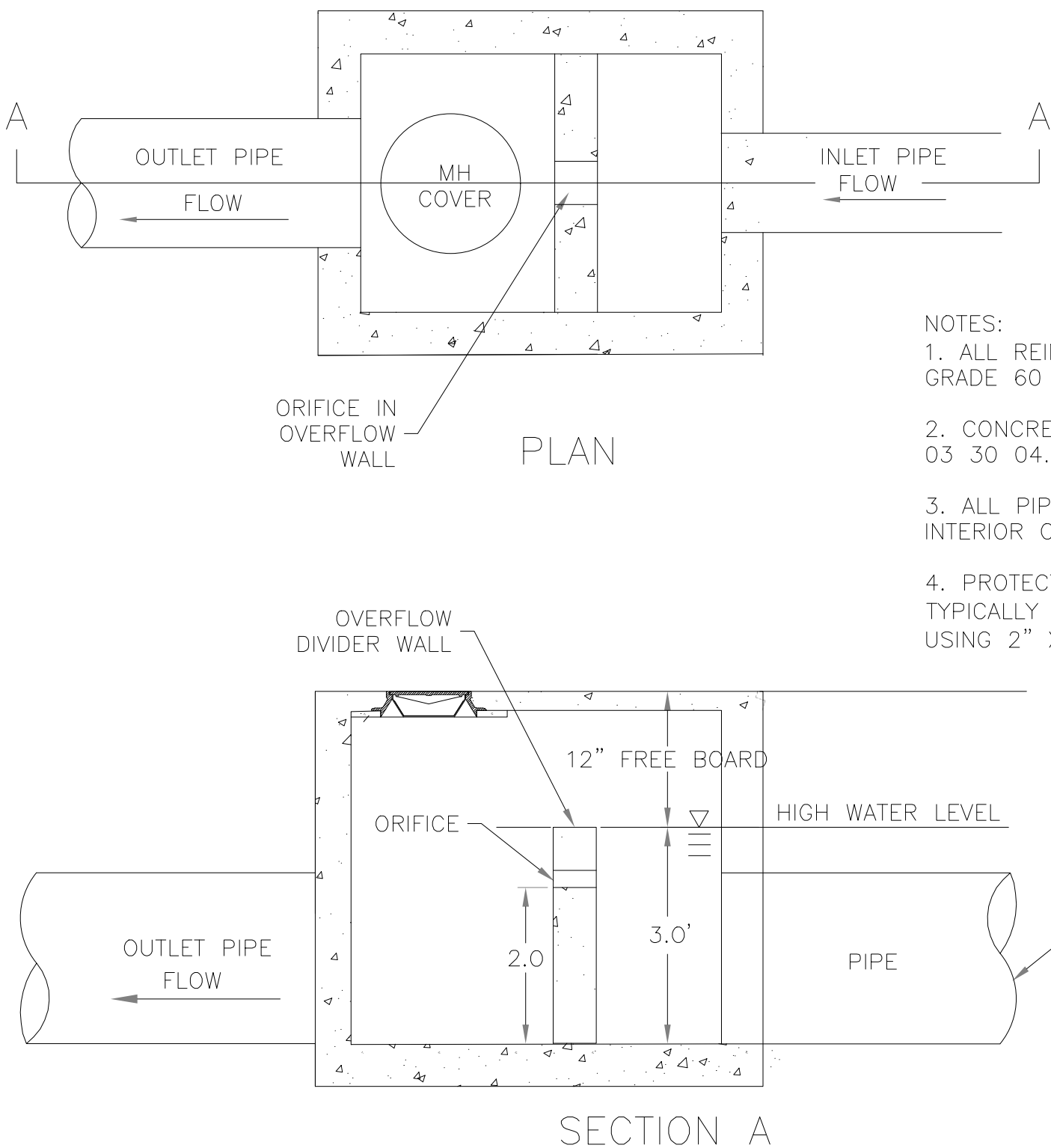
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Project Manager
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Kaysville, Utah 84037
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scottb@pintail.com

MEASUREMENTS
ASSOCIATES, INC.

SCOTT P. MCFARLAND
No. 504870
STATE OF UTAH

DESIGN: SPM
PROJECT: 1745
DATE: 1-24-23

SHEET:
DT1



STORM DRAIN CONTROL STRUCTURE

NTS

- NOTES:
1. ALL REINFORCEMENT SHALL BE #4 DEFORMED STEEL, GRADE 60 KSI PER APWA 03 20 00.
 2. CONCRETE SHALL BE CLASS 4,000 PER APWA 03 30 04.
 3. ALL PIPES IN THE BOX SHALL BE CUT WITH THE INTERIOR OF THE BOX AND GROUTED SMOOTH.
 4. PROTECTIVE GRATE SHALL BE BOLTED TO HEADWALLS, TYPICALLY 4.5' X 3' WITH 4" X 1" SPACED GRATING USING 2" X 3/16" GALVANIZED STEEL FLAT BAR.

StormTech SC-740 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.

StormTech SC-740 Chamber
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
85.4' x 51.0' x 30.0'
(2170 x 1295 x 762 mm)

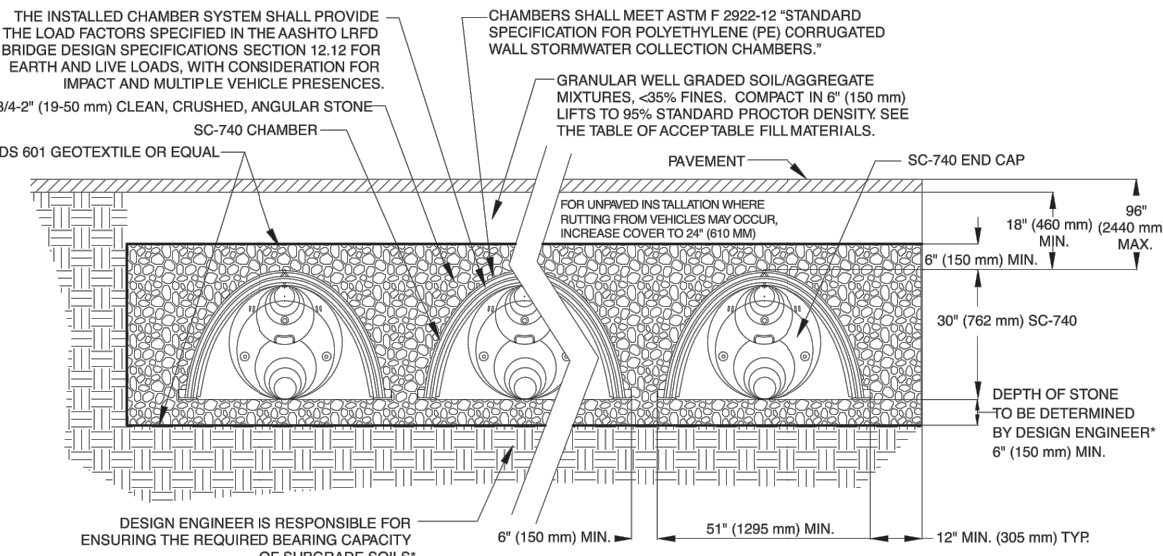
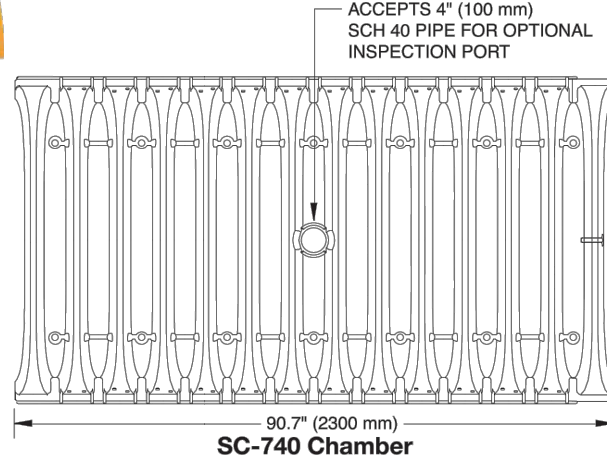
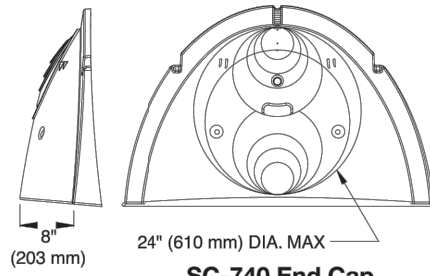
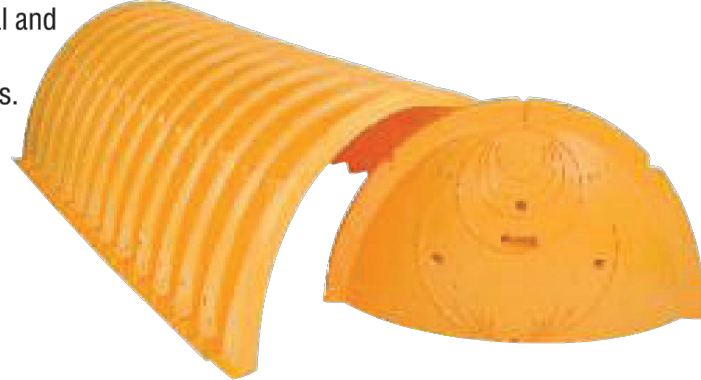
Chamber Storage
45.9 ft³ (1.30 m³)

Minimum Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

Typical Cross
Section Detail
(not to scale)



SC-740 Cumulative Storage Volumes Per Chamber

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (152 mm) Stone Base Under the Chambers.

Depth of Water in System Inches (mm)	Cumulative Chamber Storage Ft ³ (m ³)	Total System Cumulative Storage Ft ³ (m ³)
42 (1067)	45.90 (1.300)	74.90 (2.121)
41 (1041)	45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone 45.90 (1.300)	72.64 (2.057)
39 (991)	Cover 45.90 (1.300)	71.52 (2.025)
38 (965)	45.90 (1.300)	70.39 (1.993)
37 (940)	45.90 (1.300)	69.26 (1.961)
36 (914)	45.90 (1.300)	68.14 (1.929)
35 (889)	45.85 (1.298)	65.98 (1.897)
34 (864)	45.69 (1.294)	65.75 (1.862)
33 (838)	45.41 (1.286)	64.46 (1.825)
32 (813)	44.81 (1.269)	62.97 (1.783)
31 (787)	44.01 (1.246)	61.36 (1.737)
30 (762)	43.06 (1.219)	59.66 (1.689)
29 (737)	41.98 (1.189)	57.85 (1.639)
28 (711)	40.80 (1.155)	55.85 (1.587)
27 (686)	39.54 (1.120)	54.17 (1.534)
26 (660)	38.18 (1.081)	52.23 (1.479)
25 (635)	36.74 (1.040)	50.23 (1.422)
24 (610)	35.22 (0.977)	48.19 (1.365)
23 (584)	33.64 (0.953)	46.11 (1.306)
22 (559)	31.99 (0.906)	44.00 (1.246)
21 (533)	30.29 (0.859)	41.85 (1.185)
20 (508)	28.54 (0.809)	39.67 (1.123)
19 (483)	26.74 (0.757)	37.47 (1.061)
18 (457)	24.89 (0.705)	35.23 (0.997)
17 (432)	23.00 (0.651)	32.96 (0.939)
16 (406)	21.06 (0.596)	30.68 (0.869)
15 (381)	19.09 (0.541)	28.36 (0.803)
14 (356)	17.08 (0.484)	26.03 (0.737)
13 (330)	15.04 (0.426)	23.68 (0.670)
12 (305)	12.97 (0.367)	21.31 (0.608)
11 (279)	10.87 (0.309)	18.92 (0.535)
10 (254)	8.74 (0.247)	16.51 (0.468)
9 (229)	6.58 (0.186)	14.09 (0.399)
8 (203)	4.41 (0.125)	11.66 (0.330)
7 (178)	2.21 (0.063)	9.21 (0.264)
6 (152)	0	6.76 (0.191)
5 (127)	0	5.63 (0.160)
4 (102)	0	4.51 (0.125)
3 (76)	0	3.38 (0.095)
2 (51)	0	2.25 (0.064)
1 (25)	0	1.13 (0.032)

Note: Add 1.13 cu. ft. (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber

Bare Chamber Storage	Chamber and Stone Foundation Depth In. (mm)		
	6" (150)	12" (305)	18" (460)
StormTech SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)

Note: Storage volumes are in cubic feet per chamber. Assumes 40% porosity for the stone plus the chamber volume.

Amount of Stone Per Chamber

ENGLISH TONS (CUBIC YARDS)	Stone Foundation Depth		
	6" (150)	12" (305)	18" (460)
StormTech SC-740	3.8 (2.8 yd ³)	4.6 (3.3 yd ³)	5.5 (3.9 yd ³)
METRIC KILOGRAMS (METER)			
	150 mm	305 mm	460 mm
StormTech SC-740	3450 (2.1 m ³)	4170 (2.5 m ³)	4490 (3.0 m ³)

Note: Assumes 6" (150 mm) of stone above, and between chambers.

Volume of Excavation Per Chamber

StormTech SC-740	Stone Foundation Depth		
	6" (150 mm)	12" (305 mm)	18" (460 mm)
StormTech SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Volumes are in cubic yards (cubic meters) per chamber. Assumes 6" (150 mm) of separation between chamber rows and 18" (460 mm) of cover. The volume of excavation will vary as the depth of the cover increases.

STANDARD LIMITED WARRANTY OF STORMTECH LLC ("STORMTECH"): PRODUCTS

- (A) This Limited Warranty applies solely to the StormTech chambers and endplates manufactured by StormTech and sold to the original purchaser (the "Purchaser"). The chambers and endplates are collectively referred to as the "Products".
- (B) The structural integrity of the Products, when installed strictly in accordance with StormTech's written installation instructions at the time of installation, are warranted to the Purchaser against defective materials and workmanship for one (1) year from the date of purchase. Should a defect appear in the Limited Warranty period, the Purchaser shall provide StormTech with written notice of the alleged defect at StormTech's corporate headquarters within ten (10) days of the discovery of the defect. The notice shall describe the alleged defect in reasonable detail. StormTech agrees to supply replacements for those Products determined by StormTech to be defective and covered by this Limited Warranty. The supply of replacement products is the sole remedy of the Purchaser for breaches of this Limited Warranty. StormTech's liability specifically excludes the cost of removal and/or installation of the Products.
- (C) **THIS LIMITED WARRANTY IS EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE PRODUCTS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.**
- (D) This Limited Warranty only applies to the Products when the Products are installed in a single layer. **UNDER NO CIRCUMSTANCES SHALL THE PRODUCTS BE INSTALLED IN A MULTI-LAYER CONFIGURATION.**
- (E) No representative of StormTech has the authority to change this Limited Warranty in any manner or to extend this Limited Warranty. This Limited Warranty does not apply to any person other than the Purchaser.
- (F) Under no circumstances shall StormTech be liable to the Purchaser or to any third party for product liability claims, claims arising from the design, shipment, or installation of the Products, or the cost of other goods or services related to the purchase and installation of the Products. For this Limited Warranty to apply, the Products must be installed in accordance with all site conditions required by state and local codes, all other applicable laws, and StormTech's written installation instructions.
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PINTAIL ESTATES

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MEAF
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