SOUTH WEBER CITY PLANNING COMMISSION AGENDA

<u>PUBLIC NOTICE</u> is hereby given that the Planning Commission of SOUTH WEBER CITY , Utah, will meet in a REGULAR
public meeting on Thursday, April 12, 2018 at the South Weber City Council Chambers, 1600 East South Weber Drive,
commencing at 6:30 p.m.

A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS

AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS*

- 1. **Welcome**, Pledge of Allegiance
- 2. Approval of Consent Agenda—Commissioner Osborne
 - a. Minutes March 29, 2018
- 3. Public Hearing and Action on Final Conditional Use Permit: Application for non-residential conditional use for an impound yard at approx. 2225 E 7400 S, (Parcel 13-009-0022), approx. 1.04 acres by applicant Dale Winterton.
- 4. Public Hearing and Action on Conditional Use Permit: Application for conditional use for The Attic Schoolhouse preschool at approx. 1484 E 7500 S (Parcel 13-259-0044) approx. 0.26 acres by applicants Cody & Courtney Brown.
- 5. Action on Conditional Use Permit: Application for grading conditional use in Sun Ray subdivision at approx. 1850 E Canyon Drive (Parcel 13-012-0071) approx. 7.44 acres by applicant Ray Creek LLC.
- 6. **Action on Final Subdivision**: Application for Old Maple Farms, phase 3 (24 lots) located at approx. 475 E 6650 S (Parcel 13-006-0025) approx. 15.172 acres, by applicants Mike and Diane Ford
- 7. **Public Comments** Please keep public comments to 3 minutes or less per person
- 8. **Planning Commissioner Comments** (Grubb, Pitts, Johnson, Osborne)

9.	Adjourn

THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED OR POSTED TO THOSE LISTED ON THE AGENDA ALONG WITH THE FOLLOWING:

City Office Building www.southwebercity.com Family Activity Center Utah Public Notice website South Weber Elementary Each Member of The Planning Commission

(www.utah.gov/pmn)

DATE: April 2, 2018

LISA SMITH, PLANNING COORDINATOR

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY LISA SMITH, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

Agenda are flexible and may be moved in order or sequence to meet the needs of the Commission.

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 29 March 2018 TIME COMMENCED: 6:34 p.m.

PRESENT: COMMISSIONERS: Tim Grubb

Debi Pitts Rob Osborne Wes Johnson Taylor Walton

CITY PLANNER: Barry Burton

CITY ENGINEER: Brandon Jones

PLANNING COORDINATOR: Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Walton

ATTENDEES: Rob Edwards, Kody Holker, and Trent Layland.

APPROVAL OF CONSENT AGENDA: Commissioner Walton

Minutes of 8 March 2018

Commissioner Johnson moved to approve the consent agenda as written. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. Commissioner Grubb abstained as he was excused from the March 8th meeting. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Grubb moved to open the public hearing for Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

****** PUBLIC HEARING ************

Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards: Commissioner Osborne asked if there is any public comment.

Trent Layland, 7294 S. 1950 E., said he is concerned for small children. He asked if there will be two entrances. He said there is a safety concern with the hill at the top of the peak of 1950 East.

Commissioner Osborne explained the city code allows one entrance for 30 homes or fewer. Commissioner Grubb said the street will be busier, but education needs to take place for children to stay out of the street. He understands there will be additional traffic. He suggested Mr. Layland request signage from the City Council.

Commissioner Grubb moved to close the public hearing for Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Commissioner Osborne requested to continue the discussion from the work meeting concerning the possibility of lining up a road out of this subdivision with 1900 East. Commissioner Grubb doesn't feel there are enough units to warrant forcing a road in a couple of areas that may never happen. He questioned if one of these roads goes through, which one is the better road? Brandon Jones said lining up the road would become a city project. He feels there will need to be another road if another property owner develops. He said the master plan does not show this road connection. Commissioner Johnson asked about the UDOT requirement for the distance between 1900 East and 1950 East.

Kody Holker said the meeting and legal description doesn't pertain to the land that the road would be built over. He said Parcel B isn't part of any of the discussion of the request for today. He has obtained a variance for Parcel B and it is now a building lot.

Barry Burton said at the time the master plan was reviewed it was determined there didn't need to be a connection to 1900 East. Commissioner Grubb asked if there needs to be an access to South Weber Drive between 1700 East and 1950 East. He questioned where the road can be brought through, because he feels 1900 East is too close to 1950 East.

Mr. Holker doesn't feel somebody should be forced to strike a deal with a neighbor. He has had discussions with the neighbor to the east. He said Mr. Petersen doesn't intend to develop for quite some time. He feels the best plan for the city is current plat.

Rob Edwards doesn't understand why they are now being required to put in a road to service someone else's development.

Commissioner Grubb said the Planning Commission oversees planning for the future. Discussion took place regarding a half street with a hammerhead turnaround for Lot #6. Barry is concerned because he feels like this may be setting the city up for another Lester Drive.

Brandon reviewed his memo of 22 March 2018 which is as follows:

GENERAL

- 1. <u>Geotechnical Report</u>. A geotechnical study was performed by Christensen a report dated June 27, 2017 was submitted. The following should be noted on the grading plan that will be included with the final plans.
 - a. General Site Preparation and Grading. "Within areas to be graded (below proposed structures, fill sections, concrete flatwork, or pavement sections), any existing vegetation, debris, topsoil, undocumented fill, or otherwise unsuitable soils should be removed. Any soft, loose, or disturbed soils should also be removed." The report identifies areas with ½ to 1½ feet of topsoil as well as an area with over 5 feet of undocumented fill. "The topsoil and undocumented fill materials should be removed prior to placement of structural fill, structures, concrete flatwork and pavements." If over-excavation or soft soil stabilization is required, it should be done in accordance with the recommendations in this report.
 - b. <u>Untreated base</u>. It is the developer's desire to manufacture the road base material needed on site. This report indicates that the existing soils are an "excellent source" of material but recommend frequent testing to ensure that specifications are met.
 - c. City Standards. The City Standards govern over any other recommendations.
- 2. <u>Approval Letters</u>. Once final plans are completed, they must be submitted to the following and approval letters received: Rocky Mountain Power, Dominion (High Pressure Gas line), South Weber Irrigation, and South Weber Secondary Improvement District.
- 3. <u>No Detention Required</u>. According to the Easement Agreement that South Weber City signed with the Rays on June 12, 1997, the City agreed not to require "retention" for the "parcel's future runoff." As retention is more restrictive than detention, we are of the opinion that the typical detention requirement should be waived.

The following comments are provided in preparation of the Final Plat and Improvement Plans.

PLAT

- 4. The streets need to be given names, if desired. Otherwise, we will assign coordinate numbers.
- 5. Addresses for the lots will be provided by our office.
- 6. The following note should be added:
 - "All lots are subject to the requirements of the Geotechnical Report prepared by Christensen Geotechnical, dated June 27, 2017."
- 7. Canyon Drive needs to be a 70' ROW connecting to the existing 60' ROW. The sidewalk widths and location can transition at the subdivision boundary.
- 8. The centerline for both legs of Canyon Drive should intersect in the intersection.
- 9. All easements, in general, need to be verified and shown with bearings and distances to locate them exactly in reference to the proposed lots.

10. There is a Parcel A shown at the northwest corner of Lot 15 being dedicated to the City. The size and location of this parcel is not consistent with what was discussed with the developer in the field. The developer is not required to dedicate any property for the detention basin, as the use of the property for a detention basin is already covered by the easement. However, the future owner of Lot 15 will not be able to use any part of the detention basin. Therefore, if the developer would like to eliminate paying taxes on the portion of the property occupied by the detention basin, the City would be happy to have the property dedicated.

IMPROVEMENT PLANS

- 11. The plans shown filling in the majority of the existing detention basin. This is not consistent with what was discussed in the field with the developer. The existing detention basin on Lot 15 needs to remain. There is a small portion of the detention basin on Lot 16 that is insignificant. This could be filled in.
- 12. The detention basin will need to be fenced, with an offset of at least 3' feet from the top of the basin.
- 13. The fencing material and size along I-84 needs to be indicated.
- 14. Street lights need to be as follows: Cobra head style (400-Watt equivalent LED) at the intersections and post style (Washington Acorn 250-Watt equivalent LED) at a maximum spacing of 300'.
- 15. Inlet boxes need to be added where the existing storm drain line crosses Canyon Drive.

Barry said the fencing needs to be a minimum of 6' on west and east side because of the agricultural properties. Brandon suggested putting a note on the plat concerning the surrounding agricultural property. Commissioner Walton asked about the gas line. Rob Edwards said he met with Dominion Energy and they potholed the property this week.

Barry Burton's memo of 22 March 2018 for Sun Ray Subdivision is as follows:

REQUEST: Preliminary approval for a 17-lot subdivision

GENERAL INFORMATION: This proposal is for a 7.44-acre parcel recently rezoned from A to R-M. The road and lot layout look good and all of the lots meet minimum requirements of the zone.

Initially when we saw this proposal at the Sketch Plan Committee there were some significant issues with easements on the property and the location of an existing storm water detention basin. Those issues with the easements have been resolved, but there still seems to be an issue with the detention basin. There are still several easements for various utilities crossing this property, but lots have been arranged such that all have an adequate buildable area. They are proposing to fill in the majority of the detention basin that is on this property, which is not acceptable to the City. The Engineer did agree that they could fill in a small portion of that basin, only that which impacted Lot 16.

Fencing really hasn't been addressed on the plat other than to show existing wire fences which are not adequate. They will need to install the required minimum 6' chain link on the east and west sides as well as along the Messerly property. I would recommend a fence be require along the top of the bank of the detention pond which would extend along the freeway frontage of Lot 16. This fence should be 6' masonry, at least along the freeway.

STAFF RECOMMENDATION: I recommend the Planning Commission grant Preliminary Approval to the Sun Ray Subdivision with the recommended changes to the detention basin and with the fencing as mentioned above.

Commissioner Grubb moved to recommend approval of the preliminary plat application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards based on the design submitted subject to the following items:

- (1) Brandon Jones, City Engineer's memo of 22 March 2018.
- (2) Clarify dedicating the detention basin located on Lot #15.
- (3) Installation of masonry fence along northern boundary of Lots #15 & #16.
- (4) Confirm ownership of Messerly property and have owner confirm that they do not need access through this subdivision.
- (5) Note on plat of agricultural activities on surrounding properties.
- (6) Approval letters from utilities of the plat design.
- (7) Barry Burton's memo of 22 March 2018.

Commissioner Taylor seconded the motion. Commissioners Grubb, Johnson, Pitts, and Walton voted yes. Commissioner Osborne voted no. The motion carried 4 to 1.

PUBLIC COMMENTS: Kody Holker, developer for Sun Ray Subdivision, stated he has purchased Harold Ray's property across the street from City Hall. He has investigated commercial, high density, community splash pad etc. He asked the Planning Commission their recommendation concerning what they feel would be some options for this property. Commissioner Osborne said the challenge is that the city needs to protect commercial property.

PLANNING COMMISSION:

Commissioner Walton: He stated the rezone request for the Stan Cook property was tabled at the City Council meeting. He said the City Council established an Environmental Committee on which he will serve. He reviewed some items he received from Utah League of Cities and Towns concerning whether Planning Commissions should review conditional use permits.

Commissioner Grubb: He discussed both sides of South Bench Drive being a great location for commercial.

Commissioner Pitts: She asked about the status of landscape and buffer yard codes.

Commissioner Osborne: He stated there will be a Restoration Advisory Board meeting on 26 April 2018 to discuss HAFB plume maps development.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:18 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

APPROVED:	Date
THE THE TED!	Dutt

South Weber City Planning Commission Meeting

29 March 2018

Page 6 of 6

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Planning Coordinator: Lisa Smith



SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 29 March 2018 TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS: Tim Grubb

Debi Pitts

Rob Osborne (arrived at 6:14 pm)

Wes Johnson Taylor Walton

CITY ENGINEER: Brandon Jones

CITY PLANNER: Barry Burton

PLANNING COORDINATOR: Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Rob Edwards and Kody Holker

Approval of Consent Agenda - Commissioner Walton

• Minutes of 8 March 2018

Commissioner Pitts asked if there were any questions or concerns with the minutes. There were none.

Public Hearing and Action on Preliminary Subdivision: Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards: Barry Burton, City Planner, said the city hasn't heard anything concerning the conditional use permit for excavation. He then reviewed the regional detention area on the plat. He said Brandon met with the developer on-site and told them they could fill in lot #16; however, Barry said the developer wants to fill in the entire triangle area. Brandon Jones explained that this development will be discharging into the detention area, and they aren't required to improve it. He said if and when the property owners to the west develop, the city will need to take a look at upgrading the detention at that time. Brandon said he is recommending fencing along the top of the detention basin along lot #15 property line. He then discussed fencing along I-84. Barry said the entire subdivision needs to be fenced from the surrounding agricultural property and along I-84 with a 6' masonry fence. Commissioner Osborne feels a road should be constructed to connect to 1900 East. Commissioner Grubb doesn't feel that is necessary because Canyon Drive can be a minor collector. He feels it should be safely offset and will still get traffic to South Weber Drive. Rob Edwards, developer, said he has attempted to work with surrounding property owners and has been unsuccessful. Barry feels it isn't necessary to punch that road through there. He said the traffic coming from the

South Weber City Planning Commission Work Meeting 8 March 2018 Page 2 of 2

subdivision isn't excessive. Commissioner Osborne said he didn't bring this up at the last meeting because it was a rezone request.

meeting because	it was a rezone i	request.
ADJOURNED:	6:32 p.m.	
APPROVED:		Date
		Chairperson: Rob Osborne
		Transcriber: Michelle Clark
	Attest:	Planning Coordinator: Lisa Smith



Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025 Telephone: (801) 451-3279- Fax: (801) 451-3281 Barry Burton/Director

April 5, 2018

WINTERTON AUTOMOTIVE

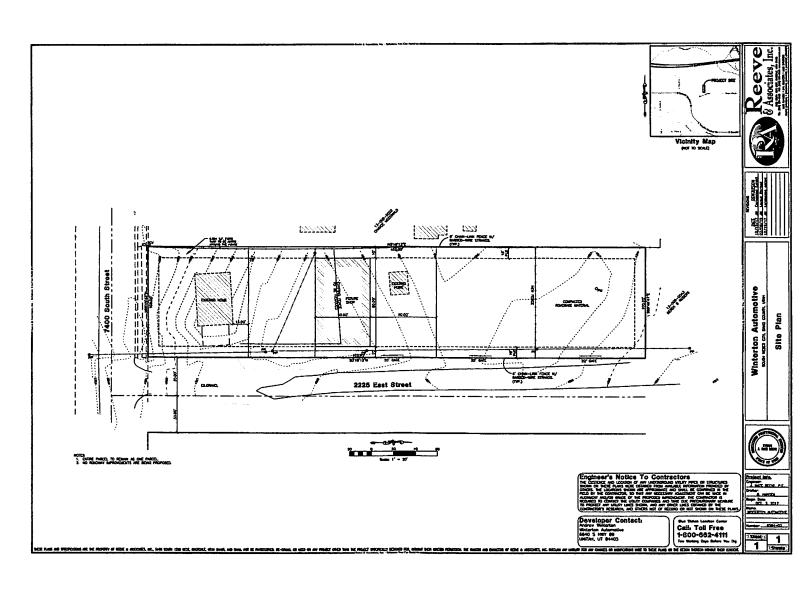
REQUEST: Conditional Use/Site Plan Approval for Commercial Storage

GENERAL INFORMATION: This proposal is for a 1.04 acre parcel, which is why they need a conditional use permit. If the property were under 1 acre, only a site plan approval would be necessary as the proposed use, an automotive impound lot for a towing business, is a permitted use in the T-1 zone in which it is located.

There is an existing home on the parcel that must be occupied by the owner/operator or employee of the business. The applicant has indicated this will be the case. There was some initial concern that wrecked vehicles would be stored on the lot and that those vehicles might be leaking various fluids that might contaminate the soil in a critical aquifer recharge area. Applicants have assured that wrecked vehicles would not be brought here, only impounded or disabled vehicles, so that concern has been reduced. There should be no greater risk than anyone else parking on an unpaved surface.

There is a requirement that 15% of the site be landscaped and despite requesting a landscaping plan twice, I have yet to see one.

STAFF RECOMMENDATION: I recommend the Planning Commission table this item until such time as applicants provide a landscape plan.



For Office Use Only	
Fees received by: Date of submitta	al:
Amount Paid: Receipt #:	
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Initial Review, all of the required supporting m	aterials have SOUTH WEBER
been provided:	cita
Sketch Plan Meeting Date:	
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Current Zone: T-1 If Rezoning, to what Surrounding Land Uses: Cravel Pit res	zone: Bordering Zones: N
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*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that The City of South Weber may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature:		Date:	3/28/18	
	7			
Property Owner's Signature		Date: _	3/28/18	

SUBDIVISION/PROJECT: Winterfor Automotive
PROPERTY PARCEL NUMBER(S): 13-009 - 0022
APPLICANT'S AFFIDAVIT
State of Utah County of Davis
I/We <u>Pale Winterton</u> Winterton Hadomotive, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at <u>2225 E 16608</u> , swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief.
Dated this 30 day of March, 2018.
Signed: Property Owner or Agent
Property Owner or Agent
Subscribed and sworn to before me on this 30 day of Mayoh, 2018 E Notary Public Shaelee Hjorth 684324 My Commission Expires July 20, 2019 State of Utah AGENT AUTHORIZATION
State of Utah) County of) §
I/We, the sole owner(s) of the real property located at, South Weber, Utah, hereby appoint as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, boar or council considering this application.
Dated this,
Signed: Property Owner or Agent
Property Owner or Agent
Subscribed and sworn to before me on this day of,
S E A Notary Public



Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025 Telephone: (801) 451-3279- Fax: (801) 451-3281 Barry Burton/Director

April 5, 2018

THE ATTIC SCHOOLHOUSE

REQUEST: Conditional Use for a Pre-School

GENERAL INFORMATION: This proposal is to locate a pre-school in an existing home on a .29 acre parcel at 1484 E. 7500 S. There isn't a lot to say about this one; this is typical of the kind of pre-schools we have in the city. The yard is partially fenced, but no complete containment by fence on any of the yard. The hours of operation should make it such that the proposal would not present much of an impact on the neighborhood.

The only other thing that should be addressed would be a Fire Marshal inspection of the property.

STAFF RECOMMENDATION: I recommend the Planning Commission approve the proposal as requested. If desired, require complete containment by fence, but I really don't think it is necessary.

For Office Use Only								
Application #: CU 18-05 Fees received by: CQ Date of submittal: 3/26/18 Amount Paid: 200 Receipt #: 17049179								
Initial Review, all of the required supporting m provided:	naterials have been	SOUTH WEBER City						
PC Meeting Date:		·						
	nal Use Appl sidential Zon							
□Planned Dwelling Group □Recreational Vehicle Park	lService Accessory lModel Home lHobby Kennel lRental Unit	☐Twin Home ☐Group Home ☐Dog Kennel ☐Other Requiring CU						
Property Address: 1484 E. 7500	S.							
Parcel Number(s): 132590044	Total Acres:	626 a						
Current Zone: If Rezoning, to w								
Surrounding Land Uses:								
Business Name (if applicable): The Arabicipated # of Employees: \$\omega_0 \omega_{1-10} \omega_{11}\$ Anticipated # of Customers on a Daily Basis Available Parking Spaces: \$\omega_{/A}\$ Sign Description (attach separate sketch): \$\omega_{/A}\$ #Residential Units (if applicable): \$\omega_{/A}\$ #of Dogs (Kennels Only): \$\omega_{/A}\$ Hours of Operation: \$\omega_{/A}\$	-20 □21+ s: □0 □1-10 □11-20 N/A	□21+						
Con	tact Informatio	on						
Name: Cody & Courtney Brown Address: 1484 E- 7500 8. City/State/Zip: S-Weber, VT 84405 Phone: 801-334-8331 Fax: Email: Codycourtneybrown@gmail.co	Name: Address: City/State/Zip: Phone: Fax:	Authorized Agent er Must Sign Authorization Form)						
Best Way/Preferred Method of Contac	t: Best W	ay/Preferred Method of Contact:						
Email Phone FaxMai	ilEm	ailPhoneFaxMail						

PROJECT: The Attic School house							
PROPERTY PARCEL NUMBER(S): 132590044							
APPLICANT'S AFFIDAVIT							
State of Utah County of Davis (Second Property involved in this application, located at 1484 E . 7500 S . South Weber , swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I/We do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for the purpose of notification of the conditional use application and to enter the property to conduct any inspections related to this application.							
Dated this 20 day of March $\frac{2018}{2000}$.							
Signed: Property Owner or Agent Property Owner or Agent							
Subscribed and sworn to before me on this 20 day of $March$, 2018 .							
S Notary Public Shaelee Hjorth 684324 Notary Public Notary							
State of Utah AGENT AUTHORIZATION							
State of Utah) County of)							
I/We, the sole owner(s) of the real property located at, South Weber, Utah, hereby appoint							
affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.							
Dated this,							
Signed: Property Owner or Agent							
Property Owner or Agent							
Subscribed and sworn to before me on this day of,							
S E							
A Notary Public L							



Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025 Telephone: (801) 451-3279- Fax: (801) 451-3281 Barry Burton/Director

April 5, 2018

SUN RAY EXCAVATION

REQUEST: Conditional Use for an excavation over 200 yards.

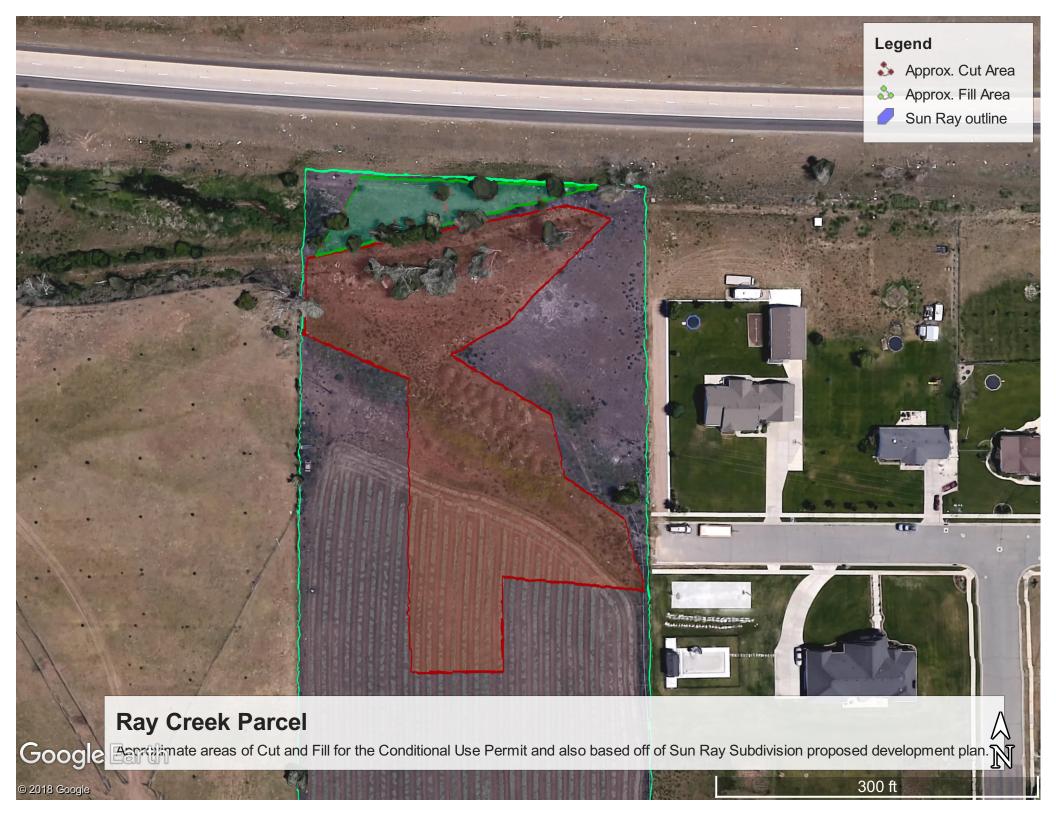
GENERAL INFORMATION: This proposal was tabled at our last regular meeting for more information. At that same meeting we considered the preliminary plat for the Sun Ray Subdivision. During the discussion on the subdivision, developers were told they could not fill in nearly as much of the existing detention basin as they showed on the plans. In the motion to approve the Preliminary Plat, there was a condition that the filling of the detention basin would be limited to the area within Lot 16.

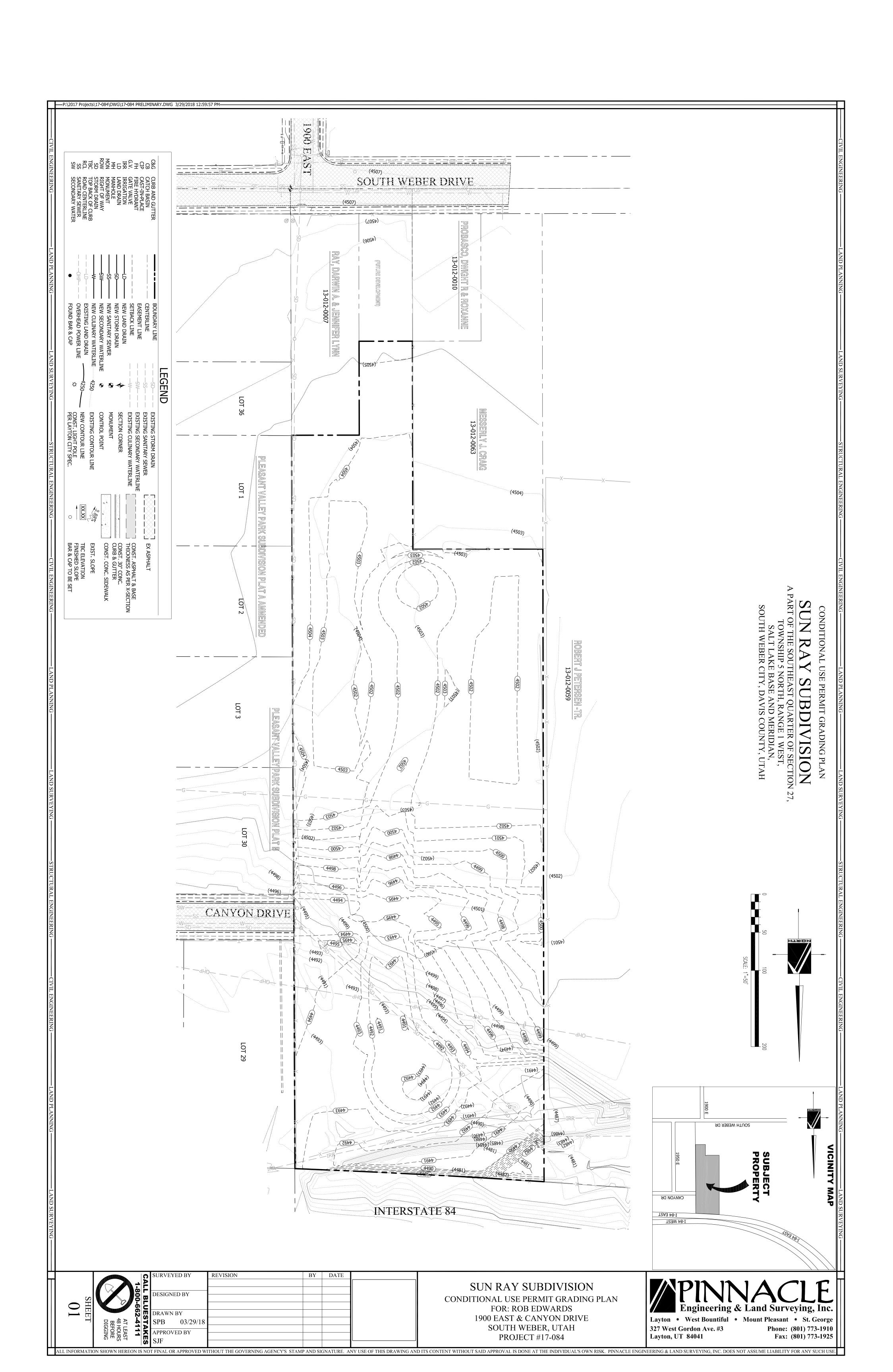
What is really puzzling is that they have now given us details on the excavation/fill areas that still show their intent to fill in the detention basin on Lot 16 and most of that on Lot 15.

The equipment they are proposing to use would create some noise and possibly some dust. I think these issues can be mitigated by requiring dust control (watering) and through restricted hours of operation. They are proposing the use of the two pieces of processing equipment for a maximum period of 1 month.

STAFF RECOMMENDATION: I recommend tabling this item again to give the applicants time to revise plans to eliminate the filling in of the detention basin more than has been stated acceptable by the City Engineer.

If the Planning Commission is comfortable approving the proposal with a condition to ament the plans as has been described, I would recommend restricting hours of operation of aggregate processing equipment to a period from 8:00 am to 6:00 pm. I would also recommend limiting the duration of the aggregate processing to one month and that adequate measures be taken to reduce dust.





3/26/2018 9:17 PM

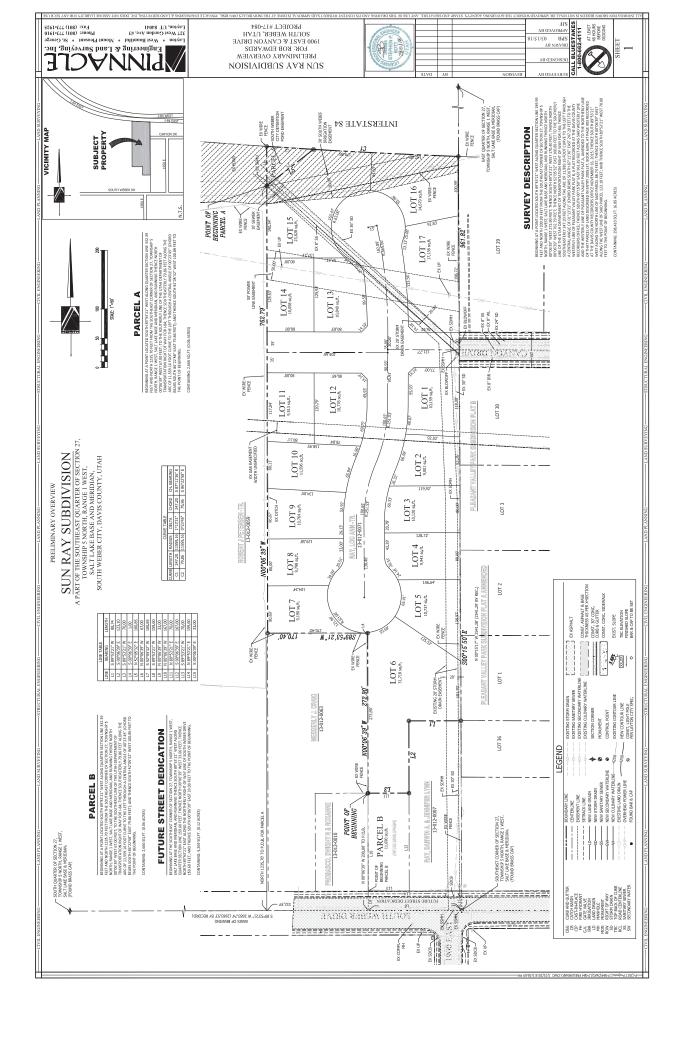
Equipment Type

Duration of Equipment

Notes

200 HP Track Self Contained Cone or Equivalent ST 2.8 Track Self Contained Screen or Equivalent

Maximum 1 month
Maximum 1 month





Services

Agencies

Search Utah.gov

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Division of Water Quality - Storm Water Permit Issuance System

Permit Details

Permit Information

Permit Number:

UTR385301

Permit Type:

CONSTRUCTION

Permit Status:

Active

Effective Start Date:

03/19/2018

Effective End Date:

03/19/2019

Estimated Area to be Disturbed:

5.00

Total Acreage:

7.50

Permit Number of Previous Permit Coverage:

Owner

Name:

Ray Creek LLC

Status of Owner/Operator: PRIVATE

Address:

11148 zealand ave n

City, State, Zip:

champlain, MN 55316

Contact Person:

kody holker

General Contractor

Name:

Wilcoxen Enterprises

Status of Owner/Operator: PRIVATE 68 n 700 west

Address:

KAYSVILLE, UT 84037

City, State, Zip: Contact Person:

Rob Edwards

Facility Site/Location Information

Project Name:

Sun Ray Subdivision

Project Number (if any):

Street Address: County:

DAVIS

City, State, Zip:

SOUTH WEBER, UT 84405

Country:

United States of America

1840 East Canyon Drive

Project Lot

1-18

Completed Project Lot

Is this facility located in Tribal Country? No

Latitude:

41.1354811

Longitude:

-111.9375682

Method:

other

Site Activity Information

https://secure.utah.gov/stormwater/search/85301.html

3/26/2018

Division of Water Quality - Storm Water Permit Issuance System

Page 2 of 3

Municipal Separate Storm Sewer System (MS4) Operator

· Name:

Receiving Water Body:

Estimate of distance to the nearest water body:

Is this a sensitive Water Body?

List the number of any other UPDES permits at this site:

Construction types:

Best Management Practices:

Certification

Name: Robert Edwards Position: General Contractor South Weber City

Weber River known

500 ft No

Residential, Road, Utility, Contouring, Landscaping,

Silt Fences, Seeding/Preservation of Vegetation, Structural

Controls,



Lokotrack LT300HP is available with either a belt feeder or alternatively with a vibrating grizzly feeder.

transport dimensions. The crushing plant is built around one of the best-selling cone crushers on the The Lokotrack® LT200HP™, designed for secondary and tertiary crushing applications, combines high capacity, a large feed opening and compact market, the Nordberg® HP200™.

capacity and reliability, in addition to top quality and The Nordberg HP200 cone crusher features high cubical end products as well as low wear part costs.

process control system features complete automatic The market-leading, user-friendly IC600"

crushing process controls, single-button process ensures the steady and constant feeding of the startup and advanced fault diagnostics. It also crusher at all times.

high-quality end product shape, accurate screening The Lokotrack® LT200 HPS™ cone plant can be detachable screens. This cone plant is designed screening applications, where high throughput, a and compact transport dimensions are needed. for efficient secondary and fine crushing and equipped with either one or two-deck

Features

Lokotrack LT200HP

Crusher Feed opening Engine Weight

plant, equipped with the proven Nordberg® HP300™ secondary and tertiary crushing plant on the market that can be transported from site to site as a single The track-mounted Lokotrack® LT300HP™ cone cone crusher, is the most efficient and flexible

system and can also be used as part of a multistage plant together with different mobile screens. Easy equipped with advanced IC600" process control LT300HP to be used in high-capacity contracting. transportability on a trailer allows the Lokotrack

Lokotrack LT300HP



feed materials. The unit also offers the lowest cost per ton produced in the size class through improved fuel The Lokotrack® ST2.4™ mobile screen combines high capacity with clean, accurate end products from all economy, high capacity and low operating costs.

Lokotrack ST2.4 sets a new standard in terms of unfold the conveyors, set the screen angle and raise screen from transport to operating position is to set-up time. All that is required to transform the the feeder up hydraulically.

fabrications come as standard with the ST2.4. All of these combined increase productive time and reduce diesel engine, high-quality components and An optimized hydraulic circuit, Caterpillar® costly down time.

provide a safe, easily-accessible working environment. for the operator and the unit has an excellent access Screening media changes are made very easy way created by raising the screen hydraulically to

To meet different process requirements, such as The apron feeder provides capacity and reliability in and service are available through Metso's worldwide provide flexibility for tuning the process. Spare parts Lokotrack ST2.4 offers a variety of different options. the most demanding quarry applications. Grizzlies, finger bars, Trellex® and a variety of steel meshes recycling and heavy duty pre-screening, the

Features



service are also outstanding. This may be the best apability of the ST2.4. The overall quality and ease rack mounted screen Metso has ever produced."

recycling material look easy. The design principle has

Lokotrack ST2.8 makes the scalping of sticky

scalping and to minimize unprofitable time on site.

been simple: to optimize capacity in demanding

demolition waste and river gravel. Additionally, ST2.8

make it the best unit for the screening of top soil,

needed in the scalping screen. Lokotrack ST2.8 has the biggest eccentric throw on the market to

The stickier the feed material the more throw

clearance under the screen has been increased by 20% and the bottom deck area is larger compared

with ST2721".

can be fine tuned even for sand applications. The



user interface and good access for daily maintenance.

Lokotrack ST2.8 is ready for screening in minutes

the capacity and efficiency of the crushing process.

of Lokotrack ST2.8.

of fines is easy with a two-way split option. This second deck to the main conveyor and maximizes Belt feeder and chevron belts are standard features

feature combines material flow from the first and

In multistage crushing processes, the removal

be started with safe push buttons or by the optional tion is easier. The fuel-efficient scalping process can

Metso IC300" process control system.

machines. Because the weight is lower, transporta-

anism. Lokotrack ST2.8 is 25% lighter than similar screen including a patent pending feeder mechthanks to hydraulically operated conveyors and

General Manager Inter-Mountain, USA **Greg Jones**

Features



Community and Economic Development

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April 5, 2018

OLD MAPLE FARMS SUBDIVISION - PHASE 3

REQUEST: Final Plat Approval

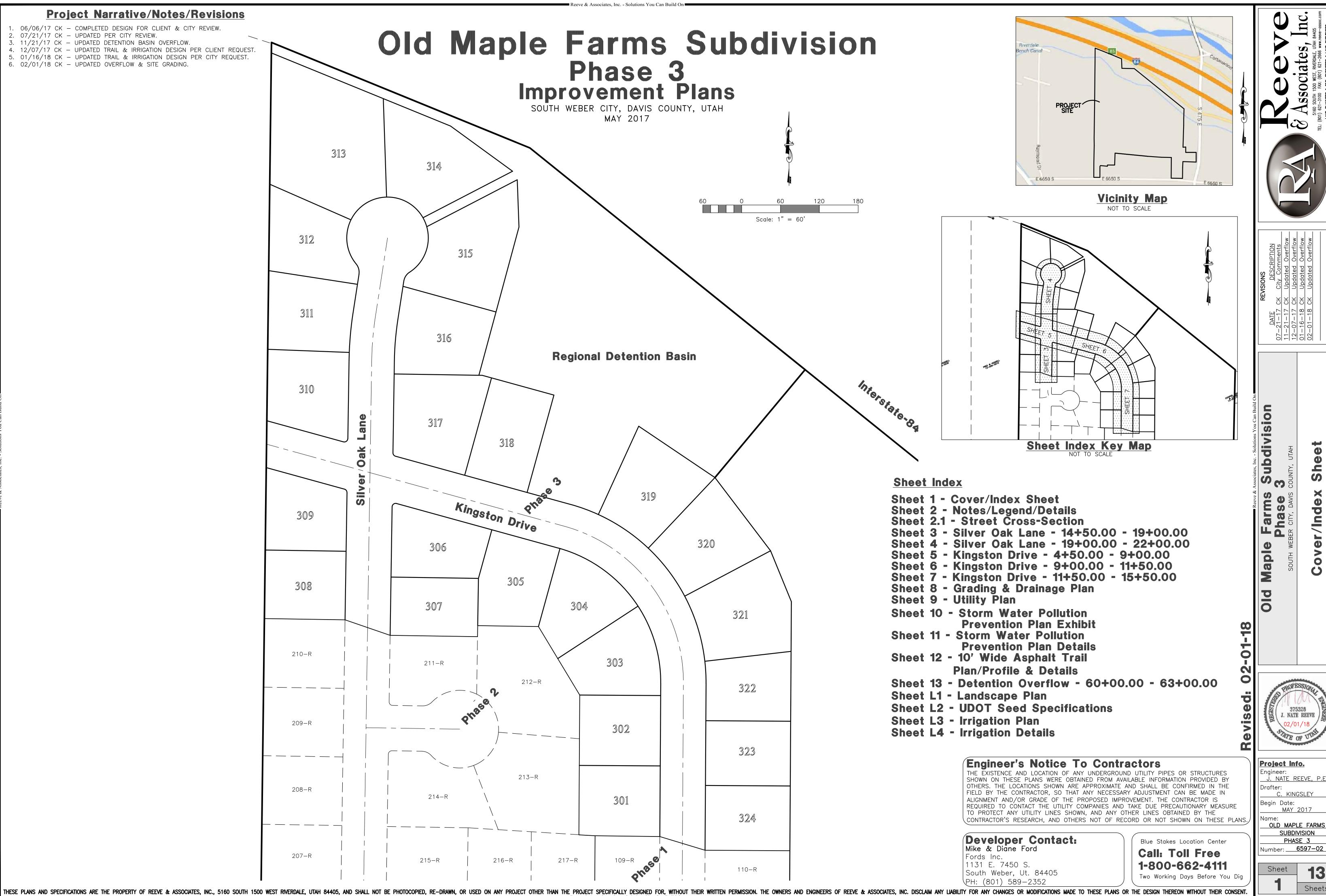
PLAT/LAYOUT: The proposed layout of lots and streets is consistent with the approved preliminary plat. All lots conform to the area and width requirements. The trail that continues along the I-84 corridor is included in this phase and will be dedicated to the City. This phase also includes a regional detention basin that has been developed with a cost share agreement with the City and that will be dedicated to the City.

Brandon will be supplying addresses for the lots, but they are not yet on the plat.

The Planning Commission should have some discussion on requiring a masonry wall along the I-84 frontages on lots 313 and 314. It should be noted that these lots do not back up to the freeway proper, but are backing against the off-ramp. Additionally, that would leave the trail on the freeway side of the fence. I believe that if safety from out-of-control vehicles from the freeway and wildfire safety are the reason to require such a wall, those reasons apply to these two lots.

GEOTECHNICAL: The geotechnical report indicates high ground water on the property and the plat includes a basement table with allowable basement depths for each lot.

STAFF RECOMMENDATION: I recommend approval of this final plat with the condition that a 6' masonry wall be required along the freeway side of lots 313 and 314.





. NATE REEVE, P.E.

OLD MAPLE FARMS

Sheets

BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATLON/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.

3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES
TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
 5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE

COMMENCING CONSTRUCTION.

6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING

PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

8. 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 THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48
HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.

10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.

11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE

CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.

12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS

12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.

13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE

13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND TH RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER. 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN. AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED 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.

17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS 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 HIS 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 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 HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.

18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND

TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.

20. 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.

21. 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.

22. 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.

23. 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. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR

REPAIRING EXISTING IMPROVEMENTS.

24. 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 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.

25. 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 ACCEPTANCE 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.

26. 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 HIGHEST QUALITY ARE TO BE USED.

27. 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. 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 THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. 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.

28. 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.

29. 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 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.

30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES

AND FENCES FROM DAMAGE

Utility Notes:

 CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.

Reeve & Associates, Inc. - Solutions You Can Build On

2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON—SITE SURVEYS (BY OTHERS). 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 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 CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. 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. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING

CONSTRUCTION OPERATIONS AT HIS EXPENSE.

5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.

6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.

7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON—SHRINKING GROUT, INCLUDING

PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.

CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF

8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE

MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE

AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.

12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.

14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).

17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.

18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE
TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE
SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER
LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK

AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

22. ALL STREET LIGHTS SHALL BE COBRA STYLE STREET LIGHTS (400 WATT EQUIVALENT LED) AT THE INTERSECTIONS AND POST STYLE STREET LIGHTS (WASHINGTON ACORN 250 WATT EQUIVALENT LED) AT A MAXIMUM SPACING OF 300'.

23. CONSTRUCTION OF THE PRESSURE IRRIGATION SYSTEM SHALL BE PER THE SOUTH WEBER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPENO FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.
THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO
PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE—OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE—HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES

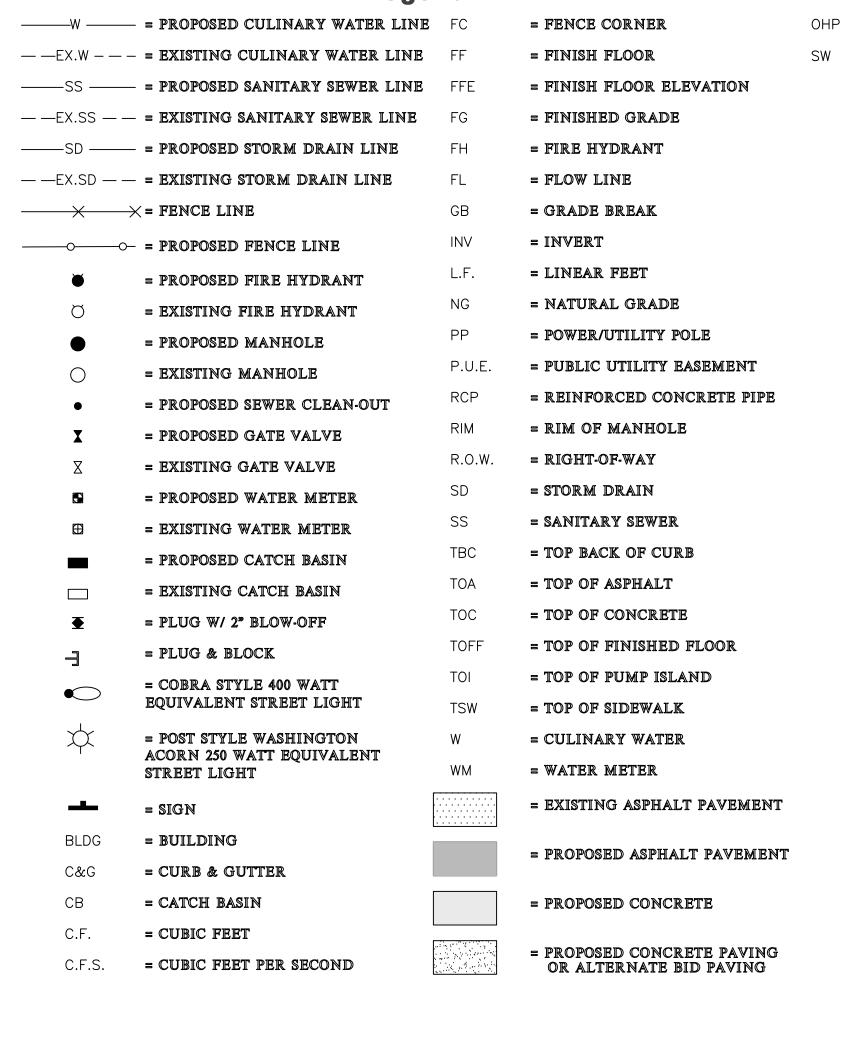
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

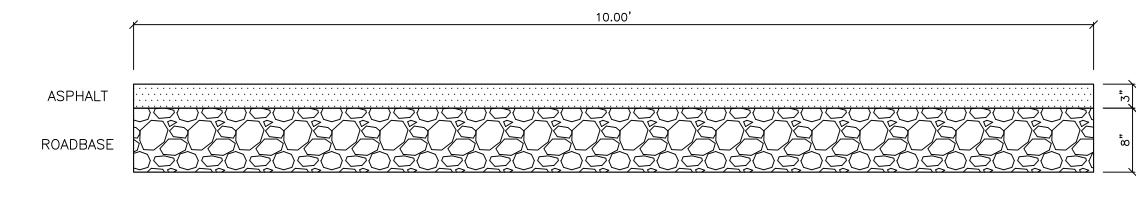
A) Spraying DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

B) TRACKING STRAW PERPENDICULAR TO SLOPES

C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend





10' Wide Asphalt Trail Detail

SCALE: 1"=1'

vised: 02-01-18

= OVERHEAD POWER

= SECONDARY WATER

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375328
J. NATE REEVE
02/01/18

Project Info.

Engineer:

J. NATE REEVE, P.E.

Drafter:

C. KINGSLEY

Begin Date:

MAY 2017

Name:

OLD MAPLE FARMS

SUBDIVISION

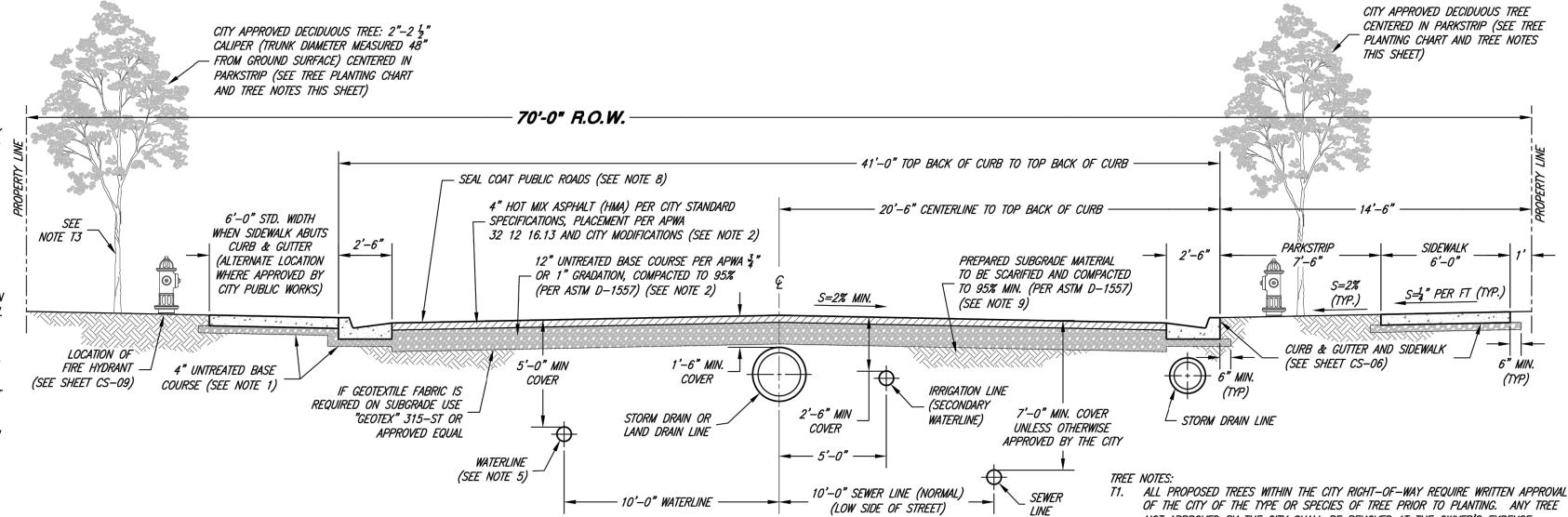
PHASE 3

Number: 6597-02

Sheets

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- 1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95%, PER ASTM D-1557.
- 2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 4" AND UNTREATED BASE COURSE LESS THAN 12" THICK.
- 3. ALL ROAD CUTS SHALL BE PATCHED PER CS-05 AND CS-13
- 4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
- 5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
- 6. THE 6'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD."
 OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER
 MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT
 MUST BE A MINIMUM OF 6 FEET IN WIDTH.
- 7. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
- 8. "SEAL COAT" CONSISTS OF THE FOLLOWING: a. CHIP SEAL PER APWA 32 01 13.64 AND CITY MODIFICATIONS, AND b. FOG SEAL PER APWA 32 01 13.50 AND CITY MODIFICATIONS.
- 9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX.



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STANDARD LOCAL STREET SECTION

NOT APPROVED BY THE CITY SHALL BE REMOVED AT THE OWNER'S EXPENSE.

12. ALL PLANTED TREES TO BE SPACED IN ACCORDANCE WITH THE SPECIES
CHARACTERISTICS SUCH THAT THE TREES' CROWNS AT MATURITY WILL NOT OVERLAP

WITH ANOTHER TREE NOR TOUCH OR OVERHANG A BUILDING.

- T3. FOR ADDITIONAL HELP WITH TREE SELECTION VISIT <u>WWW.TREEBROWSER.ORG</u> FOR FURTHER INFORMATION ON NATIVE AND INTRODUCED TREES GROWING IN UTAH AND THE INTERMOUNTAIN WEST.
- T4. THE PLANTING OF TREES IN THE PARKSTRIP MAY BE A REQUIREMENT OF THE DEVELOPMENT IF DEEMED NECESSARY BY THE CITY.

TREE PLANTING CHART

SIZE MATURE HEIGHT CONCRETE OFFSET STREET CORNER/FH POWER/UTILITY DISTANCE

LARGE OVER 40 FEET 8 FEET MIN. DISTANCE 30 FEET FROM STREET 10 LATERAL FEET OF ANY OVERHEAD MEDIUM 25 FEET TO 40 FEET 6 FEET MIN. DISTANCE CORNER & 10 FEET UTILITY WIRE & 5 LATERAL FEET OF SMALL LESS THAN 25 FEET 3 FEET MIN. DISTANCE FROM ANY FIRE HYDRANT ANY UNDERGROUND UTILITY LINE

5160 SO TEL: (801) 621-3

DATE DESCRIPTION
07–21–17 CK City Comments
11–21–17 CK Updated Overflow
12–07–17 CK Updated Overflow
01–16–18 CK Updated Overflow
02–01–18 CK Updated Overflow

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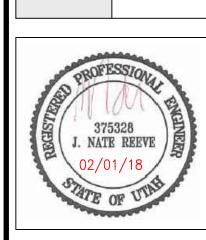
11-2

11-2

12-0

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02-0



Project Info.

Engineer:
J. NATE REEVE, P.E.

Drafter:
C. KINGSLEY

Begin Date:
MAY 2017

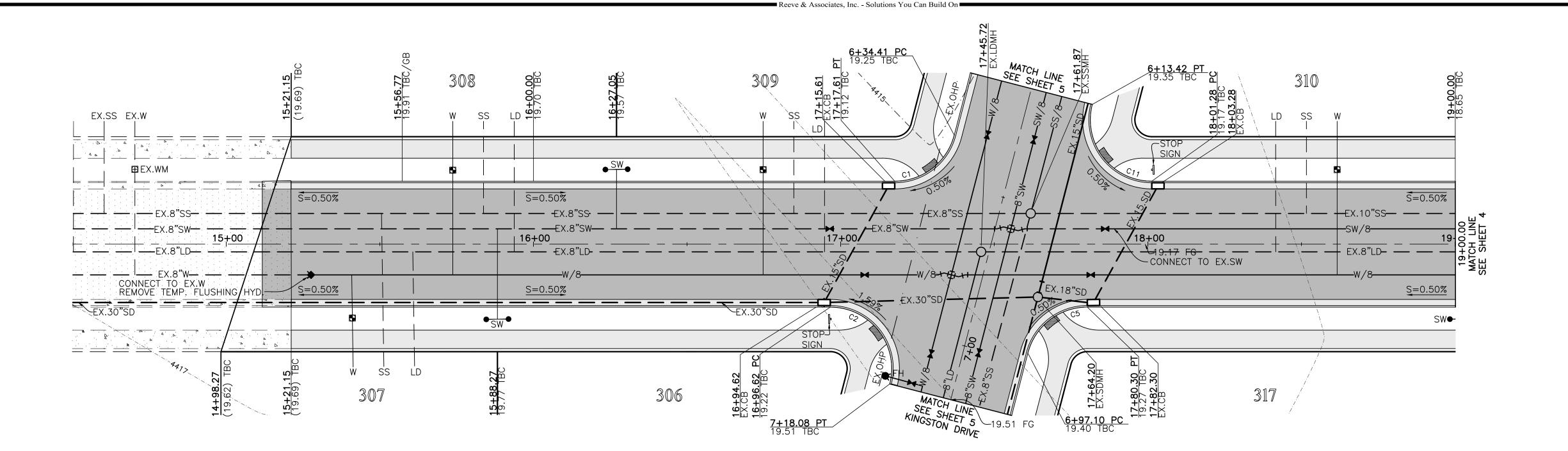
Name:
OLD MAPLE FARMS
SUBDIVISION
PHASE 3

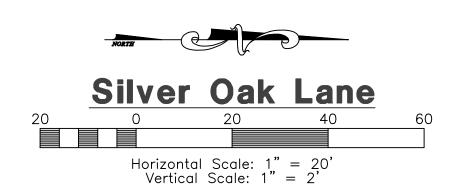
Number: 6597-02

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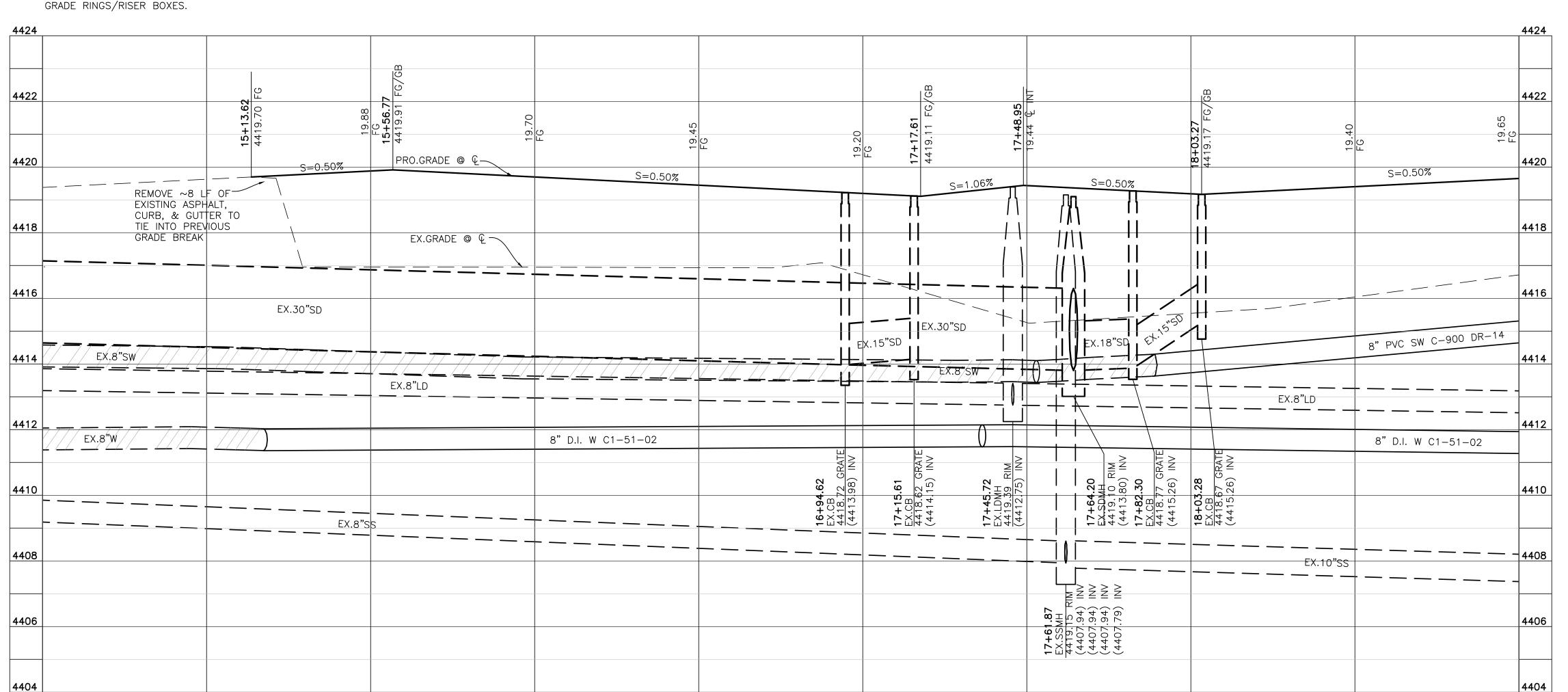


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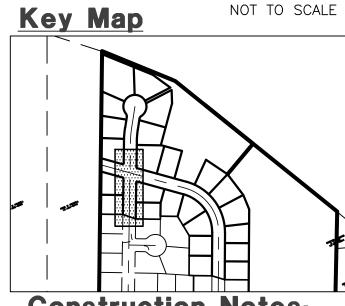
TBC Curve Data							
#	Delta	Radius	Length	Tangent	Chord	CH Length	
C1	75°28'34"	20.00'	26.35'	15.48'	N36°51'23"W	24.49'	
C2	52°15'43"	20.00'	18.24'	9.81'	S27°00'45"W	17.62'	
C5	75°28'34"	20.00'	26.35'	15.48'	S36°51'23"E	24.49'	
C11	104°31'26"	20.00'	36.49'	25.84'	N53°08'37"E	31.63'	

18+00

EXISTING RIMS & GRATES TO BE RAISED TO NEW PROPOSED GRADE DESIGN WITH



16+00



Construction Notes:

ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

(2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

SANITARY SEWER

1"W - 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06 W/8 - 8" DI AWWA C1-51-02 CLASS 51 W/POLY WRAP

SECONDARY WATER SW/8 - 8" PVC IRR C-900 DR-14

4"SS - 4" PVC 3034 SEWER PIPE SS/8 - 8" PVC ASTM 3034 SEWER LINE

STORM DRAIN SD/15 - 15" RCP STORM DRAIN

SD/18 - 18" RCP STORM DRAIN SD/36 - 36" RCP STORM DRAIN

SD/42 - 42" RCP STORM DRAIN

LAND DRAIN 4"LD - 4" PVC 3034 LAND DRAIN PIPE LD/8 - 8" PVC ASTM 3034 LAND DRAIN LINE

NOTE: ANY CULINARY OR IRRIGATION WATERLINE LOOPS TO BE PER SOUTH WEBER CITY STANDARDS

Subdivision

Subdivision

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Silv +50. Maple PIO

375328 J. NATE REEVE

Project Info. J. NATE REEVE, P.E. Drafter: C. KINGSLEY Begin Date: OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: <u>6597-02</u> 13 Sheet

Sheets

1-800-662-4111 Two Working Days Before You Dig

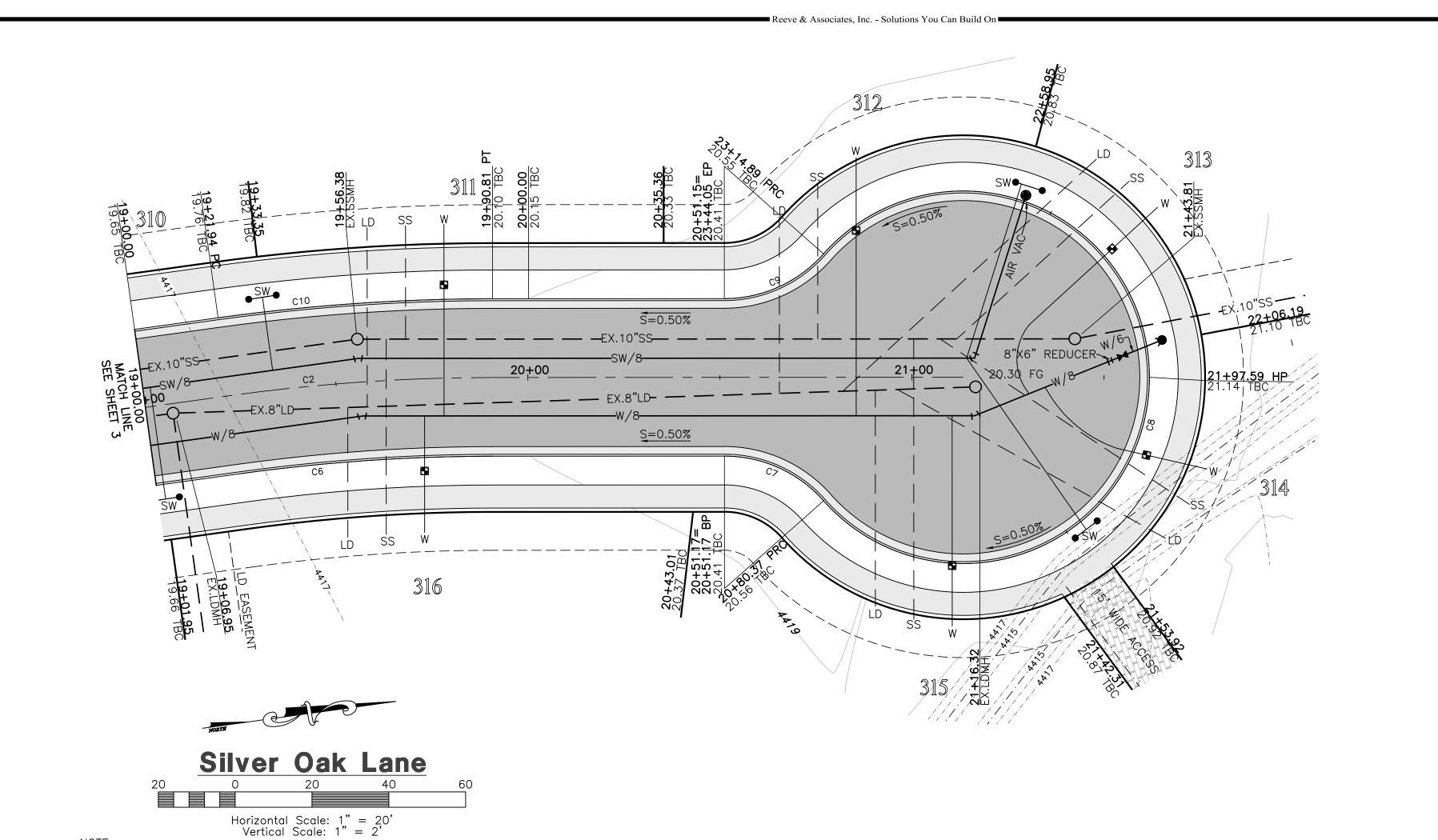
Blue Stakes Location Center

Call: Toll Free

19+00

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17+00



EXISTING RIMS & GRATES TO BE RAISED TO NEW PROPOSED GRADE DESIGN WITH

PRO.GRADE @ €—

EX.GRADE @ Q —

8" PVC SW C-900 DR-14

8" D.I. W C1-51-02

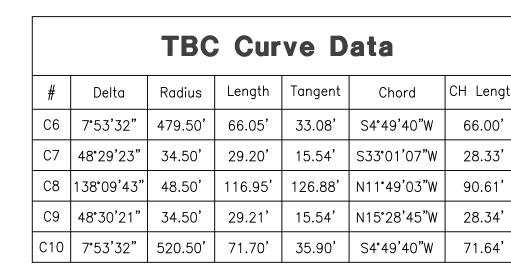
EX.8"LD

20+00

GRADE RINGS/RISER BOXES.

EX.10"SS

19+00



	Ce	enter	line (Curve	e Data	
#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	7°53'18"	500.00'	68.84	34.47	N4°49'32"E	68.78'

CH Length

Centerline Curve Data							
#	Delta	Radius	Length	Tangent	Chord	CH Length	
C2	7°53'18"	500.00'	68.84	34.47'	N4°49'32"E	68.78'	

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Key Map

CULINARY WATER

SECONDARY WATER

SANITARY SEWER

STORM DRAIN

LAND DRAIN

Construction Notes:

ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

(2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

1"W - 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06

W/8 - 8" DI AWWA C1-51-02 CLASS

4"SS - 4" PVC 3034 SEWER PIPE SS/8 - 8" PVC ASTM 3034 SEWER LINE

4"LD - 4" PVC 3034 LAND DRAIN PIPE LD/8 - 8" PVC ASTM 3034 LAND DRAIN LINE

NOTE: ANY CULINARY OR IRRIGATION WATERLINE LOOPS TO BE PER SOUTH WEBER CITY STANDARDS

51 W/POLY WRAP

SD/15 - 15" RCP STORM DRAIN SD/18 - 18" RCP STORM DRAIN SD/36 - 36" RCP STORM DRAIN SD/42 - 42" RCP STORM DRAIN

SW/8 - 8" PVC IRR C-900 DR-14

375328 J. NATE REEVE Project Info.

J. NATE REEVE, P.E. Drafter: C. KINGSLEY Begin Date: OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: 6597-02

13 Sheet Sheets

Two Working Days Before You Dig

Blue Stakes Location Center Call: Toll Free 1-800-662-4111

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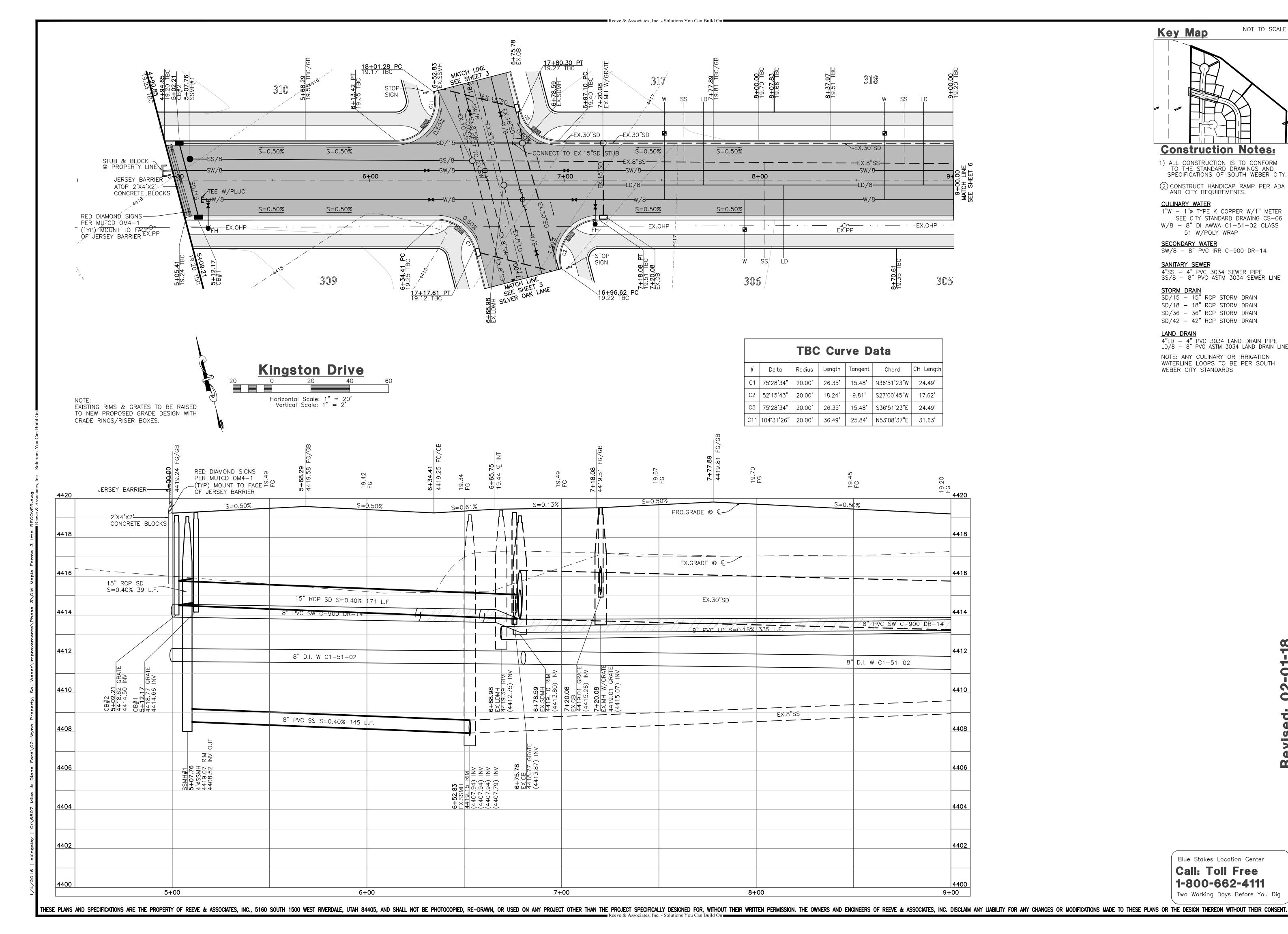
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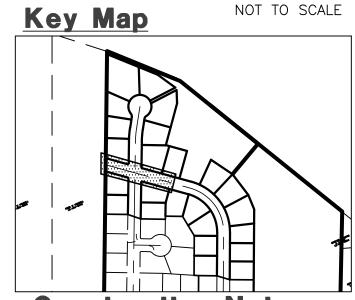
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Construction Notes:

ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

2 CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

SEE CITY STANDARD DRAWING CS-06 W/8 - 8" DI AWWA C1-51-02 CLASS 51 W/POLY WRAP

SANITARY SEWER

4"SS - 4" PVC 3034 SEWER PIPE SS/8 - 8" PVC ASTM 3034 SEWER LINE

STORM DRAIN SD/15 - 15" RCP STORM DRAIN

4"LD - 4" PVC 3034 LAND DRAIN PIPE LD/8 - 8" PVC ASTM 3034 LAND DRAIN LINE

CULINARY WATER

1"W - 1"ø TYPE K COPPER W/1" METER

SECONDARY WATER

SW/8 - 8" PVC IRR C-900 DR-14

SD/18 - 18" RCP STORM DRAIN SD/36 - 36" RCP STORM DRAIN SD/42 - 42" RCP STORM DRAIN

LAND DRAIN

NOTE: ANY CULINARY OR IRRIGATION WATERLINE LOOPS TO BE PER SOUTH WEBER CITY STANDARDS



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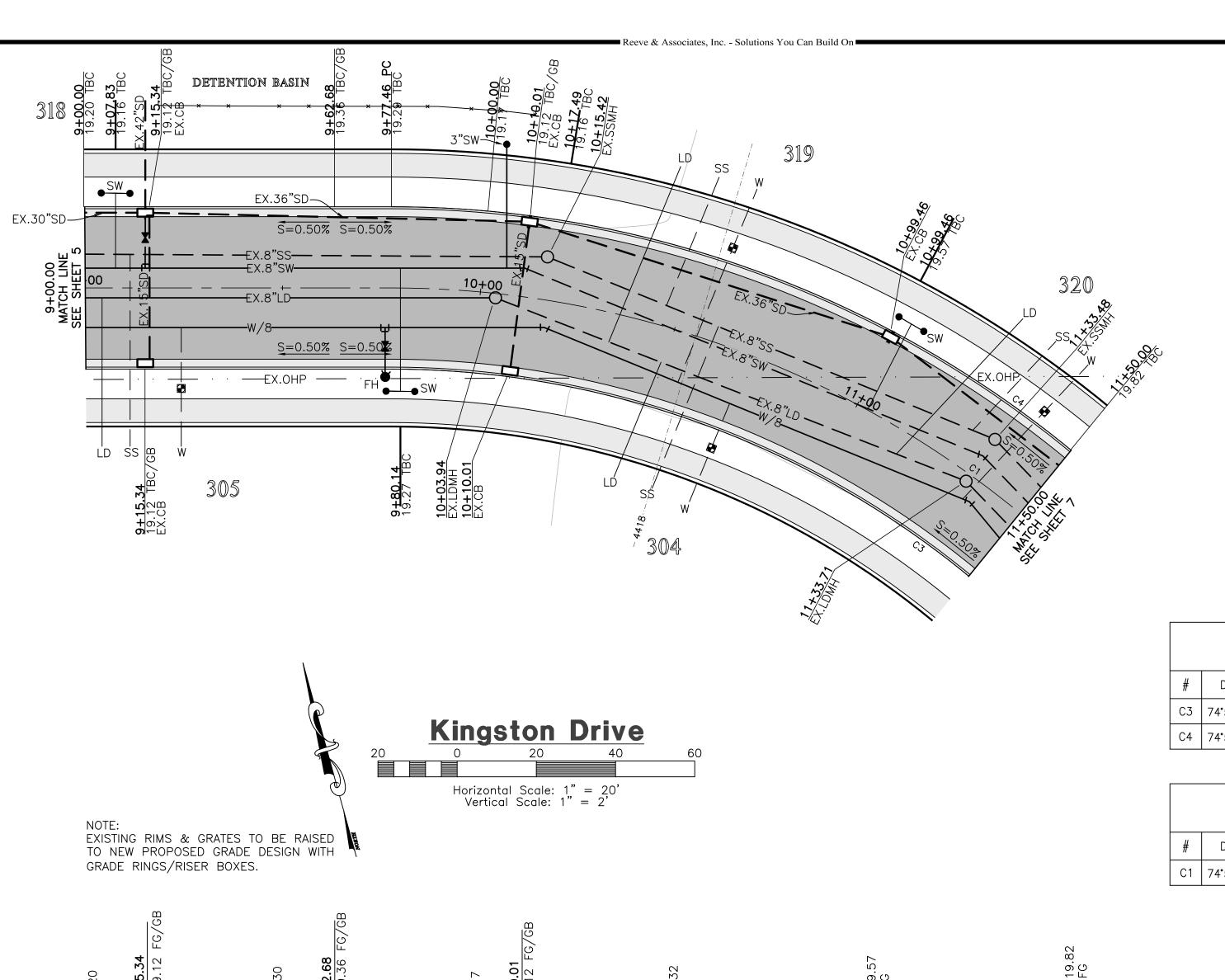
375328 J. NATE REEVE

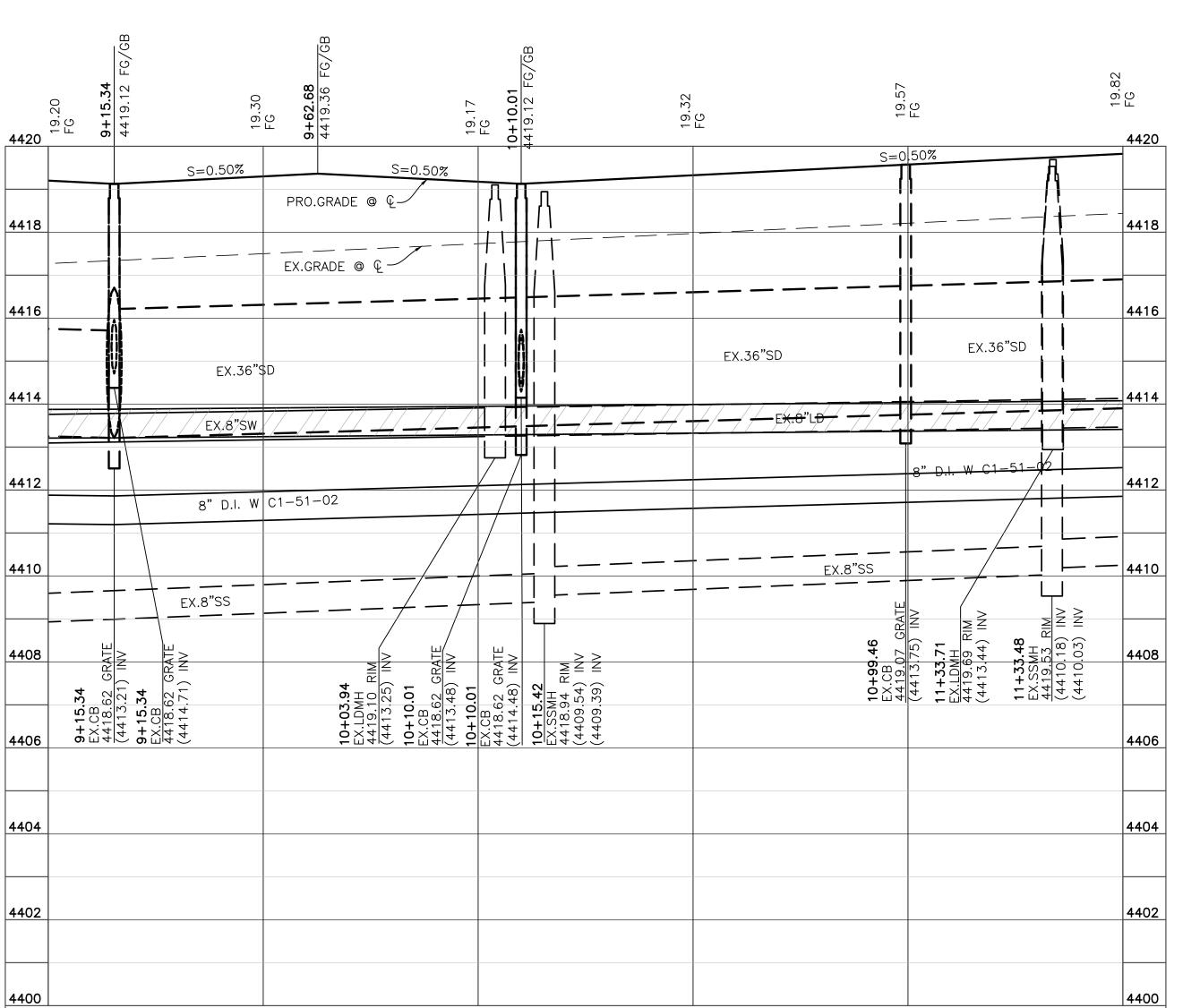
Project Info. J. NATE REEVE, P.E. C. KINGSLEY Begin Date: OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: 6597-02

13 Sheet Sheets

Call: Toll Free 1-800-662-4111 Two Working Days Before You Dig

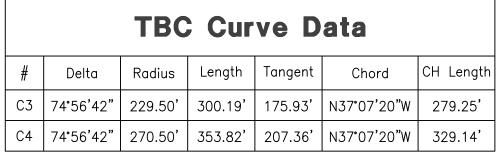
Blue Stakes Location Center



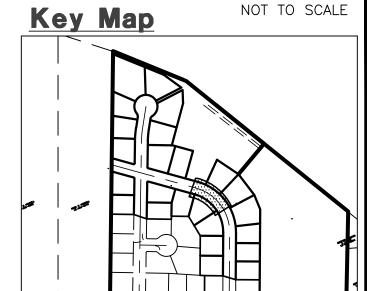


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	Ce	enter	line (Curve	Data	
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	74°56'42"	250.00'	327.01	191.64	S37°07'20"E	304.19



Construction Notes:

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② CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

1"W - 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06 W/8 - 8" DI AWWA C1-51-02 CLASS 51 W/POLY WRAP

SECONDARY WATER

SW/8 - 8" PVC IRR C-900 DR-14

SANITARY SEWER

4"SS - 4" PVC 3034 SEWER PIPE SS/8 - 8" PVC ASTM 3034 SEWER LINE

STORM DRAIN

SD/15 - 15" RCP STORM DRAIN SD/18 - 18" RCP STORM DRAIN SD/36 - 36" RCP STORM DRAIN SD/42 - 42" RCP STORM DRAIN

LAND DRAIN

4"LD - 4" PVC 3034 LAND DRAIN PIPE LD/8 - 8" PVC ASTM 3034 LAND DRAIN LINE NOTE: ANY CULINARY OR IRRIGATION WATERLINE LOOPS TO BE PER SOUTH WEBER CITY STANDARDS



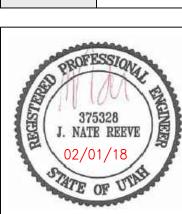
		RE	REVISIONS	
	DATE		DESCF	DESCRIPTION
O	07-21-17 CK	X	City Comments	ıments
<u> </u>	1-21-17 CK	S		Updated Overflow
_	12-07-17 CK Updated Overflow	CK	Updated	Overflow
O	01-16-18 CK Updated Overflow	X	Updated	Overflow
0	32-01-18 CK Updated Overflow	X	Updated	Overflow

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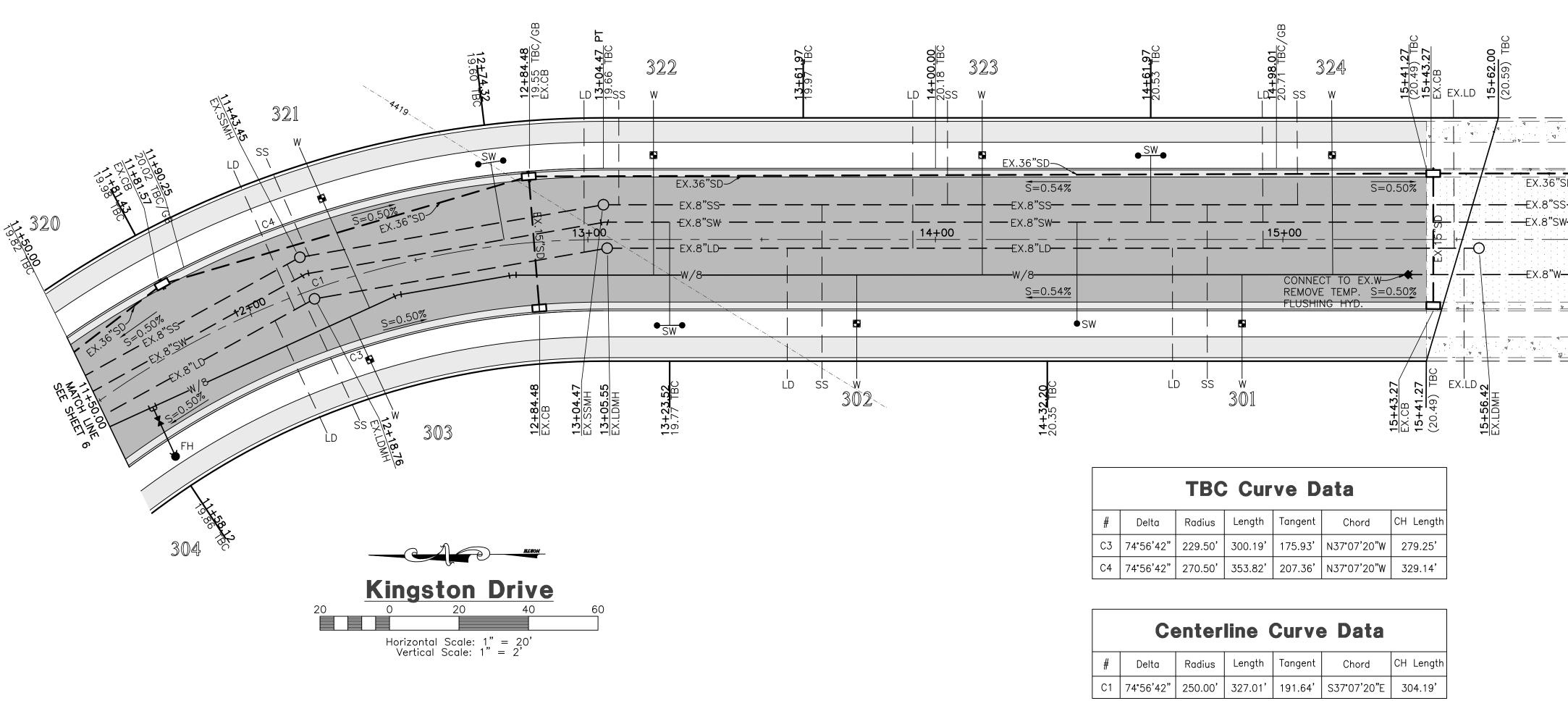
Project Info. <u>J. NATE REEVE, P.E.</u> Drafter: C. KINGSLEY Begin Date: OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: <u>6597–02</u>

13 Sheet Two Working Days Before You Dig Sheets

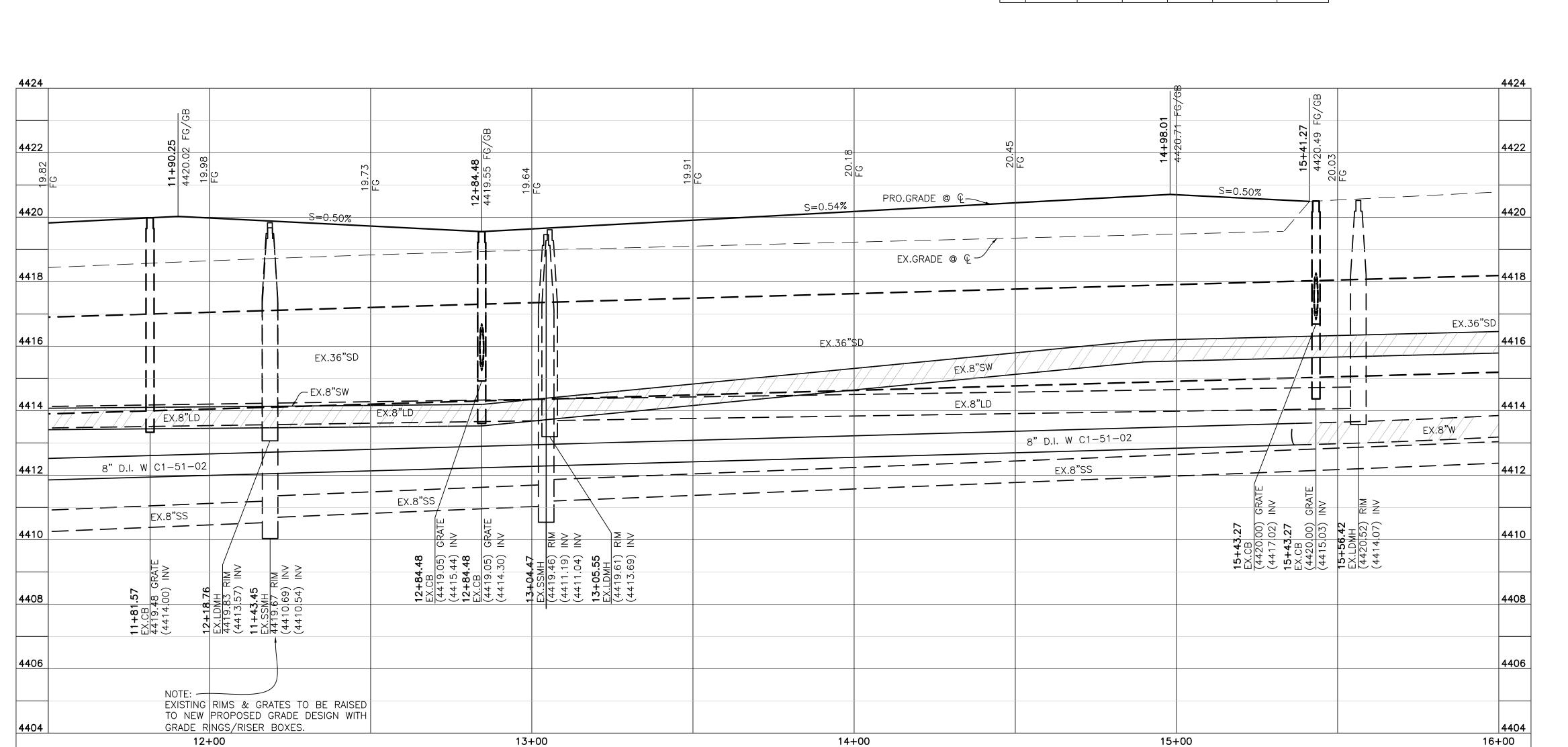
Blue Stakes Location Center Call: Toll Free 1-800-662-4111

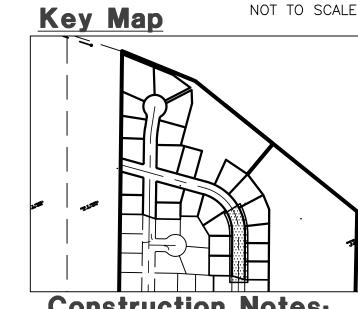
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11+00



Reeve & Associates, Inc. - Solutions You Can Build On





Construction Notes:

(2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

1"W - 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06 W/8 - 8" DI AWWA C1-51-02 CLASS 51 W/POLY WRAP

SECONDARY WATER

SW/8 - 8" PVC IRR C-900 DR-14

SANITARY SEWER 4"SS - 4" PVC 3034 SEWER PIPE SS/8 - 8" PVC ASTM 3034 SEWER LINE

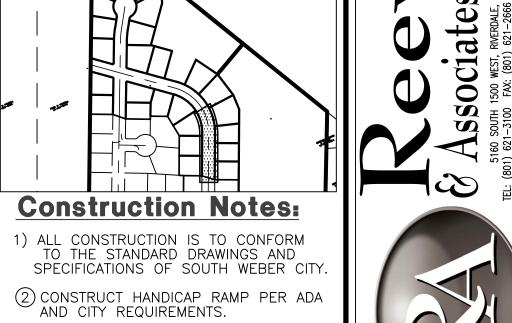
STORM DRAIN

EX.SS

SD/15 - 15" RCP STORM DRAIN SD/18 - 18" RCP STORM DRAIN SD/36 - 36" RCP STORM DRAIN SD/42 - 42" RCP STORM DRAIN

LAND DRAIN

4"LD - 4" PVC 3034 LAND DRAIN PIPE LD/8 - 8" PVC ASTM 3034 LAND DRAIN LINE NOTE: ANY CULINARY OR IRRIGATION WATERLINE LOOPS TO BE PER SOUTH WEBER CITY STANDARDS



Drive 15+50.00 Kingston - 50.00 - 1

Subdivision You Can Build Case Subdivision

Maple PIO

375328 J. NATE REEVE

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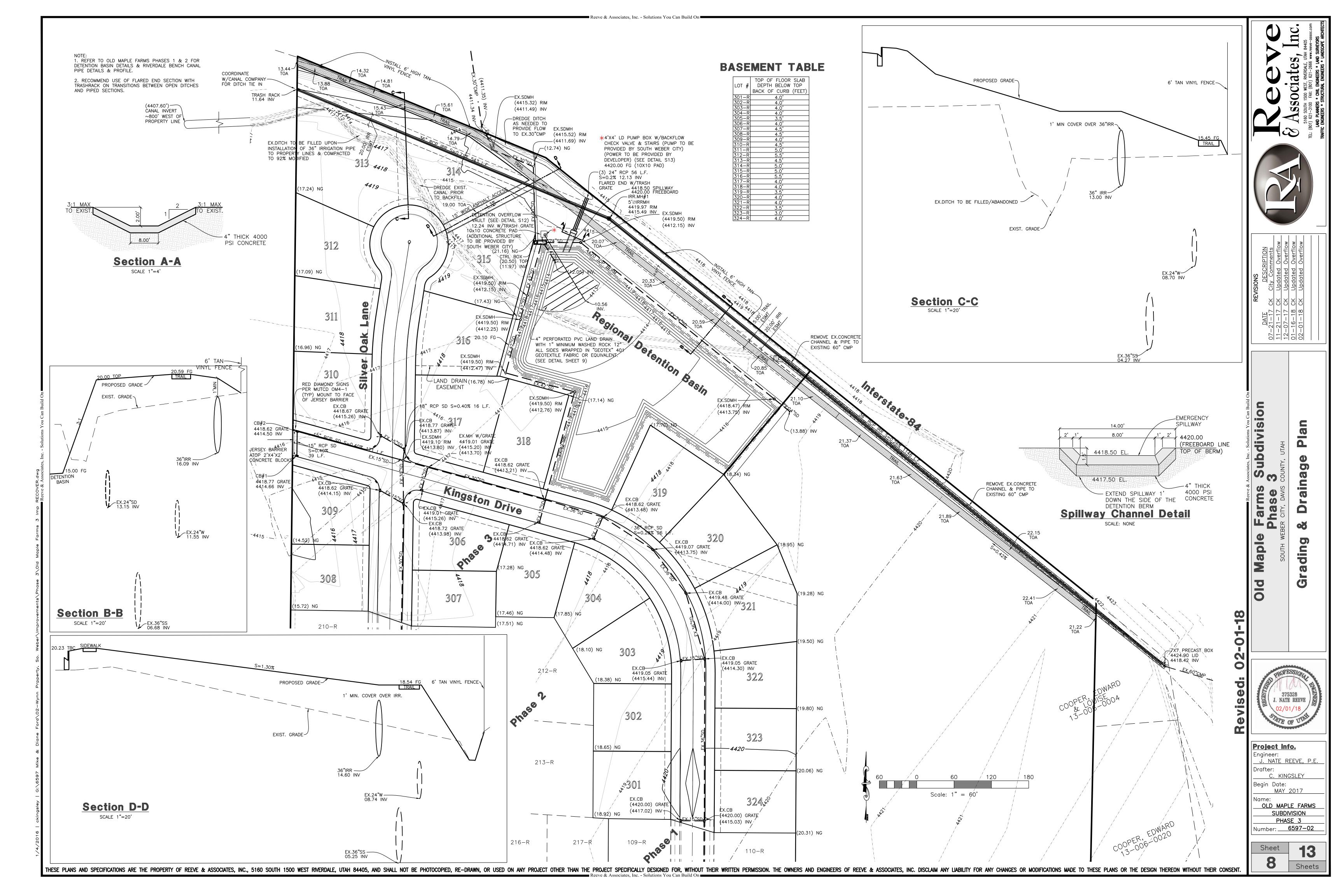
Project Info. J. NATE REEVE, P.E. Drafter: C. KINGSLEY Begin Date: OLD MAPLE FARMS

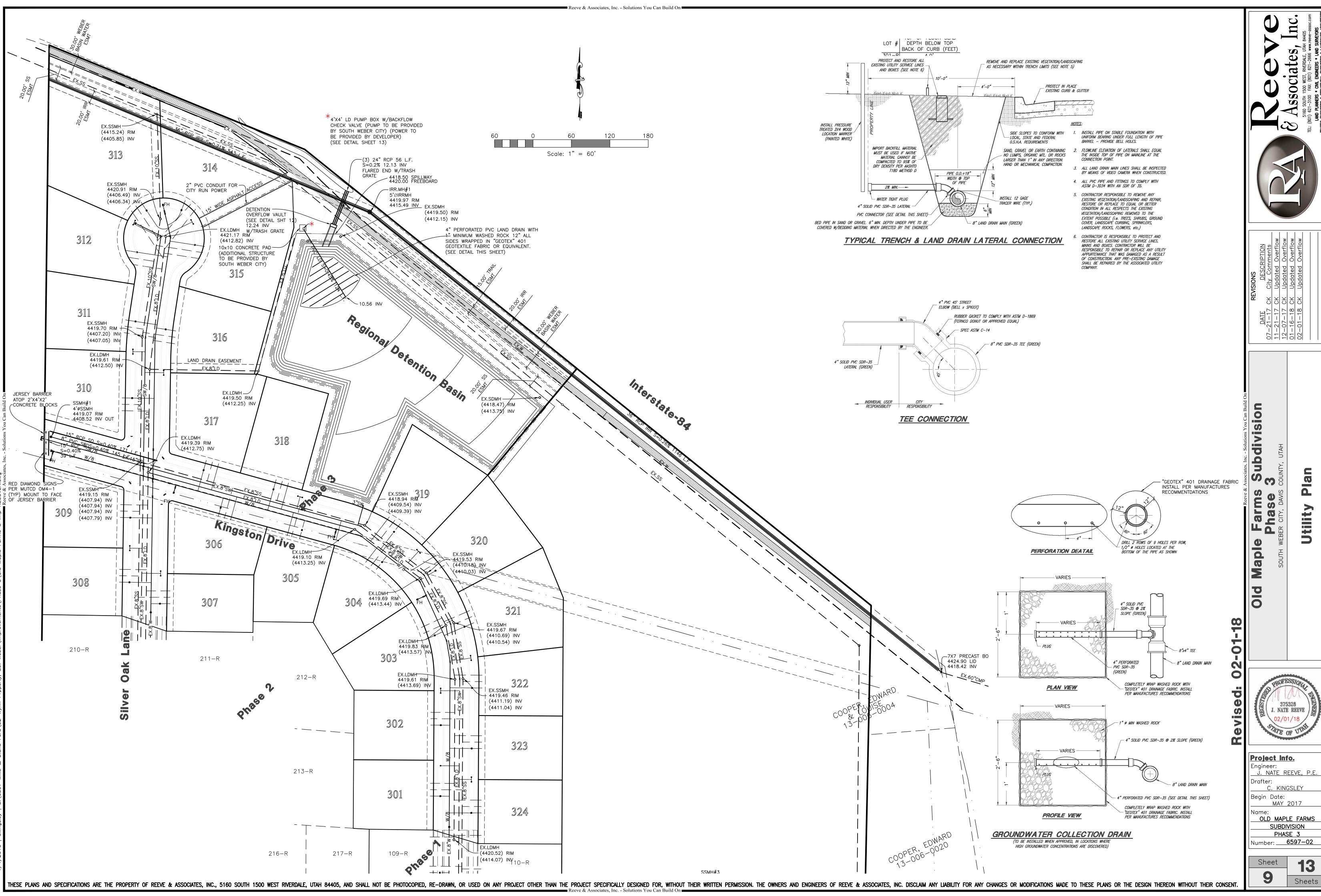
SUBDIVISION PHASE 3 Number: <u>6597-02</u> 13 Sheet

Sheets

Blue Stakes Location Center Call: Toll Free 1-800-662-4111 Two Working Days Before You Dig

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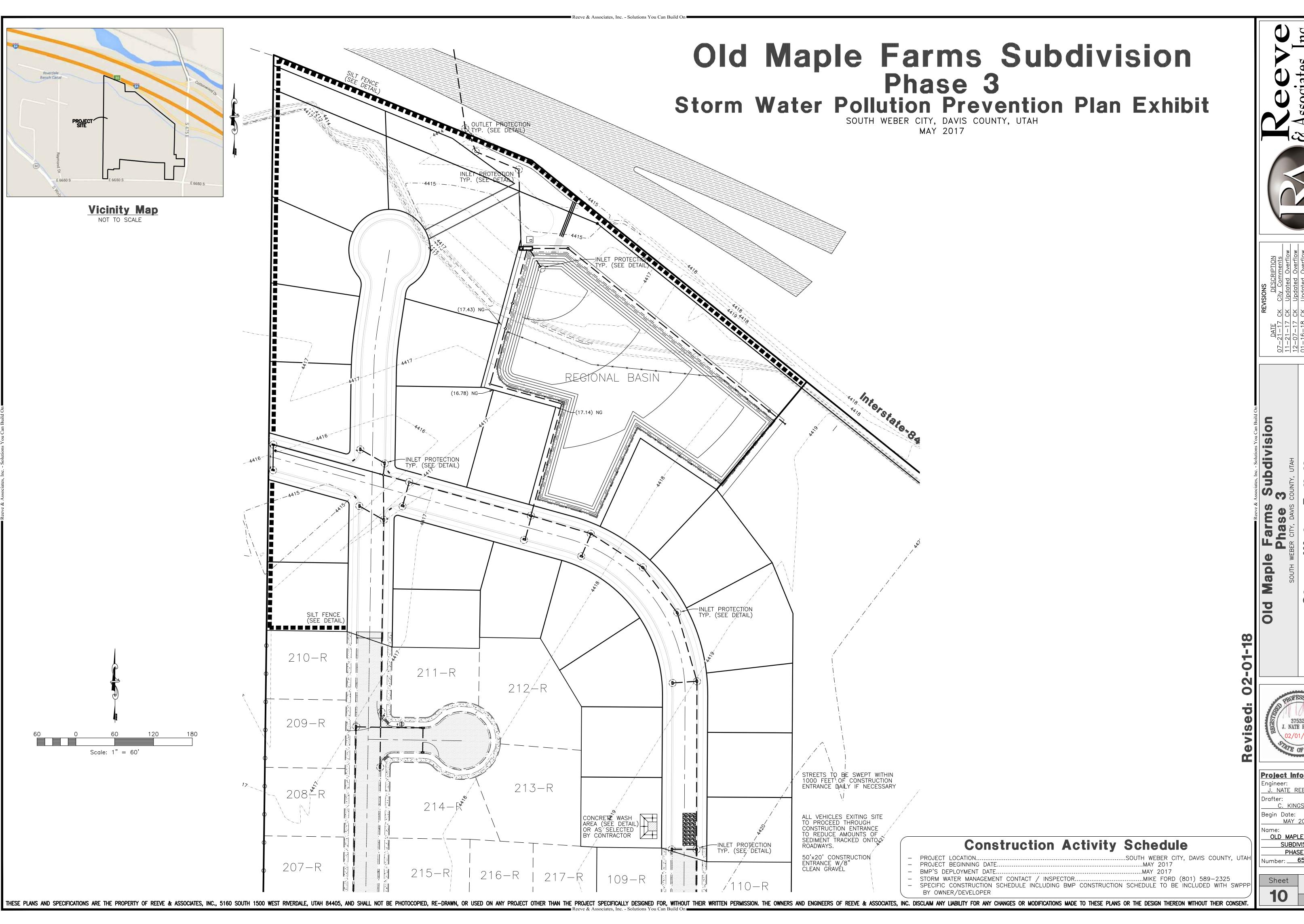






. NATE REEVE

. NATE REEVE, P.E. C. KINGSLEY OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: <u>6597-02</u>





torm



Project Info. <u>J. NATE REEVE, P</u>.E. OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: <u>6597-02</u>

Sheets

Describe all BMP's to protect storm water inlets:

All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

- Describe BMP's to eliminate/reduce contamination of storm water from:
- a. Equipment / building / concrete wash areas:
 - To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments: If any contaminates are found or generated, contact environmental engineer and contacts listed. Areas of contaminated soil:
 - If any contaminates are found or generated, contact environmental engineer and contacts listed. Fueling area:
 - To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas: To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas: To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas: To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
 - To be performed in designated areas only and surrounded with silt fence. Waste containment areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - To be performed in designated areas only and surrounded with silt fence.

Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

Construction Vehicles and Equipment:

- a. Maintenance Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build—up of oil and grease.
 - Regularly inspect on—site vehicles and equipment for leaks, and repair immediately. - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles)
 - for leaking oil and fluids. Do not allow leaking vehicles or equipment on—site. - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions,

automotive batteries, hydraulic, and transmission fluids.

- If fueling must occur on—site, use designated areas away from drainage.
- Locate on—site fuel storage tanks within a bermed area designed to hold the tank volume.
- Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids. Use drip pans for any oil or fluid changes.
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area. — If washing must occur on—site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
- Use phosphate-free, biodegradable soaps. Do not permit steam cleaning on—site.

Spill Prevention and Control

- Minor spills are those which are likely to be controlled by on—site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill: Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff.
- Record all steps taken to report and contain spill.
- On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

Post Roadway / Utility Construction

- Maintain good housekeeping practices.
- Enclose or cover building material storage areas. Properly store materials such as paints and solvents.
- Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on—site.
- Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
- Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff
- All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if
- Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

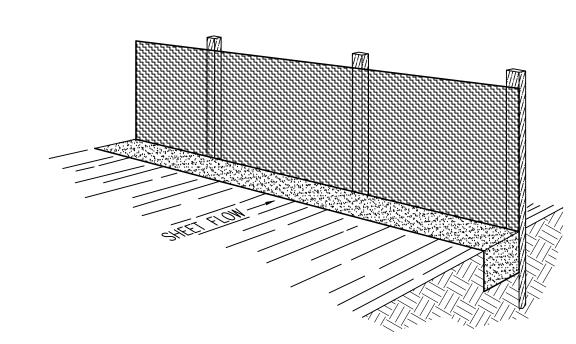
Erosion Control Plan Notes

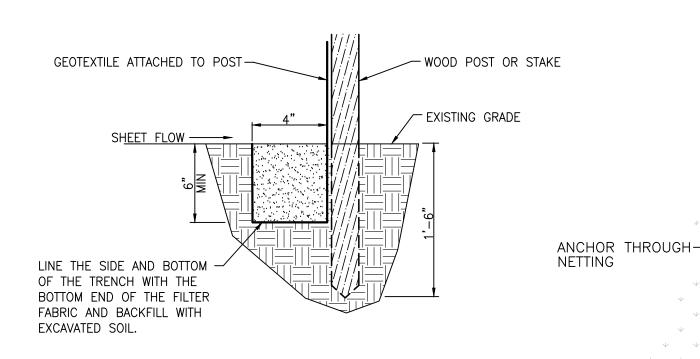
- a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
- b. A stand—by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
- c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
- d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of
- All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
- All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as
- directed by the engineer of record of the governing agency. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the
- Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for
- approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site. a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
- Part II.D.4.C identifies the minimum inspection report requirements. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR

50'x20' CONSTRUCTION ENTRANCE W/ 8" CLEAN 2"-4" Ø GRAVEL BASE

OVER WOVEN GEOTECH FABRIC

Cross Section 50' x 20' Construction Entrance





Section

__2 TO 1 SLOPE

Perspective View

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally—recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Reeve & Associates, Inc. - Solutions You Can Build On

Recommended Ma:	BLE 1: ximum Slope Lengths
	ilt Fence Middlebrooks, 1991)
— `	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS *Excavate a minimum 15.2cm x 15.2cm

- (6"x6") trench at the desired location. *Unroll the silt fence, positioning the post against the downstream wall of the trench. *Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then shown in Figure 1.
- *Drive posts into the ground until the required fence height and/or anchorage depth is *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill
- with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location. *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

should generally be less than three (3) times the height of the fence.

*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6"). *Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom

of the trench. *The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately. *When sediment deposits behind the silt fence are one—third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

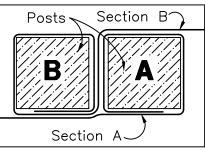


Figure 1: Top View of Roll-to-Roll Connection

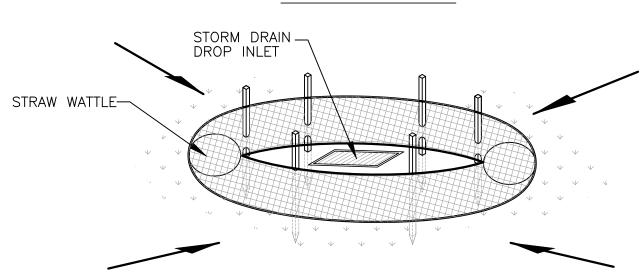
SEE STAKE DETAIL STRAW WATTLE SEE STAKE DETAIL \vee \vee STORM DRAIN-DROP INLET

Plan View

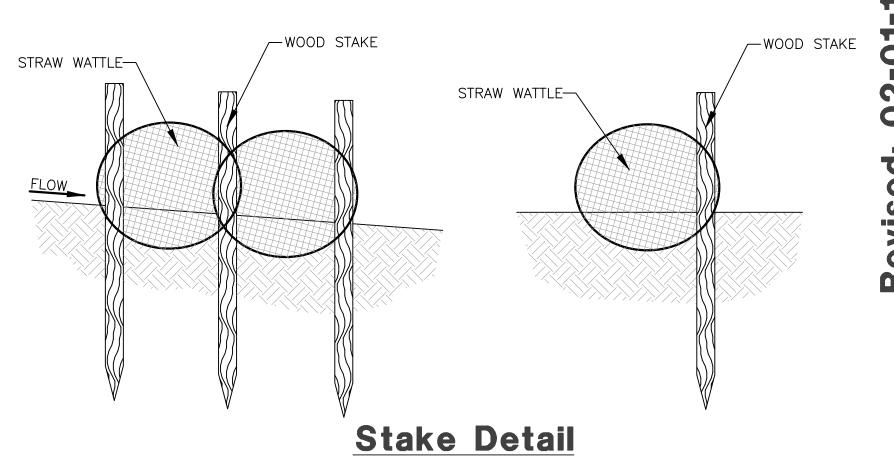
ANCHOR THROUGH-

Inlet Box Protection

STORM DRAIN INLET-



Drop Inlet Protection



Concrete Washout Area w/ 10 mil Plastic Liner

Silt Fence Detail

PLASTIC LINER -

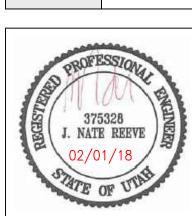




-GRAVEL BAGS

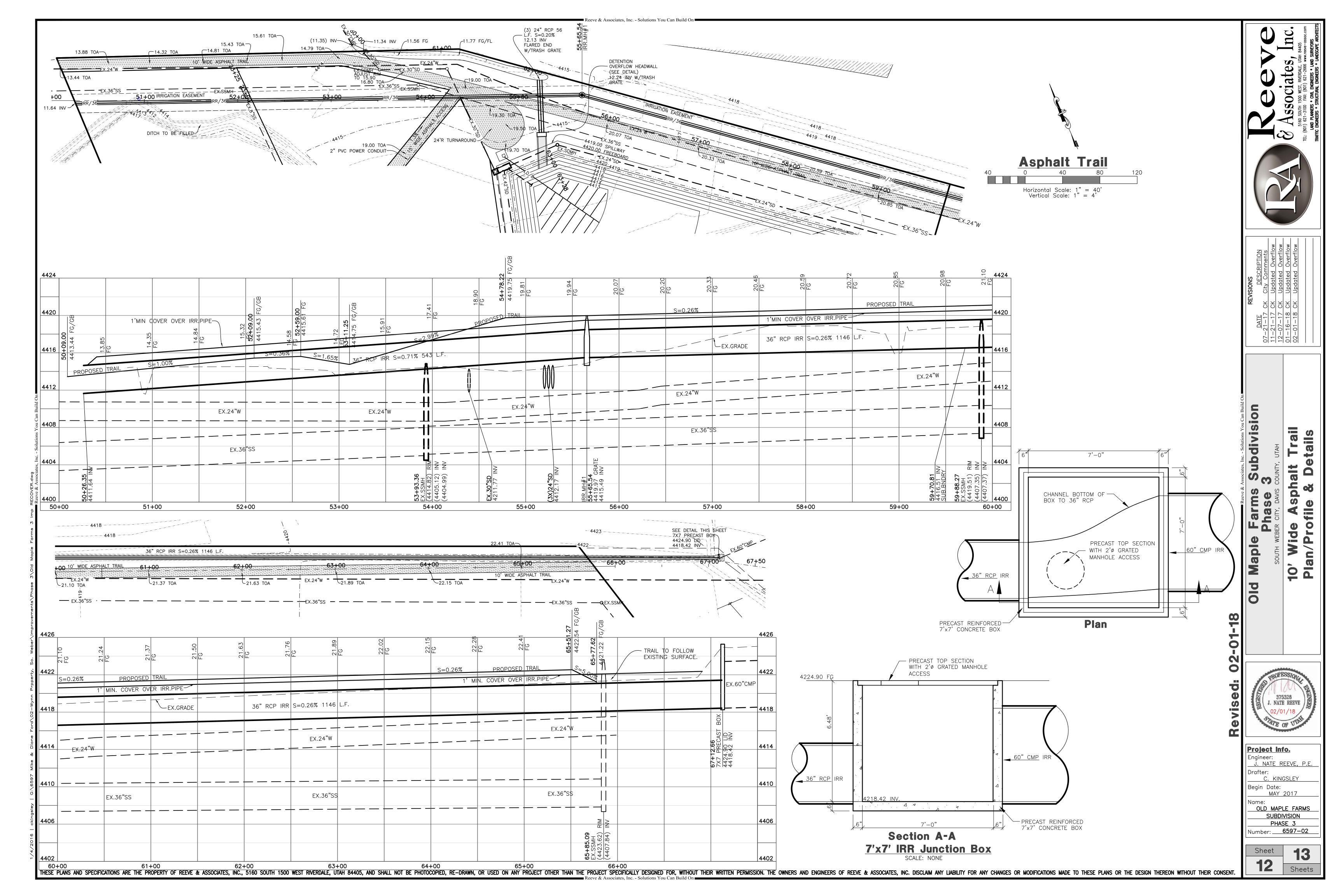
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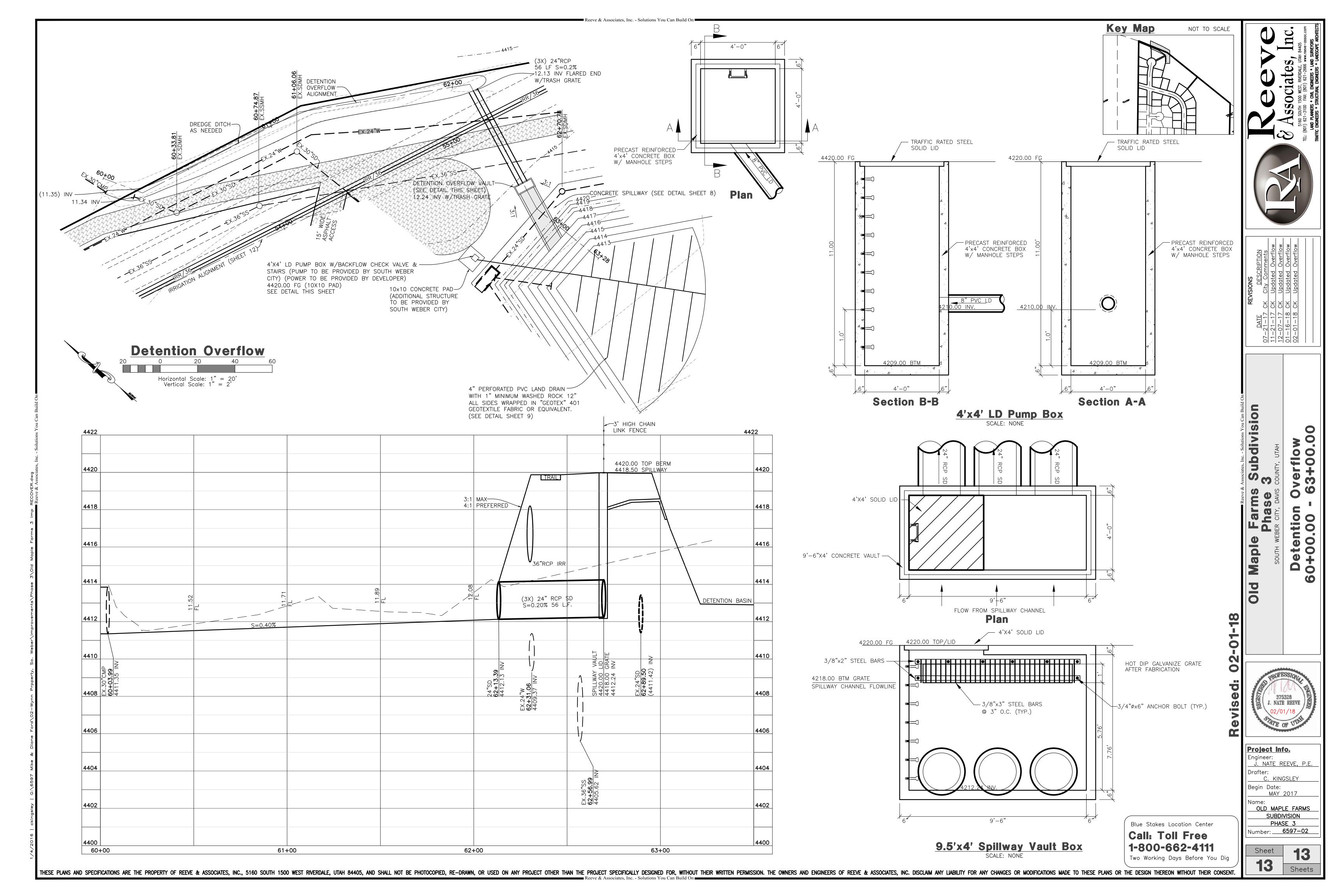
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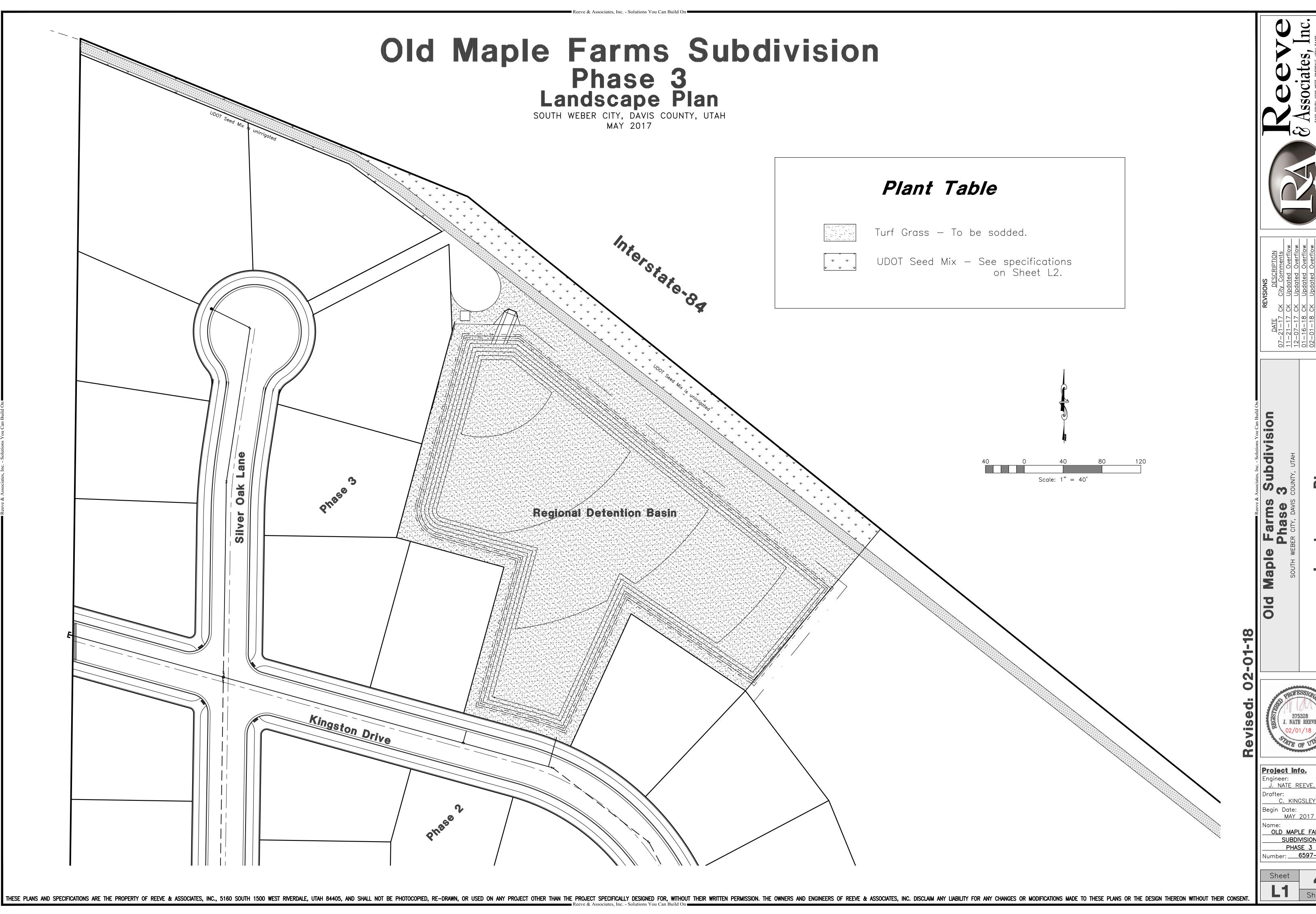


Project Info. J. NATE REEVE, P.E. Drafter: C. KINGSLEY Begin Date: OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: <u>6597-02</u>

13 Sheet Sheets









J. NATE REEVE, P.E. OLD MAPLE FARMS SUBDIVISION Number: <u>6597-02</u>

Old Maple Farms Subdivision Phase 3 **UDOT Seed Specifications**

Reeve & Associates, Inc. - Solutions You Can Build On

SECTION 02922

SEED, TURF SEED, AND TURF SOD

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Seed, turf seed, and turf sod requirements and application.
- B. Surface preparation.

1.2 RELATED SECTIONS

- A. Section 02912: Topsoil
- 1.3 REFERENCES
- A. Utah Seed Law
- 1.4 DEFINITIONS

1.5 SUBMITTALS

- Copy of the purchase order to the Engineer documenting that all seeds, including substitutions, have been acquired before the seeding window
- Refer to this Section, article 1.6 for seeding information. List the common and botanical name for each seed species on the
- Certification that turf sod is nursery grown and contains a minimum of three varieties of Kentucky Blue Grass.
- Certification indicating the date and time sod was cut at the nursery.
- D. Fertilizer labels to Engineer.
- Legible copy of Seed Certification Reports to Region Landscape Architect through the Engineer.

Seed, Turf Seed, And Turf Sod 02922 - Page 1 of 7

January 1, 2012

Seed certification - Include the following on seed certification reports and

- Botanical name (include variety if applicable)
- Common name
- Name of seed testing laboratory Lot number and address of the seed company
- Weed seed (percent) Other crop seed (percent)
- Inert matter (percent)
- Pure live seed (percent) Noxious weed seed (name and rate of occurrence)
- Date tested (month and year) Germination (percent)
- 12. Hard seed (percent)
- Net weight (do not include container weight)
- Pure live seed weight
- 15. Collection locations for native shrub and tree species (state, county,
- Manufacturer's directions on drill calibration to the Engineer two working days before seeding. Refer to this Section, article 3.3.

1.6 DELIVERY, STORAGE, AND HANDLING

- Notify Engineer seven calendar days before mixing seed.
- Engineer will verify that the seed certification report or label
- represents the seed lot from which the seed is furnished.

Department label to the exterior.

- Mix the different seed varieties to provide an even blend. Bag the mixed seed, seal the container, and attach a signed
- Deliver seed or turf seed to job site in original containers showing analysis of seed mixture, net weight, and date and location of packaging. Damaged packages are not acceptable.
- Strip turf sod from nursery no more than 24 hours before laying.
- Deliver fertilizer in containers showing weight, chemical analysis, and name of manufacturer. Store fertilizer in a weatherproof location.

1.7 SCHEDULE

Pre-measure the area to be seeded before ordering seed from supplier. The Engineer must approve the measuring technique and determined

> Seed, Turf Seed, And Turf Sod 02922 - Page 2 of 7

January 1, 2012

- Complete all general roadside seeding within the appropriate
- Postpone seeding until the following year if the seeding is not completed within the given window.
- A late winter exception to the seeding window may be obtained from the Region Landscape Architect through the Engineer if suitable weather and soil conditions exist.

<u>Elevation</u> Below 4,000 ft

4,000 to 6,000 ft

Above 6,000 ft

seeding window.

Seeding Window October 1 – December 31 September 15 – December 1 September 1 – November 15

- C. Turf seed and turf sod can be placed only after irrigation system is installed and operational.
- Topsoil
- Refer to Section 02912.
- Place topsoil just before seeding to eliminate competition from
- Coordinate topsoil placement with the above seeding window.

PRODUCTS

2.1 SEED AND TURF SEED

- A. Meet the Utah Seed Law Utah Code Title 4, Chapter 16.
- B. Supply seed on a pure live seed (PLS) basis.
- Obtain seed from lots that have been tested by a state certified seed testing laboratory such as Association of Seed Analyst (AOSA) or Society
- of Commercial Seed Technologists (SCST). Seed germination test older than 18 months for grass seed and 9
- months for shrub or tree seed are not acceptable. Based on the amount or type of seed required on a project, the Department may require additional testing by the Department of
- D. Do not use wet, moldy, or otherwise damaged seed.

Seed Substitutions

Contact the major seed brokers in the state to verify that the seed is unavailable before requesting a seed substitution.

> Seed, Turf Seed, And Turf Sod 02922 - Page 3 of 7

> > January 1, 2012

January 1, 2012

- 2. Engineer will contact the Region Landscape Architect to verify the
- seed is unavailable and to recommend a seed substitution. 3. Replace originally specified seed with seed of equal or greater cost.

2.2 TURF SOD

- A. Healthy and well-rooted nursery grown Kentucky Blue Grass sod comprised of a minimum of three varieties and free of weeds.
- Machine cut in straight, uniform strips or rolls, cut at a depth between 3/4 inch and 1 inch.

2.3 FERTILIZER (turf sod and turf seed areas only)

- A. Uniform in composition, dry, and free flowing. 1. Turf seed or turf sod – Elemental nitrogen in granular form. Phosphorus and potassium are optional and may be applied with nitrogen in granules. Use a slow release form of a minimum 50
 - percent nitrogen such as sulfur coated urea or urea formaldehyde. 2. Apply elemental nitrogen with a concentration ranging from 21-34
 - percent if hydroseeding method is used.

PART 3 EXECUTION

3.1 PREPARATION

- A. Complete all final grading, irrigation work, trench settling, topsoil placement, and surface preparation before seed or sod application.
- Prepare general seedbed for all seeded and sodded areas. Verify that a suitable topsoil surface has been prepared according
- to Section 02912 and approved by the Engineer before seeding. Do not work topsoil or seed when the soil is saturated or frozen.
- Prepare Turf Seedbed
 - Review finish grade to confirm that topsoil is 1 inch below the top of all walks, curbs, mow strips, and other hard surfaces.
- Apply fertilizer at the rate of 2 lb/100 yd² and mix thoroughly into upper 2 inches of topsoil.
- Do not apply fertilizer and seed at the same time in the same

Seed, Turf Seed, And Turf Sod 02922 - Page 4 of 7

January 1, 2012

Prepare Turf Sod Surface

- Review finish grade to confirm that topsoil is 1½ inch blow the top of all walks, curbs, mow strips, and other hard surfaces. Apply fertilizer at the rate of 2 lb/100 yd² and mix thoroughly into
- upper 2 inches of topsoil. Level and roll prepared areas using a 21 gal water-filled hand roller
- containing 8 to 10 gal of water.
- Lightly rake and dampen with water the top 1/8 to 5/8 inches of soil just before laying the sod.

3.2 SEEDING - GENERAL

- A. Notify the Engineer seven working days before seeding.
- Apply seed at the rate indicated in the Seed Schedule shown in the plans. Note that drill seed and broadcast seed are applied at different rates.

3.3 DRILL SEEDING METHOD

- A. Use the drill method of seeding on accessible slopes 3:1 and flatter.
 - Use a drill equipped with the following:
 - Depth band Seed box agitator
 - Seed metering device Furrow opener
- Packer wheels or drag chains C. Use the drill manufacturer's directions in the presence of the Engineer. Calibrate the drill to apply seed at the rate indicated in the seeding
- D. Space drill rows a minimum of 6 inches and a maximum of 8 inches.
- E. Fill the seed boxes no more than half full when drilling on a slope.
- F. Set depth bands to drill seeds to a ½ inch depth.
- G. Drill along the contour.
- Maintain the drill at the calibrated setting throughout the seeding operation.
- Allow the furrows that are created by the drill to remain.

Seed, Turf Seed, And Turf Sod 02922 - Page 5 of 7

January 1, 2012

3.4 BROADCAST SEEDING METHOD

- Use the broadcast method of seeding under the following conditions:
- Slopes steeper than 3:1. Slopes 3:1 and flatter where the area to be seeded is inaccessible
- The area to be seeded is not large enough to justify using a drill. 4. Rocky surface conditions will damage a drill.
- Obtain approval of the broadcast method by demonstrating the procedure

on a 100 yd² area.

- C. Evenly broadcast seed using either: A cyclone seeder or other approved mechanical seeder.
 - A hydroseeder. Apply seed, water, and 300 lb of cellulose fiber mulch (tracer) per acre.
- D. Do not seed during windy weather or when soil is saturated.
- Incorporate the seed into the soil by one of three methods: Cat-tracking by running the dozer up and down the slope creating
 - continuous cleat tracks that run parallel with the contours. Hand raking the seed in ½ inch deep and along the contours of the

3. Slope chaining by pulling the chain along the contour until the seed

other topdressing. Failure to obtain written approval will be justification for

is covered. Obtain written approval from the Engineer that the seed has been adequately incorporated into the soil before applying wood fiber mulch, erosion control blanket, flexible growth medium, flexible channel liner, or

3.5 TURF SEEDING

non-payment.

tape attached to stakes.

- A. Apply turf seed after seedbed preparation. Refer to this Section, article 3.4, paragraph C.
- Roll seeded areas using a hand roller half filled with water.
- Lightly water and program the irrigation system to maintain a moist Rope off newly seeded areas along walkways using bright plastic ribbon

Seed, Turf Seed, And Turf Sod 02922 - Page 6 of 7

January 1, 2012

3.6 TURF SOD PLACEMENT

- Refer to this Section, article 1.6, paragraph C.
- Prepare sod bed and place sod with all edges and joints tightly butted. Do not stretch or overlap sod.
- Keep length seams in a straight line.
- C. Lay turf sod with staggered joints and trim off excess material along the
- D. Roll sod immediately after placing using a hand roller half filled with water. Re-roll if depressions still remain.
 - Thoroughly water with a fine spray to a depth sufficient that the underside of the new sod and soil immediately below the sod are thoroughly wet.

END OF SECTION

Seed, Turf Seed, And Turf Sod

02922 - Page 7 of 7

The following is from a letter issued by the Oregon State Office of the BLM explaining the method they would use to re-establish the lost section corner common to sections 16, 17,

It appears Gile's measurements by triangulation have a significant amount or error. However, your measurements between found original corners indicate his chaining was good. He actually chained out to several of the corners which fell on the tidelands including the point for the corner of sections 16, 17, 20, and 21 where he set a flag to use for his triangulation to the south and west. Using double proportion to reestablish the corner point will put a considerable amount of distortion in the lines going north and east, distortion that undoubtedly was not in the original survey. Therefore, we feel the best method of reestablishing the point for the corner of sections 16, 17, 20, and 21 is by two point control at record departure from the found meander corner between sections 16 and 21, and at record latitude from the found meander corner between sections 16 and 17. This would leave some distortion, but we feel this method best protects the original survey.

Don't use proportioning blindly as a standard method for dealing with GLO corners.

On the other hand, if you do use proportioning methods, use them correctly. What follows is a discussion on how to do that.

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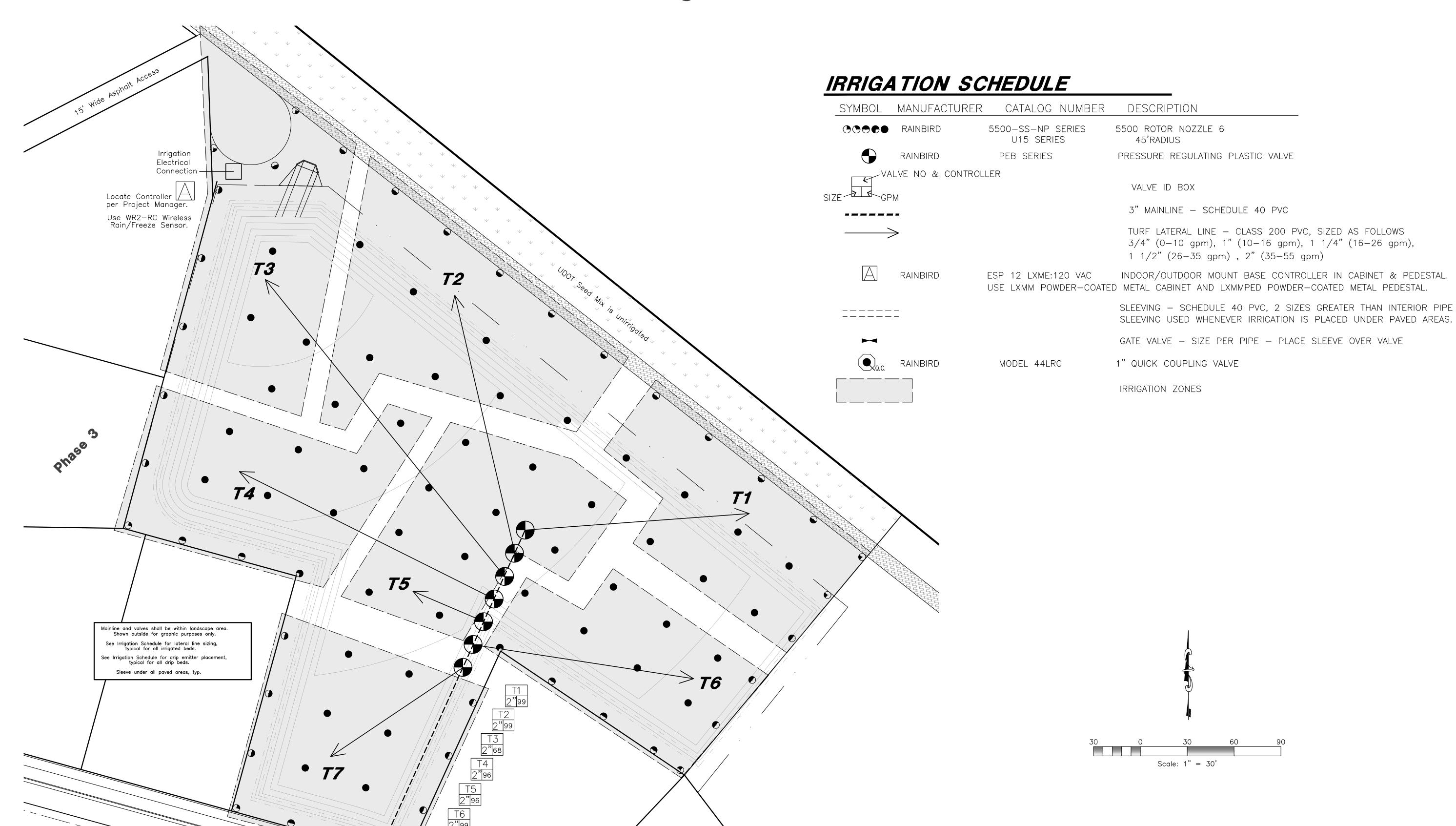
Project Info. J. NATE REEVE, P.E. Drafter: C. KINGSLEY Begin Date: MAY 2017 OLD MAPLE FARMS SUBDIVISION PHASE 3 Number: <u>6597-02</u>

Sheet

Sheets

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Old Maple Farms Subdivision Phase 3 Irrigation Plan



E ASSOCIATES, INC. (801) 621–3100 FAX: (801) 621–2666 www.reeve-assoc.c Land Planners * Canl Engineers * Land Surveyors traffic Engineers * Structural Engineers * Landscape Archit



DATE
DESCRIPTION
17-21-17 CK City Comments
11-21-17 CK Updated Overflow
12-07-17 CK Updated Overflow
11-16-18 CK Updated Overflow
12-01-18 CK Updated Overflow

| DATE | DES | DES | O7-21-17 CK | City C | 11-21-17 CK | Update | 12-07-17 CK | Update | 01-16-18 CK | Update | 02-01-18 CK | Update | Up

Maple Farms Subdivis
Phase 3
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

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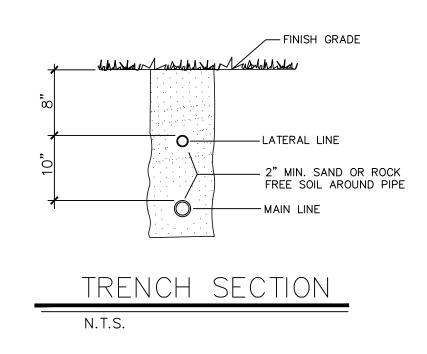


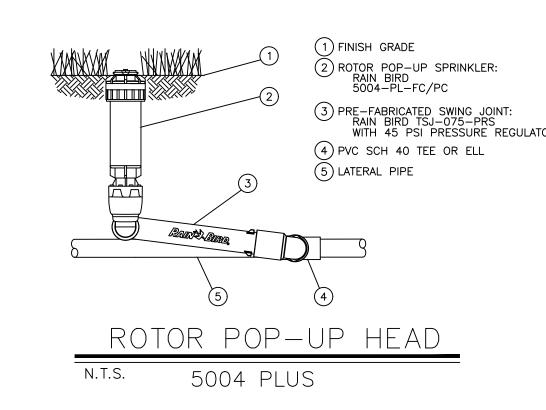


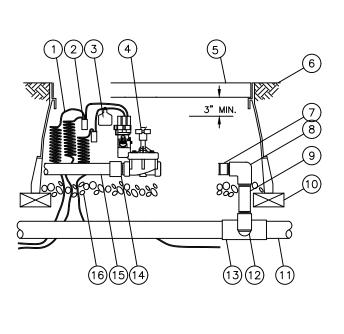
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Old Maple Farms Subdivision Phase 3 Irrigation Details



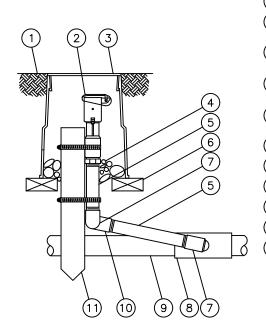




8) PVC SCH 40 ELL (10) BRICK (1 OF 4) 11) PVC MAINLINE PIPE 15) PVC LATERAL PIPE (16) 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

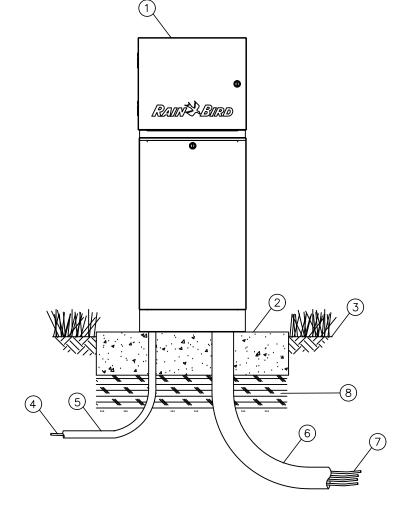
1 30-INCH LINEAR LENGTH OF WIRE, COILED





(1) FINISH GRADE/TOP OF MULCH) PVC SCH 40 STREET ELL (8) PVC SCH 40 TEE OR ELL 9 PVC MAINLINE PIPE

N.T.S. MODEL 44RC SERIES



1) IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL.
INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.

6-INCH MINIMUM THICKNESS

(3) FINISH GRADE

(4) POWER SUPPLY WIRE

(5) 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY

6 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES

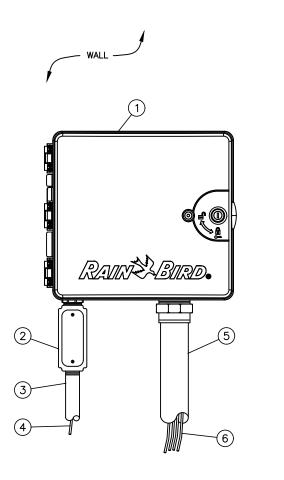
(7) WIRES TO REMOTE CONTROL VALVES

(8) COMPACTED SUBGRADE

1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLÉR AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

ESP-LXME CONTROLLER

N.T.S. IN METAL PEDESTAL FOR OUTSIDE MOUNT



RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.

(3) 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY (4) POWER SUPPLY WIRE

(5) 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES

(6) WIRES TO REMOTE CONTROL VALVES

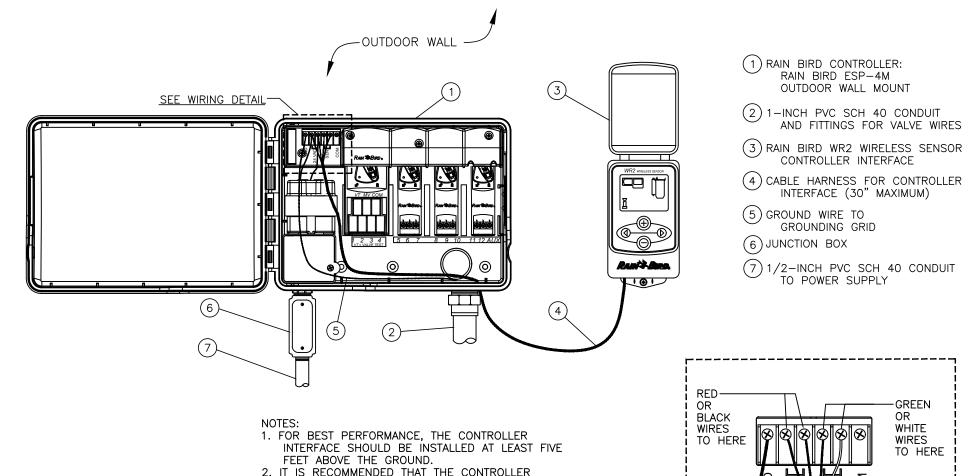
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM. 2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER. 3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.

3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE

GROUND RESISTANCE OF 10 OHMS OR LESS.

ESP-LXME CONTROLLER

IN PLASTIC CABINET FOR OUTSIDE MOUNT



FEET ABOVE THE GROUND.

2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

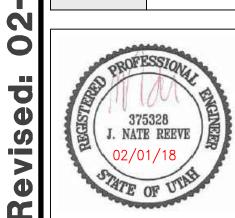
WIRING DETAIL

WIRELESS RAIN SENSOR-OUTDOOR

WR2 SERIES CONTROLLER INTERFACE

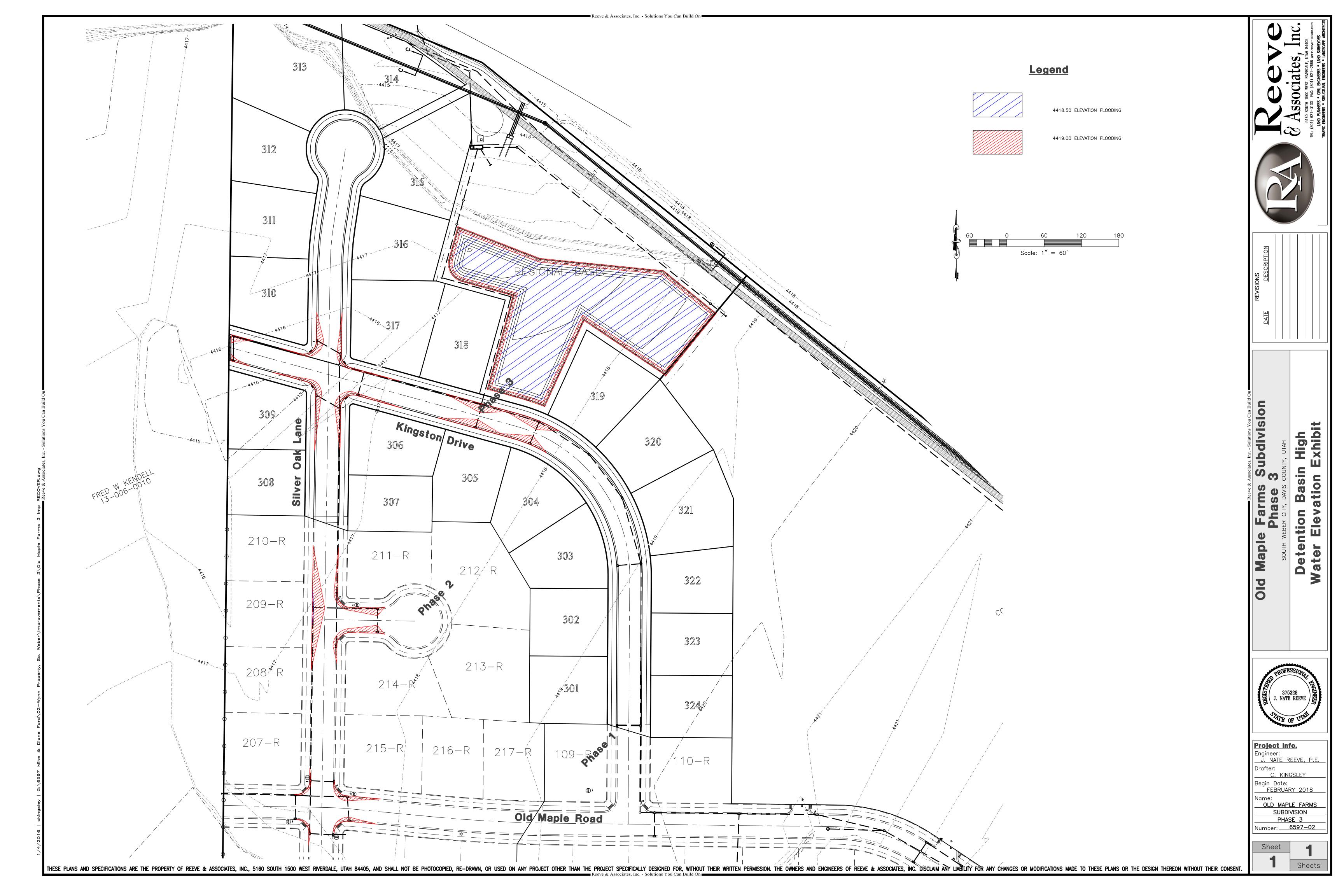
ubdivision S O O S

0 0



Project Info. J. NATE REEVE, P.E. Drafter: C. KINGSLEY Begin Date: OLD MAPLE FARMS SUBDIVISION Number: <u>6597–02</u>

Sheet



For Office Use Only Fees received by: 46 Date of submittal: 6/72/H Amount Paid: 1/00-30 Receipt #: 17.045769SOUTH WEBEF Initial Review, all of the required supporting materials have been provided: _____ PC/CC Meeting Date: July 13, 2017 **Final Plan Application** Project/Subdivision Name: OLD MAPLE FARMS - PHASE 3 Approx. Location: 475 EAST 6650 WEST Parcel Number(s): 13-006-0025 Total Acres: 15.172 Current Zone: RM Surrounding Land Uses: RESIDENTIAL/AGRICULTURAL Number of Lots: 24 # Lots Per Acre: 1.58 Phase: 3 of $\frac{4}{}$ PUD: Yes / No **Contact Information Developer or Agent Developer's Engineer** Name: MIKE & DIANE FORD Name: J. NATE REEVE, PE Company Name: FORDS, INC. Company: REEVE & ASSOCIATES, INC. Address: P.O. BOX 171228 License #: 375328 City/State/Zip: S.L.C. Address: 5160 S. 1500 W. Phone: 801-589-2325 Fax: _____ City/State/Zip: RIVERDALE, UT 84405 Phone: 801-621-3100 Fax: 801-621-2666 Email: m.ford8@me.com Email: nreeve@reeve-assoc.com **Best Way/Preferred Method of Contact: Best Way/Preferred Method of Contact:** X Email Phone Fax Mail X Email Phone Fax Mail Surveyor **Property Owner(s)** △ Check here if same as Engineer **△** Check here if same as Developer Name: Name: Address: Company: _____ City/State/Zip: _____Fax: ____ License #: ____ Address: ______ City/State/Zip: ______Fax: _____ Email: _____

Email:

Final Plan Requirements

☐ Complete all conditions/requirements set by the Planning Commission at Preliminary Approval					
☐ Finalized Draft of Covenants, Conditions, and Restrictions (if applicable)					
☐ Finalized Storm Drain Calculations					
Any applicable agreements finalized, signed, and proof of recording with county provided (agreements with South Weber City must be finalized and remain unsigned)					
Finalized set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer**					
**One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (the north area to point up or to the left):					
☐ Format of Final Plat for Recording Required by the County					
*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.					

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that The City of South Weber may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

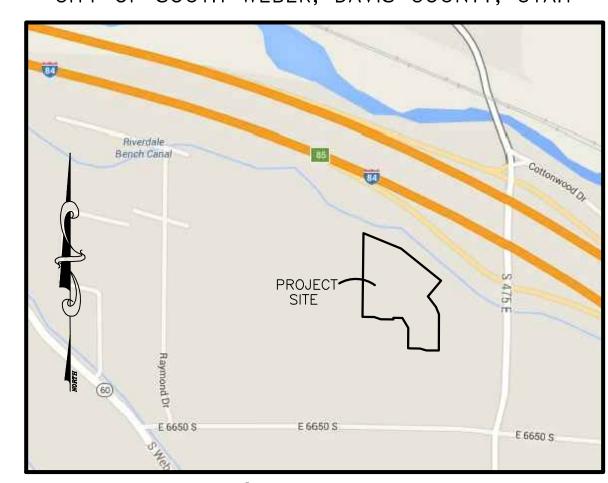
Applicant's Signature:	1 / March	Date: 6	12/2017
Property Owner's Signa	ture:	Date:	
	VVV		

FORD'S INC

SHEET 1 OF 3

OLD MAPLE FARMS PHASE 3

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH



VICINITY MAP SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

BEGINNING AT THE NORTHEAST CORNER OF LOT 110-R, OLD MAPLE FARMS PHASE 1, SAID POINT BEING NO0°24'04"W ALONG THE LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 20, 379.09 FEET AND S89°35'56"W 891.87 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTHERLY LINE OF OLD MAPLE FARMS PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) N89°39'57"W 131.00 FEET, (2) N73°09'20"W 73.00 FEET, AND (3) N89°17'39"W 100.00 FEET TO THE NORTHERLY LINE OF OLD MAPLE FARMS PHASE 2; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING EIGHT (8) COURSES: (1) N86°24'59"W 25.04 FEET, (2) N00°21'01"E 215.72 FEET, (3) N31°05'06"W 123.49 FEET, (4) N89°07'06"W 93.85 FEET, (5) S00°52'54"W 17.04 FEET, (6) N89°07'06"W 135.00 FEET, (7) N71°01'17"W 73.64 FEET, AND (8) N89°07'06"W 124.60 FEET TO A POINT IN AN EXISTING FENCE LINE ALONG THE EAST LINE OF PARCEL 13-006-0010; THENCE NO0°42'21"E (NORTH BY RECORD AS PER ENTRY # 2717668) 889.78 FEET TO THE SOUTHERLY LINE OF INTERSTATE 84; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S67°48'02"E 431.09 FEET AND S51°08'39"E 545.83 FEET; THENCE S39°53'07"W 217.19 FEET; THENCE S37°14'35"E 141.98 FEET; THENCE S22°14'54"E 84.93 FEET; THENCE S00°21'01"W 384.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 660.883 SQUARE FEET OR 15.172 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS ESTABLISHED BY USING RECORDED DEEDS AND PLATS. THE NORTHERLY LINES WERE DETERMINED BY THE SOUTHERLY RIGHT-OF-WAY LINES OF INTERSTATE 84, DETERMINED BY DEED AND FOUND RIGHT-OF-WAY MONUMENTS. THE EAST LINE DETERMINED BY DEED. THE SOUTHERLY LINES WERE ESTABLISHED BY RETRACING AND MATCHING OLD MAPLE FARMS, PHASE 1 AND OLD MAPLE FARMS PHASE 2. THE WEST LINE WAS DETERMINED BY DEED AND ALSO BY AN EXISTING FENCE SHOWN HEREON. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A %" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MEASURED LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS NO0°24'04"W 5305.67'.

NOTES

- 1. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY GSH, DATED MARCH 22, 2016.
- 2. R = BASEMENTS ARE ALLOWED, BUT ONLY TO THE MAXIMUM DEPTH AS SHOWN IN THE "BASEMENT TABLE." THIS DEPTH REPRESENTS THE TOP OF FLOOR SLAB DEPTH BELOW TOP BACK OF CURB IN FEET, AND ALSO REPRESENTS 18 INCHES FROM THE TOP OF FLOOR SLAB TO THE LAND DRAIN LATERAL INVERT. ALL HOMES MUST INSTALL A FOOTING AND FOUNDATION DRAIN AND CONNECT TO THE LAND DRAIN SYSTEM PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL
- 3. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' UNLESS NOTED OTHERWISE
- 4. EXISTING RIVERDALE BENCH CANAL EASEMENT IS TO BE VACATED UPON RECORDATION OF THIS PLAT.
- 5. PERPETUAL EASEMENT GRANTED TO WEBER BASIN WATER CONSERVANCY DISTRICT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVANCY DISTRICT
- 6. ALL PROPERTY OWNERS ARE RESPONSIBLE TO KEEP STORM WATER RUNOFF GENERATED FROM THEIR PROPERTY, ON THEIR PROPERTY. THEY MAY NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY OWNERS. ANY GRADING OR LANDSCAPING SHOULD BE DONE IN SUCH A WAY AS TO KEEP ALL STORM WATER RUNOFF ON THEIR LOT.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	215.00'	125.86'	124.07	64.79	N16°25'14"W	33°32'29"
C2	215.00	153.07	149.85	79.94	N53°35'11"W	40°47'26"
C3	215.00	2.30'	2.30'	1.15	N74°17'17"W	0°36'46"
C4	535.00	12.21'	12.21'	6.11	N01°32'08"E	1°18'28"
C5	535.00	61.48'	61.45'	30.77	N05°28'54"E	6°35'04"
C6	465.00	64.05'	64.00'	32.08	S04°49'40"W	7°53'32"
C7	285.00	45.63'	45.58'	22.86	S70°00'29"E	9°10'24"
C8	285.00	93.44'	93.02'	47.14	S56°01'43"E	18°47'08"
C9	285.00	93.44'	93.02'	47.14	S37°14'35"E	18°47'08"
C10	285.00	105.90'	105.29	53.57	S17°12'21"E	21°17'21"
C11	285.00	34.38'	34.36'	17.21	S03°06'20"E	6°54'41"
C12	250.00	327.01	304.19	191.64	N37°07'20"W	74°56'42"
C13	500.00	68.76'	68.70'	34.43'	N04°49'16"E	7°52'45"
C14	20.00	16.93'	16.43'	9.01	N15°28'45"W	48°30'21"
C15	63.00'	72.60'	68.65'	40.93	N06°43'10"W	66°01'30"
C16	63.00'	68.54	65.21'	38.10 '	N57°27'30"E	62°19'50"
C17	63.00'	67.90'	64.66'	37.67	S60°30'09"E	61°44'52"
C18	63.00'	15.09'	15.05'	7.58'	S22°46'07"E	13°43'12"
C19	63.00'	80.46'	75.10'	46.76	S20°40'38"W	73°10'20"
C20	20.00'	16.93'	16.43'	9.01	S33°01'07"W	48°29'23"

BASEMENT TABLE

LOT	#	TOP OF FLOOR SLAB DEPTH BELOW TOP BACK OF CURB (FEET)			
301-	-R	4.0'			
302-	-R	4.0'			
303-	-R	4.0'			
304-	-R	4.0'			
305-	-R	3.5'			
306-	-R	4.0' 4.0' 3.5' 4.0' 4.5' 4.5'			
307-	-R	4.5'			
308-	-R	4.5'			
309-	-R	4.0'			
310-	-R	4.0 4.5' 5.0' 5.5' 4.5' 5.0'			
<u> 311-</u>	-R	5.0'			
<u> 312-</u>	-R	5.5'			
313-	-R	4.5'			
314-	-R	5.0'			
<u> 315-</u>	-R	5.0			
<u> 316-</u>	-R	5.5			
<u> 317-</u>	-R	4.0'			
311- 312- 313- 314- 315- 316- 317- 318- 319- 320-	-R	4.0' 4.0' 3.5'			
319-	-R	3.5'			
320-	-R	4.0'			
321-	-R	4.0'			
322-	-R	4.0' 4.0' 3.5'			
323-	-R	3.0′			
324-	-R	4.0'			

LINE TABLE

10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP) BUILDING ENVELOPE | ENVELOPE TYPICAL SETBACK DETAIL SCALE: NONE

DEVELOPER: FORDS INC. PO BOX 171228

SALT LAKE CITY, UT. 84117

LINE BEARING DISTANCE L1 S36'51'23"E 15.82' L2 S53'08'37"W 12.24' L3 N36'51'23"W 15.82'

EASEMENT APPROVAL	L
THIS PLAT IS HEREBY APPROVED BY:	
RIVERDALE BENCH CANAL COMPANY	DATE
CENTRAL WEBER SEWER DISTRICT	DATE
WEBER BASIN WATER_	DATE
CONSERVANCY DISTRICT	
PACIFICORP	DATE

SOUTH	WE	BER	CI	TY I	PLA	MNIN	IG	COMM	ISSION	1
APPRO	VED	BY	THE	SOU	TH	WEBER	ΡL	ANNING		

COMMISSION ON THIS THE ____, DAY OF _____, 20__.

CHAIRMAN. SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR CITY RECORDER

Reeve & Associates, Inc. - Solutions You Can Build C

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____, DAY OF _____, 20__.

SOUTH WEBER CITY ATTORNEY

SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF OLD MAPLE FARMS. PHASE 3 IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

> TREVOR J. HATCH

SIGNED THIS ____, DAY OF _____, 20__.

9031945

UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT OLD MAPLE FARMS PHASE 3 SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES 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 SOUTH WEBER CITY; AND ALSO DEDICATE PARCEL A TO SOUTH WEBER CITY FOR TRAIL, ACCESS, UTILITY, DRAINAGE, AND DETENTION BASIN PURPOSES THE SAME TO BE MAINTAINED BY SOUTH WEBER CITY; AND ALSO DEDICATE, OR CONFIRM AS EXISTING, THE EASEMENTS FOR THE RESPECTIVE UTILITY COMPANIES AS SHOWN HEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNE	D THIS	DAY OF	, 20	
	BY:		FOR: FORDS INC.	
	MAYOR		FOR: SOUTH WEBER CITY	

STATE OF UTAH COUNTY OF)SS.)	
ON THE	DAY OF	, 20
		THE UNDERSIGNED NO

ON THE _ NOTARY PUBLIC, PERSONALL' _____ (AND) _____ BEING BY ME DULY SWORN,
ACKNOWLEDGED TO ME THEY ARE AND

ACKNOWLEDGMENT

OF SAID CORPOR	
	RTIFICATION FREELY, VOLUNTARILY, AND
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	
RESIDING IN	COUNTY,

ACKNOWLEDGMENT
STATE OF UTAH)SS. COUNTY OF)
ON THE DAY OF, 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE AND OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
NOTARY PUBLIC
MY COMMISSION EXPIRES:
RESIDING IN COUNTY,

	Reeve
Begin Date: 12-6-17	Revision:Checked:
Designer: N. ANDERSON	Number: <u>6597-02</u> Scale: <u>1"=50'</u>
T. HATCH	OLD MAPLE FARMS PHASE 3
	T. HATCH Designer: N. ANDERSON Begin Date:

PROJECT INFORMATION

DAVIS COUNTY	RECORDER
ENTRY NO	FEE PAID
FILED F	FOR RECORD

AND RECORDED, _____ __ IN BOOK ___ THE OFFICIAL RECORDS, PAGE

RECORDED FOR:

DAVIS COUNTY RECORDER

_DEPUTY.

