

## **SOUTH WEBER CITY PLANNING COMMISSION AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **February 9, 2017**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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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

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### **THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:**

- 6:30 P.M.      Pledge of Allegiance  
Approval of Meeting Minutes – Commissioner Pitts  
        ▪   December 8, 2016  
Approval of Agenda  
Declaration of Conflict of Interest  
2017 Position Appointments – Chair, Co-Chair, Sketch Plan Liaison, & City Council Liaison Schedule
- 6:35 P.M.      Business Use in C-H Zone: Mountain Land Physical Therapy
- 6:45 P.M.      **Public Hearing and Action:** Consideration of closing/dead-ending west end of 6650 S.
- 7:00 P.M.      **Public Hearing and Action on Rezone:** Application for property located at approx. 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-01812), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson
- 7:10 P.M.      **Public Hearing and Action on Preliminary Subdivision:** Application for Bambrough Property (24 lots) located at approx. 475 E. 6600 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson
- 7:30 P.M.      Action on Final Subdivision: Application for Ferndale Subdivision (3 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres, by applicant Lynn Poll
- 7:45 P.M.      Public Comments – Please keep public comments to 3 minutes or less per person
- 7:50 P.M.      Planning Commissioner Comments (Johnson, Pitts, Walton, Osborne)
- 7:55 P.M.      Adjourn

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THE UNDERSIGNED RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED OR POSTED TO:

CITY OFFICE BUILDING  
Utah Public Notice website  
[www.utah.gov/pmn](http://www.utah.gov/pmn)

[www.southwebercity.com](http://www.southwebercity.com)  
TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA

DATE: February 2, 2017

\_\_\_\_\_  
ELYSE GREINER, RECORDER

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

\*\*\*\*\*  
\*Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission\*

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 8 December 2016

**TIME COMMENCED:** 6:33 p.m.

**PRESENT: COMMISSIONERS:**

Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton (excused)  
Wayne Winsor

**CITY PLANNER:**

Barry Burton

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

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

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**PLEDGE OF ALLEGIANCE:** Commissioner Pitts

**VISITORS:** Barbara Shupe, Dan Shupe, Joe & Lilian DeLong, Cymbre Rowser, Traci Wiese, Tani Lynch, Michael Spens, Louise Cash, Marie Cash, Kyle Shupe, and Lynn Poll.

## **APPROVAL OF MEETING MINUTES**

- **November 10, 2016**

Commissioner Johnson moved to approve the meeting minutes of 10 November 2016 as written. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

**APPROVAL OF THE AGENDA:** Commissioner Winsor moved to approve the agenda as amended with the addition that the public hearing for Ferndale Subdivision will include the final plat as well. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, Winsor, and Walton voted yes. The motion carried.

**DECLARATION OF CONFLICT OF INTEREST:** None

**Commissioner Winsor moved to open the public hearing for Preliminary Subdivision: Application for Ferndale Subdivision (2 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres; by applicant Lynn Poll. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Winsor voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing and Action on Preliminary/Final Subdivision: Application for Ferndale Subdivision (2 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres; by applicant Lynn Poll:** Barry Burton, City Planner, said this is located at the corner of 7375 S. 900 E. It is a three lot subdivision. The subdivision will entail widening both of those streets. The final plat as currently drafted for two lots but Mr. Poll would like to amend the final plat to include three lots instead of two lots.

**Lynn Poll, 826 E. South Weber Drive,** said this development has to maintain the storm water on site. He said the City is requiring a 6' sidewalk. He said he would like to see a 4' sidewalk on the south property and then the City wouldn't need to purchase more property when the street goes through. Mr. Poll said he would like to request a variance on the width of the road. He said only two lots will be built on right now.

**Cymbre Rowser, 985 E. 7375 S.,** said she is concerned because she owns a 1' strip of property in front of a portion of this property and hasn't received any money for it. She would like impact fees because this subdivision will impact her. She feels the 70' street should stand because of parking issues.

**Kyle Shupe, 7318 S. 925 E.,** said his property is where the sidewalk will go from 70' to 50'. He is concerned about how the sidewalk will affect him. He is also concerned about big trucks trying to turn around.

**Commissioner Winsor moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Winsor voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\***

Commissioner Osborne asked about the 1' strip of property. Mr. Poll discussed the history of the property and when the original road went in.

**Barbara Shupe, 933 E. South Weber Drive,** explained how the 1' right of way came about and how it was suppose to protect them back in 1973.

Commissioner Osborne said he is still confused about the 1' right of way. Barry said it is located on the north side of the street. He identified the area on the plat. Barbara Shupe discussed the right of way ditch used for irrigation at one time.

Barry discussed Kyle Shupe's concerns with the sidewalk. He explained how some variation will need to take place to make the sidewalk fit. He said there may not be a park strip in certain

locations. He said this subdivision needs the park strip because of the storm drainage. He said the water will be collected into underground tanks.

Commissioner Winsor said there is to be no taking of surrounding property owner's property. Barry said the developer isn't developing up to a dead end street and that is why a cul-de-sac wouldn't be required.

Commissioner Pitts asked about the width of the asphalt on 925 East. Barry explained the distance from the center line to the back of the curb.

Barry then reviewed to **Brandon Jones memo of 30 November 2016 which is as follows:**

Our office has completed a review of the preliminary plans submitted to us, received November 21, 2016. We recommend approval, subject to the following items being addressed prior to seeking final approval from the Planning Commission

#### **GENERAL**

1. The plans need to be submitted to the South Weber Water Improvement District and approved. We need a letter indicating their approval of the plans.
2. A Geotechnical Report, conducted by Earthtec Engineering (dated July 18, 2016), was provided. We recommend that all provisions and recommendations contained in this report be followed.

#### **PLAT**

3. Addresses will need to be added. These will be provided by our office.
4. The following note should be added to the plat: "All lots are subject to the requirements of the Geotechnical Report Produced by Earthtec Engineering, dated July 18, 2016."
5. The plat is showing setting property corners in the street, rather than monuments. A monument needs to be shown at the intersection of the centerlines of the 70' ROWs for 925 East and 7375 South. Another monument needs to be shown at the east end of Lot 2 on the centerline of the 70' ROW to establish the bearing of the street. This monument should be moved to the east end of 7375 South with future development.
6. The title of the subdivision should be "Ferndale Subdivision – Phase 1". The "Final Plat" wording should be removed.
7. The line and text referencing the existing zoning should be removed.
8. The remainder parcel should list the current owner of the land and remove the reference to "future development."
9. Several "owners" are listed. The only owners required are those who will be the owners of the property inside the boundary description when it is time to record the plat. Also, an acknowledgement is needed for each owner, unless one Notary is going to witness the signature of all owners, and indicate such.
10. 1025 East should be labeled as a "Private Street."
11. The Point of Beginning for the Boundary Description is not labeled.
12. There are two things that should be corrected in the Survey Narrative: (1) the number of lots being created is ~~two~~, **three**, and (2) its the Davis County Surveyor (not Weber County).



13. The signature blocks needed are: Planning Commission, City Council, City Attorney and City Engineer.

### **IMPROVEMENT PLANS**

14. This development is proposing a retention approach (meaning no storm water leaves the site) to handling the storm water produced. This is being allowed for the following reasons:

- a. There are no storm drainage facilities within a reasonable distance to this area to drain to.
- b. The size of the development is small and subsequent impact is not significant.
- c. The groundwater in the area is reported to be deeper than 16 feet.
- d. According to the percolation tests performed in the geotechnical study, a full basin would percolate in less than an hour. With a reduction factor of 0.5 due to a reduction in percolation effectiveness over time, the basin would still drain in less than two hours. Therefore, a retention approach with the soils present is acceptable.

15. According to my calculations, the following would be the required volume of retention at each of the three inlet locations (100-yr, 24-hr storm event):

16. The inlets do not need to be built as sumps. They can just be standard inlet boxes (minimum depth / cover) with a 15" PVC pipe connecting them to the top of the R-tank module.

17. The R-tank modules will need to be located so as to avoid conflicts with any service lateral into the lot (water, sewer, irrigation). Also keep in mind that the gas line is typically installed in the park strip. It might be helpful to show the R-tanks in the profile to avoid these conflicts.

18. It is difficult to see how the new asphalt pavement will match with the existing pavement and provide the standard 2 % cross slope in the road. The following note should be added to the plans: "Additional existing asphalt pavement may need to be removed in order to provide a smooth transition between the new and existing pavement, and also provide the City Standard 2% cross slope crown for the new pavement."

19. The area around the intersection is very flat. There should be no grade anywhere that is less than 0.5%.

20. A City Standard ADA ramp needs to be added at the corner.

21. It may be more advantageous to locate the sewer lateral for Lot 1 at the northwest corner on 925 East.

22. The culinary water services need to be 1" copper from the main to the meter. The material after the meter can be whatever is desired.

### **Barry Burton's memo of 23 November 2016 is as follows:**

This is a proposal for a three lot subdivision on existing streets, 7375 South and 925 East. The lots range from ½ acre to 2/3 acre which are in conformance with the zone, as are the lot widths. Developers are dedicating additional right-of-way on both streets for required widening. There is a 1' wide holding strip on the north side of 7375 South that developers appear to have acquired to allow the widening of the street and access to the lots. The proposal appears to meet the requirements of the staff established at the Sketch Plan meeting.

The final plat is for only the two westernmost lots, not all three. Engineering drawings, however, are for all three lots. These should be revised to show only the improvements that will go in as part of Phase 1.

There is one issue in the title report that is of some concern. This property is involved in a bankruptcy proceeding that is currently under way. That means that the purchase of the property by the developer will have to be cleared by the bankruptcy trustee.

The title of the final plat should indicate this is Phase 1 of the Ferndale Subdivision. The plat indicates seven owners of the property. All seven names must appear exactly the same on the plat as they do on the deeds. The plat also has two unnecessary signature blocks that should be removed, the Health Department block and the Mayor block. The mayor signs on behalf of the City Council in the City Council block.

Barry said I recommend approval of the preliminary plat and hold the final plat until the changes are made to the plat.

Commissioner Osborne recommends approval of preliminary plat and not final. Commissioner Winsor thanked the public for their input and voices their concerns.

**Commissioner Winsor moved approve only the Preliminary Subdivision Application for Ferndale Subdivision (3 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres; by applicant Lynn Poll with the following to be completed:**

- 1. Items completed in Barry Burton's memo of 23 November 2016.**
- 2. Items completed in Brandon Jones memo of 30 November 2016.**
- 3. Amend the preliminary plat from (2 lots) to (3 lots).**
- 4. Title to be in good standing.**
- 5. All fees to be paid.**

**Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Winsor voted yes. The motion carried.**

**Discussion on general zoning ordinance update:** Barry explained the movement in the Legislature that cities will have to bring their ordinances up to State statute. He said conditional uses are a big part of that. He said the Planning Commission needs to take a look at moving some conditional uses to permitted uses. He said we need to discuss the number of people allowed in group homes. Barry said federal law doesn't require an on-site professional who takes care of individuals in a group home. Barry discussed 10-03-100 concerning definition of Planning Commission. He would like to revamp the whole thing. He said it will take him some time. It was suggested looking at a chapter or section a month. Commissioner Osborne suggested starting with buffer yards. Barry said he will start with the Zoning Ordinance first.

#### **PLANNING COMMISSION COMMENTS:**

##### **Commissioner Johnson:**

**F-35's Noise:** He said studies are going on concerning the F-35's noise. A complete new map will be put together. He said the model will take terrain into consideration. He said the study will be available in approximately 9 to 12 months. Barry said the City's general plan does include the noise zone. He said changes can be made to the plan based on the study.

**Layne Kap 1 lot Subdivision:** He asked about the concerns with the one lot subdivision. Tom said there was an over site on this lot concerning this lot putting this subdivision over the 30 lots maximum and now the subdivision should have another egress. As a result, Tom said there City has included a checklist.

##### **Commissioner Pitts:**

**Emails:** She is concerned about getting City related emails on her private computer. She asked about getting a City email. Commissioner Winsor said he would like a City email.

##### **Commissioner Winsor:**

**6650 South West Side:** Tom discussed the open house concerning 6650 South Street. Elyse said surveys were completed by residents. Tom said the soccer complex will affect the traffic. He said Old Maple Farms will help eliminate traffic on 6650 South.

**Commissioner Osborne:**

**Hard Copy of Agenda:** He requested the Planning Commission receive a hard copy of the agenda, minutes, maps, staff comments, and sketch plan minutes.

**Next Year:** The Planning Commission will meet once a month on the second Thursday of the month beginning in 2017.

**CITY RECORDER:**

**Commissioner Johnson:** Elyse said Commissioner Johnson has opted to remain on the Planning Commission. His new term will be for the next five years beginning in January 2017.

**City Summit:** January 14, 2017 from 8 a.m. to 5 p.m. at the Davis County Library in Farmington.

**ADJOURNED:** Commissioner Winsor moved to adjourn the Planning Commission meeting at 7:58 p.m. Commissioner Pitts seconded the motion. Commissioners Johnson, Pitts, Osborne, and Winsor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date

Chairperson: Rob Osborne

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:

\_\_\_\_\_  
City Recorder: Elyse Greiner

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING:** 8 December 2016

**TIME COMMENCED:** 6:13 p.m.

**PRESENT: COMMISSIONERS:**

Debi Pitts  
Rob Osborne  
Wes Johnson  
Wayne Winsor  
Taylor Walton (excused)

**CITY PLANNER:**

Barry Burton

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Lynn Poll

**Approval of Meeting Minutes of 10 November 2016:**

**Public Hearing and Action on Preliminary Subdivision: Application for Ferndale Subdivision (2 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres; by applicant Lynn Poll:** Commissioner Osborne asked if this is suppose to be preliminary or preliminary/final. Barry said this is preliminary final. He said this is a small subdivision. He said the preliminary plat shows three lots, but the final is only for two of those lots (Phase 1). He said the engineering drawings were for all three lots. Mr. Poll said he wants to put in all the improvements for all three lots. Barry said the final plat will need to be expanded to three lots instead of two. Barry referenced Brandon Jones memo of 30 November 2016.

**Brandon Jones memo of 30 November 2016 is as follows:**

Our office has completed a review of the preliminary plans submitted to us, received November 21, 2016. We recommend approval, subject to the following items being addressed prior to seeking final approval from the Planning Commission

## **GENERAL**

1. The plans need to be submitted to the South Weber Water Improvement District and approved. We need a letter indicating their approval of the plans.
2. A Geotechnical Report, conducted by Earthtec Engineering (dated July 18, 2016), was provided. We recommend that all provisions and recommendations contained in this report be followed.

## **PLAT**

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#### **IMPROVEMENT PLANS**

14. This development is proposing a retention approach (meaning no storm water leaves the site) to handling the storm water produced. This is being allowed for the following reasons:
  - a. There are no storm drainage facilities within a reasonable distance to this area to drain to.
  - b. The size of the development is small and subsequent impact is not significant.
  - c. The groundwater in the area is reported to be deeper than 16 feet.
  - d. According to the percolation tests performed in the geotechnical study, a full basin would percolate in less than an hour. With a reduction factor of 0.5 due to a reduction in percolation effectiveness over time, the basin would still drain in less than two hours. Therefore, a retention approach with the soils present is acceptable.
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19. The area around the intersection is very flat. There should be no grade anywhere that is less than 0.5%.

20. A City Standard ADA ramp needs to be added at the corner.

21. It may be more advantageous to locate the sewer lateral for Lot 1 at the northwest corner on 925 East.

22. The culinary water services need to be 1" copper from the main to the meter. The material after the meter can be whatever is desired.

Barry said on 925 East the lots are 50'. He said the City standard is 70'. He asked if we need to recommend a variance. Commissioner Osborne said 7375 South is a 70' wide street. Barry said the general plan shows 7375 South extending to 850 East. Mr. Poll discussed the option of changing the sidewalk from 6' to 4'. Barry discussed the bottle neck being on 925 East going to South Weber Drive. Barry said there is no place for storm drain to go off of this property and the City is requiring the developer to maintain the storm water on site. Barry said the City needs the wider park strip for the drain. Mr. Poll said if the City has to purchase property then it will be from other landowners. Barry said the 70' standard is required, but the question is what to do with 925 East. He feels the City can go to 60' on 925 East. Commissioner Pitts is concerned because there was another development that was held to the 70'. Barry discussed options with 925 East going from 70' to 50' and how curb, gutter, and sidewalk through the bottle neck situation.

**Barry Burton's memo of 23 November 2016 is as follows:**

This is a proposal for a three lot subdivision on existing streets, 7375 South and 925 East. The lots range from 1/2 acre to 2/3 acre which are in conformance with the zone, as are the lot widths. Developers are dedicating additional right-of-way on both streets for required widening. There is a 1' wide holding strip on the north side of 7375 South that developers appear to have acquired to allow the widening of the street and access to the lots. The proposal appears to meet the requirements of the staff established at the Sketch Plan meeting.

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STAFF RECOMMENDATION: I recommend approval of the preliminary plat and Phase 1 final plat subject to the provisions listed above.

**Discussion on general zoning ordinance update: (No discussion on this item)**

**APPROVED:**

\_\_\_\_\_  
Chairperson: Rob Osborne

Date

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:

\_\_\_\_\_  
City Recorder: Elyse Greiner

## 2017 City Council Liaison Schedule

February – Walton

March- Osborne

April- Johnson

May- New Appointment

June- Pitts

July- Walton

August- Osborne

September- Johnson

October- New Appointment

November- Pitts

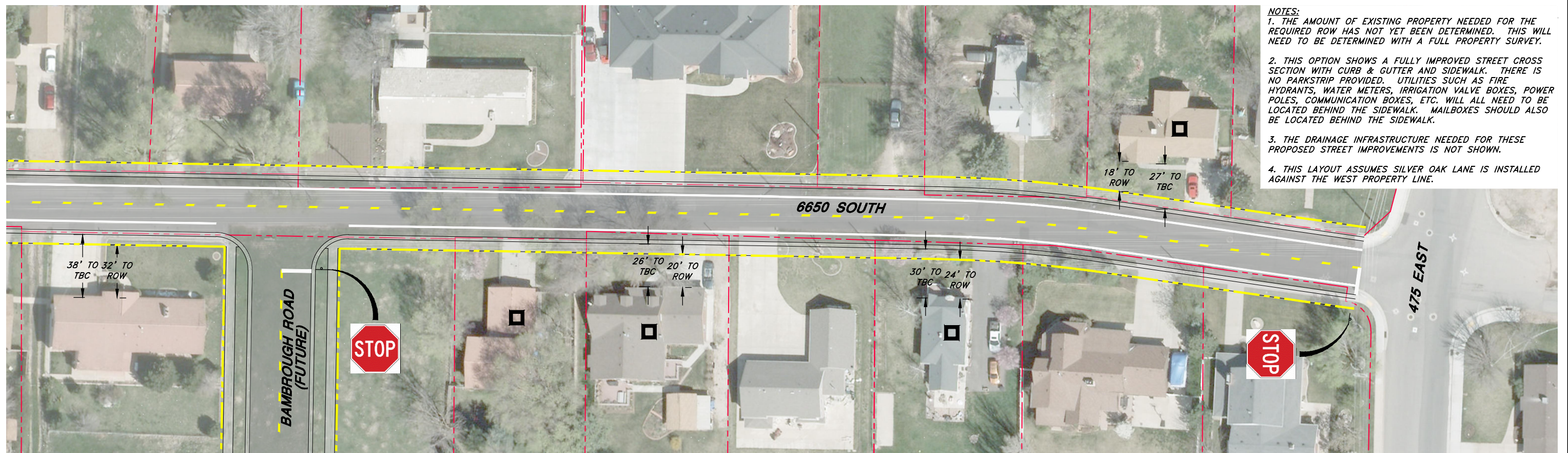
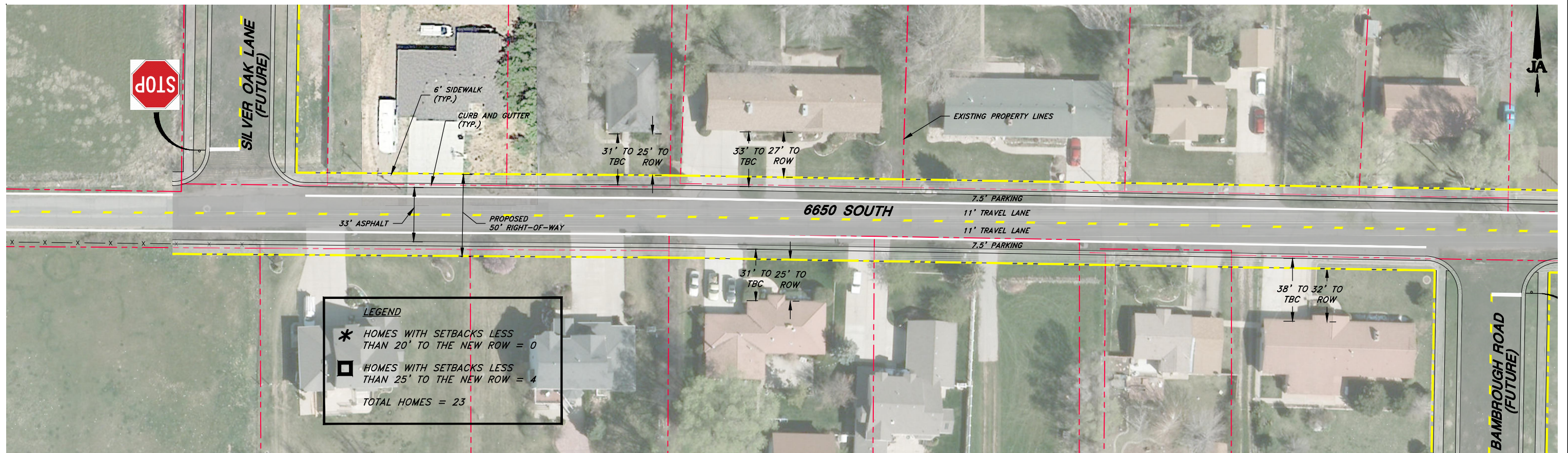
December- Walton



**PUBLIC HEARINGS NOTICE**  
**South Weber City**

Notice is hereby given that on Thursday, February 9, 2017, at approx. 6:30 p.m., in the South Weber City Council Chambers, 1600 E. South Weber Dr., South Weber, Davis County, Utah, the following public hearings will be held before the Planning Commission: (1) a consideration by the City Council to close/dead-end the west side of 6650 S.; (2) a rezone application for property located at approx. 475 E. 6600 S. (Parcel 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM) by applicant Bruce Nilson; and (3) a preliminary subdivision application for Bambrough Property (24 lots) located at approx. 475 E. 6600 S. (Parcel 13-023-0070), approx. 12.98 acres; by applicant Bruce Nilson. A copy of the associated information for the hearings is on file for review at the South Weber City Office. The public is invited to attend and make comments. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearings should notify Elyse Greiner at 801-479-3177 two days prior to the meeting date.





PROJECT ENGINEER				
DATE				
REV.	DATE	APPR.	FILE NAME:	C:\

SCALE:  
HORZ.  
1" = 60'

DESIGNED BKJ  
DRAWN TWE  
CHECKED BKJ



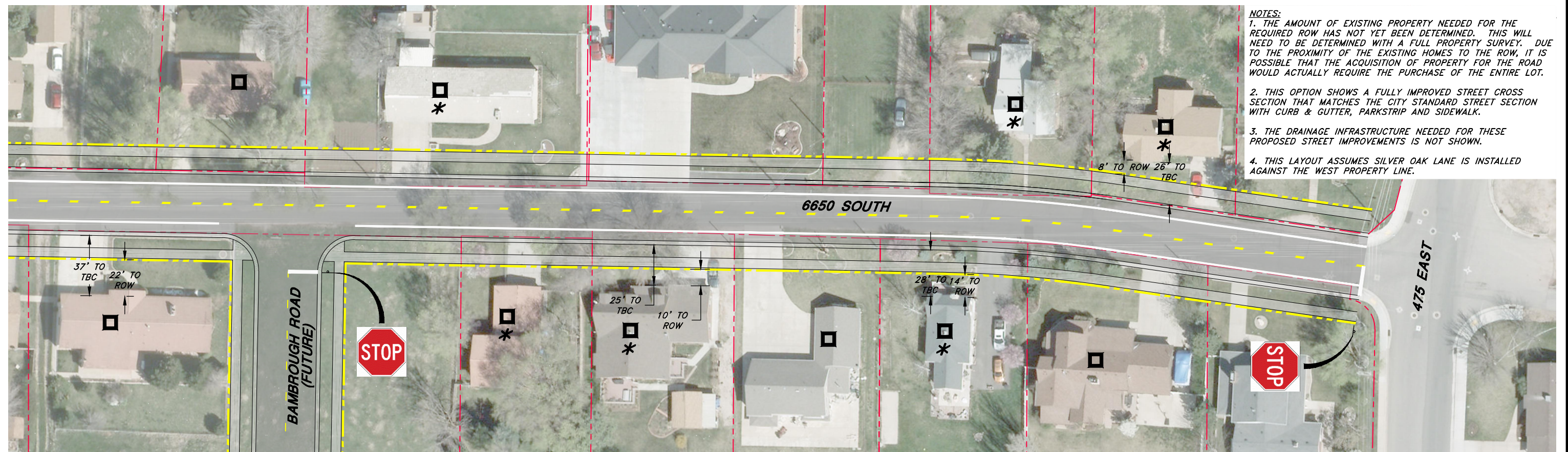
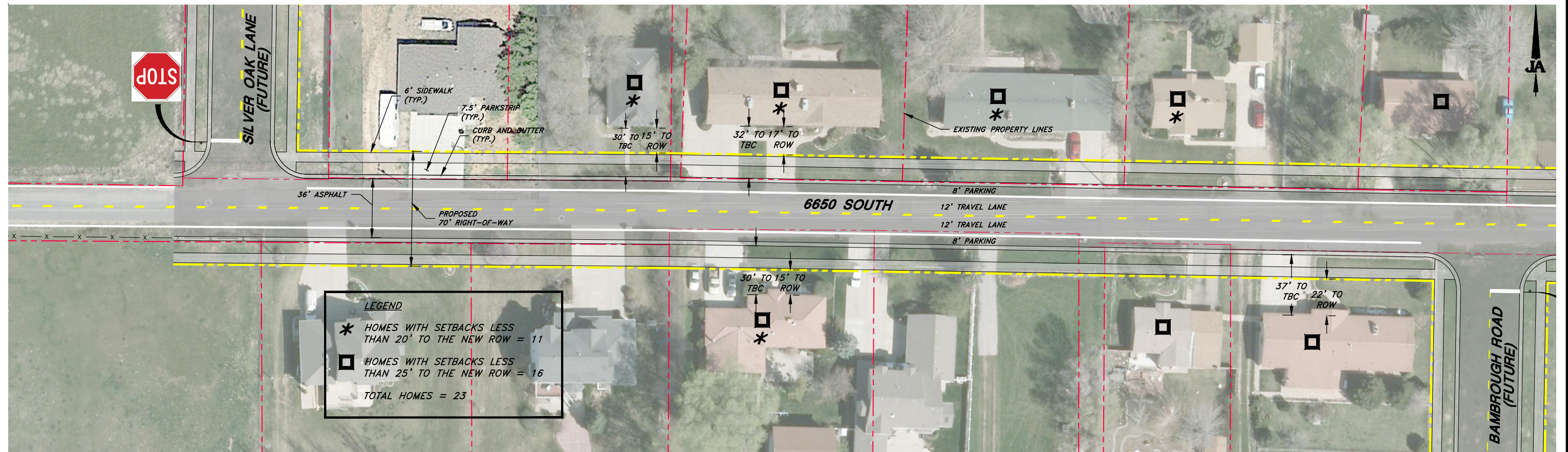
CONSULTING ENGINEERS

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

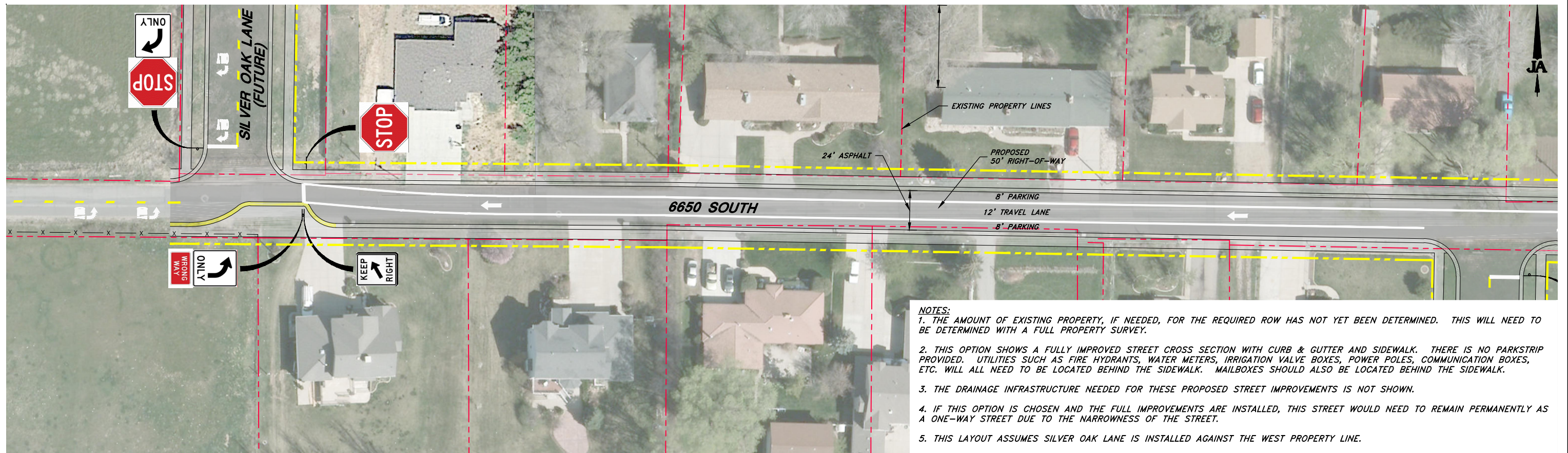
**SOUTH WEBER CITY CORPORATION**  
**6650 SOUTH IMPROVEMENT OPTIONS**  
**OPTION 1A - WIDENING (50' ROW)**

SHEET:  
**1A**  
OF X SHEETS  
0

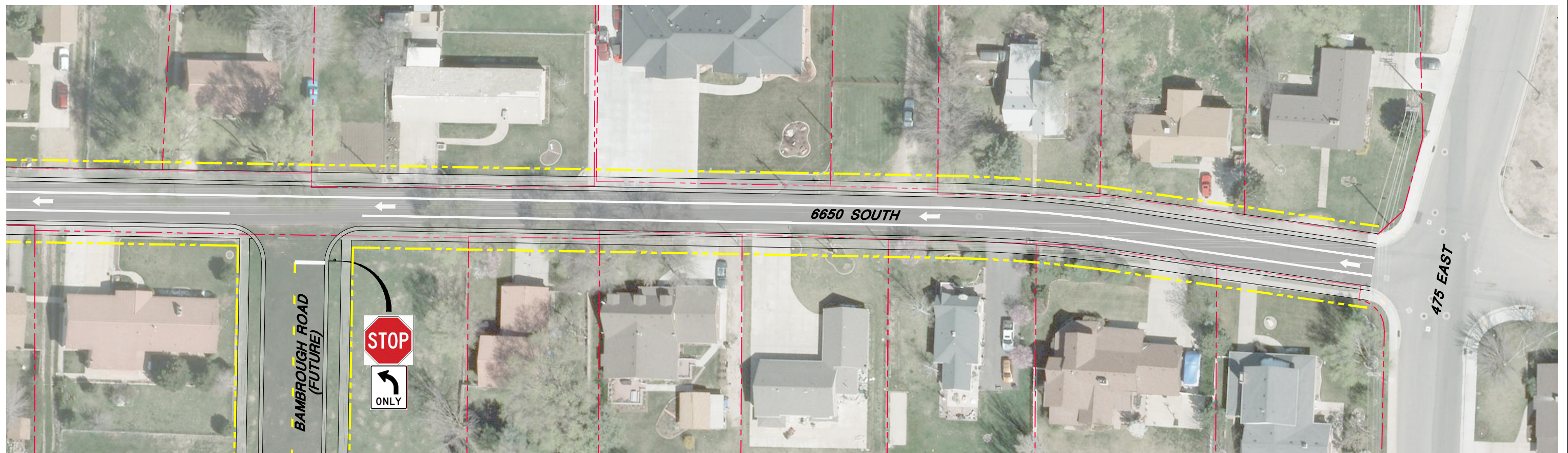








- NOTES:**
1. THE AMOUNT OF EXISTING PROPERTY, IF NEEDED, FOR THE REQUIRED ROW HAS NOT YET BEEN DETERMINED. THIS WILL NEED TO BE DETERMINED WITH A FULL PROPERTY SURVEY.
  2. THIS OPTION SHOWS A FULLY IMPROVED STREET CROSS SECTION WITH CURB & GUTTER AND SIDEWALK. THERE IS NO PARKSTRIP PROVIDED. UTILITIES SUCH AS FIRE HYDRANTS, WATER METERS, IRRIGATION VALVE BOXES, POWER POLES, COMMUNICATION BOXES, ETC. WILL ALL NEED TO BE LOCATED BEHIND THE SIDEWALK. MAILBOXES SHOULD ALSO BE LOCATED BEHIND THE SIDEWALK.
  3. THE DRAINAGE INFRASTRUCTURE NEEDED FOR THESE PROPOSED STREET IMPROVEMENTS IS NOT SHOWN.
  4. IF THIS OPTION IS CHOSEN AND THE FULL IMPROVEMENTS ARE INSTALLED, THIS STREET WOULD NEED TO REMAIN PERMANENTLY AS A ONE-WAY STREET DUE TO THE NARROWNESS OF THE STREET.
  5. THIS LAYOUT ASSUMES SILVER OAK LANE IS INSTALLED AGAINST THE WEST PROPERTY LINE.

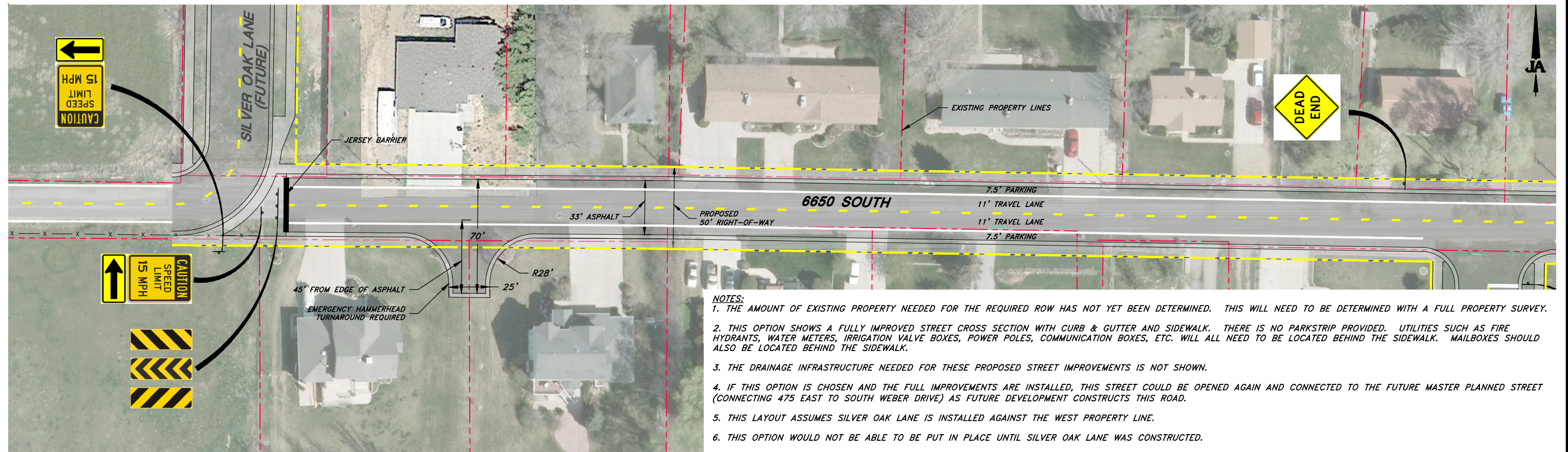


<div>PROJECT ENGINEER</div>								SCALE: HORZ. 1" = 60'		DESIGNED <u>BKJ</u>		DRAWN <u>TWE</u>		CHECKED <u>BKJ</u>		<div><div><div><div>J</div><div>A</div></div><div><div>JONES &amp; ASSOCIATES</div></div></div><div>CONSULTING ENGINEERS</div><div>1716 East 5600 South South Ogden, Utah 84403 (801) 476-9767</div></div>		SOUTH WEBER CITY CORPORATION		SHEET:	
																		6650 SOUTH IMPROVEMENT OPTIONS		2	
<div>DATE</div>		REV.		DATE		APPR.		FILE NAME: C:\		OPTION 2 - ONE-WAY STREET (WESTBOUND)		OF X SHEETS 0									

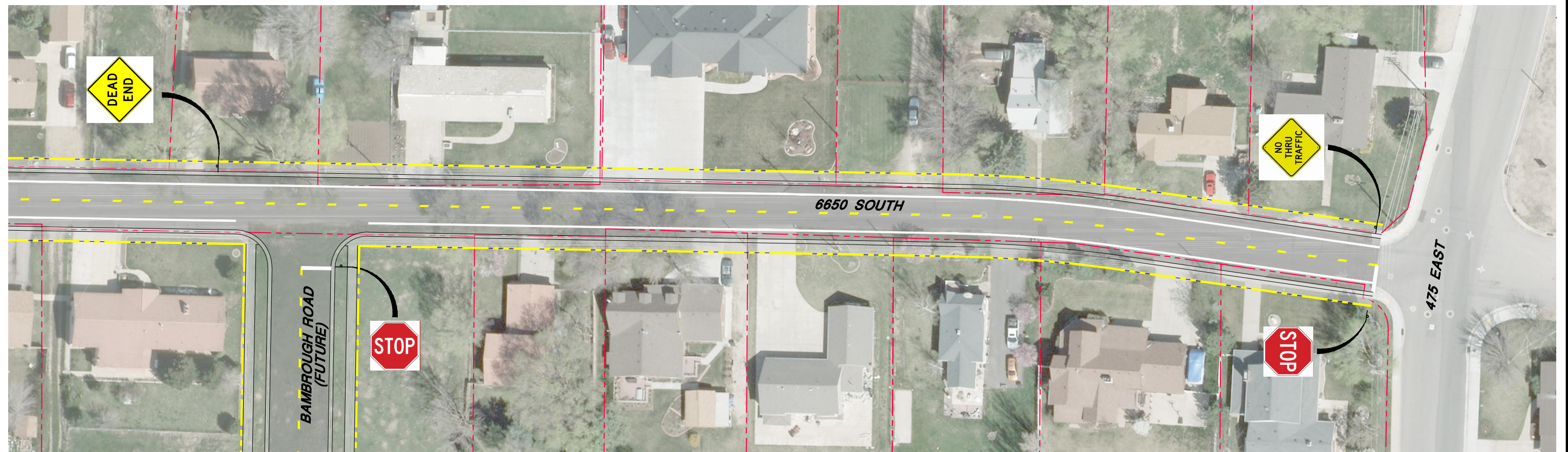








- NOTES:**
1. THE AMOUNT OF EXISTING PROPERTY NEEDED FOR THE REQUIRED ROW HAS NOT YET BEEN DETERMINED. THIS WILL NEED TO BE DETERMINED WITH A FULL PROPERTY SURVEY.
  2. THIS OPTION SHOWS A FULLY IMPROVED STREET CROSS SECTION WITH CURB & GUTTER AND SIDEWALK. THERE IS NO PARKSTRIP PROVIDED. UTILITIES SUCH AS FIRE HYDRANTS, WATER METERS, IRRIGATION VALVE BOXES, POWER POLES, COMMUNICATION BOXES, ETC. WILL ALL NEED TO BE LOCATED BEHIND THE SIDEWALK. MAILBOXES SHOULD ALSO BE LOCATED BEHIND THE SIDEWALK.
  3. THE DRAINAGE INFRASTRUCTURE NEEDED FOR THESE PROPOSED STREET IMPROVEMENTS IS NOT SHOWN.
  4. IF THIS OPTION IS CHOSEN AND THE FULL IMPROVEMENTS ARE INSTALLED, THIS STREET COULD BE OPENED AGAIN AND CONNECTED TO THE FUTURE MASTER PLANNED STREET (CONNECTING 475 EAST TO SOUTH WEBER DRIVE) AS FUTURE DEVELOPMENT CONSTRUCTS THIS ROAD.
  5. THIS LAYOUT ASSUMES SILVER OAK LANE IS INSTALLED AGAINST THE WEST PROPERTY LINE.
  6. THIS OPTION WOULD NOT BE ABLE TO BE PUT IN PLACE UNTIL SILVER OAK LANE WAS CONSTRUCTED.



PROJECT ENGINEER					
DATE					
REV.	DATE	APPR.	FILE NAME:	C:\	

SCALE:  
HORZ.  
1" = 60'

DESIGNED BKJ  
DRAWN TWE  
CHECKED BKJ



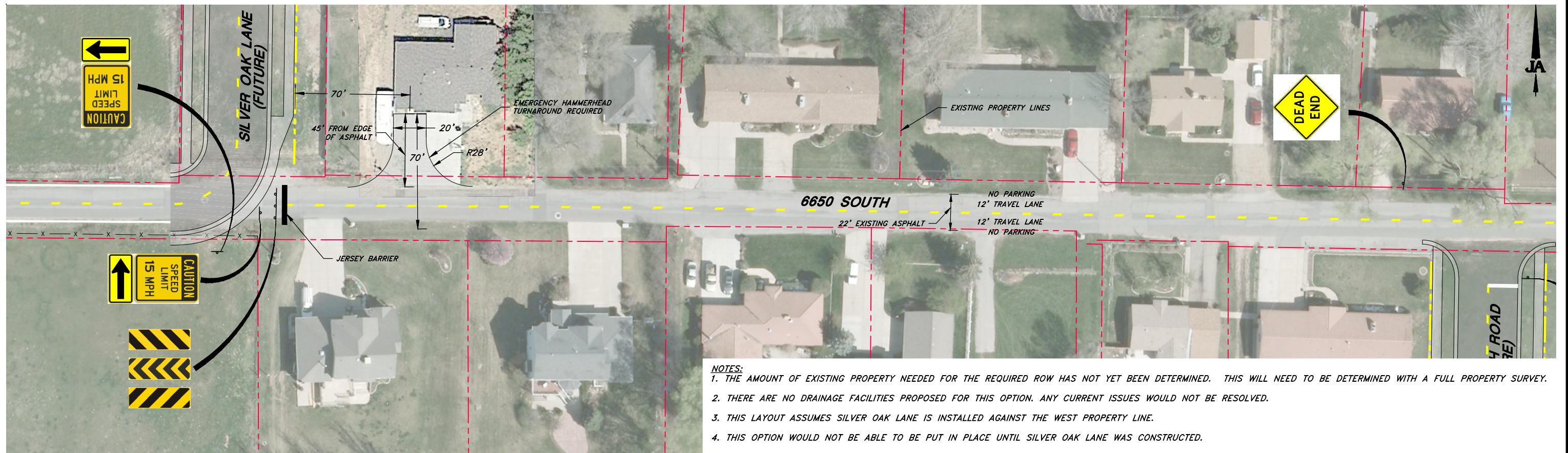
CONSULTING ENGINEERS

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

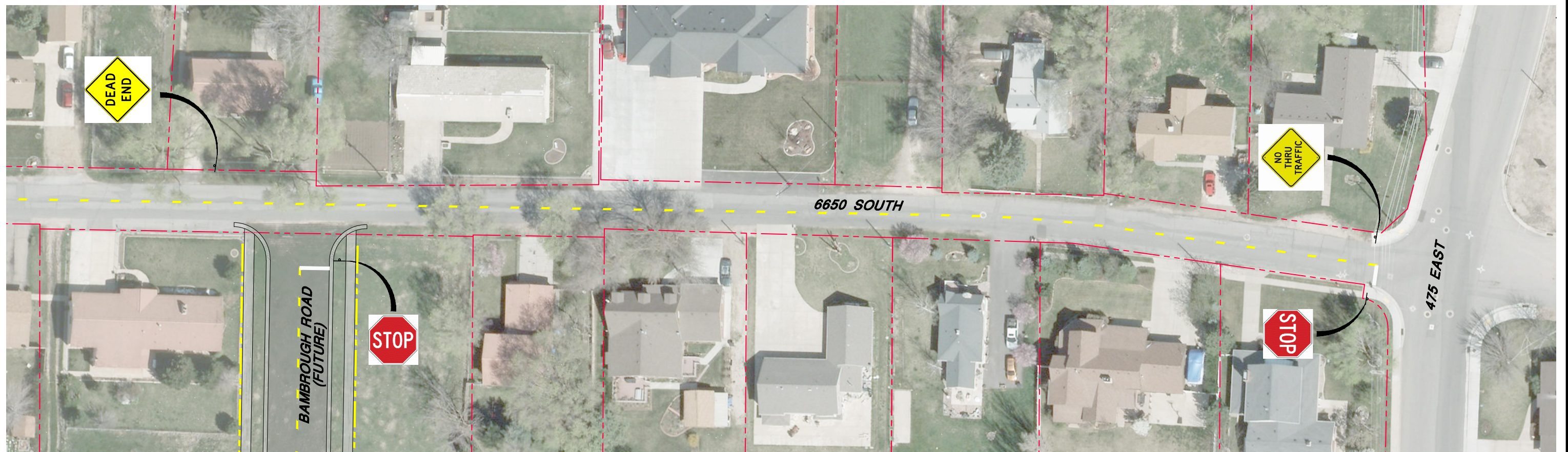
SOUTH WEBER CITY CORPORATION  
6650 SOUTH IMPROVEMENT OPTIONS  
**OPTION 3 - DEAD END (50' ROW)**

SHEET:  
**3**  
OF X SHEETS  
0

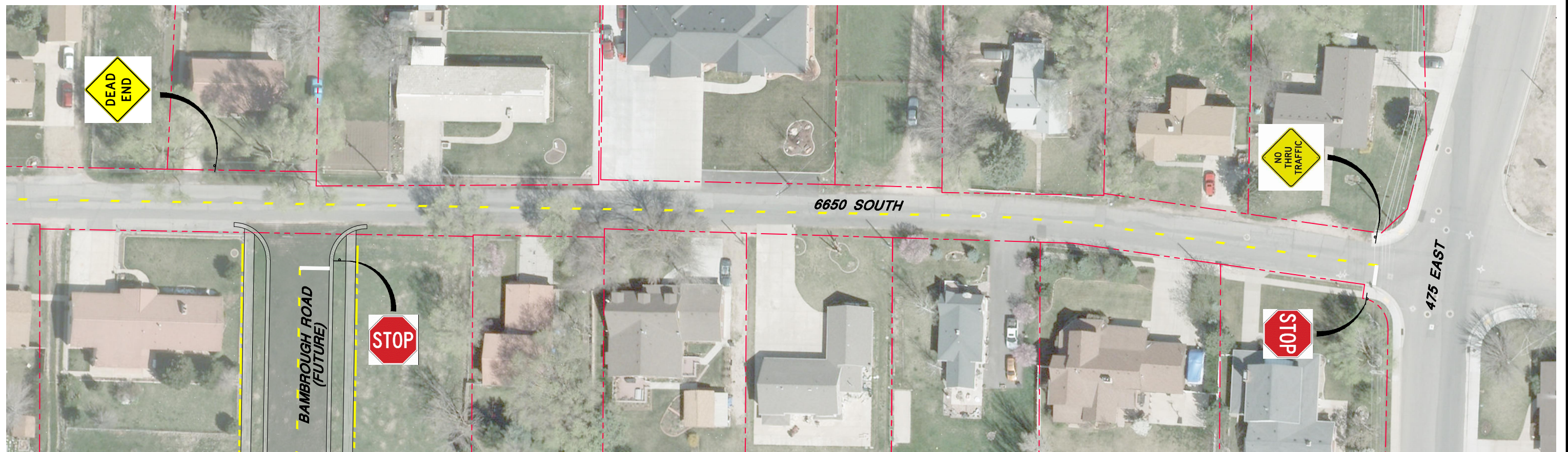
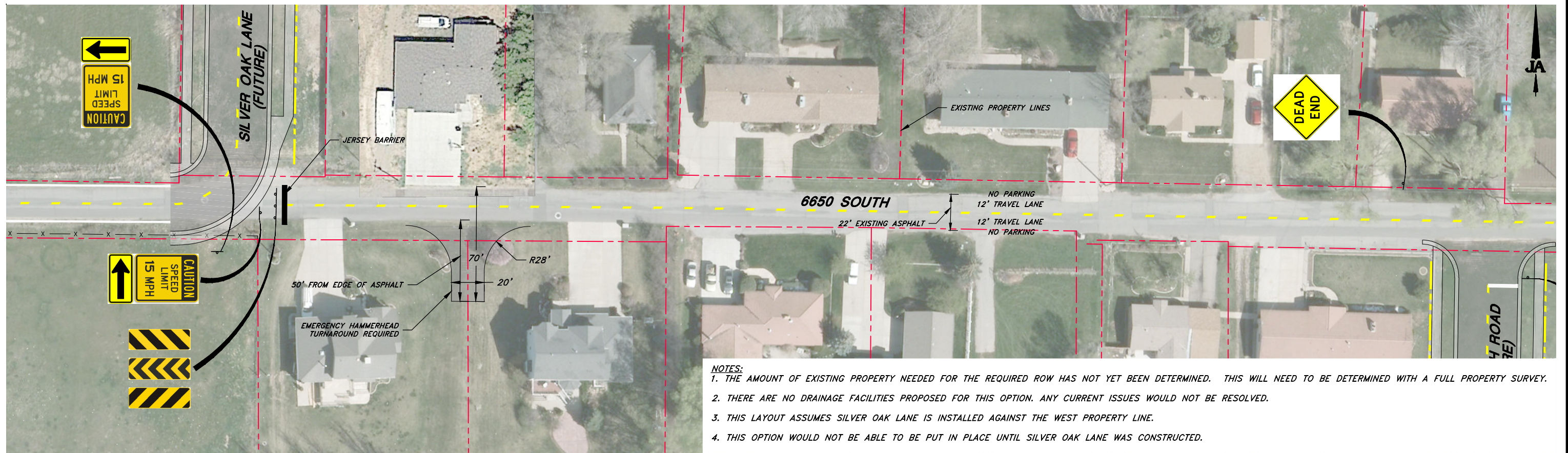




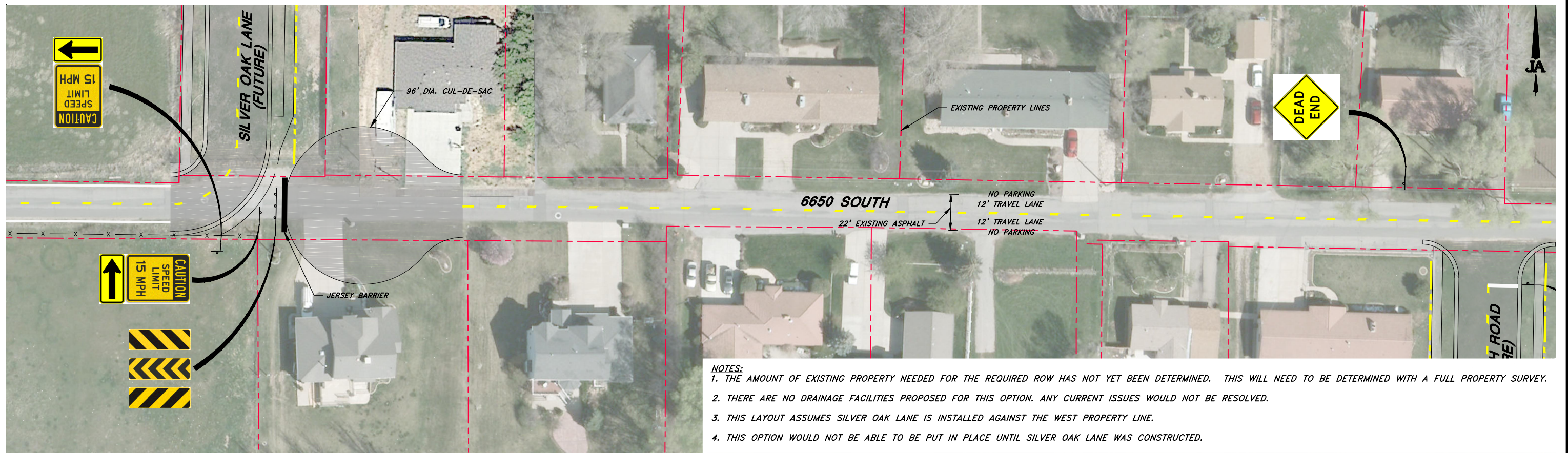
- NOTES:**
1. THE AMOUNT OF EXISTING PROPERTY NEEDED FOR THE REQUIRED ROW HAS NOT YET BEEN DETERMINED. THIS WILL NEED TO BE DETERMINED WITH A FULL PROPERTY SURVEY.
  2. THERE ARE NO DRAINAGE FACILITIES PROPOSED FOR THIS OPTION. ANY CURRENT ISSUES WOULD NOT BE RESOLVED.
  3. THIS LAYOUT ASSUMES SILVER OAK LANE IS INSTALLED AGAINST THE WEST PROPERTY LINE.
  4. THIS OPTION WOULD NOT BE ABLE TO BE PUT IN PLACE UNTIL SILVER OAK LANE WAS CONSTRUCTED.



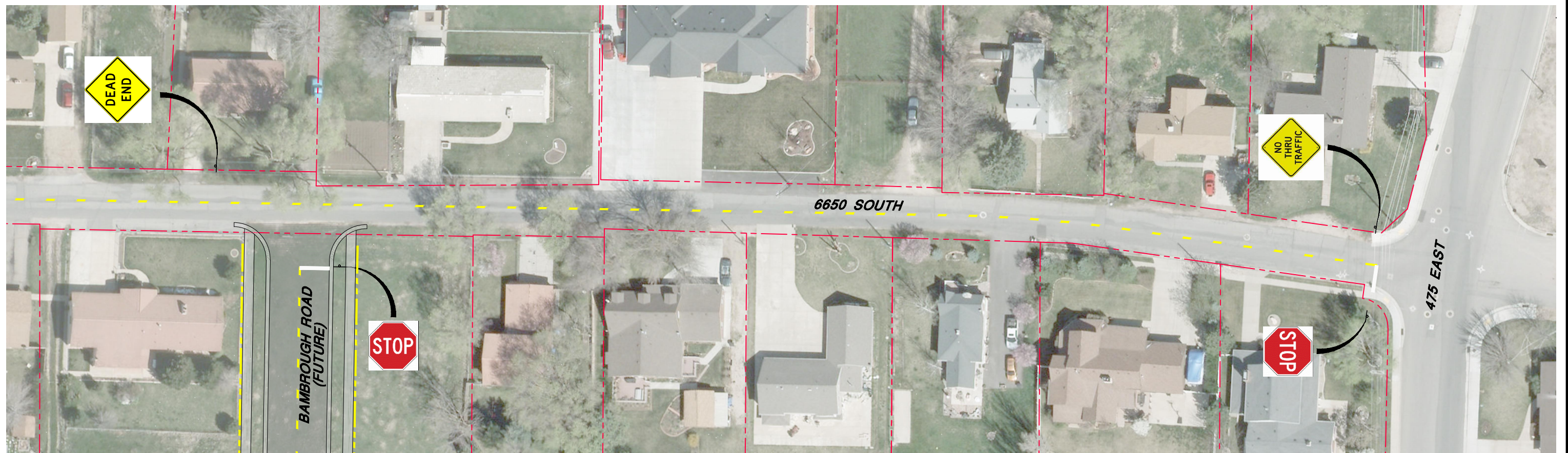








- NOTES:**
- 1. THE AMOUNT OF EXISTING PROPERTY NEEDED FOR THE REQUIRED ROW HAS NOT YET BEEN DETERMINED. THIS WILL NEED TO BE DETERMINED WITH A FULL PROPERTY SURVEY.
  - 2. THERE ARE NO DRAINAGE FACILITIES PROPOSED FOR THIS OPTION. ANY CURRENT ISSUES WOULD NOT BE RESOLVED.
  - 3. THIS LAYOUT ASSUMES SILVER OAK LANE IS INSTALLED AGAINST THE WEST PROPERTY LINE.
  - 4. THIS OPTION WOULD NOT BE ABLE TO BE PUT IN PLACE UNTIL SILVER OAK LANE WAS CONSTRUCTED.



PROJECT ENGINEER				
DATE				
REV.	DATE	APPR.	FILE NAME: C:\	

SCALE:  
HORZ.  
1" = 60'

DESIGNED BKJ  
DRAWN TWE  
CHECKED BKJ



CONSULTING ENGINEERS

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION  
6650 SOUTH IMPROVEMENT OPTIONS  
**OPTION 3b - DEAD END (50' ROW) (CUL-DE-SAC)**

SHEET:  
**3b**  
OF X SHEETS  
0



## 6650 South - Open House Survey Summary

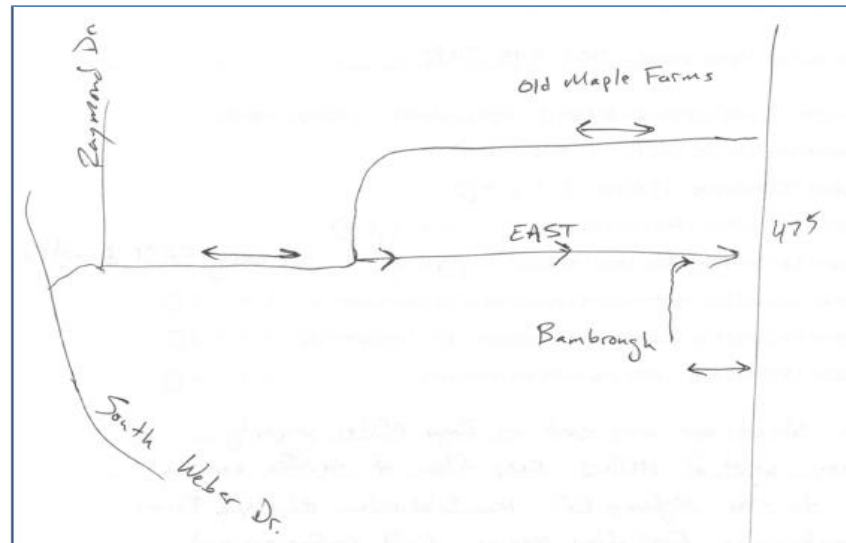
#	Name	Option 1A	Option 1B	Option 2	Option 2A	Option 3	Option 3a *	Option 3b
		Widening - 50' ROW	Widening - 70' ROW	One-Way - Full Improvements	One-Way - Minimal Improvements	Dead End, Hammerhead Turnaround - Full Improvements	Dead End, Hammerhead Turnaround - Minimal Improvements	Dead End, Cul-de- sac - Minimal Improvements
1	Tony Moses 6458 Raymond Rd	1	1	1	5	1	1	1
2	Tim Grubb 6926 S 475 East						5	
3	Jarrel Coy 401 E 6650 S	1	1	1	1	1	5	1
4	Jaron Alberts 296 E 6650 S	1	1	1	3	1	5	1
5	Delene Hyde 349 E 6650 S						5	
6	LaRae Harper 324 E 6650 S						5	
7	S Swedin 2204 E 7400 S		4					
8	Kent & Cheryl Bambrough 390 E 6650 S						5	
9	Roger Miller 291 E 6650 S						5	
<b>Total Votes</b>		3	7	3	9	3	36	3
<b>Average votes (Blanks as 0)</b>		0.33	0.78	0.33	1.00	0.33	4.00	0.33

*\* See comments on Page 2. Several requested showing the hammerhead turnaround on the Hyde's property. This would not comply with distances required by the Fire Code. Therefore, there is no drawing that depicts this. There was a comment about having the hammerhead turnaround on the north side of the street. Drawing 3a (Alt.) depicts this option. However, it was not one of the drawings presented at the Open House.*

# 6650 South - Open House Survey

## COMMENTS

#	Name	COMMENTS
1	Tony Moses 6458 Raymond Rd	Start one way east at Roger Miller Property, two-way west of Millers. Keep Flow of Traffic heading EAST to the highway exit. New subdivision Old Maple Farms & Mabrougs East flow leaving. Limit confusion and having west traffic flowing through Old Maple Farms. See Diagram Below
2	Tim Grubb 6926 S 475 East	The turnaround needs to be on the north side of the road on the Alberts property - west side of their driveway
3	Jarrel Coy 401 E 6650 S	
4	Jaron Alberts 296 E 6650 S	
5	Delene Hyde 349 E 6650 S	3A with Hammerhead on Hyde's pasture
6	LaRae Harper 324 E 6650 S	Move hammerhead to Hyde's property
7	S Swedin 2204 E 7400 S	
8	Kent & Cheryl Bambrough 390 E 6650 S	A dead end that doesn't encroach on our neighbors property would be ideal. Move the hammerhead to the Hyde's property
9	Roger Miller 291 E 6650 S	Move hammerhead from proposed place to Hyde's property



Tony Moses Diagram

# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405

Phone: (801) 479-3177 Fax: (801) 479-0066

*Kelly.bambrough@utahhomes.com*

*BESSIE BAMBROUGH TRUST*

OFFICE USE: Application # 2016-06 Fee \$ 300. Receipt # 13-082675 Date Received 8/30/16

Owner of Property KENT E. BAMBROUGH (13-023-0070), KELLY L. BAMBROUGH, ROGER L. MATTHEW G. & CAMERON W. MILLER (13-023-0182)

Applicant's Name BRUCE NILSON, NILSON HOMES

Mailing Address 5617 S. 1475 E. City, State, Zip OGDEN, UT 84403

Phone 801-392-8100 Fax 801-399-0802 Email bruce@nilsonhomes.com

Agent's Name SAME AS APPLICANT

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Request: 13.173 Acres/Sq. Feet be changed from A & R-L zone to R-LM zone

\_\_\_\_\_ Acres/Sq. Feet be changed from \_\_\_\_\_ zone to \_\_\_\_\_ zone

Property Address: 475 EAST 6650 SOUTH

Parcel Number(s): 13-023-0070 & 13-023-0182 Total Acres or Sq. Feet: 13.173

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)

SEE ATTACHED

What is the proposed use?

THE PURPOSE OF THE REZONE IS TO DEVELOP A RESIDENTIAL SUBDIVISION

In what way does the proposal recognize the City's General Plan?

THE GENERAL PLAN SHOWS THE PROPERTY AS BEING LOW MODERATE DENSITY RESIDENTIAL

DEVELOPMENT, WHICH MATCHES THE REQUEST.

**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: [Signature]  
Property Owner

Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of Weber )

I (we) Kelly L. Bambrungr, being duly sworn, depose and say I (we) am (are) the sole  
Property Owner(s) or Agent of Owner  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 13-023-0070  
Property Address

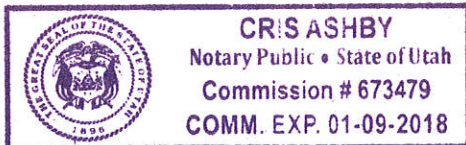
and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 30 day of August.

Signed: [Signature]  
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 30 day of August, 2016.



Notary Public: [Signature]

**AGENT AUTHORIZATION**

State of Utah )  
County of WEBER )

I (we) Kelly L. Bambrungr, the sole owner(s) of the real property located at  
Property Owner(s)  
13-023-0070, South Weber City, Utah do hereby appoint Bruce L. Nilson  
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

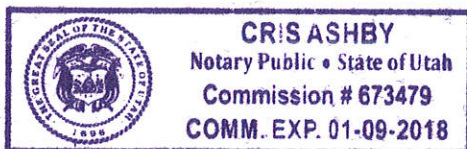
Dated this 30<sup>th</sup> day of August, 2016

Signed: [Signature]  
Property Owner

Property Owner

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016.

Notary Public: [Signature]





**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: JB BAUER WASH  
Property Owner

Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of WEBER )

I (we) Roger Banknigh, being duly sworn, depose and say I (we) am (are) the sole  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 13-023-0070  
Property Address

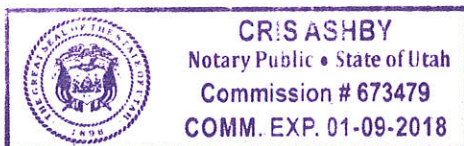
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Dated this 30<sup>th</sup> day of August, 2016.

Signed: JB BAUER WASH  
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016.



Notary Public: Cris Ashby

**AGENT AUTHORIZATION**

State of Utah )  
County of WEBER )

I (we) Roger Banknigh, the sole owner(s) of the real property located at  
13-023-0070, South Weber City, Utah do hereby appoint Bruce L. Nilson  
Property Address

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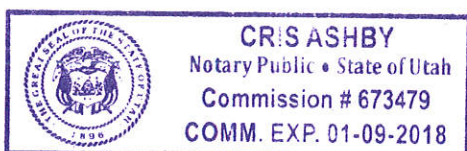
Dated this 30<sup>th</sup> day of August, 2016.

Signed: JB BAUER WASH  
Property Owner

Property Owner

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016.

Notary Public: Cris Ashby





**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: Kent Bambrugh  
Property Owner

Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of WEBER

I (we) Kent E. Bambrugh, being duly sworn, depose and say I (we) am (are) the sole  
Property Owner(s) or Agent of Owner  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 13-023-0070  
Property Address

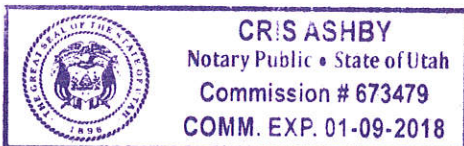
and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 30<sup>th</sup> day of August, 2016

Signed: Kent Bambrugh  
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016



Notary Public: Cris Ashby

**AGENT AUTHORIZATION**

State of Utah )  
County of WEBER

I (we) Kent E. Bambrugh, the sole owner(s) of the real property located at  
Property Owner(s)  
13-023-0070, South Weber City, Utah do hereby appoint Bruce L. Nilson  
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

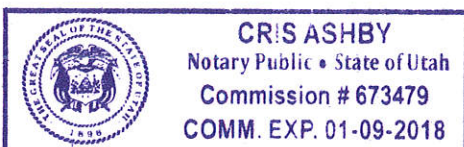
Dated this 30<sup>th</sup> day of August, 2016

Signed: Kent Bambrugh  
Property Owner

Property Owner

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016

Notary Public: Cris Ashby





8-4-16

**BAMBROUGH/MILLER PROPERTY  
REZONE DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 6650 SOUTH STREET, SAID POINT BEING N89°28'27"W 1074.41 FEET AND S00°31'33"W 294.71 FEET FROM A FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S88°44'15"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 6650 SOUTH STREET, 260.73 FEET; THENCE S00°34'31"W 272.58 FEET; THENCE S88°50'06"E 81.47 FEET; THENCE S00°04'31"W 470.51 FEET; THENCE S88°51'58"E 488.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 475 EAST STREET; THENCE S01°08'18"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 475 EAST STREET 100.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BALDWIN ESTATES; THENCE ALONG THE LINE OF BALDWIN ESTATES THE FOLLOWING TWO (2) COURSES; (1) N88°52'00"W 485.81 FEET; (2) S00°08'00"W 514.66 FEET; THENCE N50°46'02"W 196.90 FEET; THENCE N47°04'34"W 114.61 FEET; THENCE N48°20'00"W 88.44 FEET; THENCE N45°10'26"W 126.99 FEET; THENCE N33°06'34"W 74.84 FEET; THENCE N28°32'44"W 121.34 FEET; THENCE N21°48'44"W 125.60 FEET; THENCE N42°24'22"W 87.55 FEET; THENCE N10°16'56"E 142.83 FEET; THENCE N16°47'08"E 113.96 FEET; THENCE N34°20'11"E 54.39 FEET; THENCE N35°53'41"E 118.49 FEET; THENCE S71°21'00"E 22.39 FEET; THENCE S89°41'10"E 79.99 FEET; THENCE N00°17'10"W 272.25 FEET; THENCE N05°14'33"E 8.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 573,801 SQUARE FEET OR 13.173 ACRES MORE OR LESS.

**Solutions You Can Build On™**

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying  
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666  
ogden@reeve-assoc.com • reeve-assoc.com



**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

(x) Signed:

Property Owner

Property Owner

### APPLICANT'S AFFIDAVIT

State of Utah )  
County of WEBER )

I (we) \_\_\_\_\_, being duly sworn, depose and say I (we) am (are) the sole  
Property Owner(s) or Agent of Owner  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 13-023-6182  
Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

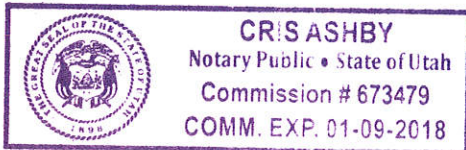
Dated this 30<sup>th</sup> day of August, 2016.

(x) Signed:

Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016.



Notary Public: Cris Ashby

### AGENT AUTHORIZATION

State of Utah )  
County of WEBER )

I (we) \_\_\_\_\_, the sole owner(s) of the real property located at  
Property Owner(s)  
\_\_\_\_\_, South Weber City, Utah do hereby appoint Bruce L. Allison  
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 30<sup>th</sup> day of August, 2016.

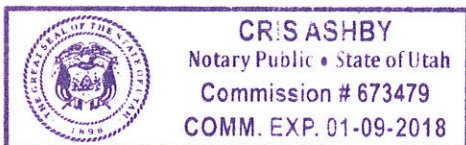
(x) Signed:

Property Owner

Property Owner

Subscribed and Sworn before me this 30<sup>th</sup> day of August, 2016.

Notary Public: Cris Ashby





**For Office Use Only**

Fees received by: SE Date of submittal: 11/23/16  
Amount Paid: 900.00 Receipt #: 13.083109

Initial Review, all of the required supporting materials have been provided: \_\_\_\_\_

PC Meeting Date: \_\_\_\_\_



## Preliminary Plan Application

Project/Subdivision Name: BAMBROUGH PROPERTY  
Approx. Location: 475 EAST 6600 SOUTH  
Parcel Number(s): 13-023-0070 Total Acres: 12.98 ACRES  
Current Zone: A If Rezoning, to what zone: R-LM Bordering Zones: A & R-L  
Surrounding Land Uses: RESIDENTIAL/AGRICULTURAL  
Number of Lots: 24 LOTS # Lots per Acre: 1.85  
Phase: 1 of 1 PUD: Yes / No

### Contact Information

#### Developer or Agent

Name: BRUCE NILSON  
Company Name: NILSON HOMES  
Address: 5617 SOUTH 1475 EAST  
City/State/Zip: OGDEN, UTAH 84403  
Phone: 801-392-8100 Fax: 801-399-0802  
Email: bruce@nilsonhomes.com

#### Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

#### Developer's Engineer

Name: J. NATE REEVE  
Company: REEVE & ASSOCIATES, INC.  
License #: 375328  
Address: 5160 SOUTH 1500 WEST  
City/State/Zip: RIVERDALE, UT 84405  
Phone: 801-621-3100 Fax: 801-399-0802  
Email: nreeve@reeve-assoc.com

#### Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

#### Surveyor

☒ Check here if same as Engineer

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
License #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Property Owner(s)

☐ Check here if same as Developer

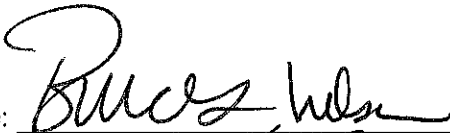
KENT E., KELLY L. &  
Name: ROGER L. BAMBOUGH TRUSTEES  
Address: 375 EAST 6650 SOUTH  
City/State/Zip: SOUTH WEBER, UT 84405  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

\*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.

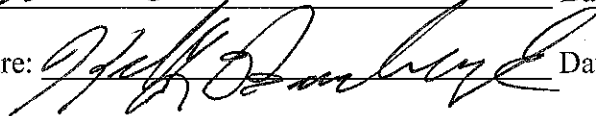
Applicant's Signature:



Date:

11/23/16

Property Owner's Signature:




Date:

11-23-16



**MEMORANDUM**

TO: South Weber City Planning Commission

FROM: Brandon K. Jones, P.E.  
South Weber City Engineer 

CC: Barry Burton – South Weber City Planner  
Mark B. Larsen – South Weber City Public Works Director  
Elyse Greiner – South Weber City Deputy Recorder

RE: **BAMBROUGH SUBDIVISION**  
**Preliminary Review**

Date: February 6, 2017

---

Our office has completed a review of the Preliminary Plans for the Bambrough Subdivision received, January 30, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the Planning Commission.

**HISTORY / BACKGROUND**

The Concept Meeting for this proposed development was held on July 19, 2016. Issues of storm water, street connections (6650 South, 475 East & South Weber Drive) and development of adjacent property were discussed at this initial meeting.

Due to the amount of undeveloped ground “in the backyards” of the existing homes surrounding the Bambrough property, and the potential of this development to diminish the ability of these properties to develop in the future, the Staff felt that it would be important to invite all of the surrounding property owners to a Resident Meeting (Open House style).

This meeting was held on September 12, 2016. At this meeting, the residents who attended were informed of the proposed development and given the opportunity to collaborate with the developer in the use of their property, if they desired. The location for connecting roads and development along those roads was also discussed in depth. The developer followed up with a few property owners as a result of this meeting. However, in the end, no property owners were willing to work with the developer to build a connecting road to 475 East. So, as a result, the Staff gave the developer the direction to locate a stub road at a location where it appeared there was the greatest development potential.

A Sketch Plan meeting was held the following day on September 13, 2016 to discuss the results of the Resident Meeting and review what the developer proposed.

A second Sketch Plan meeting was held on December 12, 2016. The developer proposed revisions based on the previous meetings. More discussion took place and comments were given. The plans we received for review are the result of all the feedback, discussions and direction given.



## **GENERAL PLAN - TRANSPORTATION**

This property is relatively unique. It is surrounded by existing homes that front 6650 South, 475 East and South Weber Drive with few locations to build connecting streets (without demolishing an existing home). The Vehicle Transportation Map in the General Plan conceptually shows a future Minor Collector Road connecting from 475 East to South Weber Drive through the Bambrough property. As it specifically relates to this area, Page 24 of the General Plan states: *“As development to the south of this section of 6650 South occurs, secondary access could be allowed, provided there is a primary access onto South Weber Drive or 475 East.”* Page 25 of the General Plan states, *“It is also recommended that the existing 6650 St. be improved. The extent of the improvements and the additional right-of-way needed to accommodate that improvement is dependent on the feasibility of the associated improvements.”*

The developer is proposing 24 lots with the primary access being on 6650 South and a stub for a future secondary connection to 475 East. Because this IS NOT consistent with the statement on page 24 in the General Plan, the developer is proposing to share in the cost of improvements on 6650 South, which IS consistent with the statement on page 25. Another factor is that the City's Code allows for a maximum of 30 homes on a single access. The proposed access complies with the City's Code as it relates to access with 6650 South in its current condition.

**Ultimately, the Planning Commission needs to decide if what the developer is proposing is acceptable.**

## **GENERAL**

1. Water Source. The Water Capital Facilities Plan (CFP) was adopted on June 14, 2016. The Impact Fee Facilities Plan (IFFP) is also complete. Zions Bank Public Finance is currently finalizing the Impact Fee Analysis (IFA). Once this is adopted, the provision for collecting Weber Basin's impact fee with each building permit will be in place. The collection of this impact fee will automatically contract the City for the additional culinary water needed for each new resident. Thus ensuring that the City always maintains sufficient water supply. Due to noticing and implementation requirements, we anticipate the impact fees being in place by Summer 2017. We would recommend that no building permits be issued until these impact fees are in place.
2. Geotechnical Report. A geotechnical study was performed by GSH and a report dated August 18, 2016 was submitted.
  - a. Basements. The geotechnical report indicates groundwater elevations as shallow as 3.4 feet below the existing grade, and recommends that the lowest habitable floor needs to be a minimum of 3.0 feet above the existing groundwater elevation. The developer is proposing to construct homes with basements. Due to the presence of shallow groundwater, we would recommend one of the following:
    - i. Not allow basements at all, OR
    - ii. Have the geotech specifically address the construction of basements in more detail and measure the elevation of the lowest habitable floor off of a

- fixed improvement in the development (e.g. Curb & Gutter) so that implementation of the recommendation can be easily applied by the Building Official.
- b. Groundwater. There is no land drain system being proposed for this development, due to the unavailability of a storm drain system that is deep enough to make a difference. This also has influence on the geotech's recommendation for basement elevations.
  - c. Backfill. Some of the native soils may meet the City Standard backfill requirements, but it is likely that it will be labor-intensive to use these soils during construction. We anticipate the majority of the backfill will need to be imported.
  - d. Pavement. A minimum of 3" asphalt and 12" roadbase over properly prepared subgrade will be required; unless a different design is desired and approved.
3. South Weber Irrigation Ditch and Off Site Drainage. The old South Weber ditch runs along the south property line of the proposed development. The ditch is no longer used to convey irrigation water, but still receives drainage water, mainly from pipes. We have been made aware of an agreement that SWIC has with DWCCC to receive groundwater drainage that is collected up by the canal to ensure its stability and is discharged into the ditch. The developer is proposing to collect this drainage and pipe it into the City's storm water system. There needs to be more investigation into the specific location(s) where this and any other drainage is coming from. We propose that we work with the developer to continue to identify the best way to collect all drainage and get it into the City's storm water system.
4. Future Drainage of South property. Due to the natural topography of the property south of the proposed development, it will be difficult for any future development to drain this property back to South Weber Drive. Therefore, the storm drain system in this development should be extended to the south subdivision boundary. We recommend working with the developer to find the best location for this extension. The City should be responsible for any extension and/or upsizing of the storm drain that is not associated with the development. If this is the case, then the City's participation should be formalized in a Cost Share Agreement.
5. There is no existing storm drain system in 6650 South. The cost for the piping from 475 East to the development is the developer's responsibility.

#### **POTENTIAL FEES PAID TO THE CITY**

6. 6650 South. As mentioned earlier in this memo, the developer is proposing to participate in the costs associated with improving 6650 South from the new proposed intersection to 475 East. The City Council is currently investigating improvements on 6650 South. We propose that our office develop a cost estimate based on the Council's direction for improvements, evaluate what we feel is the developer's proportionate share and provide this to the developer for their review. We propose that this be considered a fee "in lieu"

of actual improvements. Thus, once paid to the City, the developer has satisfied their obligation and it is up to the City to install the improvements.

7. Detention Basin. All developments must provide detention. However, due to the approval of the Old Maple Farms regional detention basin and Cost Share Agreement, the developer can choose whether to construct a permanent detention basin within the development or pay a fee “in lieu” of actual detention. Our office will evaluate what this fee should be based on the same costs associated with the Old Maple Farms Cost Share Agreement and provide this to the developer for their review.
- 

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

#### **PLAT**

8. The streets need to be given names, if desired. Otherwise, we will assign coordinate numbers.
9. Addresses for the lots will be provided by our office.
10. All existing buildings and/or structures that are to be removed should be labeled accordingly.
11. The following note should be added:  
“All lots are subject to the requirements of the Geotechnical Report prepared by GSH, dated August 18, 2016.”
12. If the developer decides to make the detention basin permanent, it needs to be labeled as a parcel and dedicated to the City in the Owner’s Dedication. Otherwise, it should be shown as a lot, not “Temp. Basin.”
13. If it is the developer’s intent to maintain ownership of “Parcel A,” then a note should be added indicating the intended ownership, and should also indicate that it is not a building lot.
14. The current South Weber Irrigation easement for the ditch should be shown and vacated with the plat; this is the desire of the SWIC. A signature block should be provided for them in order to show acceptance of this vacation.
15. The appropriate drainage easement(s) will need to be provided for the drainage facilities along the south property line and between lots, where needed. Depending on what facilities are finalized, these easements may be public or private. For facilities owned and maintained by the City, the easement must be a minimum width of 15 feet.
16. Survey Monuments in the street should be minimized to only those necessary.

#### **IMPROVEMENT PLANS**

17. Once final plans have been completed, these should be submitted to South Weber Irrigation Company for their review and approval. A letter approving the proposed connections, improvements, changes, etc. will be required prior to final approval.

18. 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'.
19. The curb, gutter and sidewalk along 6650 South should align with the cross section adopted by the Council.
20. Based on the storm drain calculations provided, it appears that there is not enough property (or elevation) to provide the required volume in the detention basin. The calculations indicate some retention. Retention is not allowed in this area because there is a storm drain system available. If the developer desires to build a permanent basin, it appears more property will be required.
21. Waterways are not allowed. Nor is drainage allowed to run past ADA ramps. Storm drain inlet boxes are to be placed at the end of all upstream radii in intersections. More inlet boxes are needed. Exact locations can be determined with the final plans.



# *Planning Department*

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Davis County Administration Building, 61 South Main Street, P.O. Box 618,  
Farmington Utah 84025  
Telephone: (801) 451-3279 - Fax: (801) 451-3281

## **PROJECT REVIEW By Barry Burton**

Amended February 7, 2017

### **BAMBROUGH REZONE:**

#### **General:**

This proposal is to rezone slightly over 13 acres of property commonly known as the Bambrough property from A and R-L to R-LM. This request is consistent with recommendations of the General Plan. Development of this property will affect traffic on 6650 S., but that is an issue that can be dealt with by current proposals to alter that road.

#### **Recommendation:**

Recommend approval of the rezone to the City Council.

### **BAMBROUGH SUBDIVISION:**

#### **Zoning:**

Any action on this subdivision must be subject to City Council approval of the rezone.

#### **Plat/Layout:**

The proposal is to develop 24 lots on the 13 acres which meets the zone density provision. There will be one main road with two short cul-de-sacs and a stub street near the south end of the property. The lot layout seems reasonable, though due to the irregularity of the property boundaries, some of the lots will have irregular shapes. Those lots are, however, large enough that there is still a reasonable buildable area within each. Lot widths meet ordinance requirements.

There may be an issue arise as to whether this subdivision would exceed the 30 lots on a single access. This would only be an issue if 6650 S. is dead ended, in which case there would be 33 lots from the intersection of 6650 S. and 475 E. I believe that the potential change in the transportation access condition should be treated the same as if it were a change in land use regulations. In that case, the developer has applied for subdivision approval while the transportation access condition is that 6650 S. is a through street; therefore, they would only have 24 lots on a single access. That condition may change, but the developer is vested under the current condition. To me this seems to be the most fair and legally defensible position to take.

The title report does not raise any red flags.

The geotechnical report indicates a problem with high ground water on this site. The developers indicated in the sketch plan meeting they would be installing a footing drain system, but this has not been shown on the preliminary plans. If no footing drain is to be installed, then the City should require the developer to work with staff and the geotechnical engineer to produce an enforceable plan for allowing basements in a manner that they will not be in danger of flooding from ground water.



# *Planning Department*

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There is no indication on the plat that a perimeter fence is being installed. A fence will be required around nearly the entire perimeter with the exception of one adjacent parcel on 6650 S.

**Recommendation:**

I recommend approval of the preliminary plan with the conditions that the developer amend the plan to include the required fencing and that the developer work with staff and the geotechnical engineer to produce an enforceable plan to allow basements that meet the geotechnical report recommendation that basements be kept at least 3' above measured ground water.

**Sketch Plan Meeting 2**  
**Bambrough Property**  
December 12, 2016 @ 3:00 p.m.

**Attendees:** Developers; Bruce Nilson, Mark Staples, Kent Bambrough, Roger Bambrough, Kelly Bambrough, City; Commissioner Wes Johnson, Mark Larsen (Public Works), Brandon Jones (Engineer), Barry Burton (Planner), Mayor Tammy Long, and Elyse Greiner (Recorder).

**Staff Comments:**

**New Road Configuration** - Previously the developers submitted plans for a road going through the Miller's property (parcel 13-023-0182) but changed the plans to stub a road elsewhere and connect to 6650 S. as the only point of ingress/egress. Mark Staples said economically, the best place to stub a road to, for future development, is through the Winchester's property. The fire hydrant needs to be a blow-off on the end of the stubbed road. Mark S. asked about fire flow. Bruce said the homes will be about 4,000 square feet. Brandon doesn't think there will be a problem with the flow.

**Culinary Water** - Brandon said there is a 10" culinary water line in 6650 S. the developers will connect to but only an 8" line is needed in the development. He said the developers need to turn in an application to the Utah Division of Drinking Water. Brandon can get the developers the information for that. He said any time the system gets expanded, the State needs to know.

**Secondary water** - Brandon said the plans need to be submitted to the secondary water company for them to sign off on.

**Sewer** – Brandon said the line will run out to 6650 S.

**Storm Drain** – Brandon said the temporary detention basin on lot 24 must go in unless the regional basin is already in. The developers need to either build it or escrow for it and it must be in by the time the first building permit is pulled. Brandon said that the spot where the developers may need to connect to the storm drain line in 475 E. has a siphon there. Brandon said the piping coming into it would have to stay high and then drop down into the siphon. Brandon said he has spoken to Reeve & Associates and will see what they propose.

**Easements** – Brandon asked if there are any easements on the property other than the ditch. Barry asked what the 15' access easement to the north coming off 6650 S. is. Mark Staples said it is an access to the back of the property on lot 1 and will only be on lot 1. Barry asked what Parcel D is. Mark Staples said they would figure out the Parcel D portion and any other excess property and have it removed off the plat; they are working on sorting out the land survey. There is a 20' ditch easement along the south property. The Bambroughs said their neighbors to the south use the ditch. Mark Staples said the water will have to be put in to the storm drain system so it doesn't pond on lot 7. He said they would tie the line around the back of lot 7. Kent Bambrough said the Davis & Weber Counties Canal Company has water that drains into the ditch. Mark Larsen asked if the City charges DWCCC for taking their water in the City storm drain system; the City should look into that. Brandon needs the storm drain calculations from the

developers. Commissioner Johnson asked who owns the ditch easement; South Weber Irrigation. Brandon said somebody should be the owner of the ditch so that it gets maintained. He suggested that maybe DWCCC. should be the rightful owner because the ditch is taking water from their spring. Brandon said the developers should initiate a conversation with DWCCC to end up turning over the maintenance of and easement to the ditch to them. They would need to work with the City to pipe the water into the storm drain system.

**Ingress/Egress** – Mark Staples feels there is more developable ground for adjacent property owners if they put the road stub at the southern portion of the property to the Winchesters property (parcel 13-023-183). Mark Larsen requested that the utilities be stubbed a little past the asphalt so it doesn't have to get torn up in the future for when the adjacent property owners develop. Brandon said as a result of the 6650 S. open house (conducted on Dec. 7, 2016) looking at improvement options, most people were in favor of the dead-end option with a hammerhead turnaround on the north side of the road. Depending on the timing, if 6650 S. is dead-ended, the 30-lot limit per point of egress would be exceeded. Barry said now that the developers have removed their road plans to 475 E., 6650 S. needs to be improved. Mark Staples said he understands the need to improve the road, they just don't have the ability to do anything about it because of the other property owners. Mark said in order to move the development forward, they can legally go on 6650 S. He is willing to make a contribution to the road, but without knowing the future of the road, they can't do anything about it right now. Mark Staples will give Brandon the land survey on 6650 S. City staff will see what a reasonable action would be for the developers. The City Council is discussing the 6650 S. improvement options at the January 10, 2017 meeting.

**Transportation study** – Brandon doesn't think it's needed.

**Lot requirements** – Brandon asked about the strip of land at the end of the most north cul-de-sac for adjacent property owners. If there is a strip of land or not, the adjacent property owners would still need to get permission from the owners of lot 6 and 7 to get enough frontage/access. Barry asked about the location of the stubbed road in relation to Call Estates Amd. Mark Staples said he spoke with the adjacent property owner and the potential road is where they would want it, giving them a bigger side yard buffer. Barry asked about the northern "leg" portion of property on lot 24. Mark Staples said at some point that portion of lot 24 would go to Roger Bambrough. Brandon thinks if at a later date they want to give that property to the adjacent property owner, the developers could just amend the plat. Barry thinks that portion should be a remainder parcel and not part of the lot. Mark Staples said he would talk to Roger about the preference for a future side yard. If Roger's property is included, the ROW would need to be worked out in front of his house.

Brandon said lot 24 would be a restricted lot, that it cannot be built on until the regional basin/downstream improvements go in. The lot needs to have a drainage easement on it and it would be dedicated to the City. Barry questioned the shape of lot 8 to make it less awkward. The developer will look into it.

**Geotechnical report** – The report showed that ground water is roughly 5-6' deep. Brandon has concern about basements. He would like the geotech to come back with a recommendation on



where the lowest living elevation for finished floor needs to be in relation to the street or for the developers to put in a land drain. The City wants the most conservative approach for measuring. The geotechnical information for basements will be a note on the plat.

**Fencing** – Per code, there needs to be fencing along the agricultural zoned neighboring property. Commissioner Johnson brought up fencing off the canal. Mark Staples said they could put the ditch as a remainder parcel and sell it to the ditch company. The City wants assurance the ditch company would take it. Brandon wants Reeve & Associates to know where the water is coming from into the ditch.

**Street lights** – Street lights are needed at all intersections and turns, and one in the back of the northern cul-de-sac; need at least 5.

**Fire hydrants** – The Fire Department needs to sign off on the plans for hydrants. The back of the cul-de-sacs need to be blow-offs.

The subdivision can move forward to preliminary and work through issues like 6650 S. before it goes to Planning Commission.

Meeting adjourned at 5 p.m. Minutes by Elyse Greiner.

Items for the developer to address:

- Submit Utah Division of Drinking Water application
- South Weber Irrigation needs to approve of the plans
- Figure out how to maintain the ditch
- Get Brandon the storm drain calculations
- Get Brandon the land survey with 6650 S.
- Re-work lots 24 and 8
- Get an amendment from the geotech addressing basements
- Determine where the ditch water is coming from
- Have Fire Dept. sign off on hydrant placement

Items for the City to address:

- Determine reasonable proportionate share for the developers to improve 6650 S.

# **SOUTH WEBER IRRIGATION COMPANY**

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## **WILL-SERVE LETTER**

November 29, 2016


South Weber City  
1600 East South Weber Drive  
South Weber, UT 84405

Re: Bamrough Family Development

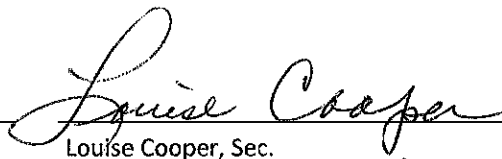
The South Weber Irrigation System states that the land the family owns and is trying to develop is in our area that we serve. At the present time, the family owns all of the 13 shares of water for the land. The developer has no shares and to our knowledge they do not own the land as yet. We cannot issue a Well Serve Letter until they apply for secondary water and have the shares necessary.

This letter certifies that the family owns sufficient water shares for the land and if the developer purchases all of those shares they will have enough shares to develop the land. They must apply to the water company and follow the specifications for the application.

Sincerely,

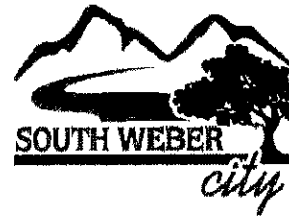
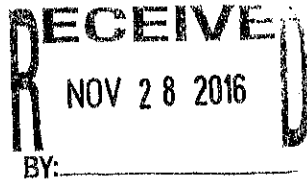


Glen Poll, President



Louise Cooper, Sec.

All Plans Must Reflect The Following Date  
& South Weber City Stamp:



\*If a utility can not be reached to sign this form, a letter stating service will be provided from that utility is acceptable, provided that the same plans have been shown to all utilities. Plans will not be approved by the city until this document is completed and returned.

## Utility Notification Form

Project/Subdivision

Developer or Agent

Name: BAMBROUGH PROPERTY

☒ Residential ☐ Commercial

Approx. Location: 475 E. 6650 S.

Parcel Number(s): 13-023-0070 : 0182

Number of Lots: 26

Phase: 1 of 1 PUD: Yes ☐ No ☒

Name: BRUCE NILSON

Company Name: NILSON HOMES

Address: 5617 S. 1475 E.

City/State/Zip: OGDEN, UT 84403

Phone: 801-392-8100

Fax: 801-399-0802

Email: bruce@nilsonhomes.com

### QUESTAR GAS

Name: MIKE DAVIS Title: PRE-CONST.  
(please print)

Phone: 801-710-9623

Signature: Mike Davis

Date: 9/26/16

### COMCAST CABLE TV

Name: Elycia Valdez Title: Coordinator  
(please print)

Phone: 801 401 3017

Signature: Elycia Valdez

Date: 9/27/16

### CENTURYLINK

Name: Greg Fitzgibbon Title: Pres  
(please print)

Phone: 801 430-3492

Signature: Greg Fitzgibbon

Date: 9/26/16

### ROCKY MOUNTAIN POWER

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
(please print)

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*SEE  
ATTACHED



1438 West 2550 South  
Ogden, Utah 84401

November 9, 2016

Christy Kennedy  
cnelson@reeve-assoc.com

RE: Request 6272774

Dear Ms. Kennedy:

Rocky Mountain Power will supply power to property located at or near 475 E 6650 S, South Weber, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4318.

Respectfully,

Curtis Galvez  
Estimator  
Rocky Mountain Power



Jodi Eskelsen  
Escrow Officer

Stewart Title Insurance Agency of  
Utah, Inc.  
5734 South 1475 East, Ste 100  
Ogden, UT 84403  
(801) 479-7911 Phone  
(801) 752-6902 Fax  
jodi.eskelsen@stewart.com

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We appreciate your order for the title work on the property referenced below. Please find the attached title commitment for your review which contains important information regarding this transactions.

### **Questions?**

*This transaction is available on SureClose, our secure transaction management system. SureClose will take your paper mess and turn it paperless by providing all of your Real Estate and Closing documents online, anytime, anywhere. Contact your Escrow Officer at Stewart Title Insurance Agency of Utah, Inc. to obtain your secure login and password.*

When calling regarding this real estate transaction, please reference the following information:

Escrow Officer:	Jodi Eskelsen
Email Address:	jodi.eskelsen@stewart.com
Order Number:	01459-24482
Property Address:	375 E 6650 S
	South Weber, UT 84405
Seller	Kent E. Bambrough, Kelly L. Bambrough, and Roger L. Bambrough
Buyer/Borrower:	Hidden Valley, LLC

Your review of the report will eliminate any surprises at the closing table, allow time to address any problems which may require your attention, provide up to date facts which may affect your clients, and assure a smooth closing.

Your business is very valuable to us. We are staffed and ready to provide you with the best service possible. If we ever fall short of your expectations, please notify us immediately as we are committed to your success.

Sincerely,

Jodi Eskelsen  
Escrow Officer

### **NOTICE**

Due to change to the Good Funds requirements per Utah Code 31A-23a-406, all funds received by the Company must be made by bank wire transfer.

**ALTA Commitment Form**  
**COMMITMENT FOR TITLE INSURANCE**  
Issued by  
**STEWART TITLE GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

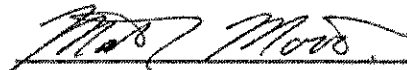


Authorized Countersignature

Stewart Title Insurance Agency of  
Utah, Inc.  
5734 South 1475 East, Ste 100  
Ogden, UT 84403  
(801) 479-7911

**stewart**  
title guaranty company





Matt Morris  
President and CEO



Denise Carraux  
Secretary

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/> >.*

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.





COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No. 01459-24482

1. **Effective Date:** October 31, 2016 at 8:00 A.M.

2. **Policy or Policies To Be Issued:**

		<b>Amount of Insurance</b>
(a) A.L.T.A. Owner's	2006 (Standard)	<b>Amount Premium</b>
		\$715,000.00

Proposed Insured:

Hidden Valley, LLC

(b) A.L.T.A.. Loan	2006 (Standard)	<b>Amount Premium</b>
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Proposed Insured:

Lender

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

Kent E. Bambrough, Kelly L. Bambrough, and Roger L. Bambrough, Trustees of the Bessie E. Bambrough Revocable Living Trust dated February 11, 2000

5. **The land referred to in this Commitment is described as follows:**

SEE EXHIBIT "A" ATTACHED HERETO

For information purposes only, the property address is purported to be:

375 E 6650 S, South Weber, UT 84405



EXHIBIT A  
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Beginning 299.3 feet South and 813.7 feet West of the Northeast Corner of Section 29, Township 5 North, Range 1 West, SLM: Thence South 0°03' West 272.25 feet; thence North 89°21' East 80 feet; South 0°3' West 1074.55 feet; thence North 52°24' West 318 feet; South 10 feet; thence North 46°38' West 165 feet; North 37°40' West 156.2 feet; North 20°55' West 189.4 feet; North 40°27' West 64.7 feet; North 65°37' West 137.9 feet; thence Northeasterly direction following irrigation ditch and fence in an irregular line 700 feet, more or less, to a point North 89°21' West of point of beginning; thence South 89°21' East 9.42 feet, more or less; thence South 0°03' West 272.25 feet; thence South 89°21' East 80.00 feet; thence North 0°03' East 272.25 feet; thence South 89°21' East 260.98 feet, more or less, to the point of beginning.

Less and Excepting that portion conveyed in that certain Boundary Line and Quit Claim Agreement, recorded September 11, 2014, as Entry No. 2823070 in Book 6100 at Page 570 of Official Records.

Tax ID: 13-023-0070



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

File No.: 01459-24482

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be insured.
2. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
3. Pay all general and special taxes now due and payable.
4. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the rules of the American Arbitration Assoc. or other recognized arbitrator a copy of which is available on request and can be obtained from the Company. Any decision reached by arbitration shall be binding upon both you and Company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of property jurisdiction.
5. This Commitment will be subject to defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment if not cleared prior to recordation of the insured interest.
6. Release(s), reconveyance(s), or satisfaction(s), of items to be paid off.
7. Notice to Applicant: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.
8. Notice to Applicant: The land covered herein may be serviced by districts, service companies and/or municipalities, which assesses charges for water, sewer, electricity and any other utilities, etc. which are not covered by this report or insured under a title insurance policy.
9. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be \$120.00.
10. Standard Exceptions 1 - 7 of Schedule B, Section 2, will be eliminated from the ALTA Loan Policy and the ALTA Homeowner's Policy upon satisfaction of any underwriting requirements.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

File No.: 01459-24482

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Taxes for the year 2016 have been paid in the amount of \$1,980.60. Tax ID No. 13-023-0070.
9. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application For Assessment And Taxation Of Agricultural Land, recorded February 3, 2012 as Entry No. 2641642, in Book 5451, at Page 391, of Official Records.
10. Said property is located within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement District, Central Weber Sewer District (546-1235), and is subject to the charges and assessments levied thereunder.
11. Resolution No. 34-92 Central Weber Sewer District Annexation and the terms, conditions and limitations contained therein, recorded December 18, 1992, as Entry No. 1008530, in Book 1566, at Page 102 of County Records.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

13. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.
14. Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.
15. Easement and right of way upon the terms and conditions therein provided, recorded September 19, 1904, in Book B of Liens and Leases, at Page 606, of Official Records. (Exact location is not disclosed.)
16. Notice of Prescriptive Easement on the South Weber Irrigation Company and the terms, conditions and limitations contained therein, recorded June 29, 2010, as Entry No. 2536762, in Book 5056, at Page 58 of County Records.
17. Any rights, interests or easement in favor of the public which exist or are claimed to exist over any part of said land covered by water.
18. The rights of others, if any, in and to an Irrigation Ditch as their interest may appear and for maintenance of the same.
19. Any matters that might be disclosed by an accurate survey of said premises.
20. Subject to the Terms, Conditions and Stipulations of the Trust referred to herein. REQUIREMENT: A copy of the instrument creating said trust must be submitted for review.
21. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.
22. Subject to the Terms, Conditions and Stipulations of the Trust referred to herein. REQUIREMENT: A copy of the instrument creating said trust must be submitted for review.

NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.

**NOTE:** Judgments have been checked against the following:

Kent E. Bambrough, Kelly L. Bambrough, and Roger L. Bambrough, Individually and as Trustees  
The Bessie E. Bambrough Revocable Living Trust  
Hidden Valley, LLC

There were NO judgments found.

**CHAIN OF TITLE**

According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

NONE



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

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File No. 01459-24482

UT STG ALTA Commitment Sch B II

Page 3 of 3

**STEWART TITLE  
GUARANTY COMPANY**



## STG Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

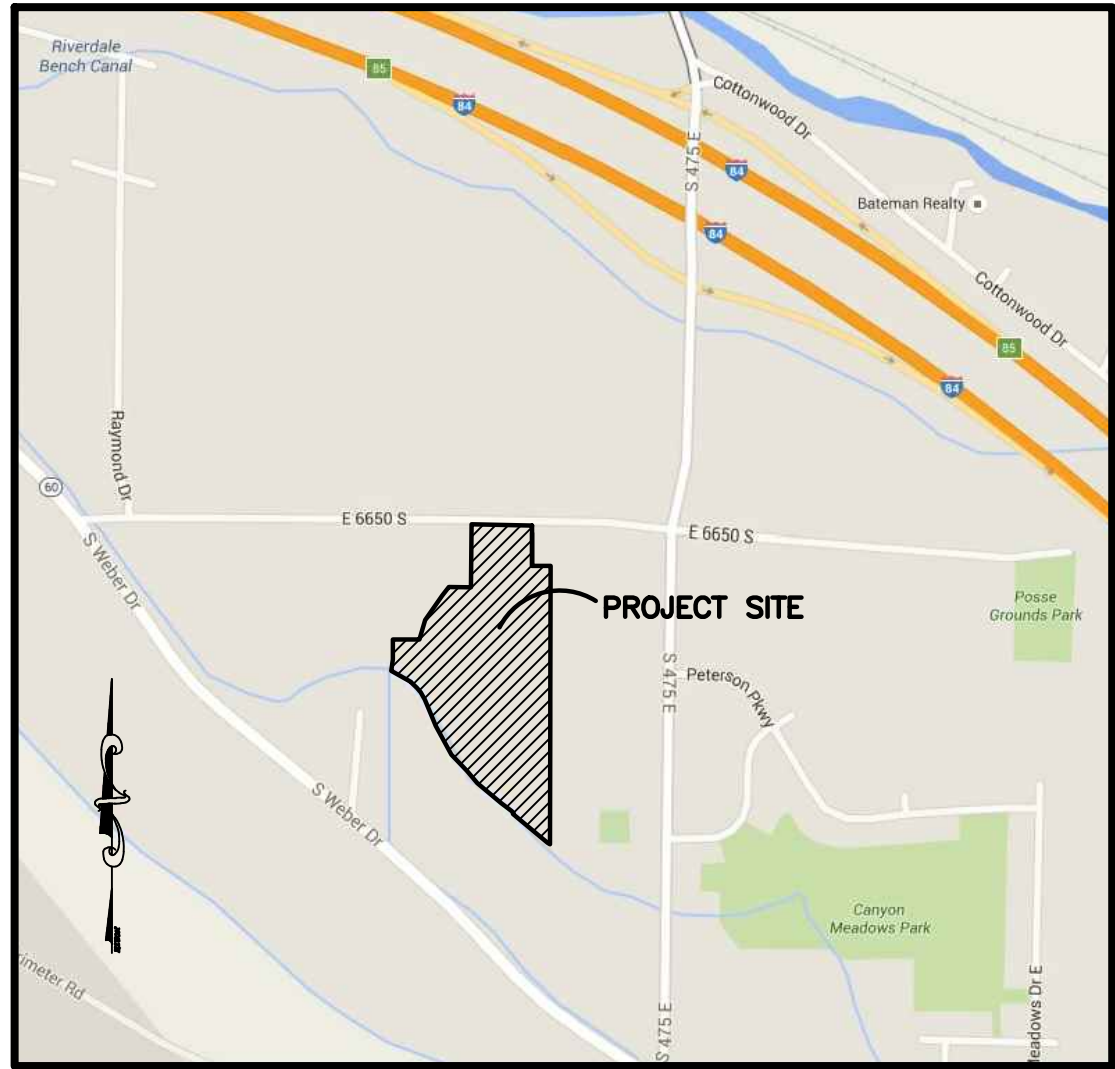
We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

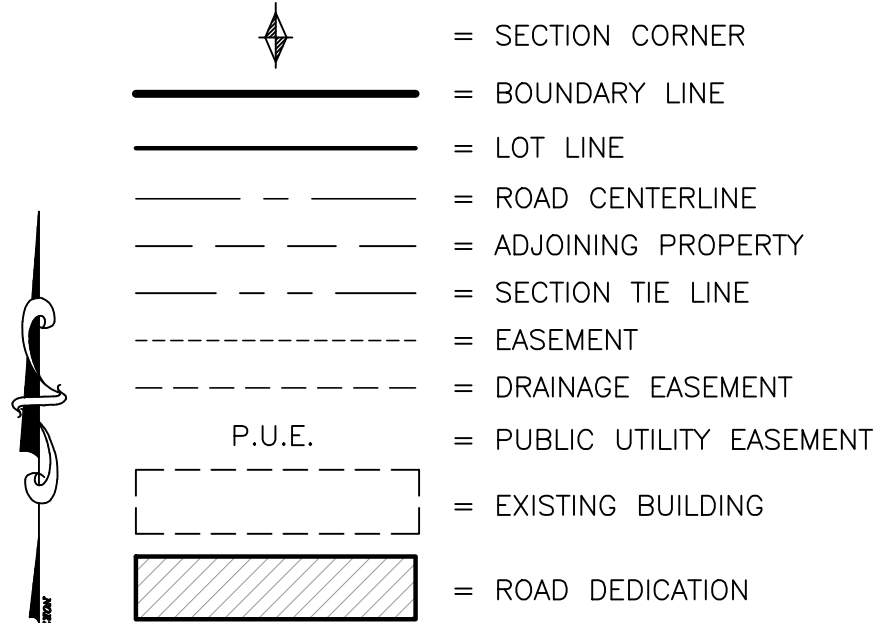
**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056





VICINITY MAP  
SCALE: NONE

LEGEND



ZONE: RLM (RESIDENTIAL  
LOW-MODERATE DENSITY ZONE)

FRONT SETBACK: 20 FEET  
SIDE SETBACK: 10 FEET MIN.  
SIDE SETBACK FRONTING ON A STREET: 20 FEET  
REAR SETBACK: 25 FEET

DESIGN DATA

TOTAL AREA.....12.98 ACRES  
12.98 ACRES X 1.85 = 24.01 DENSITY  
1.85 UNITS PER ACRE

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°28'27"W 813.71 FEET AND S00°31'33"W 298.06 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°34'31"W 144.61 FEET; THENCE S89°37'18"E 81.58 FEET; THENCE S00°08'00"W 599.61 FEET; THENCE S00°08'21"W 100.01 FEET; THENCE S00°08'00"W 530.47 FEET; THENCE N57°08'49"W 12.17 FEET; THENCE N50°17'15"W 193.92 FEET; THENCE N35°09'56"E 4.77 FEET; THENCE N46°00'41"W 12.90 FEET; THENCE N52°11'17"W 56.66 FEET; THENCE N50°19'43"W 133.30 FEET; THENCE N40°15'39"W 68.56 FEET; THENCE N44°00'58"W 97.72 FEET; THENCE N28°08'52"W 142.22 FEET; THENCE N22°47'21"W 122.35 FEET; THENCE N30°02'28"W 36.10 FEET; THENCE N40°43'12"W 25.52 FEET; THENCE N45°10'01"W 34.70 FEET; THENCE N03°12'42"E 12.43 FEET; THENCE N66°42'12"W 38.56 FEET; THENCE N71°56'56"W 47.25 FEET; THENCE N00°04'52"E 123.33 FEET; THENCE N72°54'47"E 122.62 FEET; THENCE N14°44'36"E 18.72 FEET; THENCE N19°12'23"E 9.49 FEET; THENCE N19°12'23"E 43.90 FEET; THENCE N35°23'47"E 55.01 FEET; THENCE N33°28'10"E 40.06 FEET; THENCE N37°20'53"E 28.88 FEET; THENCE N37°13'15"E 42.05 FEET; THENCE N33°34'52"E 8.33 FEET; THENCE S88°44'15"E 96.71 FEET; THENCE N00°39'45"E 272.25 FEET; THENCE S88°44'15"E 260.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 565,213 SQUARE FEET OR 12.975 ACRES MORE OR LESS

NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT MARKED 1941

NOTE:  
PROPERTY IS IN FEMA FLOOD ZONE X. INFORMATION FROM MAP 49011C0088E, DATED JUNE 18, 2007

LINE TABLE

LINE	BEARING	DISTANCE
L3	N89°37'18"W	57.48'
L4	S49°57'44"E	73.12'
L8	N00°04'31"E	10.00'
L9	N00°04'31"E	25.00'
L10	N51°19'14"E	85.09'
L11	N03°12'42"E	12.43'
L12	N66°42'12"W	38.56'
L13	N71°56'56"W	47.25'
L14	N14°44'36"E	18.72'
L15	N19°12'23"E	9.49'
L16	N19°12'23"E	43.90'
L17	N35°23'47"E	55.01'
L18	N33°28'10"E	40.06'
L19	N37°20'53"E	28.88'
L20	N37°13'15"E	42.05'
L21	N33°34'52"E	8.33'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD BEARING	DELTA
C1	5.50'	8.60'	7.75'	5.46'	S44°42'05"E	89°33'11"W
C2	5.50'	8.68'	7.81'	5.54'	S45°17'55"W	90°26'49"W
C3	235.00'	53.16'	53.05'	26.69'	N06°24'19"W	12°57'39"W
C4	235.00'	32.57'	32.54'	16.31'	N16°51'22"W	7°56'28"W
C5	200.00'	72.96'	72.56'	36.89'	N10°22'32"W	20°54'06"W
C6	165.00'	60.19'	59.86'	30.43'	N10°22'32"W	20°54'06"W
C7	165.00'	60.19'	59.86'	30.43'	S10°22'32"E	20°54'06"W
C8	200.00'	72.96'	72.56'	36.89'	N10°22'32"W	20°54'06"W
C9	235.00'	56.06'	55.93'	28.16'	N13°59'33"W	13°40'05"W
C10	235.00'	29.67'	29.65'	14.85'	N03°32'30"W	7°14'01"W
C11	5.50'	8.64'	7.78'	5.50'	N45°04'31"E	90°00'00"W
C12	20.00'	19.47'	18.71'	10.58'	N62°02'21"W	55°46'16"W
C13	60.00'	132.62'	107.22'	119.40'	N82°31'35"E	126°38'24"W
C14	60.00'	99.95'	88.79'	65.99'	N28°31'00"W	95°26'46"W
C15	60.00'	51.67'	50.09'	27.56'	S79°05'17"W	49°20'39"W
C16	20.00'	12.45'	12.25'	6.43'	N72°14'44"E	35°39'33"W
C17	5.50'	8.64'	7.78'	5.50'	N44°55'29"W	90°00'00"W
C18	5.50'	8.64'	7.78'	5.50'	N45°04'31"E	90°00'00"W
C19	60.00'	40.32'	39.57'	20.96'	N70°49'18"E	38°30'24"W
C20	60.00'	66.90'	63.48'	37.41'	N19°37'41"E	63°52'51"W
C21	60.00'	93.50'	84.32'	59.26'	N56°57'21"W	89°17'14"W
C22	60.00'	58.96'	56.61'	32.11'	S50°15'00"W	56°18'04"W
C23	20.00'	23.73'	22.36'	13.48'	S56°05'14"W	67°58'32"W
C24	5.50'	8.64'	7.78'	5.50'	N44°55'29"W	90°00'00"W
C25	20.00'	10.11'	10.00'	5.16'	S14°33'10"W	28°57'18"W
C26	60.00'	70.91'	66.85'	40.25'	N04°49'29"W	67°42'35"W
C27	60.00'	82.88'	76.44'	49.59'	N78°15'02"W	79°08'32"W
C28	20.00'	10.11'	10.00'	5.16'	N78°39'21"E	28°57'18"W
C29	20.00'	31.05'	28.02'	19.63'	S44°23'45"E	88°56'31"W

Bambrough Property

South Weber City, Davis County, Utah



REVISIONS	DESCRIPTION
DATE	

**Bambrough Property**  
PART OF THE NE 1/4 OF SECTION 29, T.5N., R.1W., S.11B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Plat**  
'Not to be Recorded'

**Project Info.**  
Engineer: N. Reeve  
Designer: C. Gave  
Begin Date: 11-16-16  
Name: BAMBROUGH PROPERTY  
Number: 1301-019

Sheet	2
1	Sheets

REVISED 1-9-17

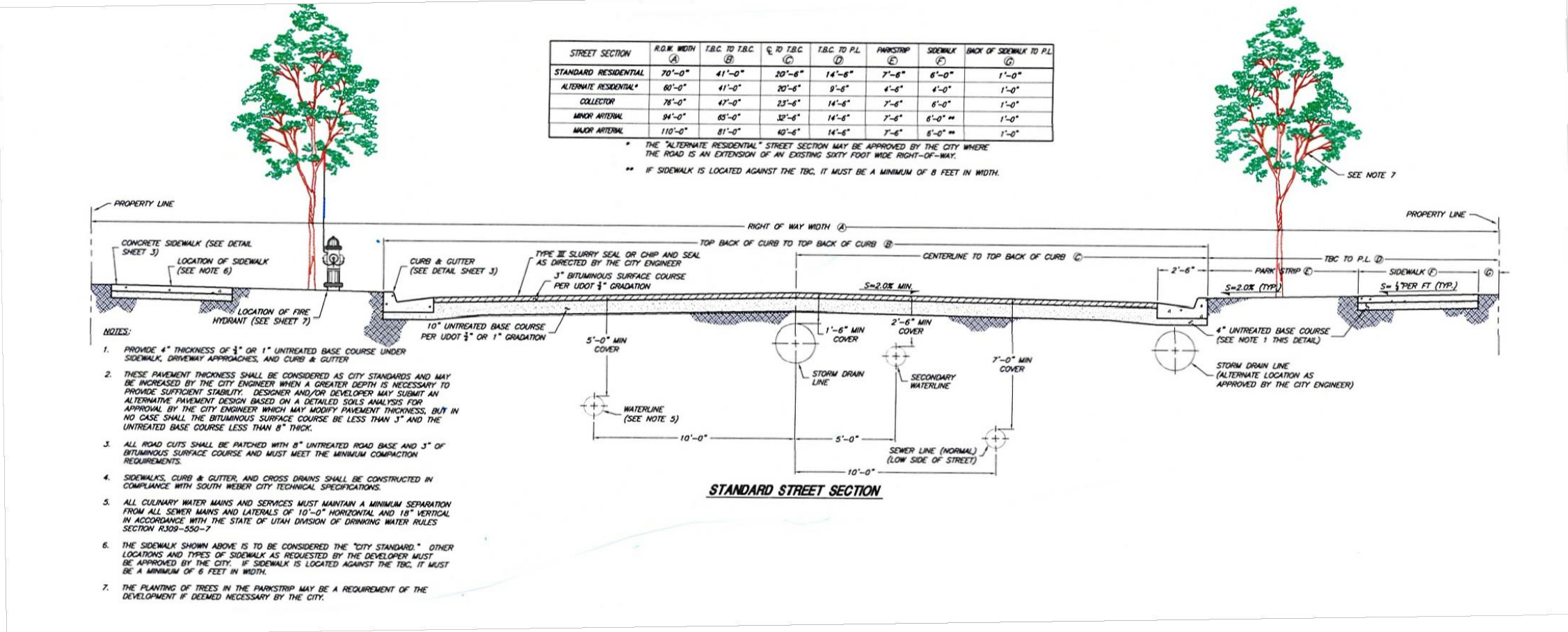
NORTHEAST CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT MARKED 1941

EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT MARKED 1941

Developer:

Nilson Homes  
5617 South 1475 East  
Ogden, UT. 84403  
(801) 392-8100





### Storm Runoff Calculations

Bambrough Property, South Weber, UT

11/16/2016 KSH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area taken from data compiled by NOAA Atlas 14 for the 100-year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The remaining volume will be detained and released at the historical rate of 0.2 cfs/ac.

The calculations are as follows:

#### 1. Project Site Drainage Area:

Runoff Coefficients			
Paved Area	192,218	C = 0.95	
Landscaped Area	354,342	C = 0.20	
Roof	87,200	C = 0.95	
Weighted Runoff Coefficient		C = 0.52	

#### 2. Time of Concentration:

Using Storm Water Run-Off "Overland Flow Time"

Tc from Project Site = 5 minutes

#### 3. Rainfall Intensities:

Rainfall Intensities were obtained from the Rainfall - Intensity - Duration Frequency Curve for the South Weber, UT area from NOAA Atlas 14. These can be seen in section 5 below.

Rainfall Intensity for a 5 minute Time of Concentration 7.51 in/hr

#### 4. Peak Run-off:

Runoff Coefficient	C = 0.52
Rainfall Intensity	i = 3.79 IN./HR.
Acresage	A = 14.09 ACRES
Runoff Quantity	Q = CIA

Q = 27.61 cfs

#### 5. Volume of Run-off for 100-year Storm

C = 0.52						
A = 14.09						
Detention Q(out) = 2.82 (based on predeveloped rate of 0.2 cfs/ac)						
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	7.51	54.71	16412.10	845.40	15566.70
10	600	5.71	41.59	24958.88	1690.80	23268.08
15	900	4.72	34.38	30944.79	2536.20	28408.59
30	1800	3.18	23.16	41986.79	5072.40	36924.39
60	3600	1.97	14.35	51662.08	10144.79	41517.27
120	7200	1.15	8.38	60316.11	20289.59	40026.52
360	21600	0.44	3.19	68917.71	60868.76	8048.95
720	43200	0.27	1.98	85996.43	121737.52	-36141.09
1440	86400	0.16	1.15	99442.91	243475.04	-144032.13

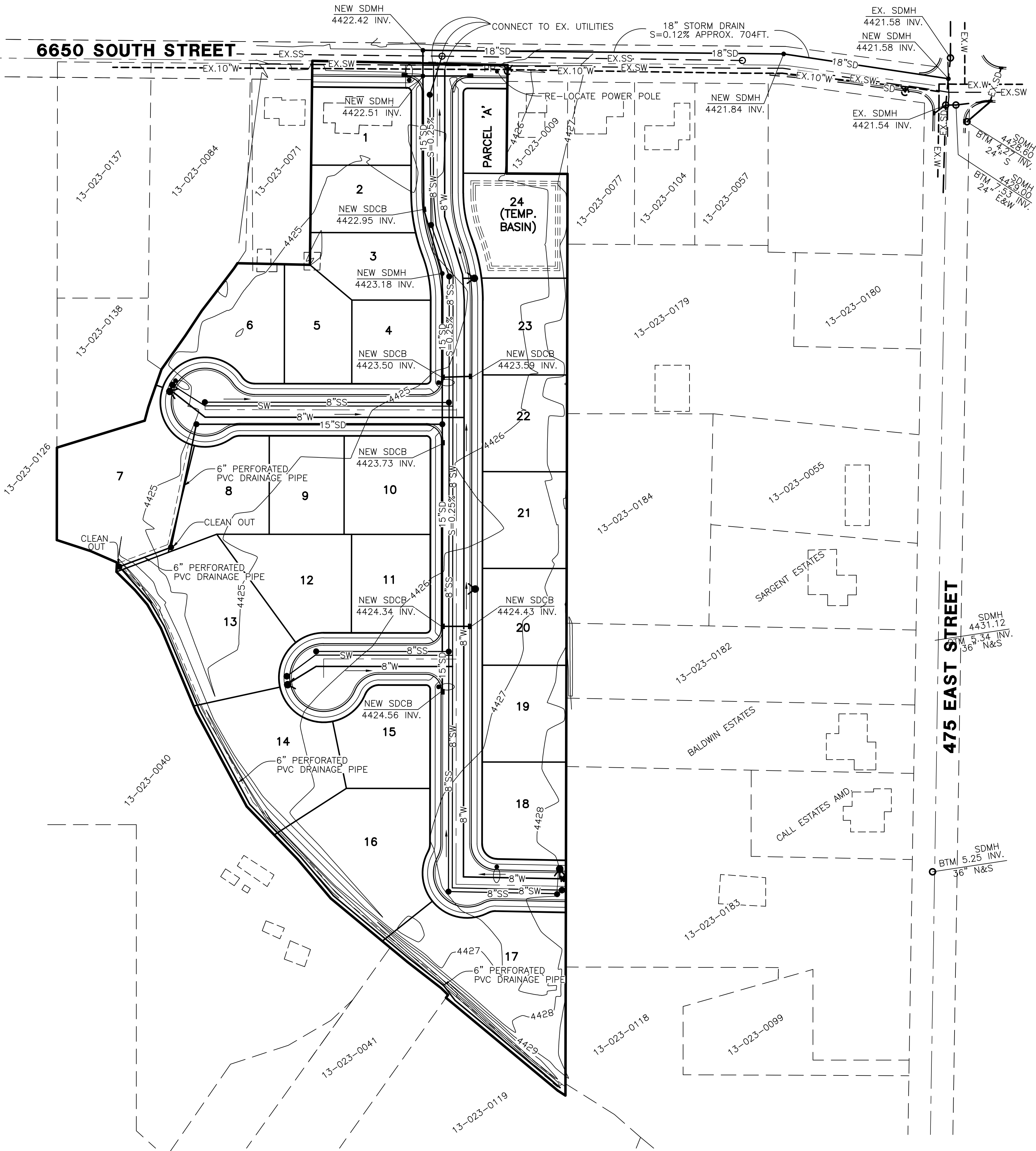
Required Detention Volume	41517	c.f.
	13839	s.f.
	138	ft

#### 6. Retention/Detention Basin Required Capacity

Bottom Area of Sump			
Length	100 ft	Equation (Length x Width)	
Width	100 ft		10000 s.f.
Detention Depth	3 ft	Equation Area x Depth	
			Detention Vol 30000 c.f.

#### 7. Orifice Sizing

Given:	Q = 2.82 cfs (predevelopment release rate)			
	Zg = 64.4 ft/s <sup>2</sup>			
	H = 3 ft (from overflow to flowline outlet pipe)			
	Cd = 0.62 for circular openings			
	R = SQRT(Q/(pi*0.62*(64.4H)^0.5))			
	R = 0.32 feet			
	3.87 inches			
	D = 7.74 inches			
Detention volume	30,000 cubic feet	>	41,617 cubic feet	Not OK
Orifice Diameter	7.74 inches			



#### Developer:

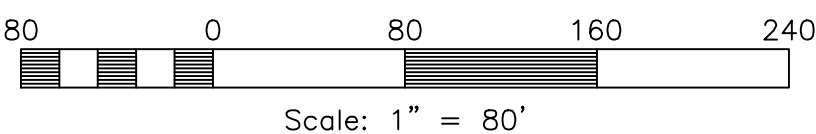
Nilson Homes  
5617 South 1475 East  
Ogden, UT. 84403  
(801) 392-8100

### NOTES

1. CONTOURS ARE SHOWN IN TWO FOOT INTERVALS.
2. LAND USE SEPARATION FENCING WILL BE INSTALLED ALONG AGRICULTURAL ZONED NEIGHBORING PROPERTIES.

### LEGEND

- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- SS— = PROPOSED SANITARY SEWER LINE
- EX.SS— = EXISTING SANITARY SEWER LINE
- SW— = PROPOSED SECONDARY WATER LINE
- EX.SW— = EXISTING SECONDARY WATER LINE (SIZE VARIES)
- W— = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W— = EXISTING CULINARY WATER LINE
- SD— = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD— = EXISTING STORM DRAIN
- X— = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/ STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- ⊙ = AIR-VAC ASSEMBLY
- ⊙ = PROPOSED STREET LIGHT
- = POWER POLE
- ⊙ = PLUG W/ 2" BLOW-OFF



## Bambrough Property

South Weber City, Davis County, Utah

**Reeve & Associates, Inc.**  
12A  
5610 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
• TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Bambrough Property**  
PART OF THE NE 1/4 OF SECTION 29, T.5N., R.1W., S.11B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Utilities Plat**  
**'Not to be Recorded'**


<b>Project Info.</b>	
Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	11-16-16
Name:	BAMBROUGH PROPERTY
Number:	1301-019

Sheet	2
2	Sheets

REVISED 1-9-17

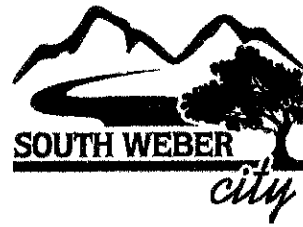


**For Office Use Only**

Fees received by: \_\_\_\_\_ Date of submittal: \_\_\_\_\_  
Amount Paid: 700.00 Receipt #: 13.082928

Initial Review, all of the required supporting materials have been provided: \_\_\_\_\_

PC/CC Meeting Date: \_\_\_\_\_



**Final Plan Application**

Project/Subdivision Name: Fennell Subdivision  
Approx. Location: part of the SE 1/4 Sec 28 T5N R1W  
Parcel Number(s): 13-021-0103 Total Acres: 3.08  
Current Zone: A  
Surrounding Land Uses: residential / Agriculture  
Number of Lots: 5 # Lots Per Acre: 1.67 lots/acre  
Phase: \_\_\_\_\_ of \_\_\_\_\_ PUD: Yes / No

**Contact Information**

**Developer or Agent**

Name: Lynn Bill or Michael Spens  
Company Name: \_\_\_\_\_  
Address: 8200 E P225 S  
City/State/Zip: Swan UT 8405  
Phone: 801 388 7007 Fax: \_\_\_\_\_  
Email: mandispens@yahoo.com

**Best Way/Preferred Method of Contact:**

X Email X Phone \_\_\_\_\_ Fax \_\_\_\_\_ Mail \_\_\_\_\_

**Developer's Engineer**

Name: Mountain Engineering  
Company: \_\_\_\_\_  
License #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Best Way/Preferred Method of Contact:**

X Email \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_ Mail \_\_\_\_\_

**Surveyor**

☐ Check here if same as Engineer

Name: Mountain Engineering  
Company: \_\_\_\_\_  
License #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Property Owner(s)**

☐ Check here if same as Developer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
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: *Lynn Pall* Date: 11-1-16

Property Owner's Signature: *Monica J.* Date: 10/12/16

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**MEMORANDUM**

TO: South Weber City Planning Commission

FROM: Brandon K. Jones, P.E.  
South Weber City Engineer 

CC: Elyse Greiner – South Weber City Recorder  
Barry Burton – South Weber City Planner  
Mark Larsen – South Weber City Public Works Director

RE: **FERNDAL SUBDIVISION**  
**Final Review**

Date: February 2, 2017

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Our office has completed a review of the Final Plat and Improvement Plans submitted to us, received on January 30, 2017. We recommend approval, subject to the following items being addressed prior to seeking final approval from the City Council.

**GENERAL**

1. Although we have received a Will Serve Letter, the plans need to be submitted to the South Weber Water Improvement District and approved. We need a letter indicating their approval of the proposed improvements in the plans.
2. The electronic version of the plans that was provided has lots of colors that are difficult to read on a white background. Both the plat and improvement plans should still be provided electronically, but in black and white for the next submittal.

**PLAT**

3. The following addresses need to be added:
  - a. Lot 1 – 938 East; Lot 2 – 960 East; Lot 3 – 970 East
4. To avoid any confusion, we recommend that the “10’ Utility Easement” shown inside the “25’ Drainage Easement” be removed and shown as one overall easement, labeled “25’ Utility and Drainage Easement.”
5. The following note needs to be added: *“The Retention Basins, along with the associated piping and structures, located in the 25’ Utility and Drainage Easements on Lots 1 and 2 shall be maintained by the individual owners of those lots. South Weber City maintains the right to access the property and repair, reconstruct, regrade, or replace any element of the basins, piping or structures if not working properly.”*
6. The reference to “1’ Holding Strip” should be removed and replaced with the current owners of the property.



7. The Certificate of Surveyor still references 2 lots. It should be updated to 3 lots.

#### **IMPROVEMENT PLANS**

8. The retention basins being provided on Lots 1 and 2 appear to hold more volume than what is labeled on the plans. We would recommend that the developer's engineer recalculate the volume and adjust the grading if necessary/desired. The total volume required is:
  - a. Retention Basin on Lot 2 = 1,160 c.f.
  - b. Retention Basin on Lot 1 = 2,250 c.f.
9. The high water elevation should be shown and labeled on each retention basin. This will be the lowest grate elevation of the corresponding inlet box(es). A minimum of 1' of freeboard above the high water elevation should also be shown and labeled for each basin.
10. We would recommend the material for the piping from the inlet boxes to the retention basins be 15" PVC SDR-35.



# *Planning Department*

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Davis County Administration Building, 61 South Main Street, P.O. Box 618,  
Farmington Utah 84025

Telephone: (801) 451-3279 - Fax: (801) 451-3281

## **PROJECT REVIEW**

**By Barry Burton**

February 3, 2017

### **FERNDALE SUBDIVISION:**

#### **Zoning:**

This property is zoned R-M and the proposed subdivision is well within the parameters of that zone.

#### **Plat/Layout:**

This is a simple three lot subdivision at the corner of 925 East and 7375 South with lots fronting on both streets. Developers are proposing to dedicate enough right-of-way so that from centerline to the new right-of-way line will be 35', or half of a 70' road. The opposite sides of both roads are already developed and obtaining additional right-of-way and widening the street on those sides would be the responsibility of the City, if the City chooses to do so.

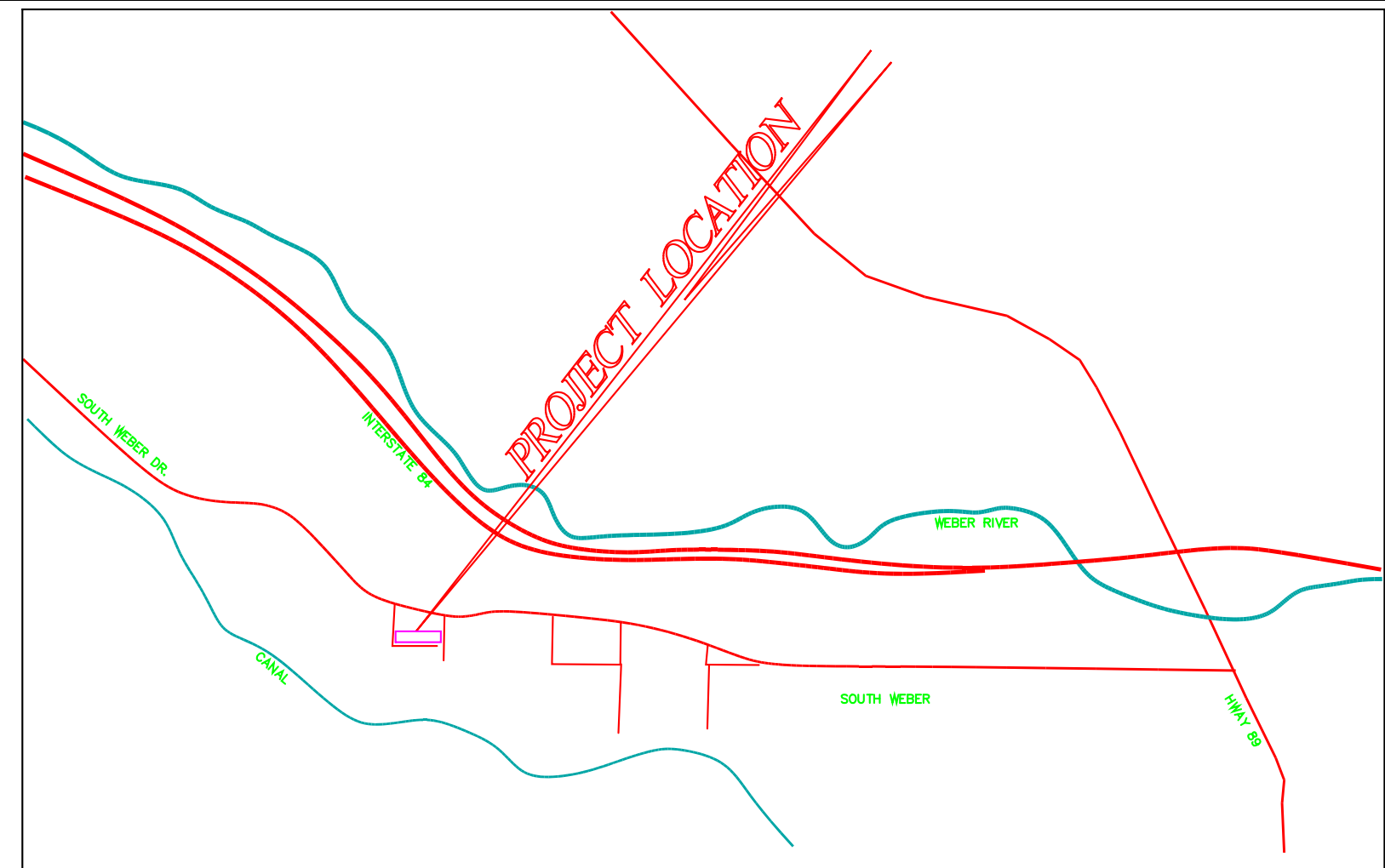
The geotechnical study does not raise any particular concerns.

#### **Recommendation:**

I would recommend approval of the final plat.

# FERNDALE SUBDIVISION - PHASE 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, T5N, R1W  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



VICINITY MAP

## OWNER'S DEDICATION

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:

## FERNDALE SUBDIVISION - PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER;

AND DO HEREBY GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

BRANDON POLL  
MARCUS POLL

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF DAVIS ) SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BRANDON POLL AND MARCUS POLL AND MANDI SPENS AS JOINT TENANTS, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN \_\_\_\_\_ COUNTY, UTAH  
MY COMMISSION EXPIRES: \_\_\_\_\_

## BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SOUTH WEBER CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 WHICH BEARS SOUTH 89°19'12" EAST (BASIS OF BEARING) FROM THE SOUTHWEST CORNER OF SAID SECTION 28;  
THENCE SOUTH 89°29'11" EAST 1332.00 FEET;  
THENCE NORTH 00°30'50" EAST 224.10 FEET TO THE NORTH LINE 7375 SOUTH STREET;  
THENCE NORTH 89°29'10" WEST 269.50 FEET ALONG SAID NORTH LINE;  
THENCE SOUTH 00°30'50" WEST 1.00 FEET TO A NAIL AND WASHER PLACED ON THE SOUTH LINE OF A 1 FOOT WIDE HOLDING STRIP, THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°29'10" WEST 457.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF 925 EAST STREET;  
THENCE NORTH 00°30'50" EAST 185.50 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF DAN SHUPE SUBDIVISION;  
THENCE SOUTH 89°29'10" EAST 457.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION AND EXTENSION THEREOF;  
THENCE SOUTH 00°30'50" WEST 185.50 FEET TO THE POINT OF BEGINNING;  
CONTAINING 84,773 SQ. FT. OR 1.95 ACRES.

## SURVEY NARRATIVE:

THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF MICHAEL SPENS, 2678 E 8225 S, SOUTH WEBER DRIVE, SOUTH WEBER, UTAH.

THE PURPOSE OF THIS SURVEY IS TO PREPARE LEGAL DESCRIPTIONS AND DOCUMENTATION TO OBTAIN CITY APPROVAL TO CREATE A 5 LOT SUBDIVISION.

ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON. RECORD DIMENSIONS OF THE SUBJECT PROPERTY, ADJOINING SUBDIVISIONS AND ADJACENT PARCELS CONSISTENTLY AGREE WITH FOUND MONUMENTS AND FENCE LINES IN THE AREA WHEN ROTATED ABOUT THE SOUTH QUARTER CORNER OF SECTION 28.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 AS MONUMENTED AND CALLED NORTH 89°19'12" WEST, UTAH STATE PLANE NAD83/27 GRID BEARING.

ADJOINING PROPERTIES AND RESPECTIVE DIMENSIONS HAVE BEEN COMPILED FROM RECORDS, ARE SHOWN FOR INFORMATION PURPOSES ONLY AND DO NOT REPRESENT A BOUNDARY DETERMINATION BY THIS SURVEY. ACTUAL BOUNDARY LOCATIONS OF ADJOINING PARCELS MAY DIFFER FROM THE INFORMATION SHOWN HEREON.

## CERTIFICATE OF SURVEYOR

I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804857, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE MEASUREMENTS; AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO 2 LOTS, KNOWN HEREAS: "FERNDALE SUBDIVISION - PHASE 1"

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JESS W. HOLYOAK, PLS  
UTAH LAND SURVEYOR REGISTRATION NO. 4804857

## LEGEND:

- FOUND "MOUNTAIN ENGINEERING" REBAR AND CAP OR AS INDICATED
- SET 5/8 REBAR W/CAP OR AS INDICATED
- ⊙ SET NAIL AND WASHER
- ⊕ SECTION CONTROL AS INDICATED
- ⊕ PLACE STREET MONUMENT AS INDICATED
- ( ) RECORD DATA

## PROJECT NOTES:

ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT CONDUCTED BY EARTHTEC ENGINEERING, DATED JULY 18, 2016

## SOUTH WEBER CITY ATTORNEY

APPROVED AS TO FORM BY THE SOUTH WEBER CITY ATTORNEY  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SOUTH WEBER CITY ATTORNEY

## SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRPERSON

## SOUTH WEBER CITY ENGINEER

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

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SOUTH WEBER CITY ENGINEER

## SOUTH WEBER CITY COUNCIL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE SOUTH WEBER CITY COUNCIL.

CHAIRMAN, SOUTH WEBER CITY COUNCIL

ATTEST:

TITLE:



# CONSTRUCTION DETAILS FERNDALE SUBDIVISION

SEE PAGE 2 FOR BASIN DETAIL

LOT 1

LOT 2

LOT 3

## 7375 SOUTH STREET PLAN

## 7375 SOUTH STREET PROFILE

HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=2'

### GENERAL CULINARY WATER INSTALLATION NOTES:

ALL WORK TO COMPLY WITH RULES 309-500 THROUGH 309-550 OF THE UTAH ADMINISTRATIVE CODE.  
ALL MATERIALS WHICH MAY CONTACT DRINKING WATER SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61.  
PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARDS C600-93 FLUSHING, DISINFECTION AND MICRO BIOLOGICAL TESTING SHALL CONFORM TO AWWA - C651 REQUIREMENTS.  
10' MINIMUM SEPARATION (PIPE EDGE TO PIPE EDGE) - SEWER AND WATER MAIN.  
ALL OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF DAY'S WORK SO AS TO PREVENT THE ENTRY OF ANY CONTAMINANTS INTO PIPELINE. REFER TO R309-550-8(9) OF THE UAC.

### PROJECT INFORMATION:

- SQUARE FOOTAGE OF NEW ASPHALT = 9,800 SQ. FT.
- LINEAR FOOTAGE OF NEW 30" C&G = 628 L.F.
- LINEAR FOOTAGE OF NEW 6" SIDEWALK = 607 L.F.

### EROSION CONTROL AND RE-VEGETATION:

#### INLET PROTECTION

A. USE SILT FENCE ANYTIME WHERE NATURAL GROUND IS UPSLOPE FROM ANY NATURAL DRAINAGE, OR IRRIGATION CHANNEL TO PREVENT SEDIMENT FROM BEING DISCHARGED INTO STREAMS. NO SEDIMENT DISCHARGE INTO DRAINAGES OR IRRIGATION DITCHES DUE TO ROAD OR HOME CONSTRUCTION WILL BE PERMITTED.  
B. STRAW MAT OR STRAW BAILS ARE REQUIRED ON ALL CUT/FILL SLOPES FOR EROSION CONTROL.  
C. WITH REGARD TO HOME CONSTRUCTION, AREAS OF DISTURBED VEGETATION SHALL BE RESTORED TO NATIVE AND LANDSCAPED CONDITIONS WITHIN 2 YEARS FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE HOME. BASED ON AN ENGINEERING EVALUATION, TEMPORARY MEASURES MAY BE REQUIRED PRIOR TO THE 2 YEAR LIMIT.

### CONSTRUCTION NOTES:

- ALL CONSTRUCTION MUST CONFORM TO THE SOUTH WEBER CITY PUBLIC WORKS STANDARDS.
- ANY DITCHES WITHIN THE PROPERTY MUST BE PIPED, FENCED OR FILLED AS DETERMINED BY THE PLANNING COMMISSION AND LOCAL DITCH COMPANY.
- ALL CONSTRUCTION MUST CONFORM TO THE SITE SPECIFIC GEOTECHNICAL REPORT PREPARED BY EARTHTEC ENGINEERING, 1596 W. 2650 S. #108, (TEL) 801-399-9516, PROJECT NO. 167057.
- ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED UPON LOCATIONS OF ABOVE GROUND FACILITIES WHERE AVAILABLE. VERIFY UTILITY LOCATION, SIZE AND TYPE WITH RESPECTIVE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND ALWAYS CALL BLUE STAKES PRIOR TO EXCAVATION.
- TOPSOIL, MAN-MADE FILL, AND SOILS LOOSENED BY CONSTRUCTION ACTIVITIES SHOULD BE REMOVED (STRIPPED) FORM BUILDING PADS, PAYEMENT AREAS AND CONCRETE FLAT WORK AREAS PRIOR TO FOUNDATION EXCAVATION AND PLACEMENT OF SITE GRADING FILLS. TOPSOIL MEASURES 6" TO 18" THICK, GRANULAR BORROW THICKNESS MAY NEED TO BE INCREASED OVER THE SPECIFIED MINIMUM AMOUNT TO REPLACE STRIPPED TOPSOIL.

## TYPICAL ROAD SECTION 7375 SOUTH STREET AND 925 EAST STREET

WHERE FULL STREET IMPROVEMENTS ARE REQUIRED

## FERNDALE SUBDIVISION

CONSTRUCTION DETAILS  
A PART OF THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH.

FOR: MICHAEL SPENS, 2678 E. 8225 S. SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405

DRAW NO. ME 06-75

DESIGNED BY:  
K.W.H. / J.W.H.

DRAWN BY:  
J.W.H.

DATE:  
JANUARY, 2017

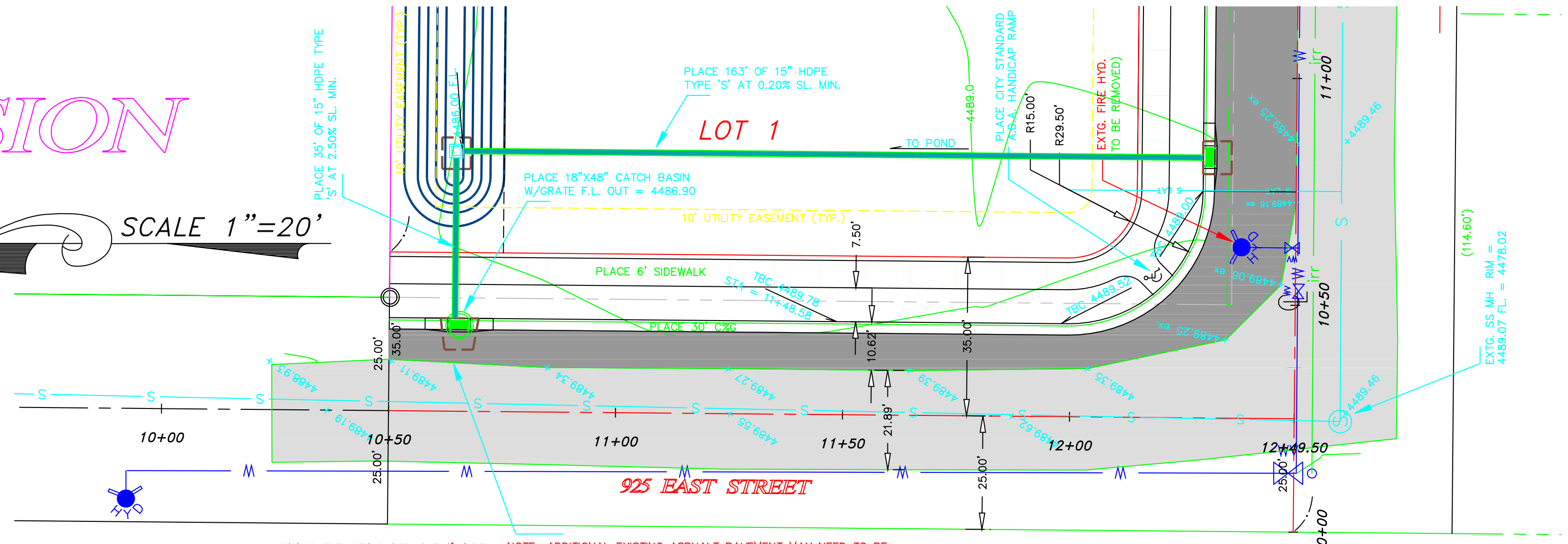
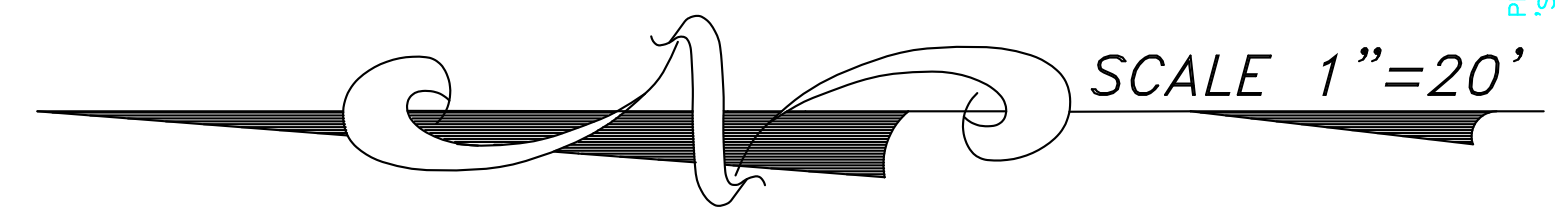
REVISIONS	COMMENTS
DATE	BY

MOUNTAIN ENGINEERING

P. O. BOX 309  
MORGAN, UTAH 84050  
TEL (801) 876-3978 FAX 876-3979



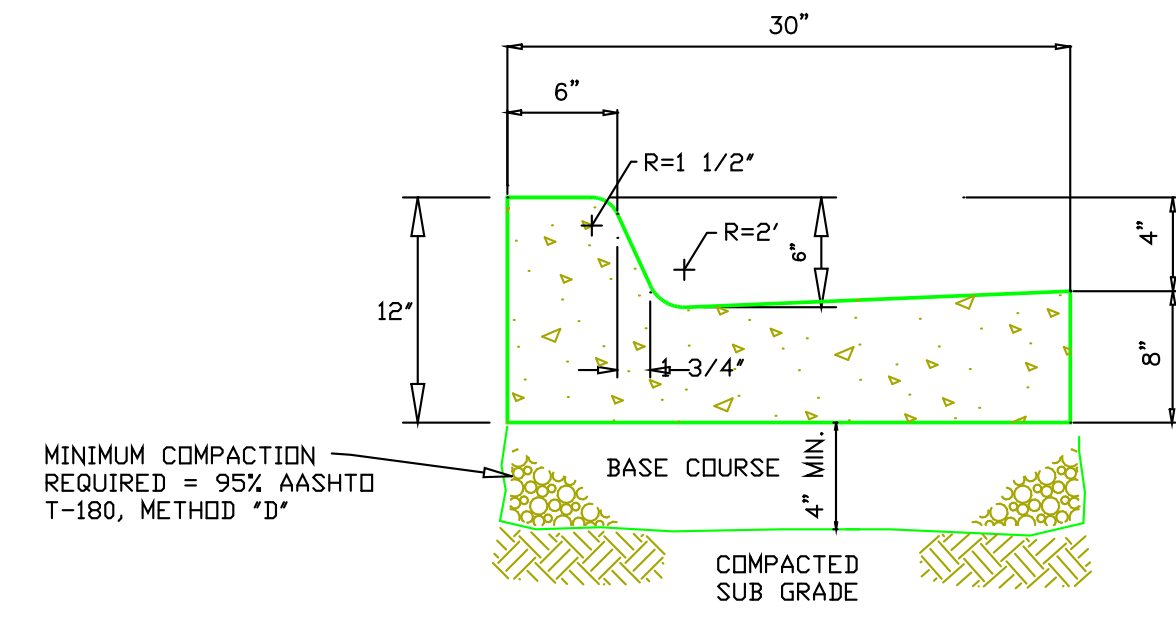
CONSTRUCTION DETAILS  
FERNDALE SUBDIVISION



SAW CUT EXISTING ASPHALT 1' WIDTH AND PROVIDE TACK STRIP ALONG SAW CUT FOR ADHESION. REPAVE GAP TO 1/4" ABOVE CURB LIP.

NOTE: ADDITIONAL EXISTING ASPHALT PAVEMENT MAY NEED TO BE REMOVED IN ORDER TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW AND EXISTING PAVEMENT, AND ALSO PROVIDE THE CITY STANDARD 2% CROSS SLOPE CROWN FOR THE PAVEMENT.

925 EAST STREET PLAN



TYPE "B" CURB AND GUTTER

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO THE SOUTH WEBER CITY PUBLIC WORKS STANDARDS.
2. ANY DITCHES WITHIN THE PROPERTY MUST BE PIPED, FENCED OR FILLED AS DETERMINED BY THE PLANNING COMMISSION AND LOCAL DITCH COMPANY.
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5. TOPSOIL, MAN-MADE FILL, AND SOILS LOOSENEED BY CONSTRUCTION ACTIVITIES SHOULD BE REMOVED (STRIPPED) FORM BUILDING PADS, PAVEMENT AREAS AND CONCRETE FLAT WORK AREAS PRIOR TO FOUNDATION EXCAVATION AND PLACEMENT OF SITE GRADING FILLS. TOPSOIL MEASURES 6" TO 18" THICK. GRANULAR BORROW THICKNESS MAY NEED TO BE INCREASED OVER THE SPECIFIED MINIMUM AMOUNT TO REPLACE STRIPPED TOPSOIL.

GENERAL CULINARY WATER INSTALLATION NOTES:

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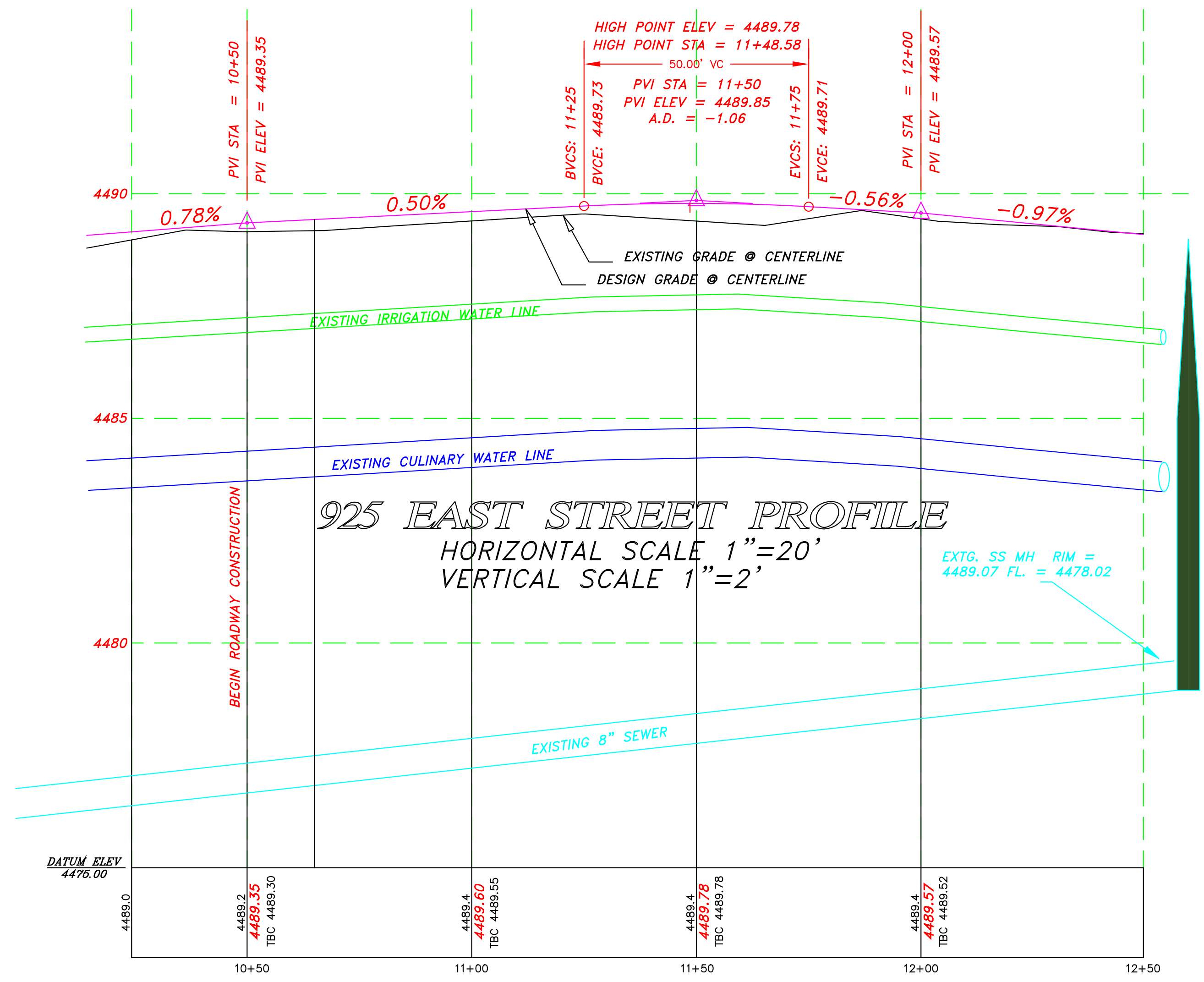
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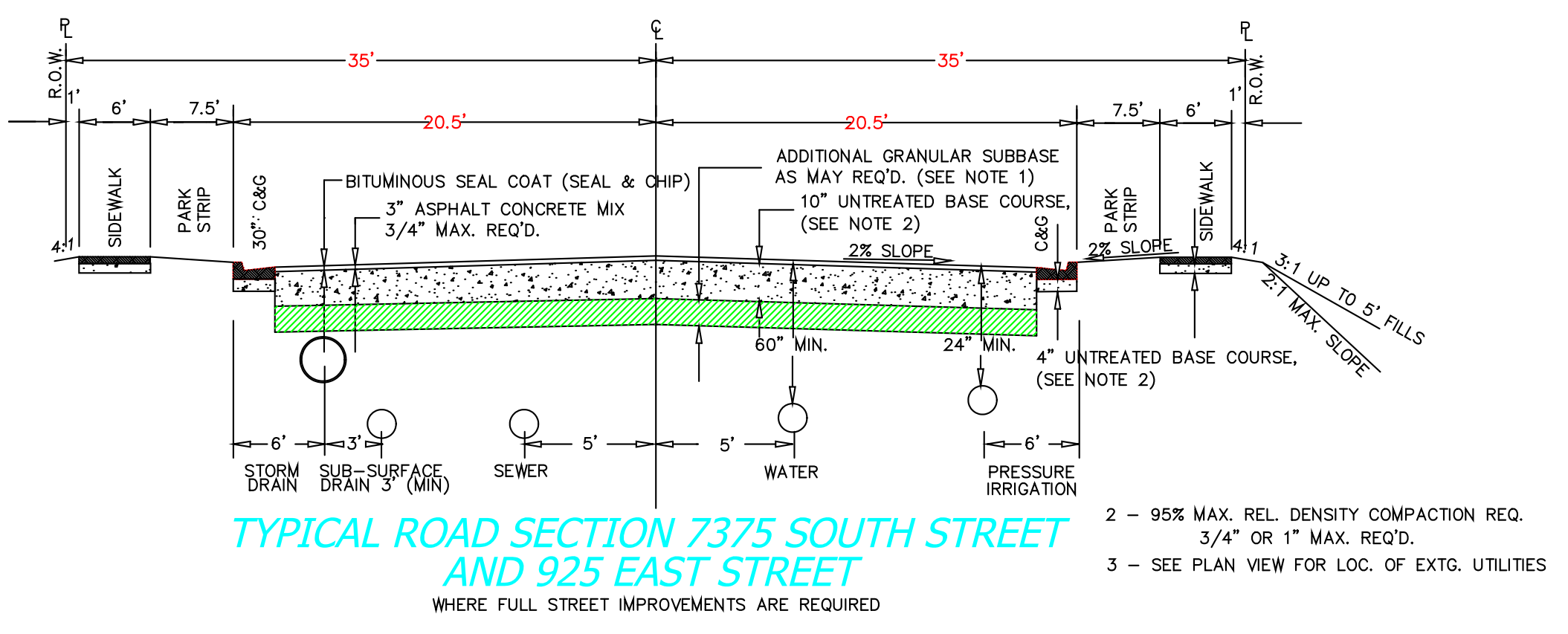
EROSION CONTROL AND RE-VEGETATION:



- A. USE SILT FENCE ANYTIME WHERE NATURAL GROUND IS UPSLOPE FROM ANY NATURAL DRAINAGE, OR IRRIGATION CHANNEL TO PREVENT SEDIMENT FROM BEING DISCHARGED INTO STREAMS. NO SEDIMENT DISCHARGE INTO DRAINAGES OR IRRIGATION DITCHES DUE TO ROAD OR HOME CONSTRUCTION WILL BE PERMITTED.
- B. STRAW MAT OR STRAW BAILS ARE REQUIRED ON ALL CUT/FILL SLOPES FOR EROSION CONTROL.
- C. WITH REGARD TO HOME CONSTRUCTION, AREAS OF DISTURBED VEGETATION SHALL BE RESTORED TO NATIVE AND LANDSCAPED CONDITIONS WITHIN 2 YEARS FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE HOME. BASED ON AN ENGINEERING EVALUATION, TEMPORARY MEASURES MAY BE REQUIRED PRIOR TO THE 2 YEAR LIMIT.

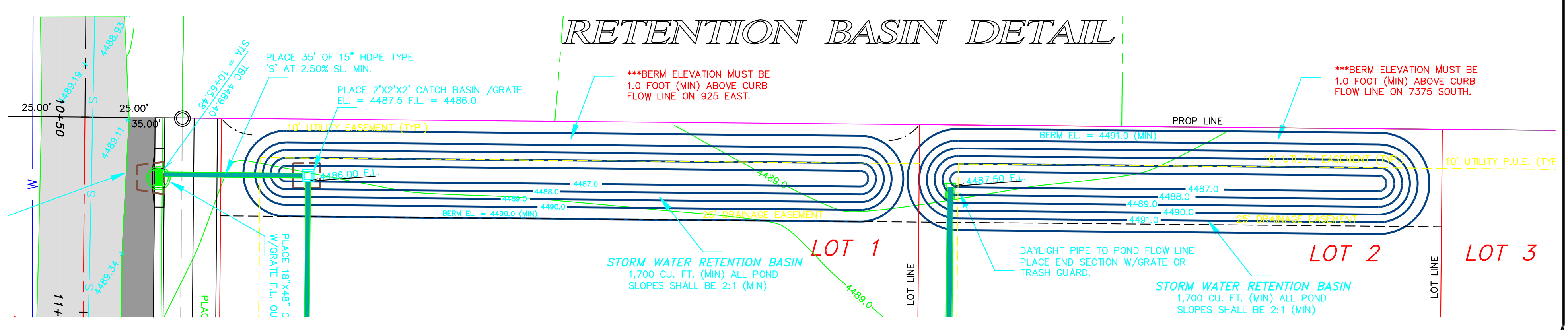


925 EAST STREET PROFILE  
HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=2'



TYPICAL ROAD SECTION 7375 SOUTH STREET AND 925 EAST STREET

- 2 - 95% MAX. REL. DENSITY COMPACTION REQ. 3/4" OR 1" MAX. REQ'D.
- 3 - SEE PLAN VIEW FOR LOC. OF EXTG. UTILITIES



RETENTION BASIN DETAIL

FERNDALE SUBDIVISION

CONSTRUCTION DETAILS  
A PART OF THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH.

DESIGNED BY:  
K.W.H. / J.W.H.  
DRAWN BY:  
J.W.H.  
DATE:  
JANUARY, 2017

REVISIONS	COMMENTS
DATE	BY

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