# 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 **Thursday, June 8, 2017**, at the **South Weber City Council Chambers, 1600 East South Weber Drive,** commencing at **6:30 p.m.**

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5:30 P.M. **Work Meeting:** General Plan; Old Fort Road Discussion

6:00 P.M. **Work Meeting:** To Discuss Agenda Items, Correspondence, and/or Future Agenda Items

6:30 P.M. **Regular Meeting:**
Pledge of Allegiance
Approval of Meeting Minutes – Commissioner Grubb
- May 11, 2017

Approval of Agenda
Declaration of Conflict of Interest

6:35 P.M. Public Hearing on Preliminary/Final Subdivision: application for Country Lane at South Weber (1 lot) located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb

6:50 P.M. Public Hearing on Conditional Use Permit: application for an assisted living facility, Country Lane at South Weber, located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb

7:05 P.M. Public Hearing on Preliminary/Final Subdivision: application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards

7:20 P.M. Public Hearing on Conditional Use Permit: application for a temporary business, Olympus Fireworks, located at approx. 2539 E. South Weber Dr. (Parcel 13-306-0202), approx. 1 acres, by applicant Brad Knight

7:30 P.M. Public Hearing on City Owned Property: Donation Agreement Amendment for Parcels 13-023-0162 and 13-018-0048

7:55 P.M. Public Comments – Please keep public comments to 3 minutes or less per person

8:00 P.M. Proposed Street Vacation on portion of 7400 S. (between 1550 E. and 1740 E.)

8:20 P.M. Planning Commissioner Comments (Johnson, Pitts, Walton, Grubb, Osborne)

8:30 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 | www.southwebercity.com | THOSE LISTED ON THE AGENDA |
| Utah Public Notice website | TO EACH MEMBER OF THE PLANNING COMMISSION | |
| www.utah.gov/pmn | | |

DATE: June 1, 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:** **11 May 2017** **TIME COMMENCED:** **6:32 p.m.**

**PRESENT:** **COMMISSIONERS:** **Tim Grubb**
**Debi Pitts (excused)**
**Rob Osborne**
**Wes Johnson**
**Taylor Walton**

**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 Johnson

**VISITORS:** Peter Mason, Craig Jacobsen, Ivan Ray, Rob and Shawna Edwards, Lou Ann Ray, Bryan Soderquist, Blake Soderquist, Becca Reisbeck, and Michael Poff.

**APPROVAL OF MEETING MINUTES**

- **April 13, 2017**

**Commissioner Osborne excused Commissioner Pitts from tonight's meeting.**

**Commissioner Johnson moved to approve the meeting minutes of 13 April 2017 as amended. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. Commissioner Grubb abstained. The motion carried.**

**APPROVAL OF THE AGENDA: Commissioner Walton moved to approve the agenda as written. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.**

**DECLARATION OF CONFLICT OF INTEREST:** None

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**Commissioner Grubb moved to open the public hearing for rezone application for property located at approximately the northeast corner of 6650 S. 475 E. (Parcel 13-006-0025), for approximately .42 acres, to be rezoned from Residential Moderate (R-M) to Residential High (R-H) by applicant Peter Matson with Ovation Homes. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.**

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

**Public Hearing on Rezone: Application for property located at approx. the NE corner of 6650 S. 475 E. (Parcel 13-006-0025), approximately. .42 acres, be rezoned from Residential Moderate (R-M) to Residential High (R-H) by applicant Peter Matson with Ovation Homes:** Peter Matson, with Ovation Homes, approached the Planning Commission. He said this is a rezone request for an R-H Zone covering the Old Maple Farms townhomes. The rezone area will accommodate the extension of the road and a turn-around from the town home project.

Commissioner Osborne asked if there was any public comment. There was none.

**Commissioner Johnson moved to close the public hearing for rezone application for property located at approximately the northeast corner of 6650 S. 475 E. (Parcel 13-006-0025), for approximately .42 acres, to be rezoned from Residential Moderate (R-M) to Residential High (R-H) by applicant Peter Matson with Ovation Homes. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Commissioner Osborne asked about the parking. Peter said this is a rezone request and not a site plan review but did explain the parking. Commissioner Osborne suggested the developer look at snow removal and parking. Commissioner Grubb said it is under the 9.5 acres for one area with fits within the ordinance. Discussion took place regarding the developer being able to construct apartments or town homes because of the zoning.

**Commissioner Johnson moved to recommend approval of the rezone application for property located at approximately the northeast corner of 6650 S. 475 E. (Parcel 13-006-0025), for approximately .42 acres, to be rezoned from Residential Moderate (R-M) to Residential High (R-H) by applicant Peter Matson with Ovation Homes. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.**

**Commissioner Grubb moved to open the public hearing for the proposed street vacation on a portion of 7400 S. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.**

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

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**Public Hearing on Proposed Street Vacation on portion of 7400 S.:** Barry Burton, City Planner, pointed out the section line and the 60' right of way on the map. He said at one time this was South Weber Drive. He said South Weber Drive has since been realigned. Barry said the City had a recent subdivision come in on a parcel adjacent to 7400 S. Barry said the drawings were prepared when the City previously looked at vacating a portion of 7400 South back in 2014. However, at that time, we were only looking at the property from the well house east to South Weber Drive. We did not feel that there was any right-of-way that existed west of that line. However, since Ivan Ray has pointed out that there is still a "prescriptive / right-of-use" right-of-way from South Weber Drive all the way through to 1550 East. Barry said the City hasn't used this as a public right of way for years. He said at this point in time, the City staff thinks it is prudent for the City to vacate and make it clear that this is not a public street. He said the City doesn't want to maintain it. Barry stated if the street is vacated the property will go to the adjacent property owner.

**Ivan Ray, 7268 S. 1600 E.**, approached the Planning Commission. He said Ray's has two parcels with the corner lot being a house and the other the old store. (See Attached - Mr. Ray's Letter of 9 May 2017). He reviewed proposal #1 He is concerned about the asphalt that wasn't replaced on the east end. He has developers who are looking to develop his property.

**Rob Edwards, 68 N. 700 W. Kaysville, UT, Real Estate Agent,** discussed the economic affects to the Ray property if this access was taken away. He asked how the property is distributed if the road is vacated. Barry identified the property on the map. Mr. Edwards said the Rays are concerned about LouAnn Ray's parcel being land locked. He said they have a prospective buyer on the property as well.

**Michael Poff, 939 South Weber Drive,** is concerned about getting rid of stuff just to get rid of stuff. He suggested the Planning Commission use caution in vacating. He understands the nearby PUD is in need of parking and said this property could help. He said if there is someone interested in the purchase of the property, he would suggest the City wait.

Barry discussed the intersection from 7400 South and South Weber Drive and said UDOT will not allow access to South Weber Drive because of the location.

**Becca Reisbeck, 7581 S. 2020 E.,** said the vacation of the road will go to the Rays and to them (Broadview Point Subdivision) and they have an interest to access their property. She is concerned about who will maintain the access and how it will impact them. She said the cost will fall on them if there is thoroughfare access.

Barry said the fact that there may or may not be a public right of way needs to be researched. Mr. Ray and Mr. Edwards requested more time to research it.

**Commissioner Johnson moved to close the public hearing for the proposed street vacation on a portion of 7400 S. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Commissioner Johnson questioned Mr. Ray about the information he has concerning the history of South Weber Drive. He would like the Planning Commission to be able to review this information. Mr. Edwards said they have contacted a title company to help put together some information.

**PUBLIC COMMENTS: None**

**PLANNING COMMISSION COMMENTS:**

**Commissioner Grubb:** He is concerned with the amount of development going on in the west end and what is master planned coming off the freeway and onto the frontage road. He said if the City Council isn't in support of what has been master planned, then he would suggest looking at alternatives. He said the City Council voted not to participate with the developer and therefore, the City lost out on $300,000 that the developer was willing to donate in construction of the road.

**Commissioner Osborne:** He suggested beginning the next Planning Commission meeting at 5:30 p.m. to discuss Old Fort Road.

**ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:20 p.m. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Osborne voted yes. The motion carried.**

**APPROVED:** _____ **Date**
**Chairperson: Rob Osborne**

_____
**Transcriber: Michelle Clark**

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**Attest: City Recorder: Elyse Greiner**

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# SOUTH WEBER CITY
# PLANNING COMMISSION MEETING
# WORK MEETING

**DATE OF MEETING: 11 May 2017** **TIME COMMENCED: 6:00 p.m.**

**PRESENT: COMMISSIONERS:** **Tim Grubb**
**Debi Pitts (excused)**
**Rob Osborne**
**Wes Johnson**
**Taylor Walton**

**CITY PLANNER:** **Barry Burton**

**CITY RECORDER:** **Elyse Greiner**

**CITY MANAGER:** **Tom Smith**

**Transcriber: Minutes transcribed by Michelle Clark**

**VISITORS:** Peter Matson

**Approval of Minutes of 13 April 2017: no discussion on this item**

**Public Hearing on Rezone: Application for property located at approx. the NE corner of 6650 S. 475 E. (Parcel 13-006-0025), approximately. .42 acres, be rezoned from Residential Moderate (R-M) to Residential High (R-H) by applicant Peter Matson with Ovation Homes:** This is a rezone request for an R-H Zone covering the Old Maple Farms townhomes. The rezone area will accommodate the extension of the road and a turn-around from the town home project. Commissioner Grubb asked about the total acreage. Barry Burton, City Planner, said it fits in the 9.5 acreage. Commissioner Johnson stated until Old Maple Farms gets their roads in, we will be facing the 30-unit limit for one access. Tom Smith, City Manager, said this rezone is for phase 3. Commissioner Walton asked if there is enough room for a fire truck to turnaround. Barry said it shouldn't be an issue. Peter verified the acreage of the town home project is 7.54 acres and the .42 acres is within that acreage.

**Public Hearing on Proposed Street Vacation on portion of 7400 S.:** Barry Burton, City Planner, said if you look on the map behind Ray's there is a strip of land that is part of the lot that we have looked at in the past and there are a couple other pieces of land south of the old home and then there is another piece that goes all the way out to South Weber Drive. He said section line is the center of 7400 South. He then identified the piece that is identified as public property on the map. He said since this subdivision has come in, Ivan Ray, claims it is still a roadway. H*e* said in the old days that road was South Weber Drive, but the problem is, if it wasn't dedicated and we quit using it, then is reverted back to the owners, but doesn't mean the right to use it goes away. He said under state law if you use a cow path for regular use for 10 years, it becomes a public highway. He said Mr. Ray is making the argument that this is a public right of way. He said even if it is a public right of way, South Weber City does not want to

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maintain it and doesn't have a use for it. Commissioner Grubb said it isn't a use for our City. Commissioner Johnson asked if it has to be put up for sale. Barry said, "no". He explained that once it is vacated then it goes to the adjacent property owners. Barry said you can have a public right of way that doesn't belong to a public entity. Tom said the City doesn't want the responsibility for the road. Discussion took place concerning whether or not the City receives Class C road money for this road. Tom said he isn't sure the City receives anything for this road. Commissioner Walton doesn't see a reason why the City shouldn't vacate it.

**PLANNING COMMISSION COMMENTS:**

**Commissioner Johnson:** He asked about the City owned property on the S-curve and the concern that if more units go in this area, the City's sewer system can't support it. He said if that property is left commercial, there isn't a problem with the sewer. Barry discussed the limitations for this property for the residential high density being 9.5 acres. Commissioner Grubb asked about requiring a developer to upgrade the sewer system in that area. Commissioner Johnson said there is also an issue with those units being so close to the gravel pit.

**ADJOURNED: 6:30 p.m.**

**APPROVED:** _____ **Date**

**Chairperson: Rob Osborne**

_____

**Transcriber: Michelle Clark**

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**Attest:** **City Recorder: Elyse Greiner**

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

Notice is hereby given that on Thursday, June 8, 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 preliminary/final subdivision application for Country Lane at South Weber (1 lot) located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb; (2) an application for a conditional use permit for an assisted living facility, Country Lane at South Weber, located at approx. 475 E. and South Weber Dr. (Parcels 13-023-0163, 13-024-0006, & 13-018-0066), approx. 1.44 acres, by applicant Tim Grubb; (3) a preliminary/final subdivision application for Ray Creek Estates (11 lots) located at approx. 1350 E. Canyon Dr. (Parcel 13-011-0104), approx. 3.96 acres, by applicant Rob Edwards; (4) an application for a conditional use permit for a temporary business, Olympus Fireworks, located at 2539 E. South Weber Dr. (Parcel 13-306-0202), approx. 1 acre, by applicant Brad Knight; and (5) a donation agreement amendment on City owned property (Parcels 13-023-0162 & 13-018-0048). 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 the hearings and make comments. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearings should notify the City Recorder at 801-479-3177 two days prior to the meeting date.

**For Office Use Only**

Fees received by: DS Date of submittal: 5/2/17
Amount Paid: 700 Receipt #: 13.083801

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

PC Meeting Date: June 8, 2017

SOUTH WEBER city

# Preliminary Plan Application

Project/Subdivision Name: Country Lane at South Weber
Approx. Location: 475 E. South Weber Dr.
Parcel Number(s): 13-023-0163, 13-024-0006-* Total Acres: _____
Current Zone: R-H If Rezoning, to what zone: _____ Bordering Zones: RLM
Surrounding Land Uses: Residential / agriculture
Number of Lots: 1 # Lots per Acre: 1
Phase: ____ of ____ PUD: Yes / No

* 13-618-0006

## Contact Information

### Developer or Agent

Name: Tim Grubb
Company Name: Petersen Farms
Address: 6926 S. 475 East
City/State/Zip: South Weber, 84405
Phone: 801-678-1074 Fax: _____
Email: timothygrubb@icloud.com

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

X Email X Phone ____ Fax ____ Mail

### Developer's Engineer

Name: Reeve & Associates
Company: Thomas Hunt
License #: _____
Address: 5160 S. 1500 West
City/State/Zip: Riverdale 84405
Phone: 801 621-3100 Fax: _____
Email: thunt@reeve-assoc.com

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

X Email X Phone ____ Fax ____ Mail

### Surveyor

X **Check here if same as Engineer**

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

### Property Owner(s)

X **Check here if same as Developer**

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

# Preliminary Plan Requirements

- ☑ Complete all conditions/requirements set by the Sketch Plan committee
- ☑ 2 Sets of Mailing Labels – listing the names/mailing addresses for property owners within 300' for the outer boundaries of the property
  - A list of delineating parcel numbers for each of the surrounding property owners
- ☑ Current Title Report and proof of Title Insurance
- ☑ Draft of easements/agreements with adjacent property owners (if applicable)
- N/A ☐ Draft of Covenants, Conditions, and Restrictions (if applicable)
- ☑ Complete Utility Notification Form
- ☑ A letter of approval from applicable Secondary Water provider stating date of plans reviewed and date approved
- N/A ☐ A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable)
- ☑ Preliminary Storm Drain Calculations (See Storm Drain Ordinance)

One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (north to face up or to the right):

- ☑ **<u>Information to Include on all Drawings:</u>** This is in addition to information required by sketch plan application, and is not limited to the following:
  - The approved name of the subdivision and the words "Preliminary Plat – Not to be Recorded" listed on each page
  - Written indication of design criteria to be used in design of improvements
  - Dimensions shown in feet and decimals
  - Bearings shown in degrees, minutes, and seconds
  - Contours at two foot intervals for predominant ground slopes between level and ten percent
  - Contours at five foot intervals for predominant ground slopes greater than ten percent
  - Location and sizes of proposed sanitary sewers and other sewage disposal facilities
  - Location and sizes of culinary water facilities
  - Location and size of storm drainage facilities and detention basins
  - Wetland Delineation (if applicable)
  - Boundaries of areas subject to flooding or storm water overflow in accordance with FEMA's flood plain mapping
    - Width and direction of flow of all watercourses
    - Include existing and proposed irrigation and natural runoff channels/courses
  - Location, proposed names, widths and typical cross section of streets, curbs, gutter, sidewalks, and other improvements of proposed street right-of-ways and access easements
  - Dimensions and locations of all existing or proposed dedications, easements, and deed restrictions
  - Location of any improvements that may be required to be constructed beyond the boundaries of the subdivision (as appropriate)
  - Type and size of fencing shown along canals, waterways, and agricultural land

*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: 4-20-17

Property Owner's Signature: _____ Date: 4-20-17

Iris C Petersen 5-2-17

JONES & ASSOCIATES CONSULTING ENGINEERS

**M E M O R A N D U M**

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 Recorder

**RE: COUNTRY LANE AT SOUTH WEBER SUBDIVISION (ASSISTED LIVING)**
**CUP, Preliminary, and Final Review**

Date: May 31, 2017

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Our office has completed a review of the Final Plat and Improvement Plans for the Country Lane at South Weber Subdivision received, May 23, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**CUP**

1. We do not have any comments in addition to Barry Burton's review memo relative to the Conditional Use Permit (CUP).

**GENERAL**

2. A letter from UDOT approving the proposed improvements on South Weber Drive is needed.

**PLAT**

3. The address for Lot 1 is: 6980 South 475 East.
4. The hammerhead turnaround easement that is outside the subdivision boundary will need to be recorded with a separate document.
5. In order to be consistent with recently approved subdivisions with property on South Weber Drive and cognizant of future planning, we would recommend that an additional 7' of Right-of-Way be dedicated to South Weber Drive. This equates to a 40' half-width (future 80' full width). This will likely require the northeast property line to be expanded.
6. The current easement (recorded or prescriptive) for the Bambrough ditch should be shown and language should be added to the plat indicating that the easement will be vacated with the recordation of this plat.

1716 East 5600 South • South Ogden, Utah 84403 • (801) 476-9767 • FAX (801) 476-6768

7. The language in the Owner's Dedication needs some revising. Our office can provide an example.

**IMPROVEMENT PLANS**

8. In accordance with our recommendation above (see item #4), the building and parking lot will need to be shifted northeasterly in order to accommodate a 40' half-width ROW on South Weber Drive. The curb, gutter and sidewalk on South Weber Drive will also need to widen by 7' from what is shown in order to match the ROW line.
9. It would be helpful to see the estimated layout of the future street on Sheets 5 and 6 showing the storm drain outfall in order to see where the storm drain line is in relationship to future curb and gutter.
10. The storm drain line on Sheets 5 and 6 should be labeled as private for now. As long as it is installed to City Standards, it can become public when the future road is developed.
11. All improvements on South Weber Drive need to be as approved by UDOT. Some items that might be of concern to UDOT:
    a. 5% cross slope
    b. 0.4% longitudinal slope on the curb and gutter
    c. 5:1 slope in the parkstrip
12. The retaining wall at the ROW line appears to be 5' – 6' tall based on the elevations. This retaining wall needs to be specifically designed and stamped by a licensed engineer.

# *Community and Economic Development*

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

**PROJECT REVIEW**
**COUNTRY LANE ASSISTED LIVING CENTER**
**By Barry Burton**

May 25, 2017

**General:**

This proposal to build 28 bed assisted living center at the corner of South Weber Drive and 475 East. The application is for a preliminary/final plat for a one-lot subdivision and for a conditional use permit for a "Group Home" in the R-H zone.

**Subdivision:**

This is single lot that is 1.3 acres in size. All utilities are available to this parcel. The proposal involves the dedication of additional land for and the widening of South Weber Drive for a right turn lane. There is also an easement dedication for a fire truck turn around that is partly within the subdivision and partly outside. The portion that lies outside the subdivision will have to have the easement conveyed to the City via a separate document.

**Recommendation:**

I recommend approval of the Preliminary/Final Plat with the provisions that the applicant provide separate easement document for that portion of the fire truck turn around.

**Site Plan/Conditional Use:**

The proposed facility consists of 28 apartments, a kitchen, administrative office and communal living areas within the structure. It is a single structure, but in appearance from the front will look like three single family homes. There are 18 parking stalls. Since residents of such facilities typically don't drive, this should be more than adequate for staff and visitors.

There is not an abundance of landscaping on the site and if there were something they could do to make the site look more residential in the front, it would be to have more landscaping there. They do have a rear setback that is 5' more than required. Perhaps that 5' could be utilized for some landscaping in the front.

There is a sign for the project that meets the maximum size requirement (16 S.F.), but at the time of this report we don't know where on the site it is proposed.

**Recommendation:**

I recommend approval of the Conditional Use/Site Plan provided the sign is in an acceptable location and that the City receives the separate easement document for the fire truck turn around mentioned in the subdivision review.

# *Community and Economic Development*

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

**This is not part of the official review and should not be part of the consideration for approval,** but if I were to offer the developers some unsolicited advice, it would be to incorporate some secured shaded outdoor seating areas for residents.

**Sketch Plan Meeting**
**Country Lane Assisted Living**
**February 8, 2017 @ 2:00 p.m.**

**Attendees:** Barry Burton, City Planner; Commissioner Wes Johnson; Brandon Jones, City Engineer; Mark Larsen, Public Works; Elyse Greiner, City Recorder; Mayor Tammy Long; and Developers: Val Petersen, Brent Petersen, Jared Andersen, Thomas Hunt, Tim Grubb, and Gary Andersen.

**Staff Comments:**

Barry asked how many units are going to be in the building. Tim said there is one floor with 30 rooms. Barry asked about quantity of on-site staff. The developers said there will be 1 staff member for every 10 residents and a cook; so about 4 staff members during the day and reduced to 2-4 at night. Barry asked about visitor quantities. The developers said visitation is slim, so a lot of parking stalls isn't necessary (23 proposed).

There is a hammerhead turnaround on the property with an easement extending outside the site for it to the east. That is happening to leave the east property open for development potential. Barry asked about the fire hydrant placement and Tim said there are two near the property across the street to the south and west. The building will also be sprinkled. Barry said the landscaping looks alright.

Barry asked why the access is on 475 E. instead of South Weber Dr. Tim said the curb cut is already on 475 E. and they don't want to have to go through UDOT.

Commissioner Johnson brought up that Hill Air Force Base goes to that property and tests soils. Tim said there are two wells; one by the access entrance on the property site and one to the east of the site. Tim said he has gotten recent reports from HAFB on those testing and will provide those to the City.

Brandon said South Weber Dr. is narrow through this area. The developers should look at the ROW on South Weber Dr. because it needs to be dedicated to the City. Brandon said all state roads have a minimum of a 66' prescriptive ROW. Tim will look into it.

Tim said if they expanded in the future, the building would grow to the east. Brandon asked if they didn't expand what they would use the property for. Tim isn't sure but it is zoned high density.

Brandon asked about a plat. It was decided the project needed to go through the subdivision process. It would be a one lot subdivision with a remainder parcel.

Brandon inquired about the demolition plan and abandoning the existing ditch. Brandon wonders if there is any way to document that the ditch has been vacated for everyone's protection. Tim will follow up with Davis and Weber Counties Canal Company. Brandon has two concerns; what rights are there and what storm water it is taking. Mark said curb and gutter is required on South

Weber Dr. for the subdivision; the State would have to say where they wanted it. Brandon brought up moving the building back to move the ditch off the property. The developers could just improve the frontage that is required or do the whole southern property line so it's done for the future.

Brandon said the storm drain is going back on the property and the slopes look fairly flat. He asked what the developers are doing on the back-north side for drainage. The developers said they will have roof drains and tie into the storm drain line. Barry mentioned when the developers do easements for the fire turnaround, that the storm drain one needs to be added as well. Brandon wondered if the developers could take the storm line to the edge of the east property line to get it out of the way of future development. There is a HAFB well site that could interfere with its placement. HAFB has an agreement to access the two pollution monitoring wells. Brandon is thinking the storm drain line will be private until it connects to the north of the property. The first man hole should be to the west of the connection in Bowman Old Farm Estates. The line needs to be city standard and back from there it will be private but not until the northern property develops (can then turn over to city). Any line under the road should be a minimum of 15" concrete pipe. An easement wouldn't be necessary until it develops to the north either to retract Barry's previous comment. Brandon brought up the concern with water on South Weber Drive with the curb installment. Brandon is willing to accept the UDOT drainage because he doesn't see any other option for it. Brandon would prefer the storm line to be as close to and parallel with the east property line as possible and move a manhole next to the HAFB well and another one to the south by South Weber Drive with an inlet box at the southern end.

Brandon asked about irrigation. Tim said they have a private line that comes down from Davis and Weber Counties Canal Company on the south side of South Weber Drive that hits the southwest corner of the property. The line extends through the site for the Reynolds but they don't have an easement for it. The City needs a will-serve letter from DWCCC. The irrigation must be done with secondary water if it's available, not culinary. Tim asked questions about Bowman Old Farm Estate's irrigation. Brandon thinks the building can be serviced by DWCCC but the northern property probably will be serviced by South Weber Irrigation. The City also doesn't allow private lines in a public ROW.

Brandon said the water and sewer plans look fine. Barry said a geotechnical report is required for the subdivision. Tim had an old report but that company is no longer in business so it can't be "just updated." Questions about fencing came up, but it was determined that fencing wasn't necessary. The landscaping plan is ok too but the developers need to be weary of what they plant on the access corner so it doesn't block visibility. Brandon said the City has plans to do an overlay on 475 E. this coming year, so construction timing may be an issue.

Commissioner Johnson asked about signage for the building. Tim said they would comply with City Code. He will bring in a plan to be approved with the conditional use permit or potentially with the building permit.

Brandon asked Mark about the manhole in the sewer, there is 6" lateral coming in; the manhole is needed.

Elyse asked about the CUP needing to go through the subdivision process simultaneously because the issue was brought up earlier. It was decided the developers need to do a subdivision as well as the CUP. Tim requested that if nothing changes to the plans that they move on to Planning Commission but if there are UDOT issues, then they come back for another sketch plan meeting with the subdivision and CUP. Staff can determine if another sketch plan is needed based on the submitted preliminary plans. The subdivision plat would be one lot with a remainder parcel.

It was confirmed that Thomas has the sewer figured out.

Meeting adjourned at 4:30 p.m. Minutes by Elyse Greiner.

**Items for developers to address:**

- Tim will get the City the HAFB testing reports
- Verify ROW dedication on South Weber Dr.
- Check out ditch vacation documentation
- DWCCC will-serve letter
- Verify with UDOT on curb & gutter placement
- Re-align storm water line to east property line adding inlet box on southern end and adjusting locate of manholes
- Geotechnical report
- Sign plans

# South Weber City
# Sketch Plan Meeting

*Country Lane Assisted Living*

February 8, 2017

| *Name* (please print) | *Phone* | *Email Address* |
|---|---|---|
| Barry Burton | 801-451-3270 | barryb@daviscountyutah.gov |
| Thomas Hunt | 801-621-3100 | thunt@reeve-assoc.com |
| Tim GRUBB | 801-678-1074 | tgrubb@firstam.com |
| VAL Petersen | 385-368-0914 | valjay7593@gmail.com |
| Jared Andersen | 801-928-3997 | jandersen@clilaw.com |
| Gary Andersen | 435-232-5929 | dgaryandersen@gmail |
| WES JOHNSON | 801-479-8846 | jwes3@msn.com |
| Brandon Jones | 801-476-9767 | brandonj@jonescivil.com |
| Mark Larsen | 801-479-3177 | mlarsen@southwebercity.com |
| Tammy Long | 801-476-8602 | tlong@southwebercity.com |
| Elyse Greiner | 801-479-3177 | egreiner@southwebercity.com |
| | | |
| | | |
| | | |

CMT ENGINEERING LABORATORIES

# Geotechnical Engineering Study

## Proposed Country Lane At South Weber Assisted Living Facility

**Northeast Corner of South Weber Drive and 475 East**
**South Weber, Utah**

PREPARED FOR:

Mr. Tim Grubb
6926 South 475 East
South Weber, Utah 84405

PREPARED BY:

**CMT Engineering Laboratories**

**CMT Project No. 9448**

**March 31, 2017**

# CMT ENGINEERING LABORATORIES

March 31, 2017

Mr. Tim Grubb
6926 South 475 East
South Weber, Utah 84405

Subject: Geotechnical Engineering Study
Proposed Country Lane at South Weber Assisted Living Facility
CMT Project Number 99448

Mr. Grubb:

Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

On February 23, 2017, a CMT Engineering Laboratories (CMT) engineer was on-site and supervised the drilling of 5 borings extending approximately 5.0 to 16.0 feet below the existing ground surface. Soil samples were obtained during the field operations and subsequently transported to our laboratory for further testing.

Based on the findings of the subsurface exploration, up to about 10 inches of topsoil/disturbed soil was encountered at the surface underlain by silty clay extending to depths of 4 to 7.5 feet. Below the surficial clay soils natural sand was encountered grading to sandy gravel. Augur refusal was encountered within dense gravel soils at Boring B-2 and B-3 at depths of about 11.5 and 8.5 feet respectively. Static groundwater was measured in Boring B-1 at a depth of about 14.0 feet below the ground surface on March 14, 2017. Conventional spread and continuous footings may be utilized to support the proposed structures, provided the recommendations in this report are followed. A detailed discussion of design and construction criteria is presented in this report.

We appreciate the opportunity to work with you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 870-6730.

Sincerely,
**CMT Engineering Laboratories**

Bryan N. Roberts, P.E.
Senior Geotechnical Engineer

**Reviewed by:**

Andrew M. Harris, P.E.
Senior Geotechnical Engineer



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 • TEL: (435) 753-6815 • FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 • TEL: (801) 908-5954 • FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 •TEL: (801) 492-4132
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 • TEL: (602) 241-1097 • FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

CMT ENGINEERING LABORATORIES

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**APPENDIX**


**Figure 1:** Vicinity Map
**Figure 2:** Site Map
**Figures 3A through 3E:** Bore Hole Log
**Figure 4:** Key to Symbols





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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

# 1.0 INTRODUCTION

## 1.1 General

CMT Engineering Laboratories (CMT) was retained by Mr. Tim Grubb to conduct a geotechnical subsurface study for the proposed Country Lane at South Weber Assisted Living Facility to be located at the northeast corner of South Weber Drive and 475 East in South Weber, Utah. (See **Figures 1 and 2** in the Appendix).

The purpose of this study was to provide an assessment of the subsurface soil conditions at the site and provide recommendations for design and construction of the proposed facility. Our scope of work included supervising the drilling of 5 soil boring at the site, collecting samples of the subsurface soils, performing laboratory tests, evaluating field and laboratory test data, and preparing this report which summarizes our findings.

## 1.2 Objectives and Scope

The objectives and scope of our study were planned in discussions between Mr. Tim Grubb and Mr. Andrew Harris of CMT Engineering Laboratories (CMT).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, and pavement recommendations and geoseismic information to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the drilling, logging and sampling of 5 borings.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analyses, and the preparation of this summary report.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

## 1.3 Authorization

Authorization was provided by returning a signed copy of our Proposal dated February 14, 2017.

# 2.0 EXECUTIVE SUMMARY

The following is a brief summary of our findings and conclusions:

1. At the boring locations, we encountered topsoil/disturbed soils within the upper about 10 inches. Below the topsoil, we encountered natural soils consisting of dark brown grading reddish brown, moist, silty CLAY (CL) extending to depths of about 4 to 7.5 feet. Below the surficial clay soils, natural sand soil was encountered underlain by sandy gravel extending to the maximum depth penetrated.

   The natural clay soils were medium stiff to stiff, and will exhibit slightly-moderate to moderate strength and moderate compressibility characteristics under the planned loading. The natural sand and gravel soils were generally brown and reddish brown in color, loose grading dense, moist, contained trace to some silt, and will exhibit moderately high strength and low compressibility characteristics under planned loading.
2. Static groundwater was measured in Boring B-1 at a depth of 14 feet below the surface.
3. Conventional continuous spread and spot footings may be constructed on undisturbed natural clay soils or structural fill extending to natural clay soils. Footings may be designed using a maximum allowable bearing pressure of 1,500 psf within the natural clay soils or 2,000 if immediately underlain with a minimum of 18 inches of natural granular soils or granular structural fill replacement fill. Under no circumstance should foundations be constructed on non-engineered/undocumented fill soils.
4. CMT must verify that all topsoil, disturbed, non-engineered fill, or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

# 3.0 DESCRIPTION OF PROPOSED CONSTRUCTION

We understand that a 1 extended level to 2-story building with a plan area of about 16,000 square feet is planned for the site. The structure will likely be constructed using conventional wood/light steel framing and founded on spread footing with slab on grade floors established at or above existing site grades. Maximum continuous wall and column loads are anticipated to be 2 to 5 kips per lineal foot and 50 to 100 kips, respectively.



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Pavements at the site will include at-grade asphalt paved parking areas adjacent to the building. It is anticipated that the parking areas will have relatively light projected traffic that includes primarily passenger vehicles, daily delivery trucks, and an occasional semi-tractor/trailer combination.

Site development will require a moderate amount of earthwork in the form of site grading. We estimate in general that maximum cuts and fills to achieve design grades will be on the order of 2 to 3 feet. Larger cuts and fills may be required in isolated areas.

# 4.0 FIELD EXPLORATION AND SITE CONDITIONS

## 4.1 Field Exploration

The subsurface soil conditions were explored by drilling 5 soil boring across the site at the approximate locations shown on **Figure 2** in the Appendix. The soil borings extended about 5.0 to 16.0 feet below existing site grades. Augur refusal was encountered within dense gravel soils at Borings B-2 and B-3 at depths of about 11.5 and 8.5 feet below the surface respectively. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications have been supplemented by subsequent inspection and testing in our laboratory. Detailed graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3E, Bore Hole Logs. Sampling information and other pertinent data and observations are also included on the logs. In addition, a Key to Symbols defining the terms and symbols used on the logs is provided as **Figure 4** in the Appendix.

A 3.25-inch outside diameter, 2.42-inch inside diameter drive sampler (Dames & Moore) and a 2.0-inch outside diameter, 1.38-inch inside diameter drive sampler (SPT) were utilized at select locations. The blow counts recorded on the boring logs were those required to drive the sampler 12 inches with a 140-pound hammer dropping 30 inches.

Following completion of drilling operations, one and one-quarter-inch diameter slotted PVC pipe was installed in Borings B-1 and B-2 in order to provide a means of monitoring the groundwater fluctuations. The borings were backfilled with auger cuttings.



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
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ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

## 4.2 General Geology

The subject site is located in the northeast portion of Davis County in north-central Utah. The site sits at an elevation of approximately 4,460 feet above sea level. The site is located in a valley bound by the Wasatch Mountains on the east and Antelope Island (Great Salt Lake) and the Promontory Mountains to the west. The Valley is a deep, sediment-filled basin that is part of the Basin and Range Physiographic Province. The valley was formed by extensional tectonic processes during the Tertiary and Quaternary geologic time periods. The Valley is located within the Intermountain Seismic Belt, a zone of ongoing tectonism and seismic activity extending from southwestern Montana to southwestern Utah. The active (evidence of movement in the past 10,000 years) Wasatch Fault Zone is part of the Intermountain Seismic Belt and extends from southeastern Idaho to central Utah along the western base of the Wasatch Mountain Range.

Much of northwestern Utah, including the valley in which the subject site is located, was also previously covered by the Pleistocene age Lake Bonneville. The Great Salt Lake, located along the western margin of the valley and beyond, is a remnant of this ancient fresh water lake. Lake Bonneville reached a high-stand elevation of approximately 5,092 feet above sea level at between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped relatively fast, by almost 300 feet, as water drained into the Snake River. Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current level of the Great Salt Lake. Shoreline terraces formed at the high-stand elevation of the lake and several subsequent lower lake levels are visible in places on the mountain slopes surrounding the valley. Much of the sediment within the Valley was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville.

The site is also located approximately 3.5 miles west of the mouth of Weber Canyon, a major westward-draining canyon in the Wasatch Range cut by the Weber River. Thick deltaic deposits deposited at the mouth of the canyon during the time of Lake Bonneville have been down-cut by the Weber River during Holocene time forming a relatively narrow and low relief river valley extending westward from the mouth of the canyon and bounded on the north and south by slopes cut into the deltaic and older lacustrine deposits.

The geology of the USGS Ogden, Utah 7.5 Minute Quadrangle, that includes the location of the subject site, has been mapped by Yonkee and Lowe[1]. The surficial geology at the location of the subject site is mapped as "Older stream alluvium" (Map Unit $Qal_2$) dated to be Holocene. No fill has been mapped at the location of the site on the geologic map. Unit $Qal_2$ is described on the referenced map as "Clast-supported, moderately to well-sorted, pebble and cobble gravel, gravelly sand, and silty sand; deposited along inactive flood plains and terraces 3 to 9 meters (10-30 ft) above modern stream level; mapped where fluvial processes are generally no longer active; exposed thickness less than 6 meters (20 ft)."

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[1]Yonkee, A., and Lowe, M., 2004, Geologic Map of the Ogden 7.5' Quadrangle, Weber and Davis Counties, Utah; Utah Geological Survey Map 200, Scale 1:24,000.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

No active surface fault traces are shown on the referenced geologic map crossing or projecting toward the subject site. No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the site. Numerous, relatively small landslides have been mapped on the slope on the south side of South Weber Drive, including immediately south and southwest of the subject site. These landslides appear to be relatively shallow-seated and do not appear to have impacted the subject site. The site is not located within a known or mapped potential debris flow, or rock-fall hazard area. The Weber River channel is currently about 2/3 mile northeast of the site and the river elevation is over 20 feet lower than the site. A Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)[2] that includes the location of the subject site shows the site to be located in a "Zone X" flood hazard potential area. The Zone X area is defined on the map as "Areas determined to outside the 0.2% annual chance floodplain."

## 4.2 Site Surface Conditions

The site consists of a vacant agricultural field at the northeast corner of South Weber Drive and 475 East in South Weber, Utah. The site grade generally slopes slightly downward toward the northwest. Based upon aerial photos dating back to 1993 that are readily available on the internet, the site was previously undeveloped and utilized to grow hay. South Weber Drive borders the site along the south and is about 6 to 7 feet higher in elevation. 475 East Borders the site along the west. Similar vacant fields and residential homes border the property to the north and east (see photos 1 through 3 below and **Figures 1** in the Appendix).

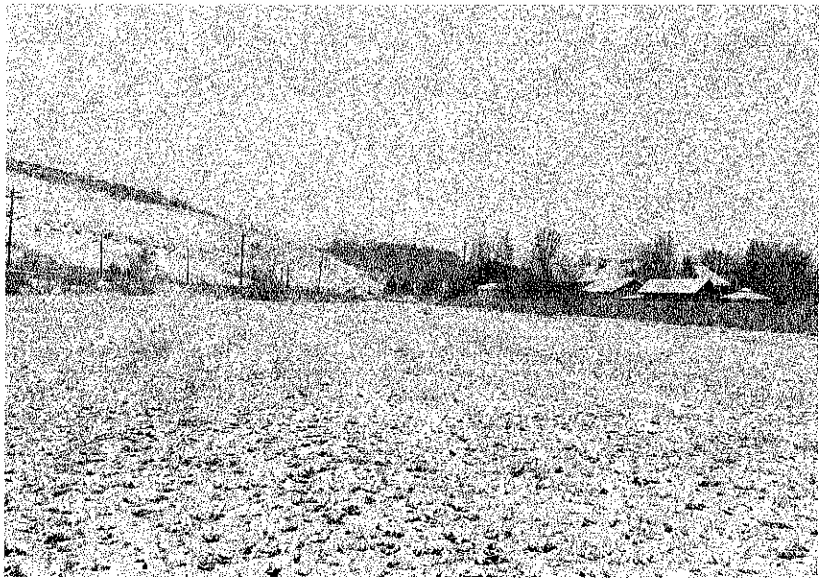

Photo 1. Looking west across the site.

[2]FIRM, Davis County, Utah and Incorporated Areas, FEMA Map Number 49011C0088E, Panel 88 of 575, June 18, 2007, Scale: 1inch = 500 feet.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
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ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL: cmt@cmtlaboratories.com

Photo 2. Looking east standing near the northeast corner of the property.

Photo 3. Looking across the site to the southeast corner. South Weber Drive shown beyond.

## 4.3 Subsurface Soil And Groundwater

The subsurface soil conditions encountered within the boring completed at the site were relatively similar. A layer of disturbed topsoil blanketed the site about up to 1bout 10 inches thick underlain by natural silty clay soil extending to depths of 4.0 to 7.5 feet below the surface. Below the surficial clay soils, natural sand with varying silt and gravel content was encountered extending to depths of 9.5 to 11.5. Below the sands, natural sandy gravel with some silt soils were encountered. Augur refusal was encountered at depths of 11.5 feet and 8.5 feet at Borings B-2 and B-3 within dense gravel soils.

The natural clay soils were generally medium stiff to stiff, moist, brown and reddish brown in color, and exhibit slightly-moderate to moderate strength and moderate compressibility characteristics under the planned loading.

The natural sands and gravels were loose grading dense with depth, moist to saturated, brown and reddish brown in color and will exhibit moderately high strength and low compressibility characteristics under planned loading.

For a more detailed description of the subsurface soil conditions, please refer to Figures 3A through 3E, Bore Hole Logs. The lines designating the interface between soil types on the logs generally represent approximate boundaries. In-situ, the transition between soil types may be gradual.

## 4.4 Groundwater

Static groundwater was measured at about 14.0 feet below existing site grades in boring B-1 on March 14, 2017 (approximately 19 days follow drilling). Groundwater levels can fluctuate as much as 1.5 to 3 feet seasonally. Based on planned construction and recent measured groundwater depth we anticipate that groundwater would not significantly affect construction. However, numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, is beyond the scope of this study.

## 4.5 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care should be taken in interpolating or extrapolating subsurface conditions beyond the exploratory locations. Seasonal fluctuations in ground water conditions may also occur.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
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ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

## 4.6 Seismic Setting

### 4.6.1 General

Utah municipalities have adopted the International Building Code (IBC) 2015. The IBC 2015 code determines the seismic hazard for a site based upon 2008 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

### 4.6.2 Faulting

Based upon our review of available literature, no active faults are known to pass through the site. The nearest mapped active fault is the Weber section of the Wasatch Fault located about 2.8 mile to the northeast.

### 4.6.3 Soil Class

For dynamic structural analysis, the Site Class D – Stiff Soil Profile as defined in Chapter 20 of ASCE 7 (per Section 1613.3.2, Site Class Definitions, of IBC 2015) can be utilized based on subsurface soil conditions encountered within the depths penetrated.

### 4.6.4 Ground Motions

The 2008 USGS mapping provides values of short and long period accelerations for the Site Class B boundary for the Maximum Considered Earthquake (MCE). This Site Class B boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class D soil profile. Based on the site latitude and longitude (41.13979 degrees north and -111.96880 degrees west, respectively), the values for this site are tabulated below.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
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| Spectral Acceleration Value, T | Site Class B Boundary [mapped values] (% g) | Site Coefficient | Site Class D [adjusted for site class effects] (% g) | Design Values (% g) |
|---|---|---|---|---|
| Peak Ground Acceleration | 55.6 | $F_a$ = 1.000 | 55.6 | 37.1 |
| 0.2 Seconds (Short Period Acceleration) | $S_S$ = 139.1 | $F_a$ = 1.000 | $S_{MS}$ = 139.1 | $S_{DS}$ = 92.7 |
| 1.0 Second (Long Period Acceleration) | $S_1$ = 49.2 | $F_v$ = 1.508 | $S_{M1}$ = 74.2 | $S_{D1}$ = 49.5 |

### 4.6.5 Liquefaction

The site is located in an area that has been identified by the Utah Earthquake Preparedness Information Center Utah Division of Comprehensive Emergency Management for Weberr County as having "low" liquefaction potential. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, generally will not liquefy during a major seismic event.

Liquefaction of the site soils within the depths penetrated, 5.0 to 16.0 feet, is not anticipated during the design seismic event due to the dense nature of the granular soils observed at the site.

## 5.0 LABORATORY TESTING

### 5.1 Laboratory Examination

In order to provide data necessary for our engineering analyses, a laboratory testing program was completed. The program included moisture, density, gradation, and consolidation tests. The following paragraphs describe the tests and summarize the test data.

### 5.1.1 Moisture and Density Tests

To aid in classifying the soils and to help correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the boring logs, Figures 3A through 3E.



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
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## 5.1.2 Gradation Tests

To aid in classifying the soils at the site, a gradation test was performed. Results of the test are tabulated below:

| Boring No. | Depth (feet) | Percent Passing Sieve | | | | | | | | | Soil Classification |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1" | 3/4" | 1/2" | 3/8" | No. 4 | No. 10 | No. 40 | No. 100 | No. 200 | |
| B-2 | 8 | 80 | 80 | 75 | 74 | 70 | 64 | 36 | 22 | 16.6 | SM |

## 5.1.3 5.1.4 One-Dimensional Consolidation Test

To provide data necessary for our settlement analyses, consolidation tests were performed on representative samples of the silty clay soils encountered at the site. The data obtained from the tests were used to calculate foundation movements which could occur from the anticipated foundation loadings. Based upon data obtained from the consolidation tests, the silty clay soils are slightly-moderate to moderately over-consolidated and will exhibit slightly-moderate to moderate strength and moderate compressibility characteristics under the anticipated loadings. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

# 6.0 SITE PREPARATION AND GRADING

## 6.1 Site Preparation

Initial site preparation will consist of the removal of surface vegetation, topsoil, any other deleterious materials, and non-engineered fills if encountered, from beneath an area extending out at least 4 feet from the perimeter of the proposed buildings and 2 feet beyond pavements and exterior flatwork areas. Based on the borings completed this may require the removal of up to 10 inches of disturbed soil/topsoil. Variation in the depth and lateral extent of topsoil, disturbed soils and potentially non-engineered fill material must be anticipated.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
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must be completely removed. If removal depth required is greater than 2 feet below footings, CMT must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

A representative of CMT must verify that suitable natural soils and proper preparation of existing soils have been encountered/met prior to placing site grading fills, footings, slabs, and pavements.

## 6.2 Temporary Excavations

Temporary construction excavations in cohesive soil, not exceeding 4 feet in depth and above or below the groundwater table, may be constructed with near-vertical sideslopes. Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing and dewatering.

To reduce disturbance of the natural soils during excavation, it is recommended that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

## 6.3 Structural Fill Material

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and possibly as replacement fill below footings. All structural fill must be free of sod, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
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exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that "honeycombing" does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

Import structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the 0.75-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 1.0 foot above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the native ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

Non-structural site grading fill is defined as all fill material not designated as structural fill and may consist of any cohesive or granular soils not containing excessive amounts of degradable material.

## 6.4 Utility Trenches

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction.

In private utility areas, natural soils may be re-utilized as trench backfill over the bedding layer provided that they are properly moisture prepared and compacted to the minimum requirements stated in section 6.5 Fill Placement and Compaction below.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
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## 6.5 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry as determined by the ASTM[3] D-1557(AASHTO[4] T-180) compaction criteria in accordance with the table below:

| Location | Total Fill Thickness (feet) | Minimum Percentage of Maximum Dry Density |
|---|---|---|
| Beneath an area extending at least 4 feet beyond the perimeter of the structure | 0 to 8 | 95 |
| Site grading fills outside area defined above | 0 to 5 | 90 |
| Site grading fills outside area defined above | 5 to 8 | 95 |
| Utility trenches within structural areas | -- | 96 |
| Roadbase/Subbase | - | 96 |

Structural fills greater than 8 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 6.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

The natural clay soils could be susceptible to rutting and pumping particularly during wet periods of the year. To stabilize soft soil conditions, coarse angular gravel and cobble mixtures (stabilizing fill) may be utilize and shall be end-dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser

3 American Society for Testing and Materials
4 American Association of State Highway and Transportation Officials



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

gravels and cobbles. Utilization of a filter fabric, such as Mirafi 600X or equivalent, over soft subgrade may also be advantageous.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

Field density tests should be performed on each lift as necessary to verify that compaction is being achieved.

# 7.0 LATERAL EARTH PRESSURES

The structure is anticipated to be constructed slab on grade. However, for shallow retaining walls or utility boxes up to 4 feet tall the following lateral pressure discussion is provided. Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), backfill may be considered equivalent to a fluid with a density of 45 pounds per cubic foot in computing lateral pressures. For more rigid walls (moderately yielding), backfill may be considered equivalent to a fluid with a density of 55 pounds per cubic foot. For very rigid non-yielding walls, granular backfill should be considered equivalent to a fluid with a density of at least 65 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of retaining/below-grade walls, the following uniform lateral pressures, in pounds per square foot (psf), should be added based on wall depth and wall case.

| Uniform Lateral Pressures | | | |
|---|---|---|---|
| **Wall Height (Feet)** | **Active Pressure Case (psf)** | **Moderately Yielding Case (psf)** | **At Rest/Non-Yielding Case (psf)** |
| 4 | 33 | 63 | 93 |



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

The given values for design are based on the natural or imported granular soils in place behind walls.

# 8.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics, the subsurface conditions observed in the field, the laboratory test data, as well as common engineering practice.

## 8.1 Foundation Recommendations

The results of our analyses indicate that the proposed structures may be supported upon conventional spread and/or continuous wall foundations established upon suitable natural soils or granular structural fill extending to suitable natural soils. The natural clay soils at the surface will govern foundation recommendations. For design, with respect to the proposed construction and anticipated loading given in Section 3.0, Description of Proposed Construction, the following parameters are recommended:

| | |
|---|---|
| Minimum Recommended Depth of Embedment for Frost Protection | - 30 inches |
| Minimum Recommended Depth of Embedment for Non-frost Conditions | - 15 inches |
| Recommended Minimum Width for Continuous Wall Footings | - 18 inches |
| Minimum Recommended Width for Isolated Spread Footings | - 24 inches |
| Recommended Net Bearing Pressure for Real Load Conditions on suitable Natural Clay Soil | - 1,500 pounds per square foot |
| Recommended Net Bearing Pressure for Real Load Conditions on a minimum 18 inches of Natural Granular Soils or Granular Structural Replacement Fill | - 2,000 pounds per square foot |
| Bearing Pressure Increase for Seismic Loading | - 30 percent |



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

## 8.2 Installation

Under no circumstances shall the footings be established upon non-engineered fills, loose or disturbed soils, topsoil, sod, rubbish, potentially collapsible soils, construction debris, other deleterious materials, frozen soils, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with compacted structural fill.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

## 8.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that settlement of footings founded as recommended above will be 1 inch or less. We expect approximately 50 percent of initial settlement to take place during construction.

## 8.4 Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 should be utilized for natural soils and 0.40 for granular structural fills. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 250 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

# 9.0 FLOOR SLABS

Floor slabs may be established upon suitable natural soils and/or upon structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one-inch minus clean gap-graded gravel.

The top of floor slabs within habitable levels of the structure must be maintained a minimum of 3.0 feet above measured groundwater levels or 1.5 feet above levels maintained by subdrains.

# 10.0 DRAINAGE RECOMMENDATIONS

It is important to the long term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around structures should be sloped to provide drainage away from the foundations. Where possible we recommend a minimum slope of 6 inches in the first 10 feet away from the structure.

2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.

3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.

4. Sprinklers should be aimed away and kept at least 4 feet from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.

5. Other precautions may become evident during construction.

# 11.0 PAVEMENTS

The natural clay soils are anticipated to exhibit poor pavement support when saturated. We anticipate light traffic volumes and that vehicle types will be typical for light-duty commercial construction, except during the build out phase when heavy trucks will be much more frequent. Our pavement design is based upon an estimated California Bearing Ratio (CBR) of 4 for the natural clay soils and a daily equivalent single axle load (ESAL) of 5.0.

**Table 1: Pavement Design**

| Material | Pavement Section Thickness (in) |
|---|---|
| Asphalt | 3 |
| Roadbase | 6 |
| Subbase | 6 |
| Total Thickness | 15 |
| OR | |
| Asphalt | 3 |
| Roadbase | 10 |
| Subbase | --- |
| Total Thickness | 13 |

*Subgrade should be proof-rolled

Prior to placing subbase or roadbase, the subgrade must be properly prepared as outlined in Section 6.0 Site Preparation and Grading of this report. Subbase shall consist of a granular soil meeting a minimum CBR or 30 percent. Roadbase/Untreated base course (UTBC) should conform to city or 1"-minus UDOT specifications and have a CBR value greater than 70 percent. Asphalt should conform to the standard city or UDOT specification.

The asphalt pavement should be compacted to 96% of the maximum density for the asphalt material. Roadbase and subbase material shall be compacted as outlined in section 6.5 Fill Placement and Compaction of this report.

# 12.0 QUALITY CONTROL

Our recommendations in this report are based on the assumption that adequate quality control testing and observations will be conducted by CMT during construction to verify compliance. This may include but not necessarily be limited to the following:



LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 □TEL: (801) 492-4132
OGDEN OFFICE: 707 24th STREET, SUITE 1A, OGDEN, UTAH 84401 □TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

## 12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

## 12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Proctor-ASTM 1557) tests should be requested by the contractor immediately after delivery of any granular fill materials. The maximum density information should then be used for field density tests on each lift as necessary to insure that the required compaction is being achieved.

## 12.3 Quality Control

All excavation procedures and processes should be observed by a geotechnical engineer from CMT. In addition, for the recommendations in this report to be valid, all backfill and structural fill placed in trenches and all pavements should be density tested by CMT. We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

# 13.0 LIMITATIONS

The recommendations provided herein were developed by evaluating the information obtained from the borings and site exploration. The boring data reflects the subsurface conditions only at the specific locations at the particular time designated on the boring logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 870-6730. To schedule materials testing, please call (801) 381-5141.



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SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
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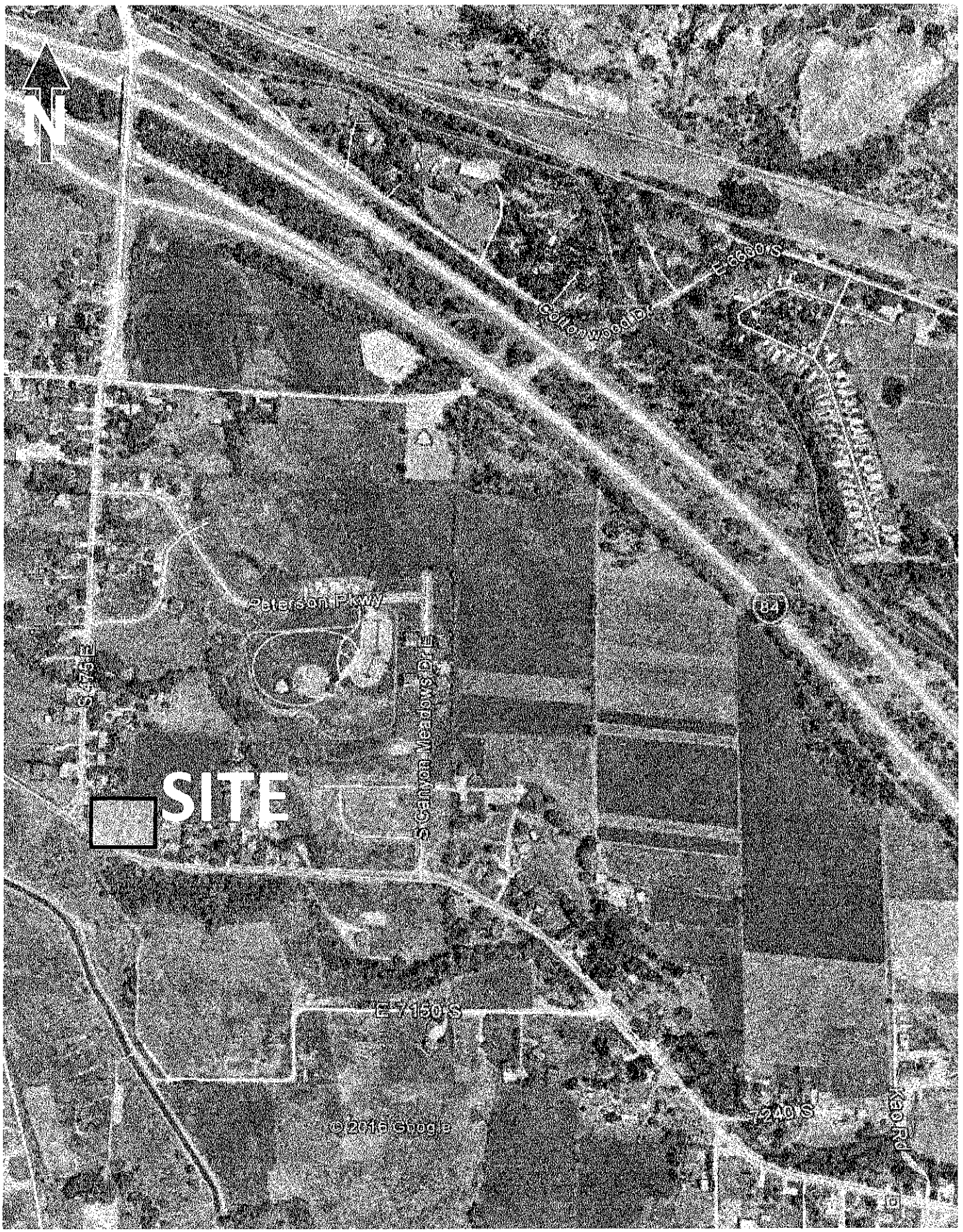
ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

# Appendix




**Country Lane Assisted Living**

N.E. Corner of South Weber Drive & 475 East

CMT ENGINEERING LABORATORIES

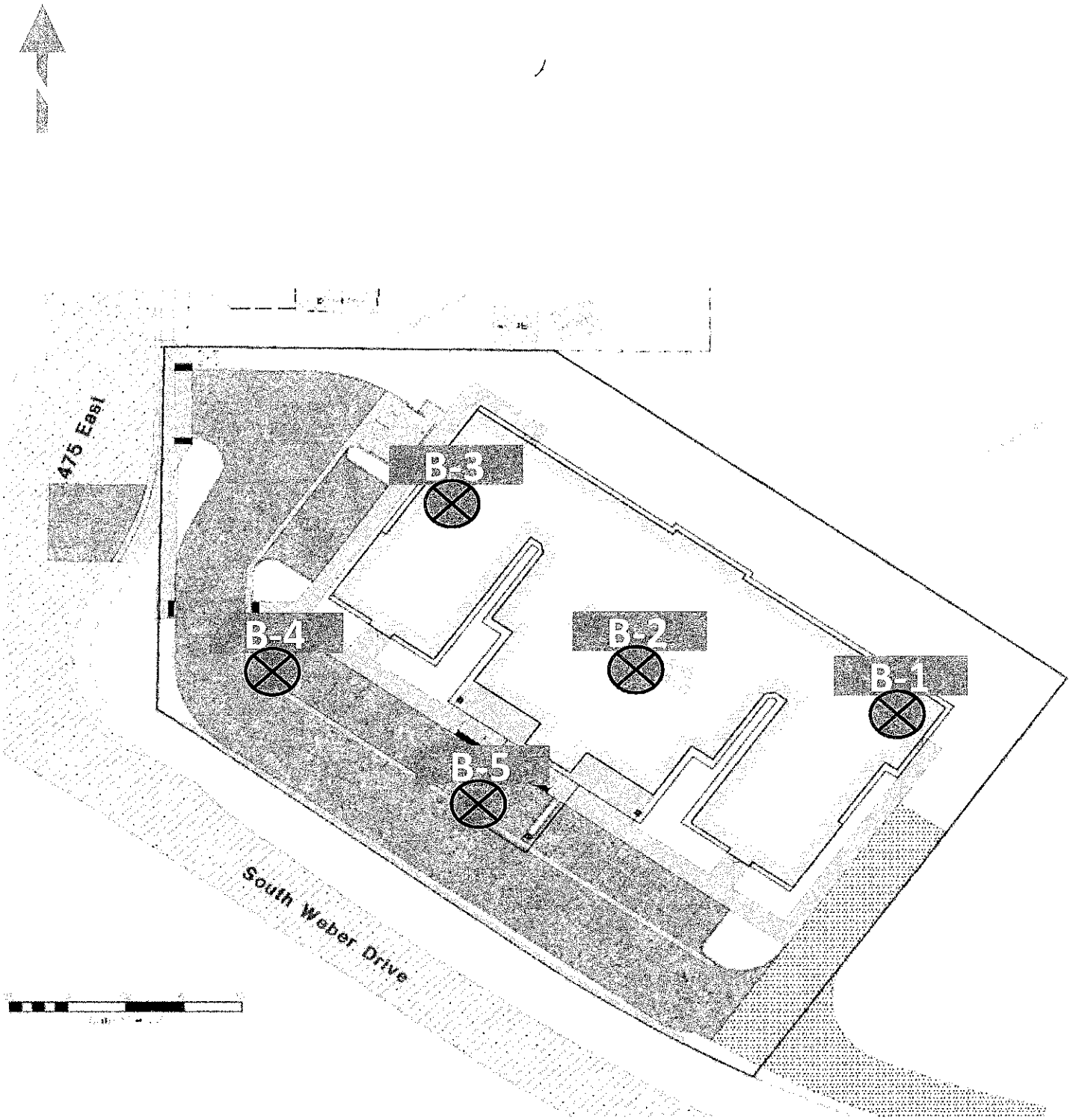
Vicinity Map

Date: 13-Mar-17

Job # 9448

Figure:

1




**Country Lane Assisted Living**

N.E. Corner of South Weber Drive & 475 East

CMT ENGINEERING LABORATORIES

Site Map

Date: 13-Mar-17

Job # 9448

Figure: 2

# Assisted Living

# Bore Hole Log

# B-1

N.E. Corner of South Weber Drive & 475 East; South Weber, UT

Boring Type: HSA | Total Depth: 16 | Date: 3-14-17

Surface Elev. (approx): | Water Level: 14 Feet | Job #: 9448

| Depth (ft.) | Soil Description | Sample Type | Sample # | Blows (N) | Total: | Moisture (%) | Gravel % | Sand % | Fines % | LL | PL | PI | Dry Density |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | TOPSOIL about 10 inches | | | | | | | | | | | | |
| | Loose/Disturbed | | | | | | | | | | | | |
| | Brown silty CLAY with some roots to 18 inches below ground(CL) | | | | | | | | | | | | |
| | Grades Reddish Brown | | | 2 | | | | | | | | | |
| | Moist, Medium Stiff | | 1 | 4 | 12 | 23.9 | | | | | | | 96 |
| | | | | 8 | | | | | | | | | |
| 5 | | | | 2 | | | | | | | | | |
| | Stiff | | 2 | 4 | 17 | 18.9 | | | | | | | 98 |
| | | | | 13 | | | | | | | | | |
| | Reddish brown SAND with some silt and fine gravel (SP-SM) | | | | | | | | | | | | |
| | | | | 4 | | | | | | | | | |
| | Loose | | 3 | 9 | 23 | | | | | | | | |
| | | | | 14 | | | | | | | | | |
| 10 | Brown sandy GRAVEL with some cobbles and some silt (GP-GM) | | | 21 | | | | | | | | | |
| | Very Moist, Very Dense | | 4 | 50 | 50 | | | | | | | | |
| 15 | | | 5 | 28 | | | | | | | | | |
| | | | | 50 | 50 | | | | | | | | |
| | End at 16' | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | |

Remarks: Piped to 15 feet.

CMT ENGINEERING LABORATORIES

Excavated By: GBD

Logged By: BNR

Figure: 3A

# Assisted Living

# Bore Hole Log

**B-2**

N.E. Corner of South Weber Drive & 475 East; South Weber, UT

Boring Type: HSA | Total Depth: 11.5 | Date:

Surface Elev. (approx): | Water Level: No GW | Job #: 9448

| Depth (ft.) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Blows (N) | Total: | Moisture (%) | Gradation: Gravel % | Gradation: Sand % | Gradation: Fines % | Atterberg: LL | Atterberg: PL | Atterberg: PI | Dry Density |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | TOPSOIL to about 10 inches | | | | | | | | | | | | |
| | | Disturbed | | | | | | | | | | | | |
| | | Brown silty CLAY | | | | | | | | | | | | |
| | | Moist, Very Stiff | | | | | | | | | | | | |
| | | Grades Reddish Brown | | | 2 | | | | | | | | | |
| | | | | 1 | 8 | 21 | 14.8 | | | | | | | 110 |
| | | | | | 13 | | | | | | | | | |
| | | | | | 4 | | | | | | | | | |
| 5 | | Very Moist | | 2 | 12 | 27 | 23.9 | | | | | | | 102 |
| | | | | | 15 | | | | | | | | | |
| | | Brown fine and coarse silty SAND with some fine gravel (SM) | | | 5 | | | | | | | | | |
| | | Moist to v. moist, Med. Dense | | 3 | 12 | 28 | | 30 | 53 | 16.6 | | | | |
| | | | | | 16 | | | | | | | | | |
| 10 | | | | | 27 | | | | | | | | | |
| | | | | 4 | 36 | 71 | | | | | | | | |
| | | | | | 35 | | | | | | | | | |
| | | End at 11.5' | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | | |

Remarks: Piped to 10 feet. Augur Refusal at 10.5 feet

CMT ENGINEERING LABORATORIES

Excavated By: GBD

Logged By: BNR

Figure: 3B

# Assisted Living

# Bore Hole Log

**B-3**

N.E. Corner of South Weber Drive & 475 East; South Weber, UT

Boring Type: HSA | Total Depth: 8.5 | Date:

Surface Elev. (approx): | Water Level: | Job #: 9448

| Depth (ft.) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Blows (N) | Total: | Moisture (%) | Gradation: Gravel % | Gradation: Sand % | Gradation: Fines % | Atterberg: LL | Atterberg: PL | Atterberg: PI | Dry Density |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | TOPSOIL about 10 inches | | | | | | | | | | | | |
| | | Loose/Disturbed | | | | | | | | | | | | |
| | | Brown silty CLAY | | | | | | | | | | | | |
| | | Moist, Stiff | | | | | | | | | | | | |
| | | Grades reddish brown | | 2 | 3 6 12 | 18 | | | | | | | | |
| | | Reddish brown fine to medium SAND with some silt (SP-SM) | | | | | | | | | | | | |
| 5 | | Moist, Medium Dense | | 2 | 2 6 7 | 13 | | | | | | | | |
| | | Reddish brown fine to coarse SAND with trace silt (SP) | | | | | | | | | | | | |
| | | Moist, Very Dense | | 3 | 36 50 | 50 | | | | | | | | |
| | | End at 8.5' | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | | |

Remarks: Augur Refusal at 8 feet.

CMT ENGINEERING LABORATORIES

Excavated By: GBD

Logged By: BNR

Figure: 3C

# Assisted Living

# Bore Hole Log

**B-4**

N.E. Corner of South Weber Drive & 475 East; South Weber, UT

Boring Type: HSA | Total Depth: 5 Feet | Date:

Surface Elev. (approx): | Water Level: | Job #: 9448

| Depth (ft.) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Blows (N) | Blows (N) Total: | Moisture (%) | Gradation Gravel % | Gradation Sand % | Gradation Fines % | Atterberg LL | Atterberg PL | Atterberg PI | Dry Density |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | TOPSOIL, about 10 inches | | | | | | | | | | | | |
| | | Loose/Disturbed | | | | | | | | | | | | |
| | | Brown silty CLAY with some fine sand (CL) | | | | | | | | | | | | |
| | | Moist, Medium Stiff | | | | | | | | | | | | |
| | | Grades Reddish Brown | | | | | | | | | | | | |
| 5 | | End at 5 Feet' | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | | |

Remarks:

CMT ENGINEERING LABORATORIES

Excavated By: GBD

Logged By: BNR

Figure: 3D

# Assisted Living

# Bore Hole Log

# B-5

N.E. Corner of South Weber Drive & 475 East; South Weber, UT

Boring Type: HSA | Total Depth: 5 | Date:

Surface Elev. (approx): | Water Level: | Job #: 9448

| Depth (ft.) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Blows (N) | Blows (N) Total: | Moisture (%) | Gradation Gravel % | Gradation Sand % | Gradation Fines % | Atterberg LL | Atterberg PL | Atterberg PI | Dry Density |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | TOPSOIL about 10 inches | | | | | | | | | | | | |
| | | Loose/Disturbed | | | | | | | | | | | | |
| | | Brown Silty Clay (CL) | | | | | | | | | | | | |
| | | Moist, Stiff | | | | | | | | | | | | |
| | | Grades Reddish Brown | | | | | | | | | | | | |
| 5 | | End at 5' | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | | |

Remarks:

CMT ENGINEERING LABORATORIES

Excavated By: GBD

Logged By: BNR

Figure: 3E

# KEY TO SYMBOLS

Symbol Description

Strata symbols

Topsoil

Low plasticity clay

Poorly graded sand with silt

Poorly graded gravel with silt

Silty sand

Poorly graded sand

Soil Samplers

California sampler

Standard penetration test

Notes:

1. Borings drilled with truck mounted drill rig with hollow stem augers.

2. These Logs are subjec to the limitations, conclusions, and recommendations in this report.

3. Results of tests conducted on samples recovered are reported on the logs.

When Recorded, Return To:

Tim Grubb

6926 S 475 E

South Weber, Utah 84405

Space Above for Recording Only

Utility Easement

For value received and hereby acknowledged the undersigned Grantors:

**Petersen Farms LLC**, a Utah limited liability company of South Weber City, Davis County, State of Utah

Hereby grant a Utility Easement to Grantee:

**South Weber City**, a municipal corporation of South Weber City, Davis County, State of Utah

Use: The Easement is granted for the purpose of Storm Drain easement over a portion of the parcel now owned by Grantor. The land subject to this granted right is specifically delineated on the Country Lane at South Weber Subdivision and covers a small part of that parcel more particularly described as:

BEG AT THE SW COR OF NW 1/4 SD SEC 28-T5N-R1W, SLM; & RUN TH N 0^36'39" E 467.47 FT; TH S 89^14'23" E 7.88 FT; TH N 0^45'37" E 116.30 FT TO A PT WH IS THE NE COR OF GRUBB MEADOW; TH SE'LY TO A PT OF A RAILROAD FENCE COR POST AT THE SW COR OF PARCEL OWNED BY SOUTH WEBER CITY; TH E 365.00 FT, M/L, TO THE W'LY LINE OF CANYON MEADOWS PUD; TH ALG SD LINE S 0^26'57" W 21.87 FT; TH S 2^05'28" W 486.96 FT, M/L; TH N 88^13'30" W 99.60 FT; TH S 89^33' W 200.00 FT; TH S 1^46'30" W 209.58 FT TO THE N LINE OF SOUTH WEBER DR; TH N 83^06'41" W 137.10 FT, M/L, TO SEC LINE; TH ALG SD LINE N 0^17'48" W 163.37 FT, M/L, TO THE POB.

13-018-0066

Purpose:

The purpose of this easement is to grant access, ingress, and egress for installation and maintenance of storm drain pipelines for Grantee and it's successors and/or assigns.

Perpetuity, Run with the Land:

This Grant of Easement shall, at all times, be deemed to be a continuing, perpetual easement running with the land and shall be binding upon the heirs, successors and/or assigns of the parties herein. The Easement shall run with the land and pass on to successors in title for the benefitted party described herein.

Dated this _____ day of _____, 20___

_____

BY:

PETERSEN FARMS LLC, a Utah limited liability company

County of Davis

SS:

State of Utah)

On the _____ day of _____, 20____, appeared before me_____, the Member of PETERSEN FARMS LLC, a Utah limited liability company, who after being duly sworn, did acknowledged to me that they did execute the foregoing instrument.

_____

NOTARY PUBLIC

Seal:

When Recorded, Return To:

Tim Grubb

6926 S 475 E

South Weber, Utah 84405

Space Above for Recording Only

Right of Way Easement for Vehicle Turnaround

For value received and hereby acknowledged the undersigned Grantors:

**Petersen Farms LLC**, a Utah limited liability company of South Weber City, Davis County, State of Utah

Hereby grant a Right of Way Easement for public emergency vehicle turnaround to Grantee:

**South Weber City**, a municipal corporation of South Weber City, Davis County, State of Utah

Use: The Easement is granted for the purpose of public emergency vehicle turn-around over a portion of the parcel now owned by Grantor. The land subject to this granted right is delineated on the Country Lane at South Weber Subdivision and covers a small part of that parcel more particularly described as:

BEG AT THE SW COR OF NW 1/4 SD SEC 28-T5N-R1W, SLM; & RUN TH N 0^36'39" E 467.47 FT; TH S 89^14'23" E 7.88 FT; TH N 0^45'37" E 116.30 FT TO A PT WH IS THE NE COR OF GRUBB MEADOW; TH SE'LY TO A PT OF A RAILROAD FENCE COR POST AT THE SW COR OF PARCEL OWNED BY SOUTH WEBER CITY; TH E 365.00 FT, M/L, TO THE W'LY LINE OF CANYON MEADOWS PUD; TH ALG SD LINE S 0^26'57" W 21.87 FT; TH S 2^05'28" W 486.96 FT, M/L; TH N 88^13'30" W 99.60 FT; TH S 89^33' W 200.00 FT; TH S 1^46'30" W 209.58 FT TO THE N LINE OF SOUTH WEBER DR; TH N 83^06'41" W 137.10 FT, M/L, TO SEC LINE; TH ALG SD LINE N 0^17'48" W 163.37 FT, M/L, TO THE POB.

13-018-0066

Purpose:

The purpose of this easement is to grant access, ingress, and egress for public emergency vehicle turn-around for Grantee and it's successors and/or assigns.

Perpetuity, Run with the Land:

This Grant of Easement shall, at all times, be deemed to be a continuing, perpetual easement running with the land and shall be binding upon the heirs, successors and/or assigns of the parties herein. The Easement shall run with the land and pass on to successors in title for the benefitted party described herein.

Dated this _____ day of _____, 20___

_____

BY:

PETERSEN FARMS LLC, a Utah limited liability company

County of Davis

SS:

State of Utah)

On the _____ day of _____, 20____, appeared before me_____, the Member of PETERSEN FARMS LLC, a Utah limited liability company, who after being duly sworn, did acknowledged to me that they did execute the foregoing instrument.

_____

NOTARY PUBLIC

Seal:

## Grubb, Timothy

**From:** Brandon Jones <brandonj@jonescivil.com>
**Sent:** Friday, February 17, 2017 6:37 AM
**To:** Elyse Greiner; Mark Larsen; Barry Burton
**Cc:** Grubb, Timothy
**Subject:** FW: Country Lane Assisted Living Memo 1
**Attachments:** Country Lane Assisted Living Memo1.pdf

Barry, Mark and Elyse,

Attached is a memo from Rick Smith with the DWCCC addressing irrigation service to the Country Lane Assisted Living development. They have sufficient water to serve what they are proposing to do.

Something different will have to be worked out for the delivery of this water when the rest of this property develops, but the private line is probably sufficient for the Assisted Living facility since it is located at the beginning of the private line.

Thanks,
Brandon

---

**From:** Rick Smith [mailto:RickS@davisweber.org]
**Sent:** Wednesday, February 15, 2017 11:51 AM
**To:** Grubb, Timothy (TGrubb@firstam.com); Brandon Jones
**Cc:** Monte Byram
**Subject:** Country Lane Assisted Living Memo 1

See attached memo. Brandon, I'm sending it to you as the South Weber City representative. I wasn't sure who else I should send it to.

*Richard (Rick) D. Smith, P.E.*
General Manager

**Davis & Weber Counties Canal Company**
138 West 1300 North ▲ Sunset, UT 84015
*P* 801-774-6373 ▲ *F* 801-774-5424 ▲ *C* 801-540-8345
RickS@DavisWeber.org

# Davis and Weber Counties Canal Company

CONSERVE

138 West 1300 North ▲ Sunset, Utah 84015-2918 ▲ Office: (801) 774-6373 ▲ Fax: (801) 774-5424 ▲ davisweber.org


DATE: February 15, 2017

TO: South Weber City

CC: Tim Grubb, Monte Byram

FROM: Rick Smith, P.E.

SUBJECT: Country Lane Assisted Living Subdivision – Irrigation Water

We received a request for a letter explaining the irrigation water for the Country Lane Assisted Living proposal for the Petersen property located at 475 E. and South Weber Drive. The Petersen property has rights to water from the D&W canal for 12 acres (36 ac-ft), based on water delivery contracts to deliver former Bambrough water. D&W delivers the water to a private pipeline and has no responsibility for the operation and maintenance of said delivery system down to the property.

D&W has been made aware of the plans to subdivide a portion of the overall Petersen property. Proper documentation will need to occur for the water delivery claim to be split between the two owners. As stated above, the pressure irrigation system is private once it leaves our canal facility. The old Bambrough ditch is not used to deliver irrigation water, but may be collecting storm drain water off the roadway (which is beyond our responsibility).

On the future of the overall Petersen property, further discussion may be needed as well as a better understanding of what may be proposed. D&W, the City, and South Weber Irrigation will need to determine the best long-term method of providing secondary water to future development.

We trust this meets your needs at this time.

16

2078407
BK 3801 PG 519
E 2078407 B 3801 P 519-524
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/03/2005 10:53 AM
FEE $21.00 Pgs: 6
DEP RTT REC'D FOR BACKMAN-STEWART
TITLE SERVICES

WHEN RECORDED RETURN TO
Verlo L Petersen
6930 S. 475 E.
South Weber, UT 84405

13-024-0005
SE 29 5N-1W
NE 29 5N-1W
13-023-0135 pt

CONVEYANCE OF EASEMENT

This Agreement is made this 1 day of June, 2005 by Davis and Weber Counties Canal Company, Grantor in favor of The Petersen Family Trust UDA June 26, 1992, Verlo L Petersen and Iris C Petersen, trustees, Grantee

RECITALS

A Grantor owns certain real property ("Property") located in South Weber, Davis County, State of Utah, more particularly described as follow

See attached Exhibit A

B North of the Property is property owned by the Grantee. Grantor has agreed to convey a thirty foot wide perpetual easement and right of way to Grantees, subject to the terms and conditions of this Agreement The centerline of the easement and right-of-way ("the Easement Premises") is described as follows·

See attached Easement Premises Parcel E

NOW, THEREFORE, in consideration of the premises, the covenants, promises, terms and conditions contained hereafter, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows·

1 Rights of Grantees' in the Easement Premises Grantor hereby warrants, grants and conveys to Grantee the following perpetual rights and interests in the Easement Premises

A The exclusive and sole right for maintenance, operation and access to an existing irrigation pipeline system, along, over, under and across the Easement Premises and to enjoy and use the Easement Premises in connection with the improvements now or hereafter located upon the Easement Premises. The exact location of the Easement Premises may be modified to comply with the requirements of South Weber City or other governmental entity, including that entity overseeing the irrigation system

B The right of ingress and egress over the Easement Premises during maintenance and operation of the irrigation system only

C This easement shall be appurtenant to the Grantees' Property.

D The right to divert water into and through the irrigation system

2 Maintenance The parties agree that Grantee shall bear the entire cost of maintaining the irrigation system on his property affected by the system. However, if the acts of Grantor, during or after construction of the system, cause damage to the Easement Premises, then Grantor shall be solely responsible to immediately and completely replace and repair and restore that portion of the Easement Premises damaged The parties hereto agree that Grantee shall be responsible for maintaining and repairing all portions of the irrigation system located on their respective properties.

3 Encumbrances Grantor and Grantee hereby warrant and represent that the Easement Premises are unencumbered and are free and clear of all liens and encumbrances of whatsoever kind and nature

4 Real Property Taxes Grantor agrees to pay the real property taxes assessed against the Easement Premises

5 Access to System Grantor agrees to provide access to the irrigation system for Grantee

6 Default. If any party does not perform his obligations under this Agreement, the non-defaulting party shall be entitled to enforce, with or without litigation, this Agreement and seek any remedy at law, in equity or under this Agreement Those remedies under the Agreement include specific performance and the right of ingress and egress to repair and attorney's fees and costs, including fees and costs incurred on appeal or in bankruptcy, to enforce this Agreement

7 Modification and Integration Unless required by applicable governmental authority, this Agreement shall not be amended or modified except in writing executed by all parties with an interest in the Property. This Agreement represents a final understanding of the parties and all other agreements (oral or in writing), notes, memoranda, and negotiations are hereby merged herein If governmental authority requires changes to this Agreement, including the width of the Easement Premises, then the parties hereto agree to make those modifications.

8 Running of Benefits and Burdens All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the parties, their heirs, personal representatives, successors and assigns

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Davis and Weber Counties Canal
Company "Grantor"

Ivan J Ray, General Manager

The Petersen Family Trust UDA
June 26, 1992 "Grantees"

Verlo L Petersen, trustee

Iris C Petersen, trustee

## ACKNOWLEDGMENTS

State of Utah )
) ss
County of Davis )

The foregoing instrument was duly acknowledged before me this 2 day of June, 2005 by Ivan J. Ray, General Manager of The Davis and Weber Counties Canal Company.

NOTARY PUBLIC
TIMOTHY C. GRUBB
5025 So. Adams Ave. #310
South Ogden, Utah 84403
Commission Expires
February 6, 2006
STATE OF UTAH

Notary Public

My Commission Expires
2/6/06

Residing at
South Ogden

State of Utah )
) ss
County of Davis )

The foregoing instrument was duly acknowledged before me this 1 day of June, 2005 by Verlo L. Petersen and Iris C. Petersen, trustees of The Petersen Family Trust UDA June 26th, 1992

NOTARY PUBLIC
TIMOTHY C. GRUBB
5025 So. Adams Ave. #310
South Ogden, Utah 84403
Commission Expires
February 6, 2006
STATE OF UTAH

Notary Public

My Commission Expires
2/6/06

Residing at
S. Ogden

Microsoft Word.lnk

# SCHEDULE A

Order Number 6-008396 **SECOND AMEND**

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY OCCUPATION LINE OF SOUTH WEBER DRIVE WHICH IS BEING USED AS A PUBLIC ROAD, SAID POINT BEING NORTH 00°36'39" EAST 420.21 FEET ALONG THE SECTION LINE AND WEST 857.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING 4 (FOUR) COURSES BEING ALONG SAID SOUTHERLY OCCUPATION LINE OF SOUTH WEBER DRIVE (1) SOUTH 44°03'19" EAST 100 FEET, (2) SOUTH 52°22'01" EAST 277 83 FEET, (3) SOUTH 56°30'07" EAST 173.20 FEET, (4) SOUTH 54°01'34" EAST 519 40 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND THE SOUTHERLY LINE OF SAID BIRT PROPERTY, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THAT CERTAIN DAVIS AND WEBER COUNTIES CANAL COMPANY PROPERTY RECORDED AS ENTRY NO 453873, BOOK 635, PAGE 895, THENCE THE FOLLOWING 3 (THREE) COURSES BEING ALONG SAID LINE (1) SOUTH 83°16'00" WEST 206 54 FEET; (2) NORTH 60°27'45" WEST 462.30 FEET; (3) NORTH 63°59'00" WEST 790 20 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29, THENCE NORTH 00°36'39" EAST 220.92 FEET ALONG SAID LINE, THENCE SOUTH 89°23'20" EAST 126 09 FEET TO A FOUND ½ INCH REBAR WITH A "CONSTRUCTION AND LAND SURVEYORS, INC " PLASTIC CAP, THENCE SOUTH 42°21'08" EAST 202.60 FEET, THENCE NORTH 83°37'25" EAST 199 35 FEET TO THE POINT OF BEGINNING

BASIS OF BEARINGS: NORTH 00°36'39" EAST ALONG THE SECTION LINE FROM THE FOUND EAST QUARTER CORNER OF SECTION 29, TO THE FOUND NORTHEAST CORNER OF SAID SECTION

Parcel No.: **13-023-0135 (PART)**

PARCEL E

PETERSEN TURNOUT EASEMENT DESCRIPTION

A PERPETUAL EASEMENT FOR THE MAINTENANCE, OPERATION AND ACCESS TO AN EXISTING IRRIGATION PIPELINE, SAID PIPELINE LYING OVER AND THROUGH THE GRANTOR'S PROPERTY AND LYING WITHIN A STRIP THIRTY (30) FEET WIDE, SAID STRIP EXTENDING FIFTEEN (15) FEET ON EACH SIDE OF AND LYING PARALLEL AND ADJACENT TO A LINE OF REFERENCE AND PROJECTION THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON AN EXISTING IRRIGATION PIPELINE AND THE SOUTHERLY OCCUPATION LINE OF SOUTH WEBER DRIVE, SAID POINT BEING SOUTH 00 DEG. 17' 48" EAST 77 69 FEET ALONG THE SECTION LINE AND WEST 198 21 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING 3 (THREE) COURSES BEING ALONG SAID PIPELINE· (1) SOUTH 01 DEG. 35' 28" EAST 162 32 FEET; (2) SOUTH 00 DEG. 53' 10" WEST 159 20 FEET, (3) SOUTH 38 DEG 04' 56" WEST 102 61 FEET TO A POINT OF TERMINUS.

BASIS OF BEARINGS NORTH 00 DEG 36' 39" EAST ALONG THE SECTION LINE FROM THE FOUND EAST QUARTER CORNER OF SECTION 29 TO THE FOUND NORTHEAST CORNER OF SAID SECTION

## Grubb, Timothy

**From:** SMITH, SHANNON C GS-13 USAF AFMC AFCEC/CZOM-IRP <shannon.smith.2@us.af.mil>
**Sent:** Tuesday, December 20, 2016 1:08 PM
**To:** Grubb, Timothy
**Cc:** Iris
**Subject:** RE: Iris Petersen email

The 0.34 ug/L detection of methylene chloride is a very low, estimated detection. The instrument analyzing the sample can only detect to about 0.32 ug/L and this level is close enough to the detection limit that the lab considers it an "estimated" value and not a true detection. Methylene chloride is also commonly used in labs and when very low levels are detected in samples it is possibly a result of lab contamination.

Bottom line... the drinking water standard for methylene chloride is 5 ug/L and the level detected is well below this level and is therefore not a concern.

-----Original Message-----
From: Grubb, Timothy [mailto:TGrubb@firstam.com]
Sent: Monday, December 19, 2016 9:57 PM
To: SMITH, SHANNON C GS-13 USAF AFMC AFCEC/CZOM-IRP <shannon.smith.2@us.af.mil>
Cc: Iris <irispetersen6930@gmail.com>
Subject: RE: Iris Petersen email

Thanks so much!

Can you tell me what the report is telling us about the .34 Methylene Chloride, that shows under well U2-037 detected in 5/11/2011?

Tim

-----Original Message-----
From: SMITH, SHANNON C GS-13 USAF AFMC AFCEC/CZOM-IRP [mailto:shannon.smith.2@us.af.mil]
Sent: Monday, December 19, 2016 9:23 AM
To: Grubb, Timothy
Cc: Iris
Subject: RE: Iris Petersen email

Ms. Petersen and Mr. Grubb -

I apologize for the delay in getting back with you.

As requested, attached is a map showing the monitoring wells on the property and the associated data for 2011-2015.

In accordance with the License agreement with the Air Force, the Petersen Family Trust is bound by the License for five years (1 Oct 2016 - 30 Sep 2021), provided the Air Force does not terminate the License or fail to pay the annual fee. With that said, we will work with you as best we can to meet your needs. The License doesn't prohibit development, but ideally the

development would not impact the wells. If this isn't the case, we will
work with you regarding protecting the well or proper abandonment procedures and relocation/drilling requirements. However, you could incur costs at this point. If access is an issue, the License can be amended to change the route of ingress/egress.

The wells U2-087, U2-231 and U2-236 are very close to property boundaries and are potentially located within the typical 10-20 foot utility easement between lots. If the wells are located within a utility easement, then there should be no problem with well location or continued access.

Please contact me if you have additional questions/concerns.

Thank you

Shannon Smith, GS-13, P.E.
Environmental Engineer
AFCEC/CZOM Hill Section
7290 Weiner St., Bldg. 383
Hill Air Force Base, UT 84056-5003
801-775-6913 (DSN 775-6913)

-----Original Message-----
From: Grubb, Timothy [mailto:TGrubb@firstam.com]
Sent: Friday, December 16, 2016 10:06 PM
To: SMITH, SHANNON C GS-13 USAF AFMC AFCEC/CZOM-IRP <shannon.smith.2@us.af.mil>
Cc: Iris <irispetersen6930@gmail.com>
Subject: Re: Iris Petersen email

Shannon,

Did you send the report? Neither Iris or I have received anything.

Thanks,
Tim Grubb
801-678-1074

> On Dec 9, 2016, at 1:38 PM, Grubb, Timothy <TGrubb@firstam.com> wrote:
>
> Thanks for your help. I cc'd her on this email. Let me know if you
> need
anything else.
>
> Thanks!
>
> Tim Grubb
> 801-678-1074
>
>> On Dec 9, 2016, at 12:05 PM, SMITH, SHANNON C GS-13 USAF AFMC
AFCEC/CZOM-IRP <shannon.smith.2@us.af.mil> wrote:

>>
>> Mr. Grubb
>>
>> As we discussed yesterday, please provide Iris Petersen's email. I
>> will
then provide the most recent data report we have for the monitoring wells located on her property.
>>
>> Thank you
>>
>> Shannon
>>
>>
>> Shannon Smith, GS-13, P.E.
>> Environmental Engineer
>> AFCEC/CZOM Hill Section
>> 7290 Weiner St., Bldg. 383
>> Hill Air Force Base, UT 84056-5003
>> 801-775-6913 (DSN 775-6913)
>>
**********
**********
This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.

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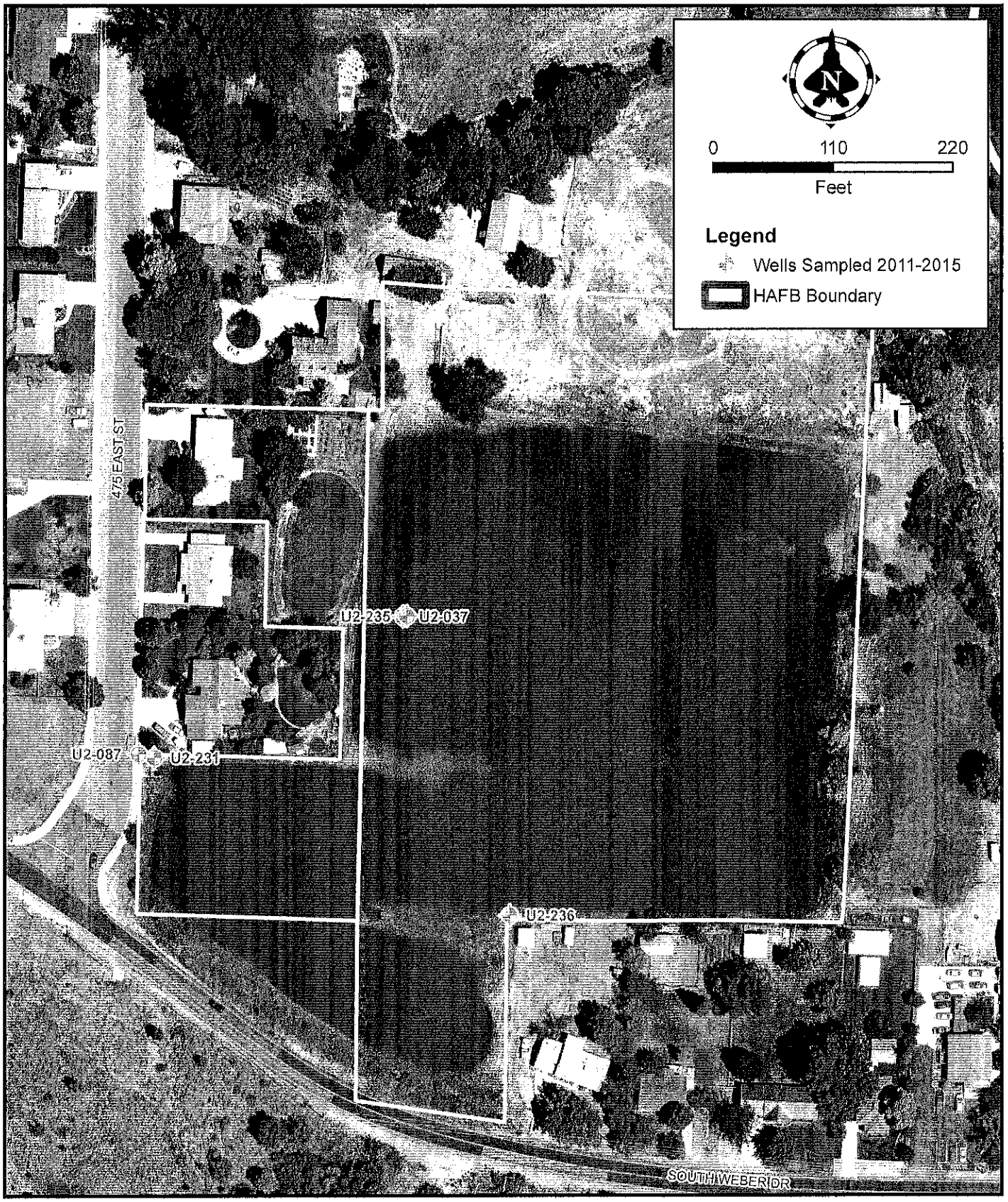
Thank you.~
**********
**********
FAFLD




**Iris C. Peterson**
**Groundwater Sample Locations**
OPERABLE UNIT 1
HILL AIR FORCE BASE, UTAH
2011-2015 Sample Rounds

Wells Sampled 2011-2015: U2-037,U2-087,U2-231,U2-235,U2-236

**Iris C. Petersen, General Partner of VIP Family Limited Partnership**

*Sample Analytical Results*

| | | Location ID: | U2-037 | U2-037 | U2-037 | U2-087 | U2-087 | U2-087 | U2-087 | U2-087 | U2-231 | U2-235 | U2-236 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Date: | 5/11/2011 | 5/15/2013 | 5/8/2015 | 5/11/2011 | 5/24/2012 | 5/14/2013 | 4/23/2014 | 5/8/2015 | 5/14/2013 | 5/15/2013 | 5/14/2013 |
| | | Depth: | 94.75-98.5' | 94.75-98.5' | 94.75-98.5' | 23.75-27.5' | 23.75-27.5' | 23.75-27.5' | 23.75-27.5' | 23.75-27.5' | 73.15-76.9' | 73.15-76.9' | 72.75-76.5' |
| **Analyte** | **Units** | **MCL** | | | | | | | | | | | |
| **Organic Compounds** | | | | | | | | | | | | | |
| 1,1,1-TRICHLOROETHANE | µg/l | 200 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-DICHLOROETHANE | µg/l | | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-DICHLOROETHENE | µg/l | 7 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| cis-1,2-DICHLOROETHENE (DCE) | µg/l | 70 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| METHYLENE CHLORIDE | µg/l | 5 | **0.34** | ND | ND | **0.38** | **0.54** | ND | ND | **0.32** | ND | ND | ND |
| TETRACHLOROETHENE (PCE) | µg/l | 5 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| TOLUENE | µg/l | 1000 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| trans-1,2-DICHLOROETHENE | µg/l | 100 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |
| TRICHLOROETHENE (TCE) | µg/l | 5 | ND | ND | ND | ND | **0.27** | ND | ND | ND | ND | ND | ND |
| VINYL CHLORIDE | µg/l | 2 | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND | ND |

**Notes:**

µg/l - microgram/liter [parts per billion (ppb)]

MCL (Maximum Contaminant Level) - The highest level of a contaminant that is allowed in drinking water, established by the EPA.

**Bold** - Analyte was detected.

**Bold** - Analyte was detected above the MCL.

**Qualifier Descriptions**

ND = The compound was analyzed for, but not detected. The associated value is at or below the method detection limit (MDL).

| First American Title™ | Commitment for Title Insurance<br>ISSUED BY<br>**First American Title Insurance Company** |
|---|---|
| **Commitment** | |

**FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska 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 180 days 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.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

***First American Title Insurance Company***

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

Backman Title Services, Ltd.
167 East 6100 South
Murray, UT 84107

By: _____
Authorized Countersignature

(This Commitment is valid only when Schedules A and B are attached)

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## 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/>.*

# SCHEDULE A

Order Number: **6-073329 (Revised #1)**

1. Effective date: **April 14, 2017 at 7:45 a.m.**

2. Policy or Policies to be issued: Amount of Insurance
   (a) ALTA Owner's (6-17-06) **$**

   Proposed Insured:

   (b) ALTA Loan (6-17-06) **$**

   Proposed Insured:

   **TBD**

   (c) ALTA Loan **$**

   Proposed Insured:

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

   **Fee Simple**

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

   **Petersen Farms, LLC, a Utah limited liability company**

5. The land referred to in this Commitment is in the State of Utah, County of **Davis** and is described as follows:

   SEE ATTACHED LEGAL DESCRIPTION.

Purported Address:

**Vacant Land**

STATEMENT OF CHARGES
These charges are due and payable before a Policy can be issued.

| | |
|---|---|
| **Owners Premium** | **$** |
| **Lenders Premium** | **$** |

## SCHEDULE A

Order Number: **6-073329**

LEGAL DESCRIPTION

Part of the Northwest and Southwest quarters of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and part of the Northeast and Southeast quarters of Section 29, Township 5 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point being North 00 deg. 36'39" East 22.59 feet and South 89 deg. 23'21" East 110.52 feet from the West quarter corner of said Section 28; thence South 35 deg. 22'05" West 215.30 feet to a point on the Northerly line of South Weber Drive; thence along said line North 53 deg. 51'41" West 261.40 feet; thence North 90 deg. 00'00" West 9.54 feet; thence North 00 deg. 59'40" East 32.47 feet; thence South 60 deg. 21'23" East 28.49 feet to a point on the East line of 475 East Street; thence along said street North 00 deg. 59'40" East 131.87 feet; thence South 89 deg. 14'23" East 138.79 feet; thence South 54 deg. 37'55" East 219.36 feet to the point of beginning.

Parcel No.: **13-024-0006, 13-018-0066 Part, 13-023-0163 Part**

## SCHEDULE B – SECTION 1

Order Number: **6-073329**

### REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

TO-WIT:

NOTICE TO APPLICANT: The land covered herein may be serviced by districts, service companies and/or municipalities, which assess charges for water, sewer, electricity and any other utilities, etc. which are not covered by this Commitment or insured under a title insurance policy.

NOTE: 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.

NOTE: Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy of which is available on request from the Company. Any decision reached by arbitration shall be binding upon both you and the 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 proper jurisdiction.

1. OBTAIN AND RECORD a Warranty Deed from the vestees herein to the proposed insured.

2. OBTAIN AND RECORD a Trust Deed to secure your loan.

3. Upon Compliance with the Company's underwriting requirements, Items 1 – 8 on Schedule B-2 will be deleted on an ALTA Loan Policy.

4. The Company may assist with but will not insure any transfer, right or title to water rights.

5. Regarding "Petersen Farms, LLC", a limited liability company domiciled in the State of Utah, provide the Company with:

   A. A copy of its "Articles of Organization" or "Certificate of Organization" or similar organizing document and all amendments thereto;
   B. A copy of a duly executed "Operating Agreement" and all amendments thereto;
   C. A copy of its most current "Statement of Authority", State-certified if filed with the State.

   After review of the foregoing documents, pursuant to UCA-§48-3a-101 et seq and any additional underwriter requirements, the Company reserves the right to impose additional requirements or exceptions to title. Such a requirement may include a written instrument, signed by the members and managers, appointing authorized persons or entities to consummate the proposed transaction as required by the governing LLC documents.

6. Verify that the property does not have any rollback taxes due and will still qualify for greenbelt assessment after completion of the transaction.

   NOTE: If the property is to remain in greenbelt, inform the buyers of the need to file a new greenbelt application.

Your Order has been assigned to **Mary Hipwell** for full service escrow at **1558 North Woodland Park Drive, Suite 410, Layton, Utah 84041**. For any escrow/closing questions please call **(801) 774-8818,** or email **mhipwell@backmantitle.com**.

Please forward all electronic loan/closing documents to loandocs@backmantitle.com.

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies:
Petersen Farms, LLC

## SCHEDULE B – SECTION 2

Order Number: **6-073329**

### EXCEPTIONS

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

1. 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 record.

2. 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.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents, or Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. 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.

7. Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.

8. 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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

9. Lien of taxes, not yet due and payable:

| | |
|---|---|
| Year: | 2017 |
| Parcel No.: | 13-024-0006 |
| Prior year: | 2016 Paid |
| Amount: | $3.85 |

10. Lien of taxes, not yet due and payable:

| | |
|---|---|
| Year: | 2017 |
| Parcel No.: | 13-023-0163 (Part) |
| Prior year: | 2016 Paid |
| Amount: | $1,798.08 |

11. Lien of taxes, not yet due and payable:

| | |
|---|---|
| Year: | 2017 |
| Parcel No.: | 13-018-0066 (Part) |
| Prior year: | 2016 Paid |
| Amount: | $96.29 |

12. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with UCA Sec. 59-2-506 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act:
    Recorded: August 12, 2014
    Entry No.: 2817869
    Book/Page: 6079/383
    (13-023-0163)

13. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with UCA Sec. 59-2-506 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act:
    Recorded: August 12, 2014
    Entry No.: 2817870
    Book/Page: 6079/385
    (13-024-0006)

14. The right of the Davis County Assessor to reassess the Tax Assessment on said property in accordance with UCA Sec. 59-2-506 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act:
    Recorded: August 12, 2014
    Entry No.: 2817871
    Book/Page: 6079/386
    (13-18-0066)

15. The land described herein is located within the boundaries of Davis County Taxing District No. 46, and is subject to any assessments levied thereby.

16. The land described herein is located within the boundaries of the Weber Basin Water District (771-1677), and is subject to any assessments levied thereby.

17. The land described herein is located within the boundaries of the South Weber City District (479-3177), and is subject to any assessments levied thereby.

18. The land described herein is located within the boundaries of the Central Weber Sewer (731-3011), and is subject to any assessments levied thereby.

19. Easement, and the terms and conditions thereof:
    Grantee: The Pioneer Electric Power Company
    Recorded: November 14, 1896
    Entry No.: 328
    Book/Page: A/206
    Area Affected: Exact location not disclosed

20. Easement, and the terms and conditions thereof:
    Grantee: Utah Independent Telephone Company
    Recorded: March 16, 1905
    Entry No.: 2386
    Book/Page: C/18
    Area Affected: Exact location not disclosed

21. Easement, and the terms and conditions thereof:

| | |
|---|---|
| In Favor of: | Utah Power & Light |
| Purpose: | A perpetual easement and right of way for the erection operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and guy anchors and poles, with the necessary guys, stubs, crossarms braces and other attachments affixed thereto. |
| Recorded: | June 9, 1913 |
| Entry No.: | 20600 |
| Book/Page: | D/435 |
| Area Affected: | Exact location not disclosed |

22. Easement, and the terms and conditions thereof:

| | |
|---|---|
| Grantee: | Uinta Pipe Line Company |
| Recorded: | April 8, 1929 |
| Entry No.: | 45409 |
| Book/Page: | I/25 |
| Area Affected: | Exact location not disclosed |

The terms and conditions of that certain Agreement of Consolidation and Merger and Articles and Certificate of Incorporation of the Mountain Fuel Supply Company:

| | |
|---|---|
| Recorded: | January 6, 1936 |
| Entry No.: | 61779 |
| Book/Page: | K/615 |

23. Easement, and the terms and conditions thereof:

| | |
|---|---|
| Grantee: | Uinta Pipe Line Company |
| Recorded: | April 8, 1929 |
| Entry No.: | 46412 |
| Book/Page: | I/28 |
| Area Affected: | Exact location not disclosed |

The terms and conditions of that certain Release and Grant:

| | |
|---|---|
| Recorded: | October 1, 1920 |
| Entry No.: | 46472 |
| Book/Page: | I/294 |

The terms and conditions of that certain Agreement of Consolidation and Merger and Articles and Certificate of Incorporation of the Mountain Fuel Supply Company:

| | |
|---|---|
| Recorded: | January 6, 1936 |
| Entry No.: | 61779 |
| Book/Page: | K/615 |

24. Easement, and the terms and conditions thereof:

| | |
|---|---|
| Grantee: | Uinta Pipe Line Company |
| Recorded: | October 1, 1929 |
| Entry No.: | 46476 |
| Book/Page: | I/299 |
| Area Affected: | Exact location not disclosed |

The terms and conditions of that certain Agreement of Consolidation and Merger and Articles and Certificate of Incorporation of the Mountain Fuel Supply Company:

| | |
|---|---|
| Recorded: | January 6, 1936 |
| Entry No.: | 61779 |
| Book/Page: | K/615 |

25. Rights of way and easements for all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, cable, fiber optic, sewer, gas or water lines.

26. Any water rights, claims or title to water in and under the land.

27. Reservations in favor of the Grantor
    Grantor: United States of America
    Recorded: July 1, 1897
    Entry No.: 7339
    Book/Page: O/609
    Wherein: Yet excluding and excepting from the transfer by these presents all mineral lands should any such be found to exist in the tracts described in the foregoing but this exclusion and exception according to the terms of the statute shall not be construed to include coal and iron lands.

28. Together with any right as set forth by Conveyance of Easement:
    Recorded: June 3, 2005
    Entry No.: 2078407
    Book/Page: 3801/519

29. Those matters disclosed by Survey prepared by Reeve & Associates, Inc., dated April 20, 2017.

## SCHEDULE C

Order Number: **6-073329**

## Chain of Title

According to 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:

| Document Name | Recording Date | Entry No. | Book | Page |
|---|---|---|---|---|
| **NONE** | | | | |

# PRIVACY POLICY

*First American Title Insurance Company*

## WE ARE COMMITTED TO SAFEGUARDING CUSTOMER INFORMATION

*In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information, particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.*

## APPLICABILITY

*This Privacy Policy governs our use to the information, which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on their website at www.firstam.com.*

## TYPES OF INFORMATION

*Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:*

* *Information we received from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.*
* *Information about your transactions with us, our affiliated companies, or others; and*
* *Information we receive from a consumer-reporting agency.*

## USE OF INFORMATION

*We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.*

## FORMER CUSTOMERS

*Even if you are no longer our customer, our Privacy Policy will continue to apply to you.*

## CONFIDENTIALITY AND SECURITY

*We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.*

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

RECEIVED
MAY 02 2017
BY: _____

SOUTH WEBER city

*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**

Name: Country Lane at South Weber
☐ Residential ☒ Commercial
Approx. Location: 475 E. SW Drive
Parcel Number(s): 13-023-0143, 13-024-0006*
Number of Lots: 1
Phase: ____ of ____ PUD: Yes / ~~No~~
* 13-018-0066

**Developer or Agent**

Name: Tim Grubb
Company Name: Petersen farms, LLC
Address: 6926 S. 475 E #251
City/State/Zip: SW, UT, 84405
Phone: 801 678-1074
Fax: _____
Email: timothygrubb@icloud.com

**QUESTAR GAS**

Name: Mike Davis Title: Representative Phone: 801-710-9623
(please print)
Signature: See Attached Date: 4-17-17

**COMCAST CABLE TV**

Name: Elysia Valdez Title: Coordinator Phone: 801-401-3017
(please print)
Signature: See attached Date: 866-971-0339
Jointtrench_Utah@comcast.com

**CENTURYLINK**

Name: Mike Barrow Title: Engineer Assist. Phone: 801-920-7675
(please print) Mike.barrow@centurylink.com
Signature: email Date: _____

**ROCKY MOUNTAIN POWER**

Name: Curtis Galvez Title: _____ Phone: 801-629-4318
(please print) Curtis.galvez@rockymountainpower.net
Signature: email Date: _____

April 17, 2017

Dear Developer:

*Re: Natural Gas Service Availability Letter*

Natural gas can be made available to serve the 475 E SOUTH WEBER DR development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but no limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Mike Davis
Pre-Construction Representative

April 19, 2017

Timothy Grubb
801-678-1074

To Whom It May Concern:

This letter is to verify that Comcast service is available to Country Lane Assisted Living. Located at 475 E South Weber Dr. Utah. Comcast will generally provide all materials and labor to provide broad band services from the property line to the point of service, in a trench provided by the property owner.

The cost of installation, construction and provision of cable service will be part of the contract negotiations with the Owner of the Property or a designated representative. **This letter is not to be considered a contract or guarantee of service.** Furthermore, all permits, licenses and rights of access must be provided by the Owner prior to any provision of services.

Please be advised that we require a minimum of 90 days for project approvals and construction **after we receive a signed contract**.

Please contact Paul Merrit at 801-401-2638 for services available and with any contractual concerns.

We look forward to working with you on this Project; please feel free to contact me at 801-401-3017 with any questions or concerns.

Sincerely,

Elysia Valdez
Comcast Cable
801 401-3017 office
801 401-3036 fax
1350 E Miller Avenue
Salt Lake City, Utah 84106

CenturyLink™

431 26th St – 2nd Flr
Ogden, UT 84401-2418

April 19, 2016

Tim C Grubb
Petersen Farms, LLC
6926 S 475 E
South Weber, UT 84405-9686
801-678-1074
tgrubb@firstam.com

RE: Availability of CenturyLink facilities

Recently, you approached CenturyLink about providing a "will serve" letter to serve Petersen Farms, LLC. CenturyLink appreciates the opportunity to provide Country Lane at South Weber Assisted Living at approximately 475 E and South Weber Dr in South Weber, Utah with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with Petersen Farms, LLC on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, given the prevailing Terms and Conditions of the Local Terms of Service, that CenturyLink will make a determination whether it can or cannot provide service.

The service you request will be provided for under the prevailing Terms and Conditions of the Local Terms of Service posted on our CenturyLink web site at www.Centurylink.com/tariffs.

Should any relocation of Communication facilities become necessary due to the development of said property, the cost of all said relocations will be the sole responsibility of the developer(s).

If there are any further questions, or if we can be of any help, please do not hesitate to call or email me at 801-626-5401 / matt.ivester@centurylink.com. I will work with you on the requirements.

Yours truly,

Matt Ivester
Engineer II

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

1438 West 2550 South
Ogden, Utah 84401

April 21, 2017

Tim Grubb
timothygrubb@icloud.com

RE: Request (none)

Dear Mr. Grubb:

Rocky Mountain Power will supply power to property located at or near 475 E South Weber Dr, 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,

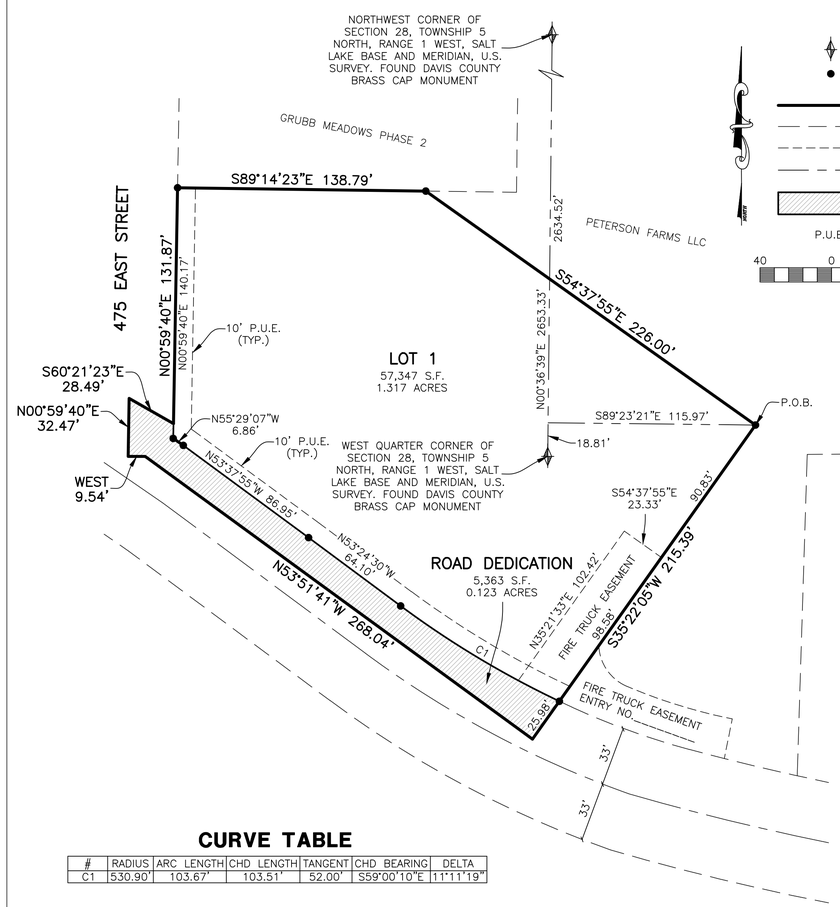
Curtis Galvez
Estimator
Rocky Mountain Power

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

SHEET
1 of 1

# COUNTRY LANE AT SOUTH WEBER SUBDIVISION

PART OF THE NW AND SW 1/4 OF SECTION 28 AND PART OF THE NE AND SE 1/4 OF SECTION 29, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
APRIL, 2017




## LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD DEDICATION
- P.U.E. = PUBLIC UTILITY EASEMENT

40 0 40 80 120
Scale: 1" = 40'

## VICINITY MAP

NOT TO SCALE

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AS SHOWN ON PLAT. THE ROAD DEDICATION AREA SHOWN HEREON FALLS OUTSIDE OF THE SURVEYED BOUNDARY, HOWEVER IT WAS ADDED TO THE PLAT AS ROAD DEDICATION TO ENSURE THAT ANY CLAIM THE OWNERS MIGHT HAVE TO SAID AREA IS DEDICATED AS RIGHT OF WAY.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°36'39"E

## BOUNDARY DESCRIPTION

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°36'39"E 18.81 FEET AND S89°23'21"E 115.97 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE S35°22'05"W 215.39 FEET; THENCE N53°51'41"W 268.04 FEET; THENCE WEST 9.54 FEET; THENCE N00°59'40"E 32.47 FEET; THENCE S60°21'23"E 28.49 FEET; THENCE N00°59'40"E 131.87 FEET; THENCE S89°14'23"E 138.79 FEET; THENCE S54°37'55"E 226.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,710 SQUARE FEET OR 1.440 ACRES MORE OR LESS

## CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 530.90' | 103.67' | 103.51' | 52.00' | S59°00'10"E | 11°11'19" |

## SURVEYOR'S CERTIFICATE

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

SIGNED THIS ___ DAY OF _____, 20__.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT COUNTRY LANE AT SOUTH WEBER SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN AND PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

## ACKNOWLEDGMENT

STATE OF UTAH )ss.
COUNTY OF _____ )

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )ss.
COUNTY OF _____ )

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

## SOUTH WEBER CITY PLANNING COMMISSION

APPROVED THIS _____DAY OF_____, 20____
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

## SOUTH WEBER CITY ENGINEER

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

SOUTH WEBER CITY ENGINEER — DATE

## SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBERCITY COUNCIL THIS THE_____DAY OF_____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR — ATTEST:_____ CITY RECORDER

## SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE_____ DAY OF _____, 20___.

SOUTH WEBER CITY ATTORNEY

## PROJECT INFORMATION

| | |
|---|---|
| Surveyor: T. HATCH | Project Name: CNTRY. LANE AT S. WEBER SUBD. |
| Designer: N. ANDERSON | Number: 6115-01 |
| Begin Date: 4-20-17 | Scale: 1"=40' |
| | Revision: |
| | Checked: |

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UT, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

## DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
_____DEPUTY.

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

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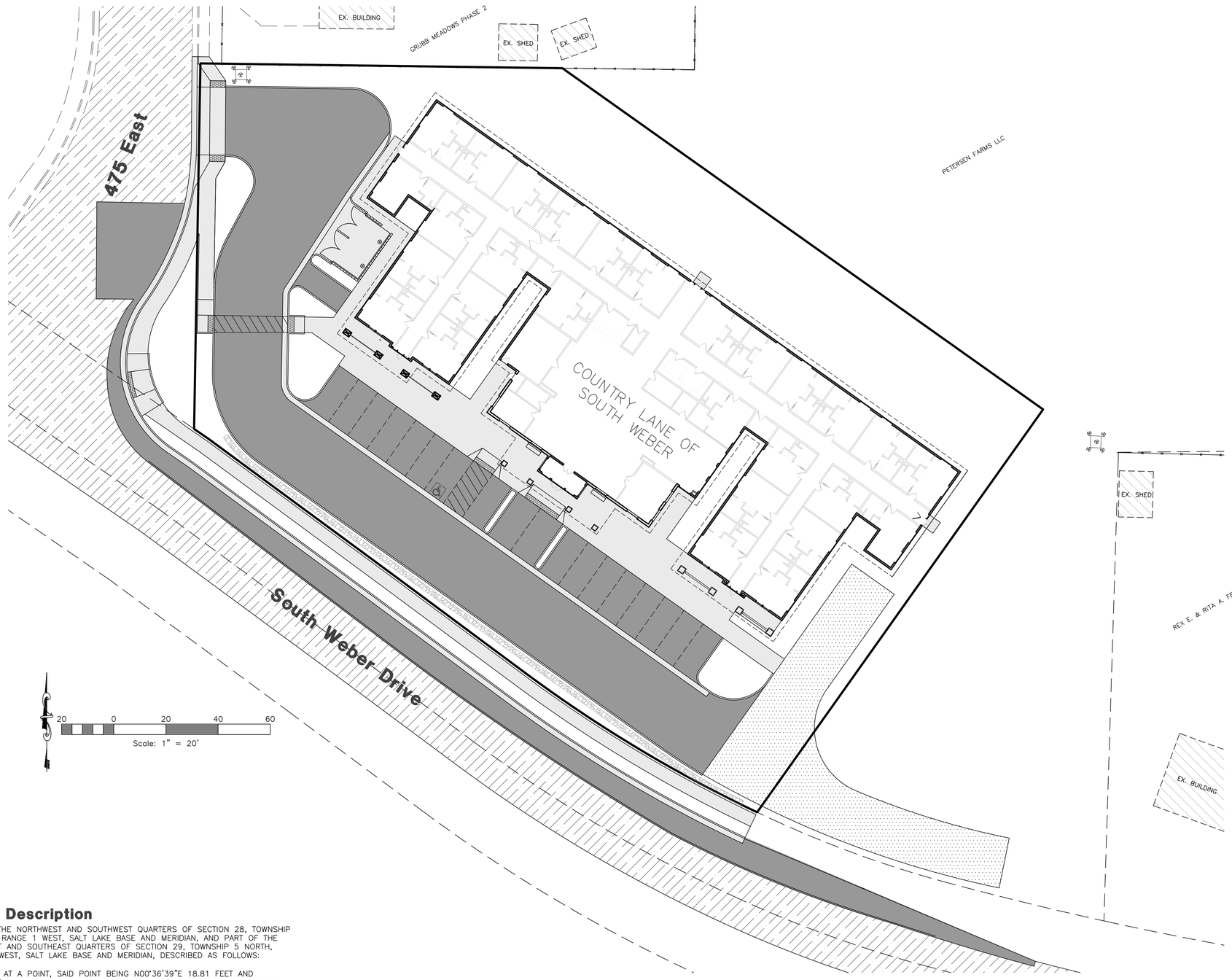
## Project Narrative/Notes/Revisions

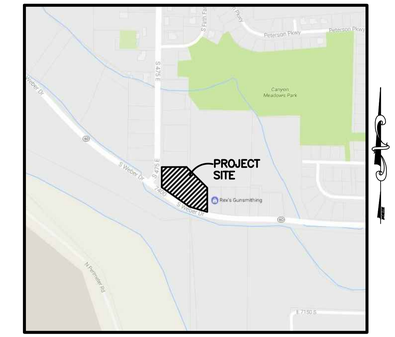
1) 01/19/17 TP – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2) 02/02/17 TP – COMPLETED REVISED DESIGN PER CLIENT COMMENTS.
3) 02/15/17 TP – UDOT PRE-SUBMITTAL MEETING.
4) 03/07/17 TP – ROADWAY WIDENING.
5) 04/19/17 TP – BUILDING CHANGE.
6) 05/22/17 TP – BUILDING CHANGE.

# COUNTRY LANE OF SOUTH WEBER

## Construction Plans

CITY OF SOUTH WEBER, DAVIS COUNTY, UT
JANUARY 2017




**Vicinity Map**
NOT TO SCALE

## Sheet Index


Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Existing/Demoltion Plan
Sheet 4 - Proposed Site Plan
Sheet 5 - Grading Plan
Sheet 6 - Storm Drain Outfall
Sheet 7 - Utility Plan
Sheet 8 - Civil Details
Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
Sheet 10 - Storm Water Pollution Prevention Plan Details
Sheet L1 - Landscape Plan
Sheet L2 - Landscape Details


## Site Information

SOUTH WEBER DR. & 475 EAST
SOUTH WEBER, DAVIS COUNTY, UT

| | | |
|---|---|---|
| PARKING STALLS | 19 | |
| TOTAL PARCEL AREA | 57,347 s.f. | |
| BUILDING AREA | 18,055 s.f. | 31.5% |
| HARD SURFACED AREA | 23,300 s.f. | 40.6% |
| LANDSCAPE AREA | 15,992 s.f. | 27.9% |

## Legal Description

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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CONTAINING 62,710 SQUARE FEET OR 1.440 ACRES MORE OR LESS

## Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.


## Developer Contact:

Tim C. Grubb
6926 South 475 East
South Weber, UT 84405
(801) 678 – 1074


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


Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 E-MAIL: mail@reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS


REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 01-19-17 | TP DESIGN COMPLETED |
| 02-02-17 | TP DESIGN COMPLETED |
| 02-15-17 | TP UDOT PRE-SUBMITTAL |
| 03-07-17 | TP ROADWAY WIDENING |
| 04-19-17 | TP BUILDING CHANGE |
| 05-22-17 | TP BUILDING CHANGE |

**Country Lane of South Weber**
**Construction Plans**
SOUTH WEBER, DAVIS COUNTY, UT

**Cover/Index Sheet**

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS
Number: 6115-01

Sheet 1 of 12 Sheets

1/4/2016 | tpridemore | G:\6115 Peterson Dev\01\Improvements\Construction Plans.dwg

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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## General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN–INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATLON/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT–OF–WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER– OR ENGINEER–FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE–TESTING AND/OR RE–INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL–SIZE AS–BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS–BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS–BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS–BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS–BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY WATER BLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE
31. ALL CONSTRUCTION WITHIN THE UDOT RIGHT OF WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT www.udot.utah.gov > INSIDE UDOT > PROJECT DEVELOPMENT > STANDARD AND SPECIFICATIONS.

## Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, AND INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON–SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON–SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON–SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE–WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## Erosion Control General Notes:

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

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

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

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

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

## Maintenance:

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

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

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

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

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT–WEIGHT, TEMPORARY EROSION CONTROL BLANKET

## Legend

| | | | |
|---|---|---|---|
| —W— | = PROPOSED CULINARY WATER LINE | FC | = FENCE CORNER |
| —EX.W— | = EXISTING CULINARY WATER LINE | FF | = FINISH FLOOR |
| —SS— | = PROPOSED SANITARY SEWER LINE | FFE | = FINISH FLOOR ELEVATION |
| —EX.SS— | = EXISTING SANITARY SEWER LINE | FG | = FINISHED GRADE |
| —SD— | = PROPOSED STORM DRAIN LINE | FH | = FIRE HYDRANT |
| —EX.SD— | = EXISTING STORM DRAIN LINE | FL | = FLOW LINE |
| —X— | = FENCE LINE | GB | = GRADE BREAK |
| | = PROPOSED FIRE HYDRANT | INV | = INVERT |
| | = EXISTING FIRE HYDRANT | L.F. | = LINEAR FEET |
| | = PROPOSED MANHOLE | NG | = NATURAL GRADE |
| | = EXISTING MANHOLE | PP | = POWER/UTILITY POLE |
| | = PROPOSED SEWER CLEAN-OUT | P.U.E. | = PUBLIC UTILITY EASEMENT |
| | = PROPOSED GATE VALVE | RCP | = REINFORCED CONCRETE PIPE |
| | = EXISTING GATE VALVE | RIM | = RIM OF MANHOLE |
| | = PROPOSED WATER METER | R.O.W. | = RIGHT-OF-WAY |
| | = EXISTING WATER METER | SD | = STORM DRAIN |
| | = PROPOSED CATCH BASIN | SS | = SANITARY SEWER |
| | = EXISTING CATCH BASIN | TBC | = TOP BACK OF CURB |
| | = PLUG W/ 2" BLOW-OFF | TOA | = TOP OF ASPHALT |
| | = PLUG & BLOCK | TOC | = TOP OF CONCRETE |
| | = STREET LIGHT | TOFF | = TOP OF FINISHED FLOOR |
| | = SIGN | TOI | = TOP OF PUMP ISLAND |
| BLDG | = BUILDING | TSW | = TOP OF SIDEWALK |
| C&G | = CURB & GUTTER | W | = CULINARY WATER |
| CB | = CATCH BASIN | WM | = WATER METER |
| C.F. | = CUBIC FEET | | = EXISTING ASPHALT PAVEMENT |
| C.F.S. | = CUBIC FEET PER SECOND | | = PROPOSED ASPHALT PAVEMENT |
| | | | = PROPOSED CONCRETE |
| | | | = PROPOSED COMPACTED ROAD BASE |

UDOT Keeping Utah Moving — Conditional Access Permit Packet — 2

**5. Standard UDOT Notes** (Must be listed in the note sheet of the plan set.):

### UDOT NOTES

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30 – 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
8. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
10. All utilities within the paved surface must be bored.
11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

### REFERENCES


1. **Utah Administrative Code R930-6 (Access Management)**
   For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R930-6, *www.udot.utah.gov/go/AccessManagement.*
2. **AASHTO, A Policy on Geometric Design of Highways and Streets ("Green Book"),** *bookstore.transportation.org.*
3. **AASHTO, Roadside Design Guide,** *bookstore.transportation.org.*
4. **Utah, Manual on Uniform Traffic Control Devices (UMUTCD),** *www.udot.utah.gov*




Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeveassociates.com
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REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 01–19–17 | TP DESIGN COMPLETED |
| 02–02–17 | TP DESIGN COMPLETED |
| 02–15–17 | TP UDOT PRE–SUBMITTAL |
| 03–07–17 | TP ROADWAY WIDENING |
| 04–19–17 | TP BUILDING CHANGE |
| 05–22–17 | TP BUILDING CHANGE |

**Country Lane of South Weber**
**Construction Plans**
SOUTH WEBER, DAVIS COUNTY, UT

**Notes/Legend**

REGISTERED PROFESSIONAL ENGINEER — 375328 — J. NATE REEVE — 05/23/2017 — STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS
Number: 6115–01

Sheet 2 of 12 Sheets

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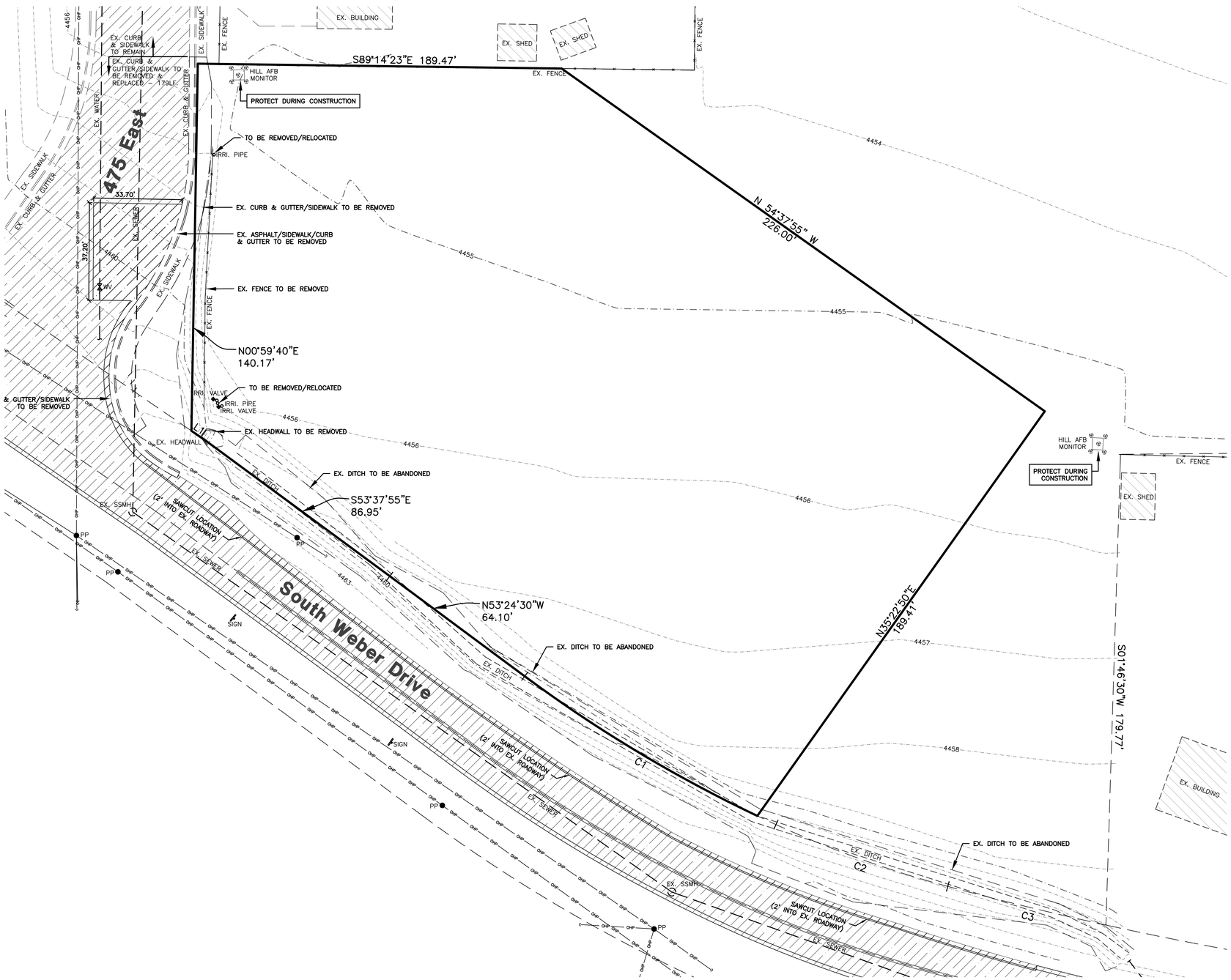
## Line/Curve Table

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 530.90' | 111.52' | 111.32' | 55.97' | S59°25'35"E | 12°02'08" |
| C2 | 420.34' | 69.74' | 69.66' | 34.95' | N70°11'51"W | 9°30'24" |
| C3 | 1350.90' | 62.09' | 62.08' | 31.05' | N76°16'03"W | 2°38'00" |
| # | | LENGTH | | | BEARING | |
| L1 | 1350.90' | 62.09' | | | N76°16'03"W | |




**Note:**
**Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.**

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

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| 05-22-17 | TP BUILDING CHANGE |

# Country Lane of South Weber Construction Plans

SOUTH WEBER, DAVIS COUNTY, UT

## Existing/Demolition Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS
Number: 6115-01

Scale: 1" = 20'

Sheet 3 of 12 Sheets

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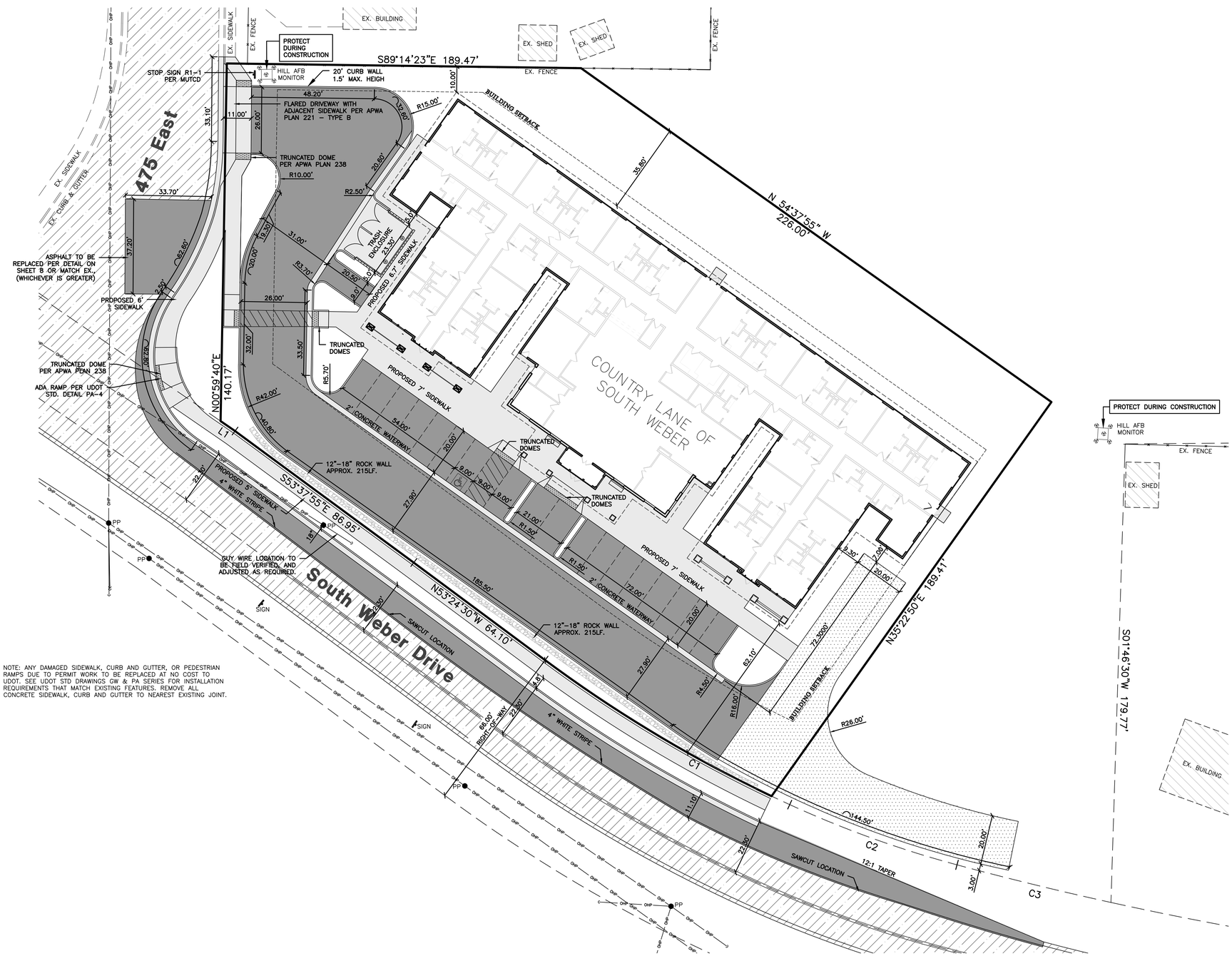
| L1 | 1350.90' | 62.09' | | | N76°16'03"W | |




NOTE: ANY DAMAGED SIDEWALK, CURB AND GUTTER, OR PEDESTRIAN RAMPS DUE TO PERMIT WORK TO BE REPLACED AT NO COST TO UDOT. SEE UDOT STD DRAWINGS GW & PA SERIES FOR INSTALLATION REQUIREMENTS THAT MATCH EXISTING FEATURES. REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO NEAREST EXISTING JOINT.

## Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED COMPACTED ROAD BASE

20 0 20 40 60

Scale: 1" = 20'

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REVISIONS

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| 02-02-17 | TP DESIGN COMPLETED |
| 02-15-17 | TP UDOT PRE-SUBMITTAL |
| 03-07-17 | TP ROADWAY WIDENING |
| 04-19-17 | TP BUILDING CHANGE |
| 05-22-17 | TP BUILDING CHANGE |

# Country Lane of South Weber Construction Plans

SOUTH WEBER, DAVIS COUNTY, UT

## Proposed Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**

Engineer: J. NATE REEVE

Drafter: T. PRIDEMORE

Begin Date: JANUARY 9, 2017

Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS

Number: 6115-01

Sheet 4 of 12 Sheets

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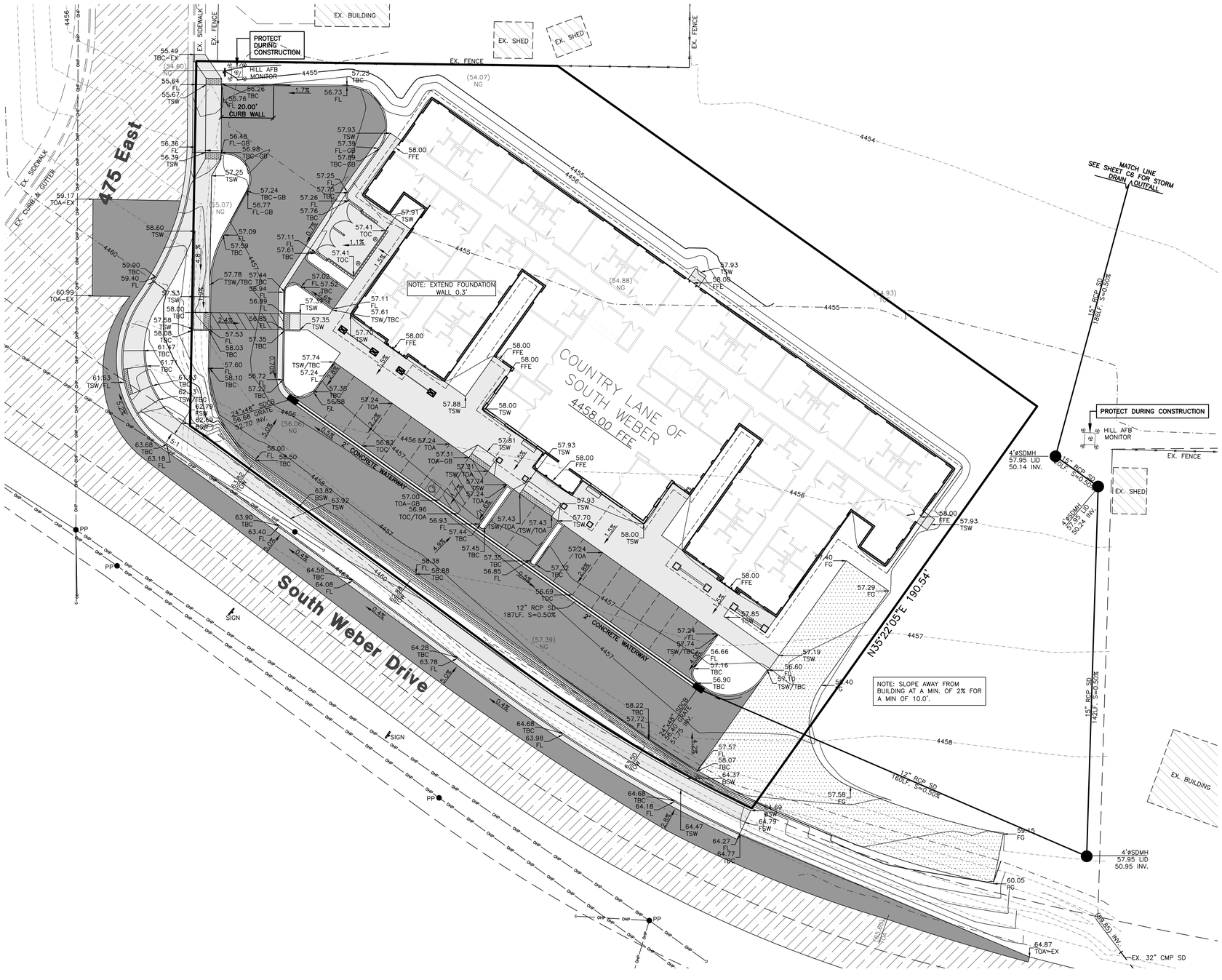


**Note:**
**Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.**

Scale: 1" = 20'

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

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# Country Lane of South Weber Construction Plans

SOUTH WEBER, DAVIS COUNTY, UT

## Grading Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
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Number: 6115-01

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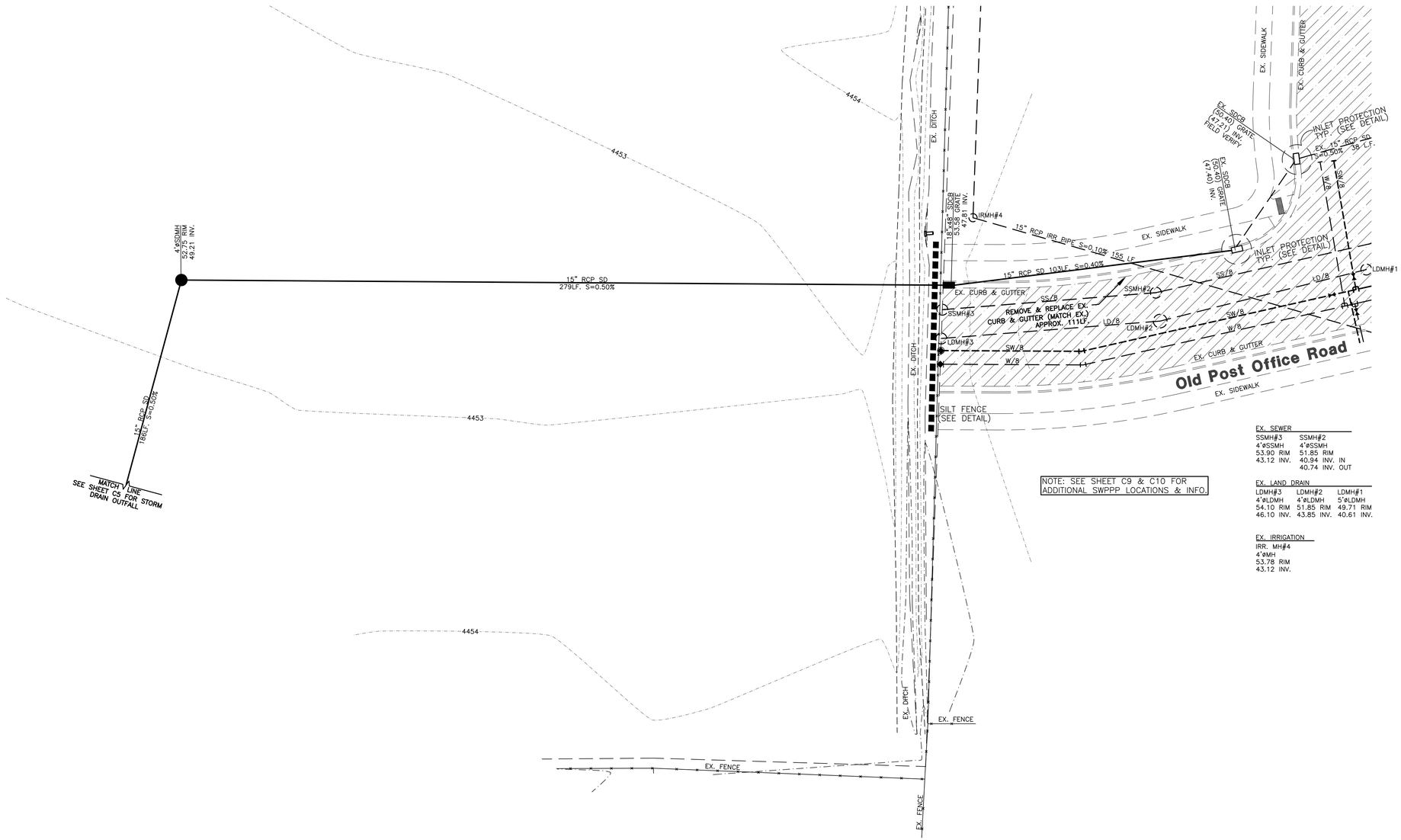


NOTE: SEE SHEET C9 & C10 FOR ADDITIONAL SWPPP LOCATIONS & INFO.

EX. SEWER

| SSMH#3 | SSMH#2 | |
|---|---|---|
| 4'øSSMH | 4'øSSMH | |
| 53.90 RIM | 51.85 RIM | |
| 43.12 INV. | 40.94 INV. | IN |
| | 40.74 INV. | OUT |

EX. LAND DRAIN

| LDMH#3 | LDMH#2 | LDMH#1 |
|---|---|---|
| 4'øLDMH | 4'øLDMH | 5'øLDMH |
| 54.10 RIM | 51.85 RIM | 49.71 RIM |
| 46.10 INV. | 43.85 INV. | 40.61 INV. |

EX. IRRIGATION

IRR. MH#4
4'øMH
53.78 RIM
43.12 INV.

20 0 20 40 60
Scale: 1" = 20'

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| 05-22-17 | TP BUILDING CHANGE |

# Country Lane of South Weber Construction Plans

SOUTH WEBER, DAVIS COUNTY, UT

## Storm Drain Outfall

REGISTERED PROFESSIONAL ENGINEER
375928
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**

Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS
Number: 6115-01

Sheet 6 of 12 Sheets

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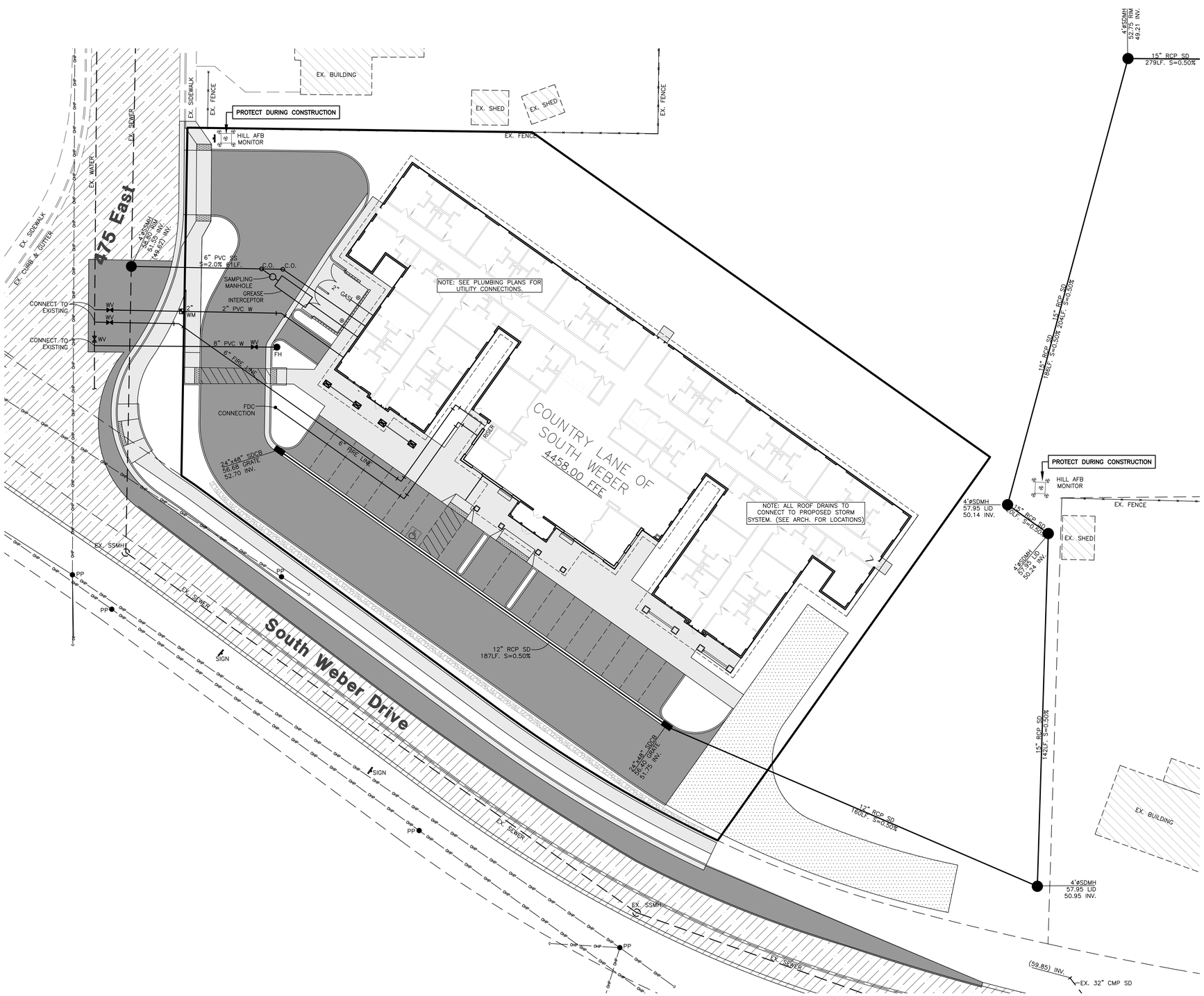


20 0 20 40 60

Scale: 1" = 20'

**Note:**
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# Country Lane of South Weber Construction Plans

SOUTH WEBER, DAVIS COUNTY, UT

## Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
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Sheet 7 of 12 Sheets

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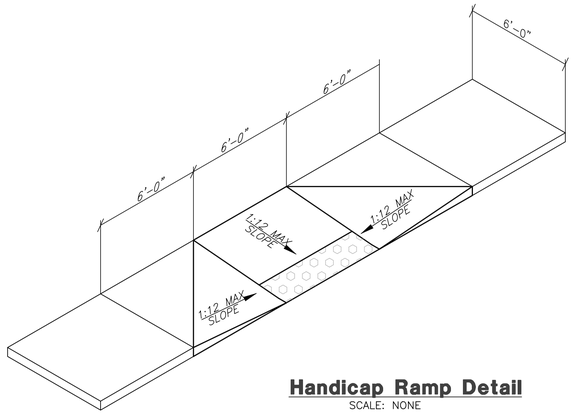
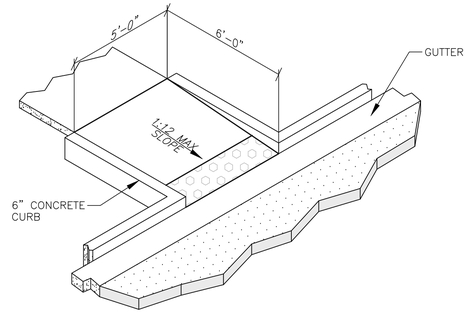
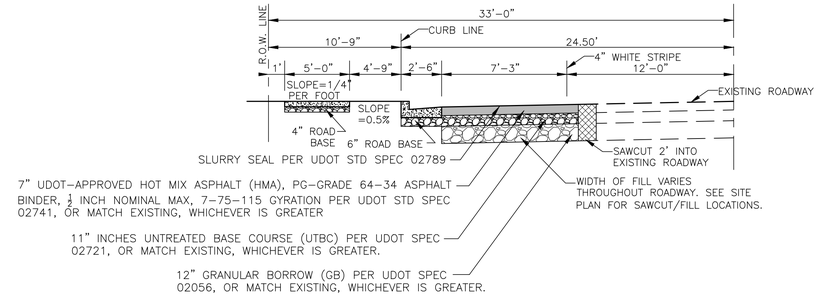


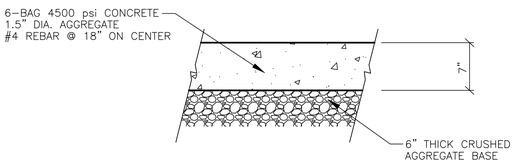

## Handicap Ramp Detail
SCALE: NONE




## Handicap Ramp Detail
SCALE: NONE

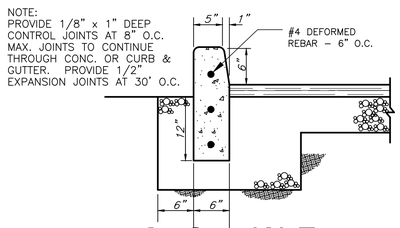



## South Weber Road
SCALE: NONE

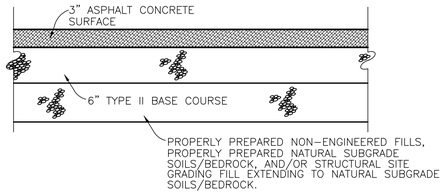



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

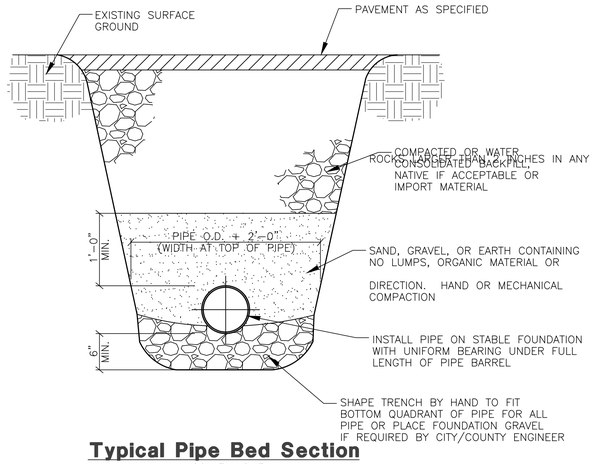
## Trash Enclosure Concrete Pad
SCALE: NONE



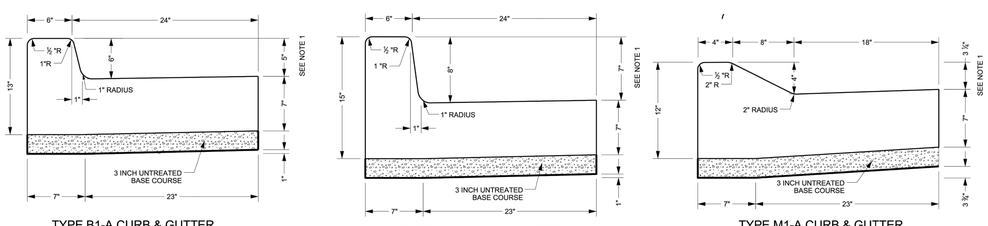

## On-Site 'A' Type Curb Detail
*SCALE: NONE*




## Typical On-Site Asphalt Detail
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



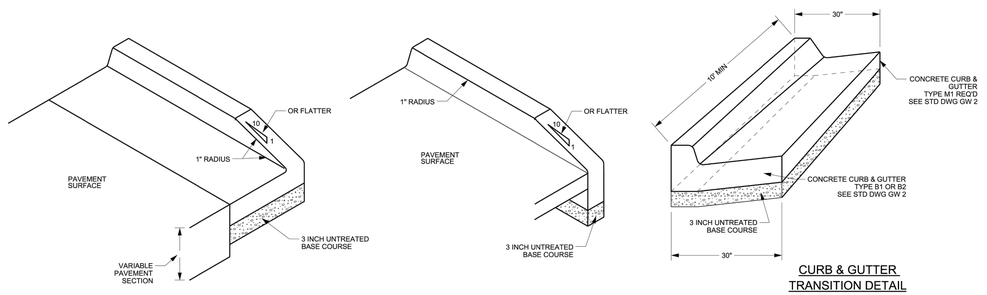

## Typical Pipe Bed Section
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)




TYPE B1-A CURB & GUTTER
GUTTER PAN SLOPE REDUCED FOR ADA RAMP AREA = 1.680 SQ FT

TYPE B2-A CURB & GUTTER
GUTTER PAN SLOPE REDUCED FOR ADA RAMP AREA = 1.765 SQ FT

TYPE M1-A CURB & GUTTER
GUTTER PAN SLOPE REDUCED FOR ADA RAMP AREA = 1.700 SQ FT




TYPICAL CURB & GUTTER END DETAIL

TYPICAL CURB END DETAIL

CURB & GUTTER TRANSITION DETAIL

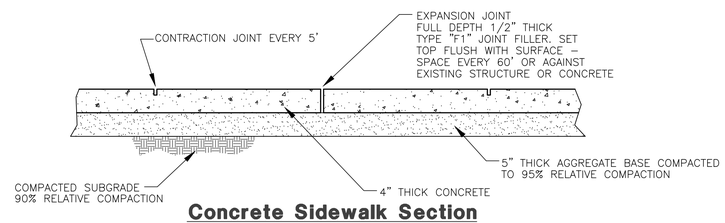
NOTE:
1. FLATTEN GUTTERS AS SHOWN AT ADA RAMP LOCATIONS. FLATTEN GUTTER BETWEEN RAMPS AS WELL AS AT CURB RAMPS WHERE MORE THAN ONE RAMP WILL BE CONSTRUCTED AT A CORNER.

| NO. | DATE | REVISIONS | REMARKS |
|---|---|---|---|

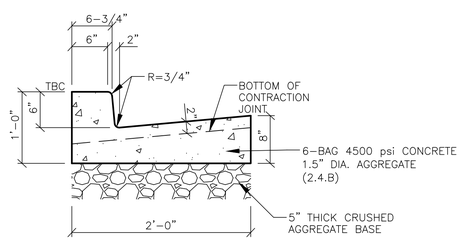
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
RECOMMENDED FOR APPROVAL — DIVISION DIRECTOR — JAN 01, 2012 DATE
CHAIRMAN, STANDARDS COORDINATING COMMITTEE — JAN 01, 2012 DATE
DEPUTY DIRECTOR

CONCRETE CURB AND GUTTER DETAILS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 3

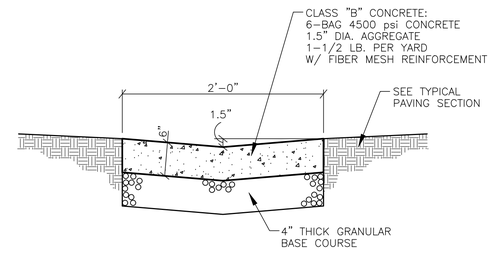



## Concrete Sidewalk Section
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)




(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

## On-Site Curb & Gutter
SCALE: NONE




## Waterway Detail
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

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# Country Lane of South Weber Construction Plans
SOUTH WEBER, DAVIS COUNTY, UT

## Civil Details

REGISTERED PROFESSIONAL ENGINEER
375326
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS
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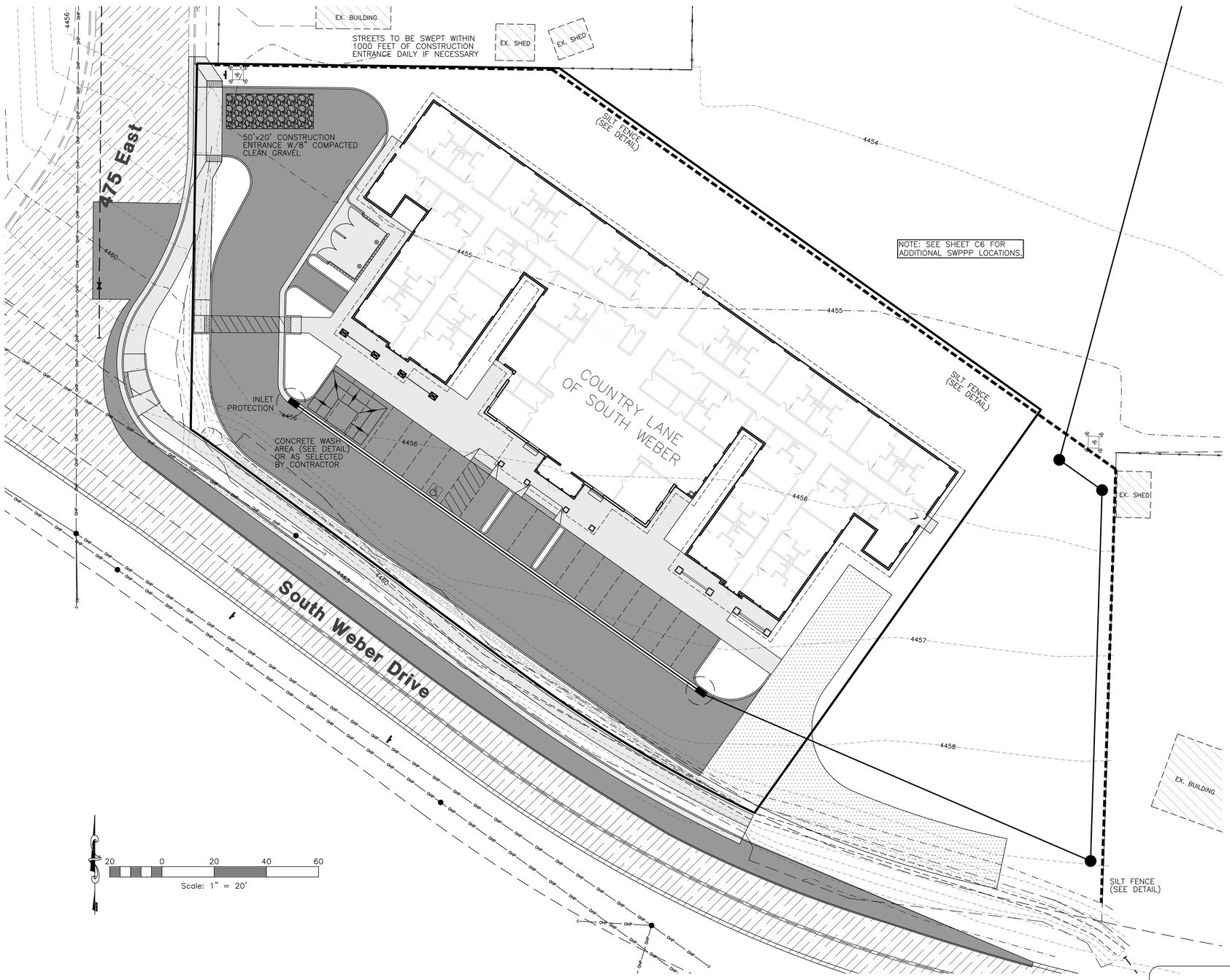
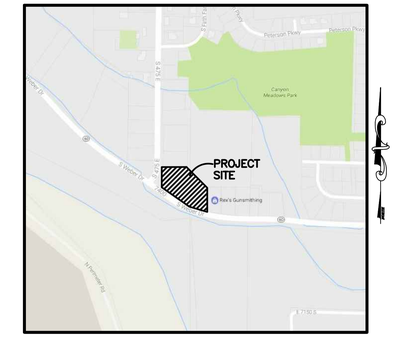
# COUNTRY LANE ASSISTED LIVING

## Storm Water Pollution Prevention Plan Exhibit

CITY OF SOUTH WEBER, DAVIS COUNTY, UT
MAY 2017




**Vicinity Map**
NOT TO SCALE

## Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER, DAVIS COUNTY, UT
- PROJECT BEGINNING DATE.....MAY 2017
- BMP'S DEPLOYMENT DATE.....MAY 2017
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TIM GRUBB (801) 678-1074
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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**Country Lane of South Weber Construction Plans**
SOUTH WEBER, DAVIS COUNTY, UT

**Storm Water Pollution Prevention Plan Exhibit**

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
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# Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

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

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

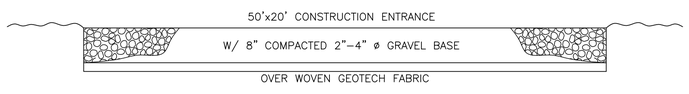
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

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

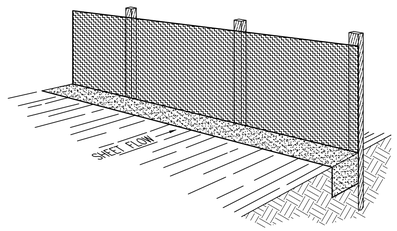
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

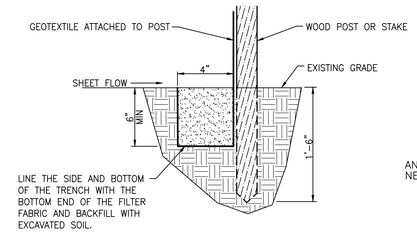



## Cross Section 50' x 20' Construction Entrance




## Perspective View

Figure 2




## Section

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

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

| Slope Steepness (%) | Max. Slope Length m (ft) |
|---|---|
| <2% | 30.5m (100ft) |
| 2–5% | 22.9m (75ft) |
| 5–10% | 15.2m (50ft) |
| 10–20% | 7.6m (25ft) |
| >20% | 4.5m (15ft) |

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

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

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

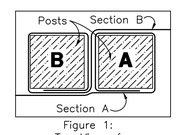
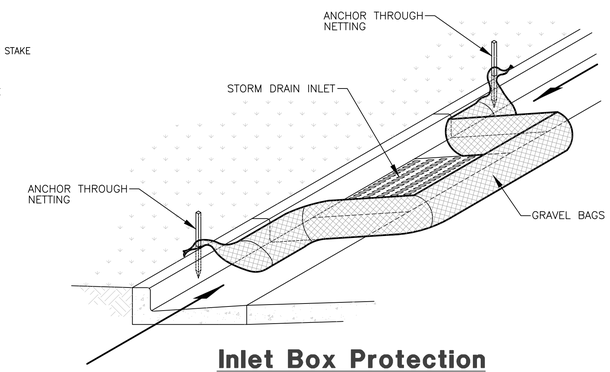


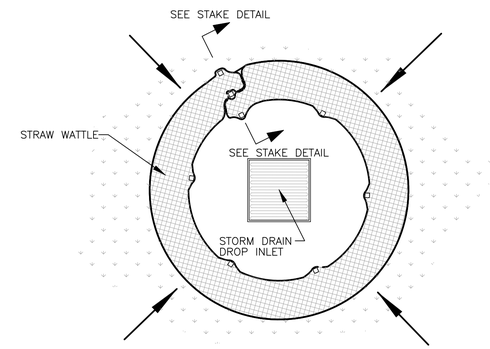

Figure 1:
Top View of
Roll–to–Roll Connection

## Silt Fence Detail

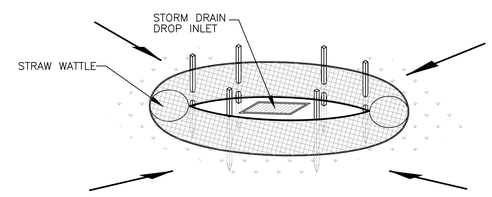
SCALE: NONE



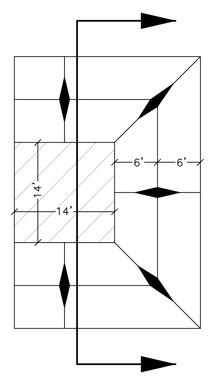

## Inlet Box Protection

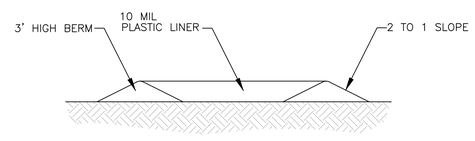



## Plan View



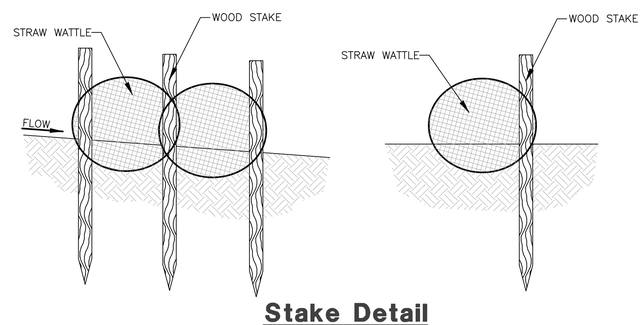

## Drop Inlet Protection




## Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE




## Stake Detail

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5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
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TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 01–19–17 | TP DESIGN COMPLETED |
| 02–02–17 | TP DESIGN COMPLETED |
| 02–15–17 | TP UDOT PRE–SUBMITTAL |
| 03–07–17 | TP ROADWAY WIDENING |
| 04–19–17 | TP BUILDING CHANGE |
| 05–22–17 | TP BUILDING CHANGE |

**Country Lane of South Weber Construction Plans**
SOUTH WEBER, DAVIS COUNTY, UT

**Storm Water Pollution Prevention Plan Details**

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**
Engineer: J. NATE REEVE
Drafter: T. PRIDEMORE
Begin Date: JANUARY 9, 2017
Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS
Number: 6115–01

Sheet 10 of 12 Sheets

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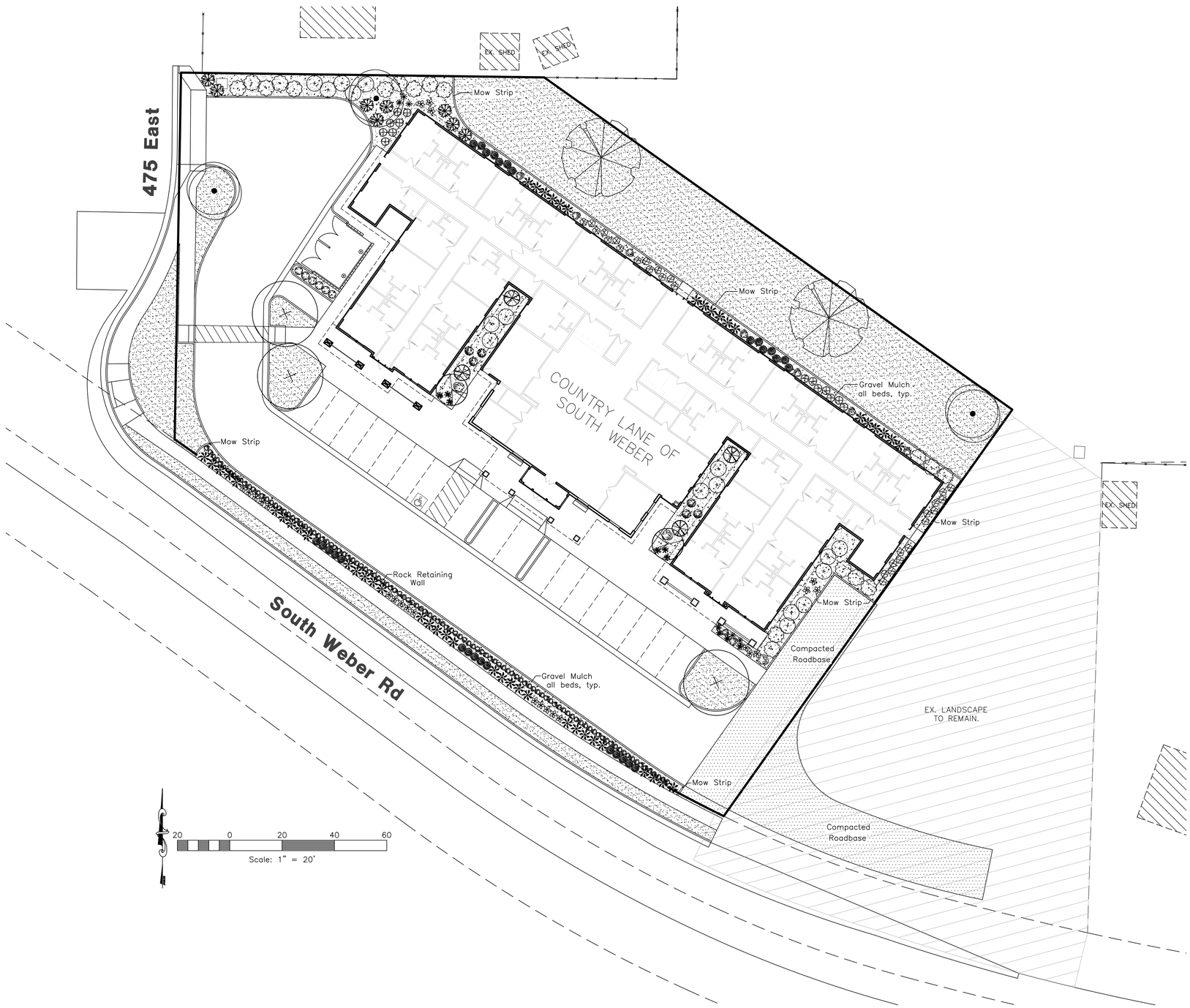


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REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 04-05-17 | TP DESIGN COMPLETED |

# Country Lane of South Weber Construction Plans

SOUTH WEBER, DAVIS COUNTY, UT

## Landscape Plan

REGISTERED PROFESSIONAL ENGINEER
375928
J. NATE REEVE
05/23/2017
STATE OF UTAH

**Project Info.**

Engineer: J. NATE REEVE

Drafter: T. PRIDEMORE

Begin Date: JANUARY 9, 2017

Name: COUNTRY LANE ASSISTED LIVING CONSTRUCTION PLANS

Number: 6115-01

Sheet L1 | 12 Sheets

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# Plant Table

TREES

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|
| 3 | | Acer trun.x Acer plat. 'JFS-KW249' | Ruby Sunset Maple | 2" cal. |
| 2 | | Gleditsia tria. iner. 'Imperial' | Imperial Honeylocust | 2" cal. |
| 2 | | Malus 'Coralburst' | Coralburst Crabapple | 1" cal. |
| 3 | | Malus 'Spring Snow' | Spring Snow Crabapple | 2" cal. |

SHRUBS

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|
| 28 | | Buxus microphylla 'Winter Gem' | Winter Gem Boxwood | 5 gal. |
| 17 | | Cornus alba 'Bailhalo' | Ivory Halo Dogwood | 5 gal. |
| 18 | | Euonymus alatas 'Compacta' | Dwarf Burning Bush | 5 gal. |
| 6 | | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 5 gal. |
| 8 | | Juniperus procumbens 'Nana' | Japgarden Juniper | 5 gal. |
| 14 | | Potentilla fruticosa | Bush cinquefoil | 5 gal. |
| 24 | | Rosa noatrum | Flower Carpet Rose | 5 gal. |
| 29 | | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal. |
| 4 | | Taxus cuspidata 'Monloo' | Emerald Yew | 5 gal. |
| 6 | | Thuja occidentalis 'Smaragd' | Emerald Arborvitae | 5 gal. |

PERENNIALS

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|
| 52 | | Calamagrostis 'Karl Foerster' | Karl Foerster Grass | 5 gal. |
| 10 | | Hemerocallis 'Stella de Oro' | Stella de Oro Daylily | 1 gal. |
| 5 | | Salvia 'May Night' | May Night Salvia | 1 gal. |

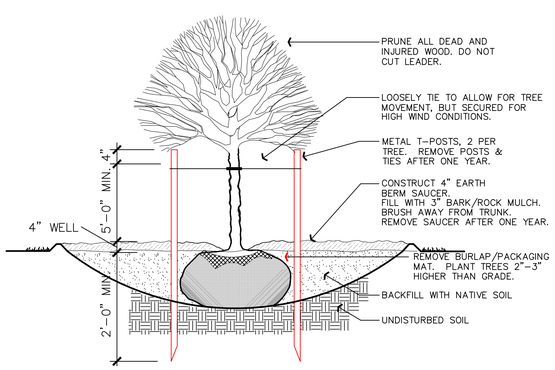
Decorative Boulders

Turf Grass – To be sodded.

Compacted Road Base

A 3" layer of 2" minus crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

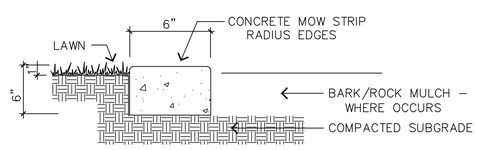
NOTE: Irrigation shall be designed by owner's licensed landscape contractor.




NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

## DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE




## CONCRETE MOW STRIP

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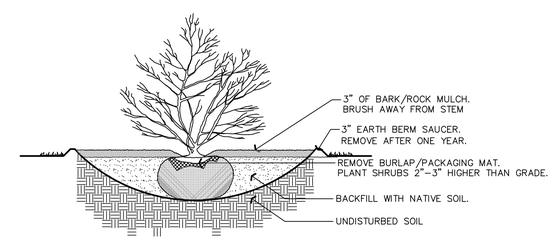


NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

## SHRUB PLANTING

SCALE: NOT TO SCALE

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REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 04-05-17 | TP DESIGN COMPLETED |

**Country Lane of South Weber**
**Construction Plans**
SOUTH WEBER, DAVIS COUNTY, UT

**Landscape Details**

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
05/23/2017
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Sheet L2 | 12 Sheets

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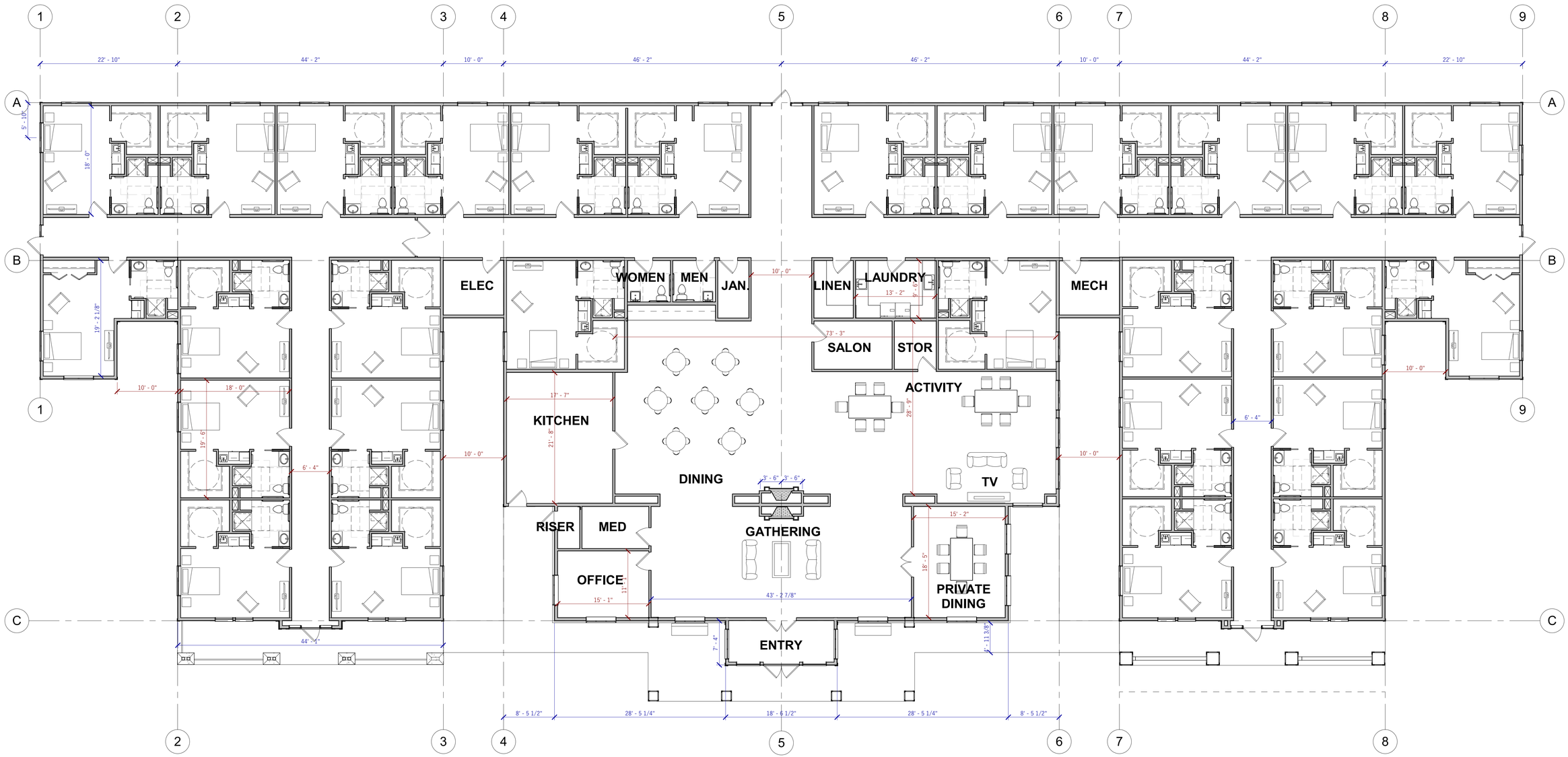


1 A1.2 MAIN FLOOR PLAN
1/8" = 1'-0"

**28 TOTAL UNITS**
**26 @ 350 SF**
**2 @ 325 SF**

**17,834 SQ. FT.**

PROJECT NUMBER
16103

ISSUE DATE:
MAY 10, 2017

REVISIONS:
No. Date

SOUTH WEBER ASSISTED LIVING
SOUTH WEBER, UTAH

MAIN FLOOR PLAN

A1.2

FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

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3 A2.1 WEST ELEVATION
1/8" = 1'-0"

4 A2.1 EAST ELEVATION
1/8" = 1'-0"

1 A2.1 NORTH ELEVATION
1/8" = 1'-0"

2 A2.1 SOUTH ELEVATION
1/8" = 1'-0"

PROJECT NUMBER
16103

ISSUE DATE:
MAY 10, 2017

REVISIONS:

| No. | Date |
|---|---|

SOUTH WEBER ASSISTED LIVING
SOUTH WEBER, UTAH

ELEVATIONS

A2.1

FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

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PROJECT NUMBER
16103

ISSUE DATE:
MAY 10, 2017

REVISIONS:
No. Date

SOUTH WEBER ASSISTED LIVING
SOUTH WEBER, UTAH

PERSPECTIVES

A2.2

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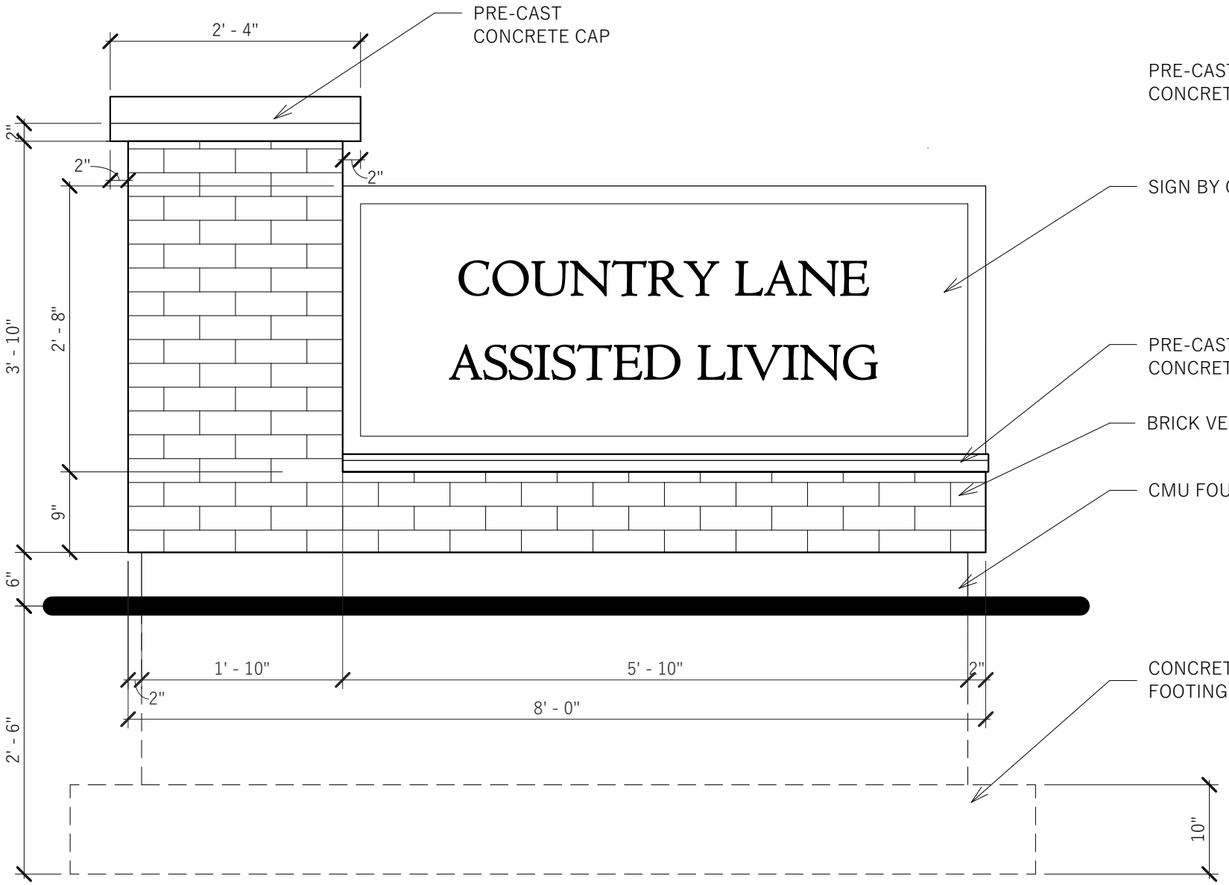
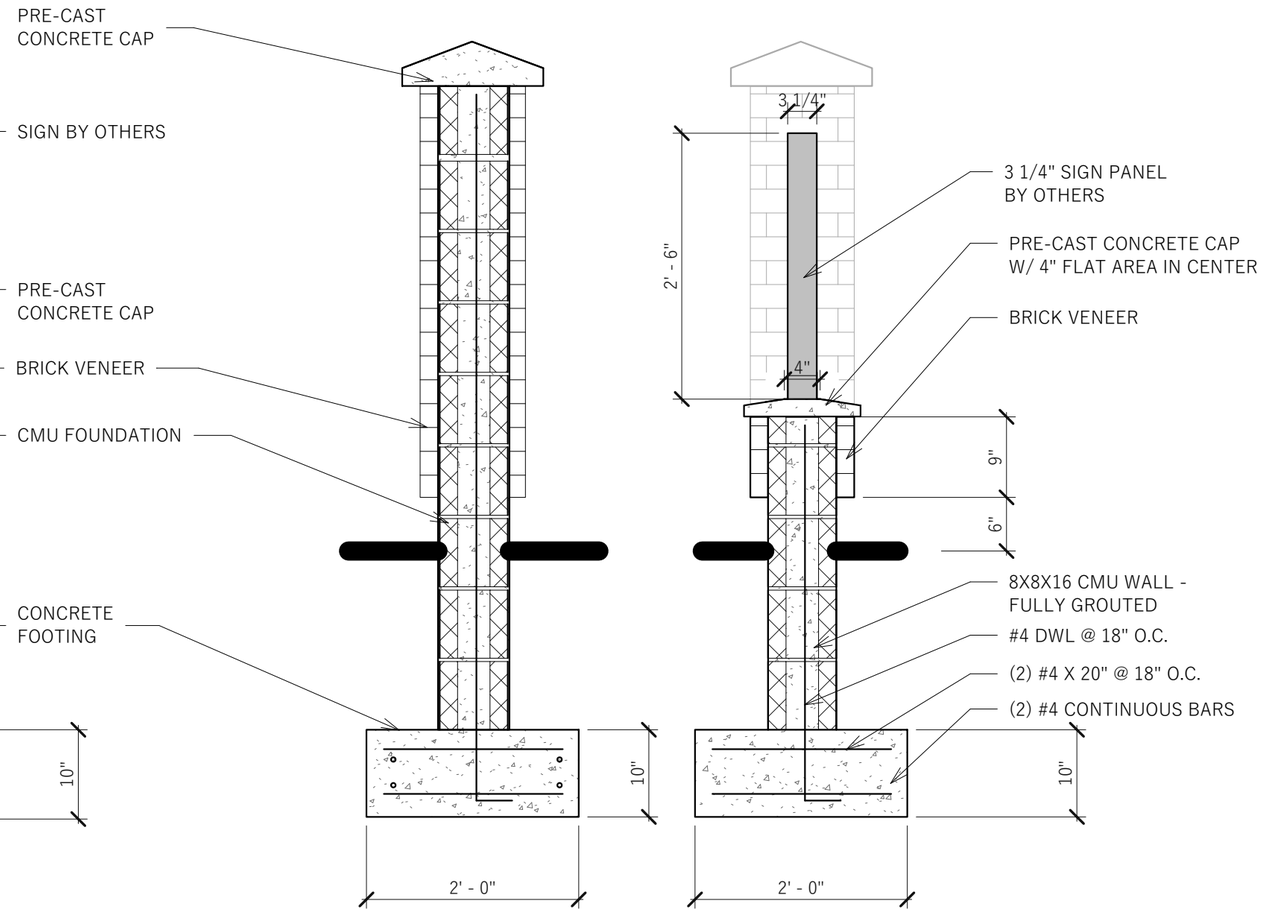
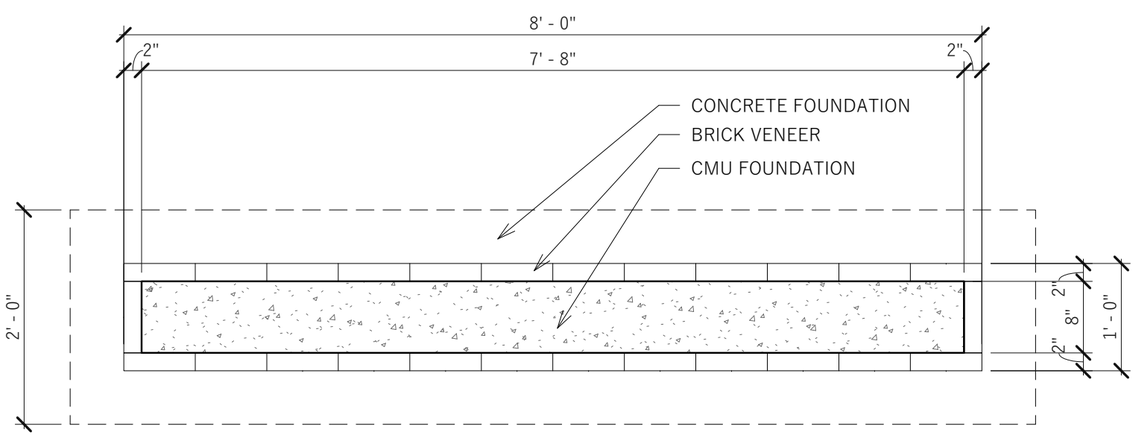



**SECTION VIEWS**



JZW ARCHITECTS

# COUNTRY LANE ASSISTED LIVING

## now taking reservations

## (000) 000-0000

**For Office Use Only**

Fees received by: DS Date of submittal: 5/23/17
Amount Paid: 1100 Receipt #: 13-083884

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

PC/CC Meeting Date: _____

SOUTH WEBER city

# Final Plan Application

Project/Subdivision Name: Ray Creek Estates
Approx. Location: 1350 East Canyon Drive
Parcel Number(s): 13-011-0104 Total Acres: 3.96
Current Zone: R-M
Surrounding Land Uses: Residential
Number of Lots: 11 # Lots Per Acre: 2.78
Phase: 1 of 1 PUD: Yes (No)

## Contact Information

### Developer or Agent

Name: Rob Edwards
Company Name: Raycreek Development LLC
Address: 11148 Zeeland Ave. N.
City/State/Zip: Champlain MN 55316
Phone: 801-558-4740 Fax: _____
Email: robwedwards@gmail.com

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

X Email ___Phone ___ Fax ___Mail

### Developer's Engineer

Name: Stephen Bott
Company: Pinnacle Engineering & Land Surveying, Inc.
License #: 343593
Address: 327 West Gordon Ave. #3
City/State/Zip: Layton, UT 84041
Phone: 801-773-1910 Fax: 801-719-6738
Email: sbott@pinnacle-eng-svy.com

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

X 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**

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

RECEIVED
MAY 23 2017
BY: DS

# Final Plan Requirements

- ☑ Complete all conditions/requirements set by the Planning Commission at Preliminary Approval
- ☐ Finalized Draft of Covenants, Conditions, and Restrictions (if applicable) N/A
- ☑ 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: _____ Date: 5-18-2017

Property Owner's Signature: _____ Date: 5-18-2017

JONES & ASSOCIATES CONSULTING ENGINEERS

**M E M O R A N D U M**

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 Recorder

**RE: RAY CREEK ESTATES**
**Preliminary and Final Review**

Date: May 31, 2017

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Our office has completed a review of the Final Plat and Improvement Plans for the Ray Creek Estates subdivision received, May 23, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**GENERAL**

1. It is our understanding that there is some disagreement between the developer and the South Weber Water Improvement District on the infrastructure required for the development. This needs to be resolved and a Plan Review Approval Letter from the SWWID needs to be obtained and submitted to the City.
2. A simple cost-share agreement is needed in order to address the City's participation in upsizing the sewer main from 15" RCP to 18" RCP (see item #13).

**PLAT**

3. Addresses for the lots need to be added and will be provided by our office.
4. The Rocky Mountain Power and South Weber Irrigation Company easements along the north side of Lots 1 – 5 need to be depicted and noted accordingly.
5. The street lights should be taken off the plat.
6. The signature blocks for the South Weber Irrigation Company and the South Weber Water Improvement District need to be verified that the correct language is associated with the correct Company/District.
7. The canal easement referenced needs to be shown on the plat and labeled something like this, "South Weber Irrigation Company canal easement – any part or portion located within the subdivision boundary to be vacated with the recordation of this plat."
8. The existing sewer easement should be shown with a note indicating that the easement will be vacated with the recordation of this plat.

1716 East 5600 South • South Ogden, Utah 84403 • (801) 476-9767 • FAX (801) 476-6768

**IMPROVEMENT PLANS**

9. The water service to Lot 7 needs to come from the line in 1375 East (not along Lot 6).
10. The waterline needs to be replaced all the way to the tee in the Canyon Dr. / 1375 East intersection, and a new valve installed on the west leg of the tee.
11. The water and irrigation mains need to be added to the profiles in order avoid conflicts. If a loop is needed, it should be called out.
12. The inlet box at the corner of Lot 8 needs to be located at the end of the radius on the upstream side of the ADA ramp (where it was shown in the Sketch Plan drawing).
13. As mentioned in the Sketch Plan meeting, the City would like to participate in upsizing the relocated sewer main to 18" PVC. The grade of the pipe is critical as additional piping both upstream and downstream will be needed in order to accommodate all future flows. We have surveyed the entire alignment that needs upsizing and would like to work with the developer's engineer on the vertical design of this section of relocated sewer.
14. The existing street light in front of Lot 6 on 1375 East needs to be relocated to the intersection of Canyon Drive and 1375 East, or a new street installed at that intersection.
15. There is a new street light shown at the corner of Lot 8 by the fire hydrant. This is a good location. There is also a new street light shown between Lots 2 and 3. This street light is not needed.

# *Community and Economic Development*

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

**PROJECT REVIEW**
**RAY CREEK ESTATES**
**By Barry Burton**

May 26, 2017

**General:**

This proposal for preliminary/final approval of an 11 lot subdivision. The subdivision incorporates a section of Canyon Drive that will close the gap between 1375 East and the Cottonwood Cove Subdivision.

**Layout:**

The layout of this development look okay; the lots meet minimum area and width requirements and the development meets the maximum density restriction of the R-M zone. There is a 32' gas line easement running through the property, but it is mostly contained within the road right-of-way and does not impact the buildability of the lots. Five of the lots back onto the I-84 right-of-way. Cottonwood Cove developers were required to install a precast concrete wall along this property line.

I have not seen construction drawings, but I know the City Engineer has, so I will let him address any issues he may find there.

**Geotechnical Study/Title Report:**

Neither the geotech study nor the title report produced any red flags.

**Plat:**

Addresses need to be added to the lots and those will be provided by the City Engineer.

**Recommendation:**

I recommend approval of the Preliminary/final Plat with the provision that the developers be required to install a minimum 6' high masonry/sound wall along the I-84 right-of-way property line. This is providing there are no other issues with the construction drawings.

Sketch Plan Meeting
Ray Creek Estates
Thursday, April 20, 2017 @ 2:15 p.m.

**Attendees:** Commissioner Wes Johnson; Chris Tremea, Fire Department; Barry Burton, City Planner; Brandon Jones, City Engineer; Mark Larsen, Public Works; Elyse Greiner, City Recorder; Developers; Rob Edwards, Stephen Bott, and Kody Holker (via phone).

**Staff Comments:**

Stephen said the proposed subdivision is in between Cottonwood Cove and Canyon Dr. subdivisions. This is for 12 lots and they will be on Canyon Dr. The ROW's are different on the west and east sides of the proposal.

Barry said this property is zoned Residential Moderate (RM) which allows the density of 2.80 units per acre. He had questions about the acreage and density as shown on the plans. Stephen explained his interpretation on the density. Barry said the City only allows the density to be based on the actual property owned, which is 3.96 acres, so that only allows 11 lots. 1375 E. is a 60 ROW and Canyon Dr. is a 70 ROW on the west side and 50 ROW on the east side, so the setbacks on the lots change from Canyon Dr. to 1375 E. The ROW on Canyon Dr. must be 70. The City standard is a 70 ROW, so the whole proposal should be shown as such except for 1375 E. as the improvements are already installed (minus sidewalk).

The City owns a parcel of property on the north side of Canyon Dr. that will be used as a future trailhead to go across I-84. Rob asked if the City would be interested in selling them that piece. Barry said probably not.

Rob had questions about a utility line that he had blue-staked. He said a sewer line runs between lots 2 and 3 and along the back property line. City staff isn't aware of a utility line that runs along the back of the property (northern boundary). Brandon said there is a South Weber Irrigation line on the northern portion of the property. The company had a ditch there and they piped where the ditch was in that area. The existing lines need be on the plans correctly labeled.

Brandon said its fine to match the sidewalk width with what is already there on 1375 E. and put the ROW line behind it. The developers will need to dedicate some property for that.

There is a requirement for a masonry wall on the I-84 property line.

The sewer and water lines are in the northern lots, so they will need to be relocated into the road. The City needs to participate in upsizing the sewer line when it is relocated. The current size of the sewer line is 15" and it would need to be upsized to 18". Brandon would need to get the City Council's approval on upsizing the line. Brandon thinks the grading will be an issue with the upsize as a stand-alone project. The Cottonwood Cove Subdivision line wasn't laid properly, there isn't enough grade; so, to upsize the whole line it should be regraded first. When the water line is relocated it will be an 8" line.

Kody had questions about the setbacks.

Brandon questioned the gas line easement lining up properly as shown on the plans. Stephen will check and fix it. Brandon said the developers need to show the PUE's on all relevant lot sides. Brandon said the developers could look at Cottonwood Cove Phase 2 for reference. The Questar Gas easement is exclusive. Mark offered to check the utility line locations.

Chris brought up fire hydrant placement. The City doesn't allow blow offs, so a hydrant needs to be at the back of the cul-de-sac and one across the street from it. The existing street light is sufficient for the cul-de-sac.

The City needs an approval letter from South Weber Secondary Improvement District approving the plans and stating that they will serve the property.

Mark brought up the ditch at the southern property boundary. There have been drainage problems in the past with property owners dumping into the canal. It shouldn't affect the southern lots if it isn't touched.

Rob asked what the pavement thickness should be. The geotechnical report recommends 3" over 12".

Commissioner Johnson asked about the existing drive approach off 1375 E. The developers would have to take it out. The sidewalk needs to go all the way in front of lot 5.

Adjourned at 3:20 p.m. Minutes by Elyse Greiner.

**Items for Developer to Address:**

- Reduce to 11 lots
- Change to 70 ROW with corresponding setbacks on Canyon Dr.
- Match ROW and improvements on 1375 E.
- Show all easements and existing utilities
- Provide all necessary utility approval letters
- Change hydrant placement

# South Weber City
# Sketch Plan Meeting

*Ray Creek Estates Subdivision*

April 20, 2017

| *Name* (please print) | *Phone* | *Email Address* |
|---|---|---|
| WES JOHNSON | 801-479-8846 | jwes3@msn.com |
| [illegible] | 801 558 4740 | Rlwoodwards@gmail |
| STEPHEN BOTT | 801-773-1910 | sbott@pinnacle-eng-svy.com |
| Chris Tremea | 801-540-7094 | CTremea@southweberecity.com |
| Barry Burton | 801-451-3279 | barry@daviscountyutah.gov |
| Brandon Jones | 801-391-9621 | brandonj@jonescivil.com |
| Mark Larsen | 801-479-3177 | mlarsen@southweberecity.com |
| Elyse Greiner | 801-479-3177 | egreiner@southweberecity.com |
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| | | |

Christensen Geotechnical 8143 South 2475 East South Weber, Utah 84405
Phone: 801 814-1714

March 24, 2017

Ray Creek Development LLC
Attn: Attn: Kody Holker
11148 Zealand Ave N
Champlain, MN 55316
612-518-7629

Christensen Geotechnical Project No. 103-001

**RE: Geotechnical Investigation**
**Proposed Ray Creek Estates**
**Approximately 1375 East 7250 South**
**South Weber, UT**

## INTRODUCTION

This letter presents the results of a geotechnical investigation conducted for the proposed Ray Creek Estates to be located at approximately 1375 East 7250 South in South Weber, Utah. The general location of the project is indicated on the Site Vicinity Map, Plate A-1 in Appendix A. In general, the purposes of this investigation were to evaluate the general subsurface conditions, the nature and engineering properties of the subsurface soils, and to provide recommendations for general site grading and for design and construction of foundations, pavement sections, and slabs-on-grade for proposed buildings. This investigation included subsurface exploration, representative soil sampling, field and laboratory testing, engineering analyses, and preparation of this report.

The work performed for this report was authorized by Mr. Rob Edwards and was conducted in accordance with our contract dated March 24, 2017.

We understand that the proposed development is to consist of a residential subdivision approximately 4 acres in size. Based on information provided by you, we understand that the buildings within the development are to consist of single family residences one to two stories in height with basements. Development of the property will also include an asphalt roadway and associated utilities. For design purposes it was assumed that structural loads would be on the order of 3 to 4 kips per lineal foot for walls and 150 pounds per square foot for floors. If structural loads are different than those assumed, we should be notified and allowed to reevaluate our recommendations.

## FIELD INVESTIGATION

The subsurface conditions at the site were explored by excavating two test pits to depths of 8½ to 10 feet below existing site grade. The approximate locations of the explorations are shown on the Exploration Location Map, Plate A-2 in Appendix A. Logs of the subsurface conditions, as encountered in the test pits, were recorded at the time of excavation and are presented on the test pit logs, Plates B-1 and B-2. A Key to the soil symbols and terms used on the test pit logs is found on Plate B-3.

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Test pit excavation was accomplished with a mini-ex rubber tracked trackhoe. Due to the granular nature of the subgrade soils, only bulk soil samples were obtained in each of the test pit locations through the collection of bag and bucket samples. Samples were visually classified in the field and portions of each sample were packaged and transported to our laboratory for testing. Classifications for the individual soil units are shown on the attached Test Pit Logs.

## LABORATORY TESTING

Representative samples were tested in the laboratory to evaluate the pertinent engineering properties of the samples obtained during our field investigation. Laboratory tests included moisture content, Atterberg limits and gradation analyses. A summary of our laboratory testing is presented in the table below:

**Table No. 1: Laboratory Test Results**

| TEST HOLE NO. | DEPTH (ft.) | NATURAL MOISTURE (%) | NATURAL DRY DENSITY (pcf) | ATTERBERG LIMITS | | GRAIN SIZE DISTRIBUTION (%) | | | **SOIL TYPE |
|---|---|---|---|---|---|---|---|---|---|
| | | | | LIQUID LIMIT | PLASTICITY INDEX | GRAVEL | SAND | SILT/ CLAY (- #200) | |
| TP-1 | 2 | 18.6 | | 27 | 7 | 0.0 | 27.2 | 72.8 | CL-ML |
| TP-1 | 7 | 4.4 | | | | 53.6 | 40.5 | 6.0 | GP-GM |
| TP-2 | 6 | 9.0 | | | | 68.4 | 20.8 | 10.8 | GP-GM |

* NP = Non-Plastic

**Detailed descriptions of the soils encountered are presented on the test pit logs

The results of laboratory tests are also presented on the Test Pit Logs in Appendix B (Plates B-1 and B-2) and more detailed laboratory results are presented in Appendix C (Plate C-1).

Samples with be retained in our laboratory for 30 days following the date of this report at which time they will be disposed of unless a written request for additional holding time is received prior to the disposal date.

## SURFACE CONDITIONS

At the time of our investigation, the property was undeveloped land used for agricultural purposes. An unpaved road ran through the property from east to west and several fences crossed the property. Vegetation on the lot consisted of common grasses and weeds. The site topography was nearly level.

## SUBSURFACE CONDITIONS

The subsurface soil conditions were explored at the subject property by advancing two test pits to depths of 8½ to 10 feet below the site grade as it existed at the time of our investigation. Subsurface soil conditions were logged during our field investigation and are included on the Test Pit Logs in Appendix B (Plates B-1 to B-3). Based on the two test pits, the site is covered with approximately 1 to 1½ feet of topsoil. Below the topsoil soils generally consisted of Silty CLAY with sand (CL-ML) to depths of 3 ½ to

4 feet. The Silty CLAY with sand (CL-ML) was underlain by zones of Silty SAND (SM) and Poorly Graded GRAVEL with silt and sand (GP-GM). Cobbles up to 8 inches in diameter were observed in the Poorly Graded GRAVEL with silt and sand (GP-GM).

The stratification lines shown on the enclosed Test Pit Logs represent the approximate boundary between soil types. The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations.

Groundwater was not encountered in the explorations completed as part of our investigation, and it is considered unlikely that groundwater will impact the proposed development. Seasonal fluctuations in precipitation, surface runoff from adjacent properties, or other on or offsite sources may increase moisture conditions; groundwater conditions can be expected to rise several feet seasonally depending on the time of year.

## SITE GRADING AND STRUCTURAL FILL

Within construction areas for footings, pavement or concrete flatwork, any existing vegetation, topsoil, debris, undocumented fill, or otherwise unsuitable soils should be removed. Any loose or soft soils should also be removed and replaced with properly placed and compacted structural fill. Following the removal of vegetation, unsuitable soils, and loose or disturbed soils, as described above, site grading may be conducted to bring the site to design elevations.

All fill placed for the support of structures, concrete flatwork or pavements should consist of structural fill. Structural fill may consist of native sand and gravel soils with particles larger than 4 inches in diameter removed or an imported material. The existing clayey soils may also be used as structural fill; however, it should be understood that these soils may be difficult to moisture condition and compact. Topsoil should not be utilized as structural fill, but rather may be stockpiled for use in landscaped areas. Imported structural fill, if required, should consist of a relatively well graded granular soil with a maximum of 50 percent passing the No. 4 mesh sieve and a maximum fines content (minus No.200 mesh sieve) of 25 percent. Clay and silt particles in imported structural fill should have a liquid limit less than 35 and a plasticity index less than 15 based on the Atterberg Limit's test (ASTM D-4318). Regardless of whether the structural fill is imported or native, it should be free of vegetation, debris or frozen material, and should contain no inert materials larger than 4 inches nominal size. All structural fill soils should be approved by the Geotechnical Engineer prior to placement. The contractor should anticipate testing all soils used as structural fill frequently to assess the maximum dry density, fines content, and moisture content, etc.

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 10-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by the geotechnical engineer. Structural fill below footings, pavements and flatwork concrete should be compacted to at least 95% of the maximum dry density, as

determined by ASTM D-1557. The moisture content should be within 3 percent of the optimum moisture content at the time of placement and compaction. Also, prior to placing any fill, the excavations should be observed by the geotechnical engineer to observe that any unsuitable materials or loose soils have been removed. In addition, proper grading should precede placement of fill, as described above.

The gradation, placement, moisture, and compaction recommendations contained in this section may not meet the requirements of governing agencies such as city, county, or state entities. If their requirements exceed the recommendations presented here, their specifications should override those presented in this report.

## FOUNDATIONS

The foundations for the proposed structures may consist of conventional strip and/or spread footings founded on undisturbed native sand and gravel soils. Where foundation soils expose clay and silt soils the foundations should be founded on at least 24 inches of properly placed and compacted structural fill. Strip and spread footings should be a minimum of 20 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 30-inches below final grade for frost protection and confinement. Interior footings not subject to frost should be embedded at least 18 inches below final grade to provide adequate confinement.

Conventional strip and spread footings founded on undisturbed sand and gravel soils or on 24 inches of structural fill may be proportioned for a maximum net allowable bearing capacity of 2,000 psf. The net allowable bearing capacity may be increased (typically by one-third) for temporary loading conditions such as transient wind and seismic loads. All footing excavations should be observed by the Geotechnical Engineer prior to footing placement.

Settlements of properly designed and constructed conventional footings, founded as described above, are anticipated to be less than 1 inch. Differential settlements should be on the order of half the total settlement over 30 feet.

## LATERAL EARTH PRESSURES

Buried structures, such as basement walls, should be designed to resist the lateral loads imposed by the soils retained. The lateral earth pressures on the below grade walls and the distribution of those pressures depends upon the type of structure, hydrostatic pressures, in-situ soils, backfill, and tolerable movements. Basement and retaining walls are usually designed with triangular stress distributions known as equivalent fluid pressure based on lateral earth pressure coefficients. If soils similar to the native soils are used to backfill basement walls then the walls may be designed using the following ultimate values:

| Condition | Lateral Pressure Coefficient | Equivalent Fluid Density (pounds per cubic foot) |
|---|---|---|
| Active | 0.36 | 43 |
| At-rest | 0.53 | 64 |
| Passive | 2.77 | 332 |
| Seismic Active | 0.23 | 27 |
| Seismic Passive | -0.44 | -53 |

We recommend that walls which are allowed little or no wall movement be designed using "at rest" conditions. Walls allowed to rotate at least 0.4 percent of the wall height may be designed with "active" pressures. The coefficients and densities presented above assume level, granular backfill with no buildup of hydrostatic pressures. Hydrostatic and any surcharge loads should be added to the presented values if anticipated. If sloping backfill is present, we recommend the geotechnical engineer be consulted to provide more accurate lateral pressure parameters once the design geometry is established.

For seismic analyses, the active and passive earth pressure coefficient provided in the table is based on the Mononobe-Okabe method and only accounts for the dynamic horizontal thrust produced by ground motion. Hence, the resulting dynamic thrust pressure should be added to the static pressure to determine the total pressure on the wall. The pressure distribution of the dynamic horizontal thrust may be closely approximated as an inverted triangle with stress decreasing with depth and the resultant acting at a distance approximately 0.6 times the loaded height of the structure, measured upward from the bottom of the structure.

Lateral building loads will be resisted by frictional resistance between the footings and the foundations soils and by passive pressure developed by backfill against the wall. For footings on native soils we recommend an ultimate coefficient of friction of 0.35 be used. If passive resistance is used in conjunction with frictional resistance, the passive resistance should be reduced by ½. Resisting passive earth pressure from soils subject to frost or heave, or otherwise above prescribed minimum depths of embedment, should usually be neglected in design.

The coefficients and equivalent fluid densities presented above are ultimate values and should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used.

## CONCRETE SLABS

Concrete slabs-on-grade should be constructed over at least 4 inches of compacted gravel to help distribute floor loads, break the rise of capillary water, and aid in the curing process. The gravel should consist of road base or clean drain rock with a ¾-inch maximum particle size and no more than 12 percent fines passing the No. 200 mesh sieve. The gravel layer should be compacted to at least 95 percent of the maximum dry density of modified proctor or until tight and relatively unyielding if the material is non-proctorable. All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with welded wire, re-bar, or fiber mesh.

## MOISTURE PROTECTION

Wetting of the foundation soils will likely cause some degree of volume change within the soil and should be prevented both during and after construction. We recommend that the following precautions be taken at this site:

1. The ground surface should be graded to drain away from the structures in all directions. We recommend a minimum fall of 8 inches in the first 10 feet.
2. Roof runoff should be collected in rain gutters with down spouts designed to discharge well outside of the backfill limits.
3. Sprinkler heads should be aimed away and kept at least 12 inches from foundation walls.
4. Provide adequate compaction of backfill around foundation walls with a minimum 90% density (ASTM D 1557). Water consolidation methods should not be used.
5. Other precautions which may become evident during design and construction should be taken.

## PAVEMENT SECTION

Pavement design for the pavement section presented below was prepared using the PAS computer program prepared by the American Concrete Pavement Association and an assumed CBR value of 3 which represents a relatively poor pavement support. No traffic information was available at the time this report was prepared, therefore, Christensen Geotechnical has assumed traffic counts for the roadway. We assumed that vehicle traffic would consist of approximately 100 passenger car trips per day, 4 small trucks per day, and 1 large truck per day with a 20 year design life. We have further assumed that the traffic will be relatively consistent over the design life of the pavement sections. Therefore, no growth factor was applied in calculation of loading for each pavement sections' design life. These assumptions result in a traffic load of 40,000 ESAL's over the life of the pavement. Based on this information we recommend a pavement section consisting of 3 inches of asphalt over 12 inches of untreated base course. As an alternative, a pavement section of 3 inches of asphalt, 6 inches of untreated base and 8 inches of granular borrow may be used. Asphalt has been assumed to be a high stability plant mix. Base course material should be composed of crushed stone with a minimum CBR of 70. Asphalt should be compacted to a minimum density of 96% of the Marshall value and base course should be compacted to at least 95% of the maximum dry density of the modified proctor (ASTM D-1557). Untreated base course material should meet the gradation and Atterberg Limits requirements of UDOT or South Weber City. Granular borrow should meet the recommendations for imported structural fill presented above.

## LIMITATIONS

The recommendations contained in this report are based on limited field exploration, laboratory testing, and our understanding of the proposed construction. The subsurface data used in the preparation of this report was obtained from the explorations made for this investigation. It is possible that variations in subsurface conditions could exist beyond the point explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary

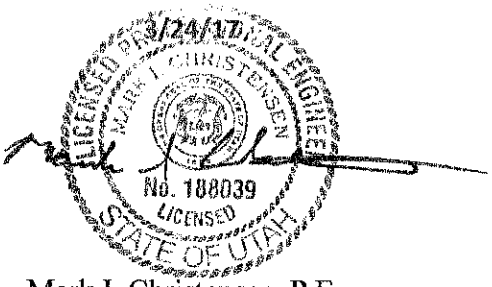
revisions to the recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, we should be notified.

This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No other warranty, expressed or implied, is made.

It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

We appreciate the opportunity to provide these services. Please contact us if you have questions regarding the information provided in this letter.

Respectfully,
Christensen Geotechnical




Mark I. Christensen, P.E.
Principal

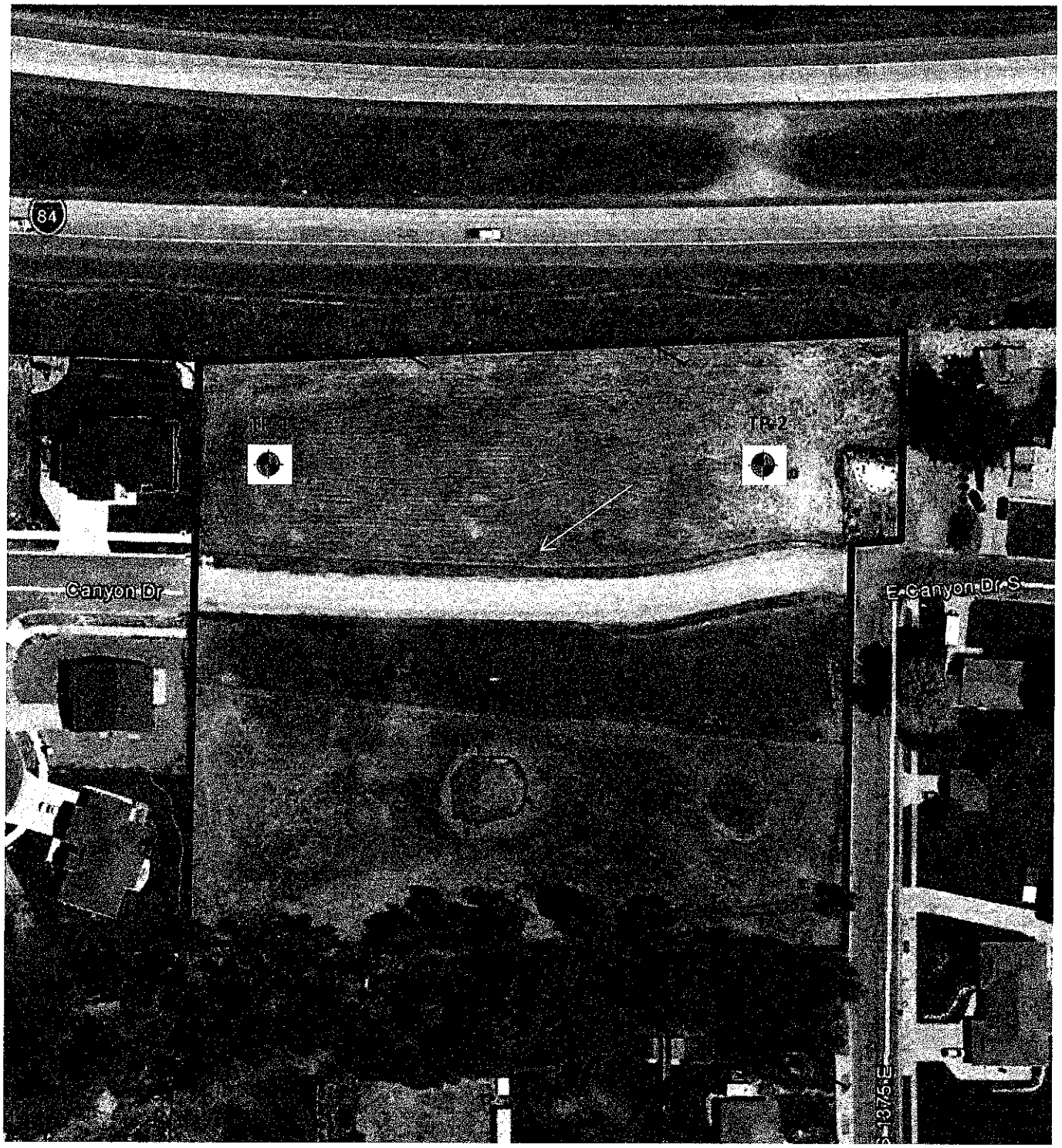
**Drawing Not to Scale**

**LEGEND**

**Approximate Site Boundary**

N

| | | |
|---|---|---|
| Christensen Geotechnical | Ray Creek Development LLC<br>Ray Creek Estates<br>South Weber, Utah<br>Project No. 103-001<br>**Site Vicinity Map** | Plate<br>A-1 |




**LEGEND**

**Drawing Not to Scale**

**Approximate Test Pit Location**

**Approximate Site Boundary**

N

| | | |
|---|---|---|
| Christensen Geotechnical | Ray Creek Development LLC<br>Ray Creek Estates<br>South Weber, Utah<br>Project No. 103-001<br>**Exploration Location Map** | Plate<br>A-2 |

| Date | | |
|---|---|---|
| Started: | 3/23/2017 | |
| Completed: | 3/23/2017 | |
| Backfilled: | 3/23/2017 | |

# TEST PIT LOG

Logged By: M Christensen
Equipment: Mini Trackhoe

Test Pit No.
**TP-1**

Sheet 1 of 1

| Depth (feet) | Sample Type | Groundwater | Graphic Log | Group Symbol | Material Description | Dry Density (pcf) | Moisture Content (%) | Minus #200 (%) | Liquid Limit | Plastic Limit |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Topsoil: Silty SAND - moist, dark brown | | | | | |
| | ☒ | | | CL-ML | Silty CLAY with sand - stiff, moist, brown | | 18.6 | 72.8 | 27 | 7 |
| 5 | | | | SM | Silty SAND - medium dense, moist, light brown | | | | | |
| | ☒ | | | GP-GM | Poorly Graded GRAVEL with silt and sand - with cobbles up to 6 inches in diameter, brown, moist, dense | | 4.4 | 6.0 | | |
| 10 | | | | | Bottom of Test Pit at 10 feet | | | | | |
| 15 | | | | | | | | | | |

☒ Bulk/Bag Sample
▥ Undisturbed Sample
▼ Stabilized Ground water
▽ Groundwater At time of Drilling

Christensen Geotechnical

**Ray Creek Development LLC**
**Ray Creek Estates**
**South Weber, Utah**
**Project No.: 103-001**

**Plate**
**B-1**

| Date | | |
|---|---|---|
| Started: | 3/23/2017 | |
| Completed: | 3/23/2017 | |
| Backfilled: | 3/23/2017 | |

# TEST PIT LOG

Logged By: M Christensen
Equipment: Mini Trackhoe

Test Pit No.
**TP-2**

Sheet 1 of 1

| Depth (feet) | Sample Type | Groundwater | Graphic Log | Group Symbol | Material Description | Dry Density (pcf) | Moisture Content (%) | Minus #200 (%) | Liquid Limit | Plastic Limit |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Topsoil: Silty SAND - moist, dark brown | | | | | |
| | | | | CL-ML | Silty CLAY with sand - stiff, moist, brown | | | | | |
| 5 | ☒ | | | GP-GM | Poorly Graded GRAVEL with silt and sand - with cobbles up to 8 inches in diameter, brown, moist, dense | | 9.0 | 10.8 | | |
| 10 | | | | | Bottom of Test Pit at 8 1/2 feet | | | | | |
| 15 | | | | | | | | | | |

☒ Bulk/Bag Sample
▥ Undisturbed Sample
▼ Stablized Ground water
▽ Groundwater At time of Drilling

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**Ray Creek Development LLC**
**Ray Creek Estates**
**South Weber, Utah**
**Project No.: 103-001**

**Plate**
**B-2**

## UNIFIED SOIL CLASSIFICATION SYSTEM

| MAJOR DIVISIONS | | | USCS SYMBOL | TYPICAL DESCRIPTIONS |
|---|---|---|---|---|
| COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve) | GRAVELS (More than half of coarse fraction is larger than the #4 sieve) | CLEAN GRAVELS WITH LITTLE OR NO FINES | GW | WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES |
| | | | GP | POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES |
| | | GRAVELS WITH OVER 12% FINES | GM | SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES |
| | | | GC | CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES |
| | SANDS (More than half of coarse fraction is smaller than the #4 sieve) | CLEAN SANDS WITH LITTLE OR NO FINES | SW | WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES |
| | | | SP | POORLY-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES |
| | | SANDS WITH OVER 12% FINES | SM | SILTY SANDS, SAND-GRAVEL-SILT MIXTURES |
| | | | SC | CLAYEY SANDS SAND-GRAVEL-CLAY MIXTURES |
| FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve) | SILTS AND CLAYS (Liquid limit less than 50) | | ML | INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY |
| | | | CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS |
| | | | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| | SILTS AND CLAYS (Liquid limit greater than 50) | | MH | INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT |
| | | | CH | INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS |
| | | | OH | ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY |
| HIGHLY ORGANIC SOILS | | | PT | PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS |

## CEMENTATION

| DESCRIPTION | DESCRIPTION |
|---|---|
| WEAKELY | CRUMBLES OR BREAKS WITH HANDLING OR SLIGHT FINGER PRESSURE |
| MODERATELY | CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE |
| STRONGLY | WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE |

## MOISTURE CONTENT

| DESCRIPTION | FIELD TEST |
|---|---|
| DRY | ABSENCE OF MOISTURE, DUSTY, DRY TO THE TOUCH |
| MOIST | DAMP BUT NO VISIBLE WATER |
| WET | VISIBLE FREE WATER, USUALLY SOIL BELOW WATER TABLE |

## STRATIFICATION

| DESCRIPTION | THICKNESS | DESCRIPTION | THICKNESS |
|---|---|---|---|
| SEAM | 1/16 - 1/2" | OCCASIONAL | ONE OR LESS PER FOOT OF THICKNESS |
| LAYER | 1/2 - 12" | FREQUENT | MORE THAN ONE PER FOOT OF THICKNESS |

## GENERAL NOTES

1. Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.
2. No warranty is provided as to the continuity of soil conditions between individual sample locations.
3. Logs represent general soil conditions observed at the point of exploration on the date indicated.
4. In general, Unified Soil Classification designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.

## MODIFIERS

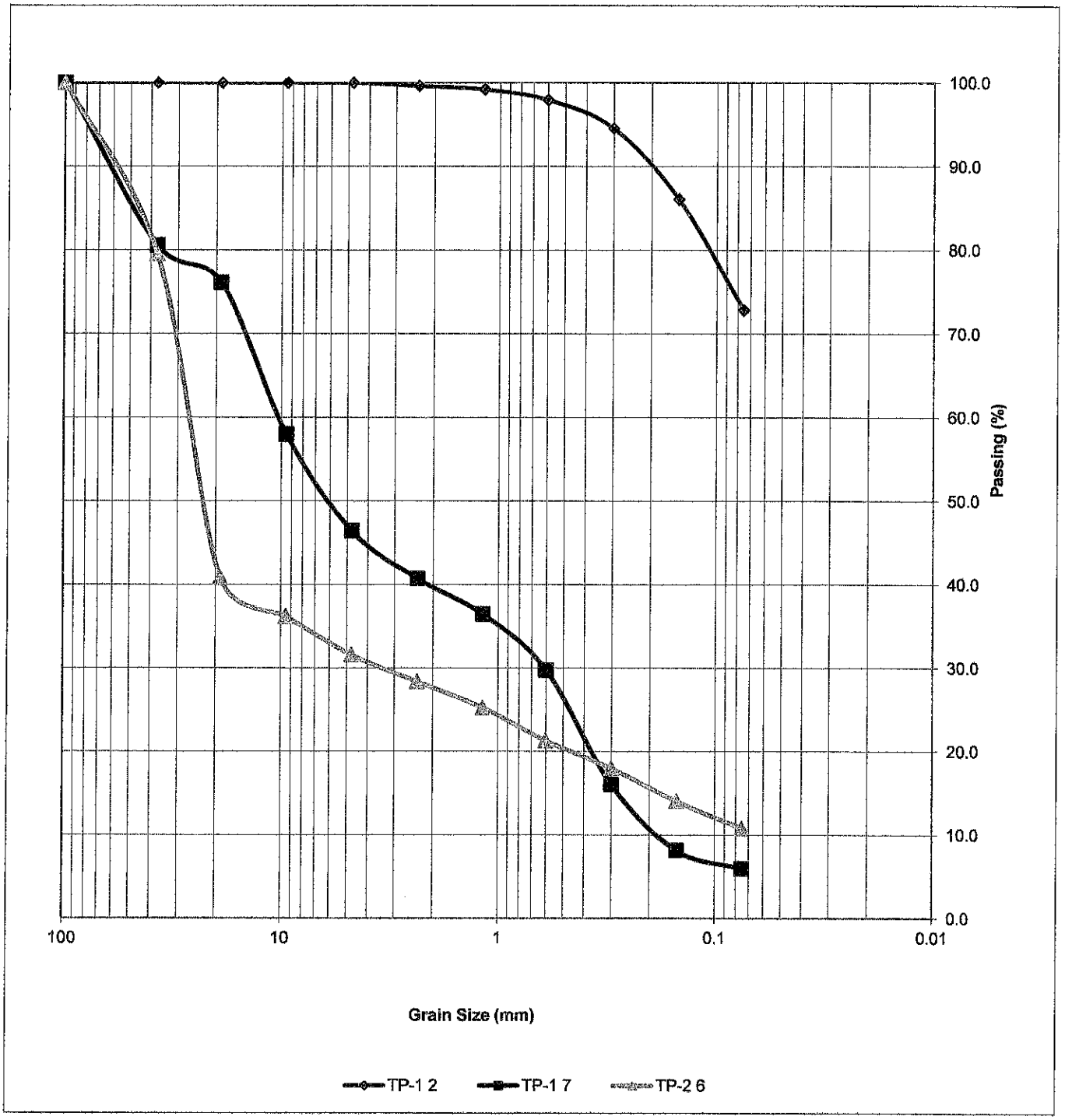
| DESCRIPTION | % |
|---|---|
| TRACE | <5 |
| SOME | 5 - 12 |
| WITH | >12 |

## APPARENT / RELATIVE DENSITY - COARSE-GRAINED SOIL

| APPARENT DENSITY | SPT (blows/ft) | MODIFIED CA. SAMPLER (blows/ft) | CALIFORNIA SAMPLER (blows/ft) | RELATIVE DENSITY (%) | FIELD TEST |
|---|---|---|---|---|---|
| VERY LOOSE | <4 | <4 | <5 | 0 - 15 | EASILY PENETRATED WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND |
| LOOSE | 4 - 10 | 5 - 12 | 5 - 15 | 15 - 35 | DIFFICULT TO PENETRATE WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND |
| MEDIUM DENSE | 10 - 30 | 12 - 35 | 15 - 40 | 35 - 65 | EASILY PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER |
| DENSE | 30 - 50 | 35 - 60 | 40 - 70 | 65 - 85 | DIFFICULT TO PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER |
| VERY DENSE | >50 | >60 | >70 | 85 - 100 | PENETRATED ONLY A FEW INCHES WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER |

| CONSISTENCY - FINE-GRAINED SOIL | | TORVANE | POCKET PENETROMETER | FIELD TEST |
|---|---|---|---|---|
| CONSISTENCY | SPT (blows/ft) | UNTRAINED SHEAR STRENGTH (tsf) | UNCONFINED COMPRESSIVE STRENGTH (tsf) | |
| VERY SOFT | <2 | <0.125 | <0.25 | EASILY PENETRATED SEVERAL INCHES BY THUMB. EXUDES BETWEEN THUMB AND FINGERS WHEN SQUEEZED BY HAND. |
| SOFT | 2 - 4 | 0.125 - 0.25 | 0.25 - 0.5 | EASILY PENETRATED ONE INCH BY THUMB. MOLDED BY LIGHT FINGER PRESSURE. |
| MEDIUM STIFF | 4 - 8 | 0.25 - 0.5 | 0.5 - 1.0 | PENETRATED OVER 1/2 INCH BY THUMB WITH MODERATE EFFORT. MOLDED BY STRONG FINGER PRESSURE. |
| STIFF | 8 - 15 | 0.5 - 1.0 | 1.0 - 2.0 | INDENTED ABOUT 1/2 INCH BY THUMB BUT PENETRATED ONLY WITH GREAT EFFORT. |
| VERY STIFF | 15 - 30 | 1.0 - 2.0 | 2.0 - 4.0 | READILY INDENTED BY THUMBNAIL. |
| HARD | >30 | >2.0 | >4.0 | INDENTED WITH DIFFICULTY BY THUMBNAIL. |

| | | |
|---|---|---|
| Christensen Geotechnical | **Soil Symbols Description Key** | Plate B-3 |




| Location | Depth | Classification | % Gravel | % Sand | % Silt and Clay |
|---|---|---|---|---|---|
| TP-1 | 2 | Silty CLAY with sand (CL-ML) | 0.0 | 27.2 | 72.8 |
| TP-1 | 7 | Poorly Graded GRAVEL w/ sand (GP-GM)* | 53.6 | 40.5 | 6.0 |
| TP-2 | 6 | Poorly Graded GRAVEL w/ sand (GP-GM)* | 68.4 | 20.8 | 10.8 |

* Gradations did not include particles over 4 inches in diameter

## Grain Size Distribution Analysis

Christensen Geotechnical

Ray Creek Development LLC
Ray Creek Estates
South Weber, Utah
Project No.: 103-001

Plate
C-1

PINNACLE
Engineering & Land Surveying, Inc.
West Bountiful : Mount Pleasant : Salt Lake City : St. George

327 West Gordon Ave. #3
Layton, Utah 84041
Office: 801-773-1910
Fax: 801-773-1925

May 23, 2017

RE: Response Letter to Sketch Plan Meeting dated April 20, 2017
Ray Creek Estates

We have addressed the stated memo items as follows:

1. We have shown a 70' right of way as requested along Canyon Drive.
2. We have updated the lot density to meet the 2.8 units per acre.
3. We have shown the South Weber Irrigation line that runs along the north side of the property.
4. We have dedicated property along 1537 E. for the sidewalk as required by the City Engineer.
5. We have added a note for the required masonry wall on sheet C4.
6. We have relocated sewer and water lines into the road (as required).
7. PUE's have been shown along the lot lines, and gas easement is shown.
8. Fire hydrants have been placed as required.
9. The pavement section meets the required geotechnical report (See sheet C4).
10. Existing drive approach off 1375 E is being shown as coming out and sidewalk extended across lot 5 (as requested).

Please let me know if you have any questions or concerns.

Sincerely,

Wesley J. Stewart

Wesley J. Stewart
Pinnacle Engineering & Land Surveying.

PINNACLE
Engineering & Land Surveying, Inc.
West Bountiful : Mount Pleasant : Salt Lake City : St. George

327 West Gordon Ave. #3
Layton, Utah 84041
Office: 801-773-1910
Fax: 801-773-1925

May 23, 2017

Elyse Greiner, CMC
City Recorder
South Weber City
1600 East. South Weber Drive
South Weber City, UT 84405

RE: Response Letter to email dated May 22, 2017
Ray Creek Estates

We have addressed the requested items as follows:

1. See correct Final Subdivision Application.
2. We completed all conditions/requirements set by the Sketch Plan committee. See attached comment response letter.
3. We have included 2 sets of mailing labels (as requested).
4. See attached current Title Report.
5. See completed utility notification form with attached letters from utility companies
6. See also attached email response from Rorie regarding the decision to be made by their board. The approval letter is pending from the secondary water provider. Rorie has asked for additional waterline looping (which we have shown for Canyon Drive, but not in 1375 east which would add additional cost to the development. The proposed plan for this development loops the existing water line by tying it into the existing waterline on Canyon Drive. There is an existing water service for Lot 7 that is being utilized (which currently serves the property where shown). Any additional waterline improvements looping existing waterlines in 1375 east should be paid for by South Weber Water Improvement District (seeing as how the improvements are not required for this development). Also we feel it is logical to assume that the pressures will be better in the system by connecting to the existing 8" secondary water line just to the east of the proposed development. Rolie Scott (from South Weber Water Improvement District) has said that he would need to review with the irrigation district which meets next on June 14th. Rolie said he would have to wait until after June 14th (the date of the next board meeting) to discuss with the board unless we show the line being looped in 1375 east.
7. See attached CD for electronic PDF copy of the plans and plat.

Sincerely,

Wesley J. Stewart

Wesley J. Stewart
Pinnacle Engineering & Land Surveying.

# U.S. TITLE INSURANCE AGENCY, LLC

1436 SOUTH LEGEND HILLS #100
CLEARFIELD, UTAH 84015
PHONE (801) 779-7143
FAX (801) 779-7153

APRIL 14, 2017
U.S. TITLE FILE: DV78472SM
AMENDMENT #1

**RE:** RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC
LOU ANN RAY FAMILY TRUST
VACANT LAND
SOUTH WEBER, UT 84405

**LENDER:**

**Fax #**

**LISTING AGENT:**

**Fax #**

**SELLING AGENT:**

**Fax #**

**Thank you for placing the above-referenced order with U.S. TITLE We look forward to working with you and will see that this transaction is handled in a timely and efficient manner.**

| | | |
|---|---|---|
| **ESCROW OFFICER:** | **STACEY MILLER** | |
| **EMAIL:** | **smiller@ustitleutah.com** | |
| **ESCROW ASSISTANTS:** | **JAMEY TAYLOR** | **BRIDGET NABOR** |
| **EMAIL:** | **jtaylor@ustitleutah.com** / | **bnabor@ustitleutah.com** |
| **U.S. TITLE FILE:** | **DV78472SM** | |

**If you did not receive all the pages of this Commitment, please call (801) 779-7143.**

## SCHEDULE A

Order Number: DV78472SM
AMENDMENT #1

Effective Date: April 11, 2017 @ 8:00 a.m.

| | | | Amount | Premium |
|---|---|---|---|---|
| 1. | Policy or Policies to be issued: | | | |
| | (a) | ALTA Owner's Policy:<br>2006 Policy<br>Proposed Insured: | $460,000.00 | $2,090.00 |
| | | **RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC** | | |
| | (b) | ALTA Loan Policy<br>2006 Policy<br>Proposed Insured: | $TBD | $0.00 |
| | Endorsements: | | | $0.00 |

2. The estate or interest in the land described or referred to in this Commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

**LOU ANN RAY FAMILY TRUST, dated September 9th, 2014, LOU ANN RAY, Trustee**

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

See Attached Exhibit "A"

Said property is located in DAVIS County, State of Utah also known as:

VACANT LAND
SOUTH WEBER, UT. 84405

Parcel Identification Number: 13-011-0157

Authorized Countersignature

**USTitle**
Underwriter First American Title

Order Number: DV78472SM

**EXHIBIT "A"**

BEGINNING AT A POINT WEST 1335.74 FEET AND NORTH 615.66 FEET AND NORTH 86°15' WEST 50 FEET AND NORTH 1°08' EAST 321.361 FEET FROM SOUTH 1/4 CORNER OF SECTION 27 TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 58°30' WEST 127.88 FEET; THENCE SOUTH 83°30' WEST 350.02 FEET, MORE OR LESS, TO A POINT 27.25 CHAINS WEST OF NORTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 9.78 FEET TO THE SOUTH LINE OF A BOUNDARY LINE AGREEMENT RECORDED 12/20/2012 AS ENTRY #2708692; THENCE NORTH 84°17'48" EAST 1.11 FEET TO THE EAST LINE OF SAID AGREEMENT AND AN EXIST FENCE LINE; RUNNING THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING (5) COURSES: (1) NORTH 02°57'32" EAST 4.39 FEET TO AN EXIST FENCE CORNER, (2) NORTH 00°44'19" EAST 88.58 FEET, (3) NORTH 00°17'36" EAST 106.85 FEET, (4) NORTH 00°50'44" EAST 109.63 FEET, (5) NORTH 00°04'13" EAST 100.65 FEET; THENCE SOUTHWESTERLY 5.83 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED ENTRY # 969835 RECORDED 04/28/1992; THENCE NORTH 16.19 FEET, MORE OR LESS, TO SOUTHERLY LINE OF A HIGHWAY; THENCE SOUTHEASTERLY 95 FEET, MORE OR LESS, ALONG SAID HIGHWAY; THENCE NORTH 86°14' EAST 303.78 FEET; THENCE NORTH 88°53' EAST 53 FEET, MORE OR LESS, TO WEST LINE OF A STREET AS CONVEYED IN 360-36; THENCE SOUTH 0°12' WEST 150 FEET, MORE OR LESS, ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH EXIT CENTER LINE OF A STREET KNOWN AS CANYON DRIVE; THENCE NORTH 85°23'10" WEST 25.08 FEET TO EASTERLY LINE PROPERTY CONVEYED IN 619-406; THENCE SOUTH 0°12' WEST 282.12 FEET; THENCE SOUTH 1°08' WEST 321.54 FEET ALONG SAID EAST LINE TO POINT OF BEGINNING.

Situated in DAVIS County
Parcel Identification Number: 13-011-0157

Order Number: DV78472SM

SCHEDULE B - SECTION 1
Requirements

The following are the requirements to be complied with:

(1) Pay the Agreed amounts for the interest in the land and/or the mortgage to be insured.

(2) Pay us the premiums, fees and charges for the policy.

(3) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

(4) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(5) After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.

6. A Copy of the Trust Agreement for Lou Ann Ray Family Trust must be provided to the company for review as soon as possible before closing.

7. Warranty Deed executed by LOU ANN RAY FAMILY TRUST and LOU ANN RAY, TRUSTEE to RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC conveying fee simple title.

8. Trust Deed securing your note executed by RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC.

9. Pay any amounts due under Exception No. 9.

10. TO REMOVE EXCEPTION NUMBERS 2, 3 AND 4, FROM SCHEDULE B HEREOF, THE COMPANY MAY REQUIRE EITHER/OR AN ALTA/ASCM SURVEY OF LAND OR AN INSPECTION OF SAID PROPERTY AT THE OPTION OF THE COMPANY.

(Continued)

**SCHEDULE B - Section 1**
**Requirements (Continued)**

11. NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, TOWNS, COUNTIES, SERVICE DISTRICTS OR PRIVATE ENTITIES WHICH PROVIDE SERVICES TO THE LAND, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GARBAGE, ELECTRICITY, STREET LIGHTING, CURB AND GUTTER, ETC., FOR WHICH NO NOTICE OF ANY RIGHTS CLAIMED TO EXIST BY SUCH ENTITIES ARE SHOWN OF RECORD. YOU SHOULD MAKE AN INQUIRY INTO SUCH MATTERS, INCLUDING SEEING ARRANGEMENTS AS APPLICABLE TO ESTABLISH YOUR RIGHTS TO RECEIVE SAID SERVICES. THE COMPANY HAS NO OBLIGATION RELATING TO THE SERVICES OR THE CHARGES ARISING FROM SUCH SERVICES.

Order Number: DV78472SM

SCHEDULE B - Section 2
Exceptions

Any Policy we insure will have the following exceptions unless they are taken care of to our satisfaction.

Part I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. Unpatented mining claim: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water.

6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

7. 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 of record for value the estate or interest or mortgage thereon covered by this commitment

**********

8. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of $29.02. Tax Parcel No. 13-011-0157.

9. The effects of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded SEPTEMBER 29, 2015 as Entry No. 2895889 in Book 6361 at Page 762 of Official Records.

(Continued)

SCHEDULE B - Section 2
(Exceptions continued)

10. Property is located within the following special improvement districts:

DISTRICTS: Weber Basin Water Conservancy District
Mosquito Abatement District
Central Weber Sewer District
South Weber Water Improvement District
South Weber City

11. All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.

12. Agreement and Grant of Easement by and between South Weber City and J. Harold Ray and Lou Ann Ray, recorded June 2, 1992 as Entry No. 975299 in Book 1501 at Page 931 of Official Records.

13. Agreement and Grant of Easement by and between South Weber City and King, Larry R. and Dixie K., recorded June 4, 1992 as Entry No. 975687 in Book 1502 at Page 697 of Official Records.

14. Right of Way Easement Grant in favor of C.W. Cove, L.L.C., for the maintenance, repair, alteration or replacement of lines and equipment required for installing and maintaining public utilities, included but not limited to telephone lines, communication lines, fiber optic cables, culinary water, secondary water, storm drain lines, land drain lines, electrical, natural gas and sewer lines and equipment over and through said property, recorded May 12, 2008 as Entry No. 2364690 in Book 4531 at Page 1416 of Official Records.

15. Right of Way Easement Grant in favor of South Weber City for the Grading of easement estate, together with the right to install road base on easement estate and general maintenance of easement estate. Use of easement estate for vehicular and pedestrian traffic including but not limited to vehicles and equipment required for the construction of improvements and utility lines expressed. Also the maintenance, repair, alteration or replacement of lines and equipment required for installing and maintaining public utilities, included but not limited to telephone lines, communication lines, fiber optic cables, culinary water, secondary water, storm drain lines, land drain lines, electrical, natural gas and sewer lines and equipment over and through said property, recorded December 30, 2008 as Entry No. 2413016 in Book 4683 at Page 1439 of Official Records.

16. Right -of-way and easement grant in favor of Questar Gas Company to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities through and across said property, recorded on January 13, 2009 as Entry No. 2415529 in Book 4691 at Page 535 of Official Records.

(Continued)

SCHEDULE B - Section 2
(Exceptions continued)

17. Notice of Prescriptive Easement of The South Weber Irrigation Company for the construction, use maintenance, repair, and replacement of its water conveyance and distribution system, both above and below ground, and for associated facilities and uses, Recorded June 29, 2010, as Entry No. 2536762 in Book 5056 at Page 58, of Official Records.

18. Access Agreement by and between Zion Development Inc. and South Weber Irrigation Company recorded November 5, 2010 as Entry No. 2565019 in Book 5146 at Page 242, of Official Records.

19. Access Agreement by and between Ray, J. Harold & Lou Ann and South Weber Irrigation Company recorded November 5, 2010 as Entry No. 2565020 in Book 5146 at Page 247, of Official Records.

20. Any matter that might be disclosed by a survey which complies with the "Minimum Standards for Property Boundary Surveys" for ALTA/NSPS Land Title Survey.

* * * * *

According to the official records, there have been no documents conveying the land described herein within 24 Months Prior to the date of this commitment. Except the following: Quit Claim Deed recorded June 10, 2015 as Entry No. 2872604 of Official Records.

NOTE: The names of RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC and LOU ANN RAY FAMILY TRUST and LOU ANN RAY, TRUSTEE have been checked for Judgments and Tax Liens, etc., in the appropriate offices and if any were found would appear as Exceptions to title under Schedule B, Section 2 herein.

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Stacey Miller at (801) 779-7143 at 1436 South Legend Hills Drive, Suite 100, Clearfield, Utah 84015.

NOTE: The Policy(ies) to be issued as a result of this Commitment may contain an Arbitration Clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

***The First American Corporation***
***US Title Insurance Agency, LLC***

Privacy Policy

## We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

## Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

## Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

## Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

## Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with the Privacy policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

2001 The First American Corporation* All Rights Reserved

## CONDITIONS

1. DEFINITIONS
(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS
The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1
or
eliminate with our written consent any Exceptions shown in Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

| PID | OWNER | ACRE |
|---|---|---|
| 0001 | Kyle & Gowers | .250 |
| 0002 | David Gowers | .300 |
| 0003 | MUSTER, STEVEN, A | .303 |
| 0004 | Mary E Valverde | .318 |
| 0005 | GOWERS, DONALD | .330 |
| 0006 | Kyle D Johnson | .342 |
| | | |
| 0008 | WHITFIELD, DELMER G. (TRS) | .361 |
| 0009 | Scott R Davis - Tr | .388 |
| 0010 | POLL, REED ARLOW (TRS) | .275 |
| 0011 | TAYLOR, JANIE | .400 |
| 0012 | LUCAS, D MATTHISON | .285 |
| 0018 | LAY, BRYAN K. | .305 |
| 0019 | GOWERS, CLYDE G + BONNIE L. | .41 |
| 0023 | LAY, BRYAN K. | .09 |

| PID | OWNER | ACRE |
|---|---|---|
| 0024 | UTAH POWER + LIGHT | .74 |
| 0028 | KNIGHT, RANDALL | .30 |
| 0029 | UT Dept of Natural Resources DWR | 13.24 |
| 0030 | KELLEY, JESSIE + VIVIAN | 2.69 |
| 0031 | UTAH STATE ROAD COMMISSION | 4.72 |
| 0032 | UTAH STATE ROAD COMMISSION | 3.37 |
| 0033 | UTAH STATE ROAD COMMISSION | 2.45 |
| 0034 | UTAH STATE ROAD COMMISSION | 8.10 |
| 0037 | SOUTH WEBER TOWN | 12.74 |
| 0046 | Crystal Parker | .91 |
| 0048 | SOUTH WEBER TOWN | .66 |
| | | |
| 0055 | Carol Ann Plumb Tr | .37 |
| 0056 | Paul L Dayton Trs | .97 |

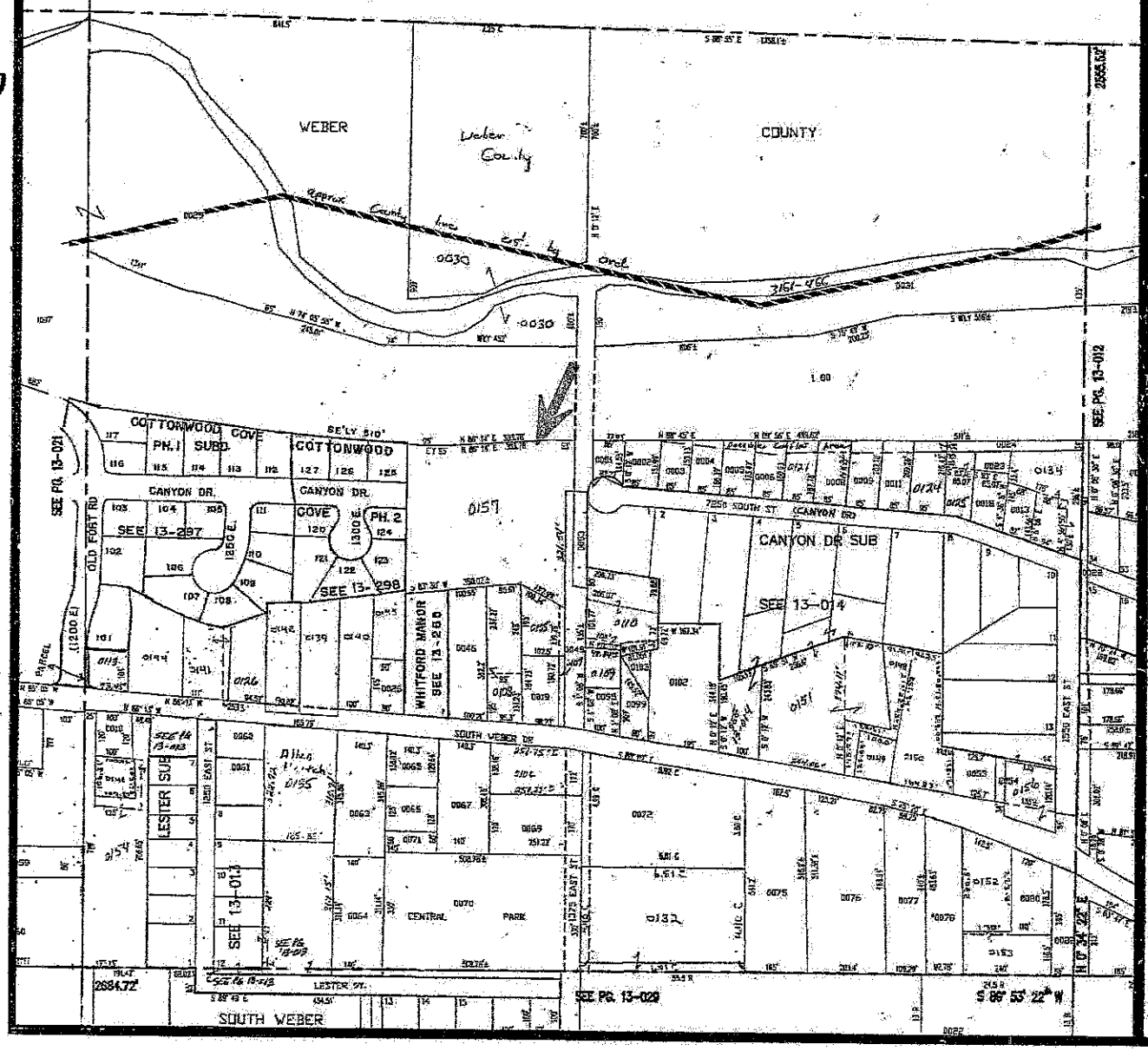
| PID | OWNER | ACRE |
|---|---|---|
| | | |
| 0060 | Pl Bruce + Lori Riley | .30 |
| 0061 | Dennis W. Thomas + etal | .31 |
| 0062 | COLEMAN, DARREN RALPH | 3.00 |
| 0063 | TANNER, ROBERT GRANT + ELIZABETH | 1.125 |
| 0064 | Louise P. Cash (Tr) | 1.045 |
| 0065 | KING, LARRY R + DIXIE K | .495 |
| 0066 | KING, KYLER + ALISON | .41 |
| 0067 | GRONVALD, MICHAEL S. | 1.00 |
| 0068 | TOLMAN, GRANT E + JANEAN R, TTS | 1.00 |
| 0070 | SOUTH WEBER CITY | 3.85 |
| 0071 | South Weber City | .192 |
| 0072 | SOUTH WEBER CORP LDS CHURCH | 3.00 |
| 0075 | BERGER, DELVIS G + SHARON M, TTS | 2.02 |

| PID | OWNER | ACRE |
|---|---|---|
| 0076 | BERG HOMES MONTEREY - TTS | 2.511 |
| 0077 | HOOPER, DONALD R + JANET MAE | 1.127 |
| 0078 | WESTBROOK, SCOTT LEE + DEBRA S | .78 |
| | | |
| 0079 | Lagoon Prop - TC | 0.58 |
| | | |
| 0082 | SOUTH WEBER CITY | .591 |
| 0083 | SOUTH WEBER TOWN | .29 |
| 0084 | SOUTH WEBER TOWN | .66 |
| 0085 | UTAH STATE ROAD COMMISSION | .091 |
| 0087 | UTAH STATE ROAD COMMISSION | 7.89 |
| 0088 | TOLMAN, DERALD + DONNA L. | .30 |
| 0099 | STONE, LEANN W. | .279 |
| 0102 | Nelson Charles Walters dba Cable Tv Corp | 1.405 |
| 0103 | STONE, LEANN W. | .127 |

PREFIX 13
13-011
LAST #PG 1

N

SCALE:
1" = 200'




# SW SECTION 27 T 5N R 1W SALT LAKE MERIDIAN
# DAVIS COUNTY, UTAH - RECORDERS OFFICE

11-93

011 (1 of 2)

13

13 011 (2 of 2)

PREFIX
13-011
PG 2
LAST #

N

SCALE:
1"= 200'

| PID | OWNER | ACRE |
|---|---|---|
| 0105 | RICHARDSON, LARRY R. | .46 |
| 0106 | Rick L Prater | .75 |
| 0107 | GOVERS, CLYDE J + BONNIE G | .09 |
| 0108 | POLL, LEROY H + VENICE S, TRS | .81 |
| 0109 | TOLMAN, DONNA L. | .23 |
| 0110 | Michael J Hale | .918 |
| 0113 | Vern Fields | .26 |
| 0121 | Robert Lyle Johnson - TR | Tr .353 |
| 0124 | FELKER, PENNY D. | .39 |
| 0125 | PEREZ, MICHAEL PETER | .345 |
| 0126 | NIELSEN, ALENE C. | .49 |
| 0132 | [illegible] LDS Church | 3.00 |
| 0134 | CALL, LEE BRUCE | .955 |

| PID | OWNER | ACRE |
|---|---|---|
| 0139 | POLL, MICHAEL J. | .585 |
| 0140 | SMITH, MI-A | .70 |
| 0141 | HADLEY, JARED E. | .235 |
| 0142 | DAVIS, LYNN K. | .561 |
| 0143 | McKNIGHT, RANDALL | .366 |
| 0144 | STARK, MARLENE, TR | .7976 |
| 0145 | POLL, STEVEN M. | .15 |
| 0146 | STANGER, TODD B. | .26 |
| 0148 | J & S Mix Holdings, LLC | .436 |
| 0149 | Carol Ann Plump - Tr | .277 |
| 0150 | Carol Ann Plump - Tr | 1.037 |
| 0151 | Nix, Claude H. + Etal | 2.8778 |
| 0152 | Mark Reese | .64 |
| 0153 | HENNEFER, JACKSON R + JILL | .662 |

| PID | OWNER | ACRE |
|---|---|---|
| 0154 | Kastle Rock Excavation & Div LLC | 2.065 |
| 0156 | Drayton, Thenne Junior - TRS | .51 |
| 0157 | Loughn Bay - Tr | 3.96 |

| PID | OWNER | ACRE |
|---|---|---|

SW SECTION 27 T 5N R 1W SALT LAKE MERIDIAN
DAVIS COUNTY, UTAH - RECORDERS OFFICE

E 3017494 B 6756 P 357-358
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/2/2017 11:56:00 AM
FEE $12.00 Pgs: 2
DEP eCASH REC'D FOR US TITLE COMPANY O

**WHEN RECORDED MAIL TO:**
**RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC**
**11148 ZEALAND AVENUE N.**
**CHAMPLIN, MN 55316**

**ORDER #DV78472SM**

# WARRANTY DEED

**LOU ANN RAY FAMILY TRUST, DATED SEPTEMBER 9TH, 2014, LOU ANN RAY, TRUSTEE**

**GRANTOR(S)**

**OF SOUTH WEBER, COUNTY OF DAVIS, STATE OF UTAH,**
**HEREBY CONVEY AND WARRANT TO**

**RAY CREEK DEVELOPMENT, LLC, A MINNESOTA LLC,**

**GRANTEE(S)**

**OF SOUTH WEBER, COUNTY OF DAVIS, STATE OF UTAH, FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIS COUNTY,STATE OF UTAH:**

**(13-011-0157)**

**BEGINNING AT A POINT WEST 1335.74 FEET AND NORTH 615.66 FEET AND NORTH 86°15' WEST 50 FEET AND NORTH 1°08' EAST 321.361 FEET FROM SOUTH 1/4 CORNER OF SECTION 27 TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 58°30' WEST 127.88 FEET; THENCE SOUTH 83°30' WEST 350.02 FEET, MORE OR LESS, TO A POINT 27.25 CHAINS WEST OF NORTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 9.78 FEET TO THE SOUTH LINE OF A BOUNDARY LINE AGREEMENT RECORDED 12/20/2012 AS ENTRY #2708692; THENCE NORTH 84°17'48" EAST 1.11 FEET TO THE EAST LINE OF SAID AGREEMENT AND AN EXIST FENCE LINE; RUNNING THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING (5) COURSES: (1) NORTH 02°57'32" EAST 4.39 FEET TO AN EXIST FENCE CORNER, (2) NORTH 00°44'19" EAST 88.58 FEET, (3) NORTH 00°17'36" EAST 106.85 FEET, (4) NORTH 00°50'44" EAST 109.63 FEET, (5) NORTH 00°04'13" EAST 100.65 FEET; THENCE SOUTHWESTERLY 5.83 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED ENTRY # 969835 RECORDED 04/28/1992; THENCE NORTH 16.19 FEET, MORE OR LESS, TO SOUTHERLY LINE OF A HIGHWAY; THENCE SOUTHEASTERLY 95 FEET, MORE OR LESS, ALONG SAID HIGHWAY; THENCE NORTH 86°14' EAST 303.78 FEET; THENCE NORTH 88°53' EAST 53 FEET, MORE OR LESS, TO WEST LINE OF A STREET AS CONVEYED IN 360-36; THENCE SOUTH 0°12' WEST 150 FEET, MORE OR LESS, ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH EXIT CENTER LINE OF A STREET KNOWN AS CANYON DRIVE; THENCE NORTH 85°23'10" WEST 25.08 FEET TO EASTERLY LINE PROPERTY CONVEYED IN 619-406; THENCE SOUTH 0°12' WEST 282.12 FEET; THENCE SOUTH 1°08' WEST 321.54 FEET ALONG SAID EAST LINE TO POINT OF BEGINNING.**

**THE TRUSTEES EXECUTING THIS DEED DO SO WITH FULL AUTHORITY UNDER THE DECLARATION OF TRUST OF LOU ANN RAY FAMILY TRUST DATED SEPTEMBER 9, 2014 WITH THE CONSENT OF ALL NON-EXECUTING TRUSTEES, IF ANY.**

**SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2017 AND THEREAFTER.**

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS DAY 27th OF April ,A. D., 2017.

LOU ANN RAY, TRUSTEE

STATE OF UTAH )
:SS
COUNTY OF WEBER )

ON THE 27th DAY OF April , A.D. 2017, PERSONALLY APPEARED BEFORE ME LOU ANN RAY, TRUSTEE OF LOU ANN RAY FAMILY TRUST DATED SEPTEMBER 9, 2014 THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME WITH AUTHORITY AND ON BEHALF OF SAID TRUST.

Notary Public
STACEY MILLER
Commission #682522
My Commission Expires
April 13, 2019
State of Utah

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4·13·19
RESIDING IN: Utah

# SOUTH WEBER WATER IMPROVEMENT DISTRICT

**7924 South 1900 East, South Weber, Utah 84405**

**Phone / Fax (801) 475-4749**
**Rorie Stott (801) 336-8951**
**Emergency (801) 510-8073**
**Maintenance:**
**Mark Crookston (801) 458-6980**
**Perry McCorkle (801) 317-6987**

**BOARD DIRECTORS:**
**Ferrin Calder 479-4475**

**Jan Ukena 479-8749**
**Jeffery Monroe 479-5213**
**Leslie Waters 479-6634**

To: South Weber City,

The South Weber Water Improvement District will furnish secondary water to the Ray Creek Estates Subdivision in South Weber.

DATED this 23 day of May 2017

Thank you,
South Weber Water Improvement District

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

RECEIVED
MAY 23 2017
BY:

SOUTH WEBER city

*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**

Name: Ray Creek Estates
☒ Residential ☐ Commercial
Approx. Location: 1350 E Canyon Drive
Parcel Number(s): 13-011-0104
Number of Lots: 11
Phase: 1 of 1 PUD: Yes / No

**Developer or Agent**

Name: Rob Edwards
Company Name: Ray Creek Development LLC
Address: 11148 Zealand Ave North
City/State/Zip: Champlain, MN 55316
Phone: 612-518-7629
Fax:
Email: robwedwards@gmail.com

**QUESTAR GAS**

Name: (please print) Title: Phone:
Signature: Date:

**COMCAST CABLE TV**

Name: Elysia Valdez (please print) Title: Coordinator Phone: 801-401-3017
Signature: Date: 5-16-17

**CENTURYLINK**

Name: (please print) Title: Phone:
Signature: Date:

**ROCKY MOUNTAIN POWER**

Name: (please print) Title: Phone:
Signature: Date:

Questar Gas Company
Terri Hurst
2974 Washington Blvd.
Ogden, UT 84401
801-395-6754 Fax: 801-395-6799

QUESTAR

May 12, 2017

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the homes at 1350 E Canyon Drive, South Weber, Utah, Utah, when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building).

2. Review and analysis by Questar Gas Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Questar Gas review of the developments natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may quality for credits or refunds, as provided in Questar Gas tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Terri Hurst

Terri Hurst
Operations Northern Division

CenturyLink™

431 26th St – 2nd Flr
Ogden, UT 84401-2418

May 12, 2017

Ray Creek Development, LLC
Attn: Rob Edwards
11148 Zealand Ave North
Champlain, MN 55316
612-518-7629
robwedwards@gmail.com

RE: Availability of CenturyLink facilities

Recently, you approached CenturyLink about providing a "will serve" letter to serve Ray Creek Development, LLC. CenturyLink appreciates the opportunity to provide Ray Creek Estates at approximately 1350 E Canyon Drive in South Weber, Utah with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with Ray Creek Development, LLC on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, given the prevailing Terms and Conditions of the Local Terms of Service, that CenturyLink will make a determination whether it can or cannot provide service.

The service you request will be provided for under the prevailing Terms and Conditions of the Local Terms of Service posted on our CenturyLink web site at www.Centurylink.com/tariffs.

Should any relocation of Communication facilities become necessary due to the development of said property, the cost of all said relocations will be the sole responsibility of the developer(s).

If there are any further questions or if I can be of any help, please do not hesitate to call me on telephone number 385-315-6550. I will work with you on the requirements.

Yours truly,

Brennan Chronister
Engineer I

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

1438 West 2550 South
Ogden, Utah 84401

May 17, 2017

Jennifer Skiby
jens@pinnacle-eng-svy.com

RE: Request 6357389

Dear Ms. Skiby:

Rocky Mountain Power will supply power to property located at or near 1350 E Canyon Dr, 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

# SOUTH WEBER WATER IMPROVEMENT DISTRICT

**7924 South 1900 East, South Weber, Utah 84405**

**Phone / Fax** **(801) 475-4749**
**Rorie Stott** **(801) 336-8951**
**Emergency** **(801) 510-8073**
**Maintenance:**
**Mark Crookston** **(801) 458-6980**
**Perry McCorkle** **(801) 317-6987**

**BOARD DIRECTORS:**
**Ferrin Calder** **479-4475**

**Jan Ukena** **479-8749**
**Jeffery Monroe** **479-5213**
**Leslie Waters** **479-6634**

To: South Weber City,

The South Weber Water Improvement District will furnish secondary water to the Ray Creek Estates Subdivision in South Weber.

DATED this 23 day of May 2017

Thank you,
South Weber Water Improvement District

## Wes

**From:** South Weber Water Improvement District [southweberwater@gmail.com]
**Sent:** Tuesday, May 23, 2017 2:10 PM
**To:** Wes; jens@pinnacle-end-svy.com
**Subject:** Ray Creek

**Attachments:** Ray Creek 5-23-17.doc

Ray Creek
5-23-17.doc (41 KB

Jen, Attached please find the Will Serve letter I delivered to South Weber City earlier today per your request. Wes called me about an Approved Plans letter, but this cannot happen as the plans are currently. This second letter will depend on decisions by your developer and/or our board.

--
Rorie Stott
South Weber Water Improvement District

# RAY CREEK ESTATES

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, UTAH
MAY, 2017 R-M ZONING

## LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING LOT LINE
- PROPOSED STREET MONUMENT
- SECTION CORNERS
- PROPOSED STREETLIGHT
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

0 50 100 200
SCALE: 1"=50'

REFER TO GEOTECHNICAL INVESTIGATION COMPLETED BY CHRISTENSEN GEOTECHNICAL DATED MARCH 24, 2017

**NOTES:**

1- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10 FEET WIDE AROUND SUBDIVISION BOUNDARY AND ALONG ROAD FRONTAGES AND 5 FEET WIDE ON SIDE LOT LINES FOR A TOTAL OF 10 FEET WHERE SHOWN ON THIS PLAT.

2- BUILDABLE AREA ENVELOPES ARE AS FOLLOWS:

FOR LOTS 6 & 7 (FRONTING 1375 W)

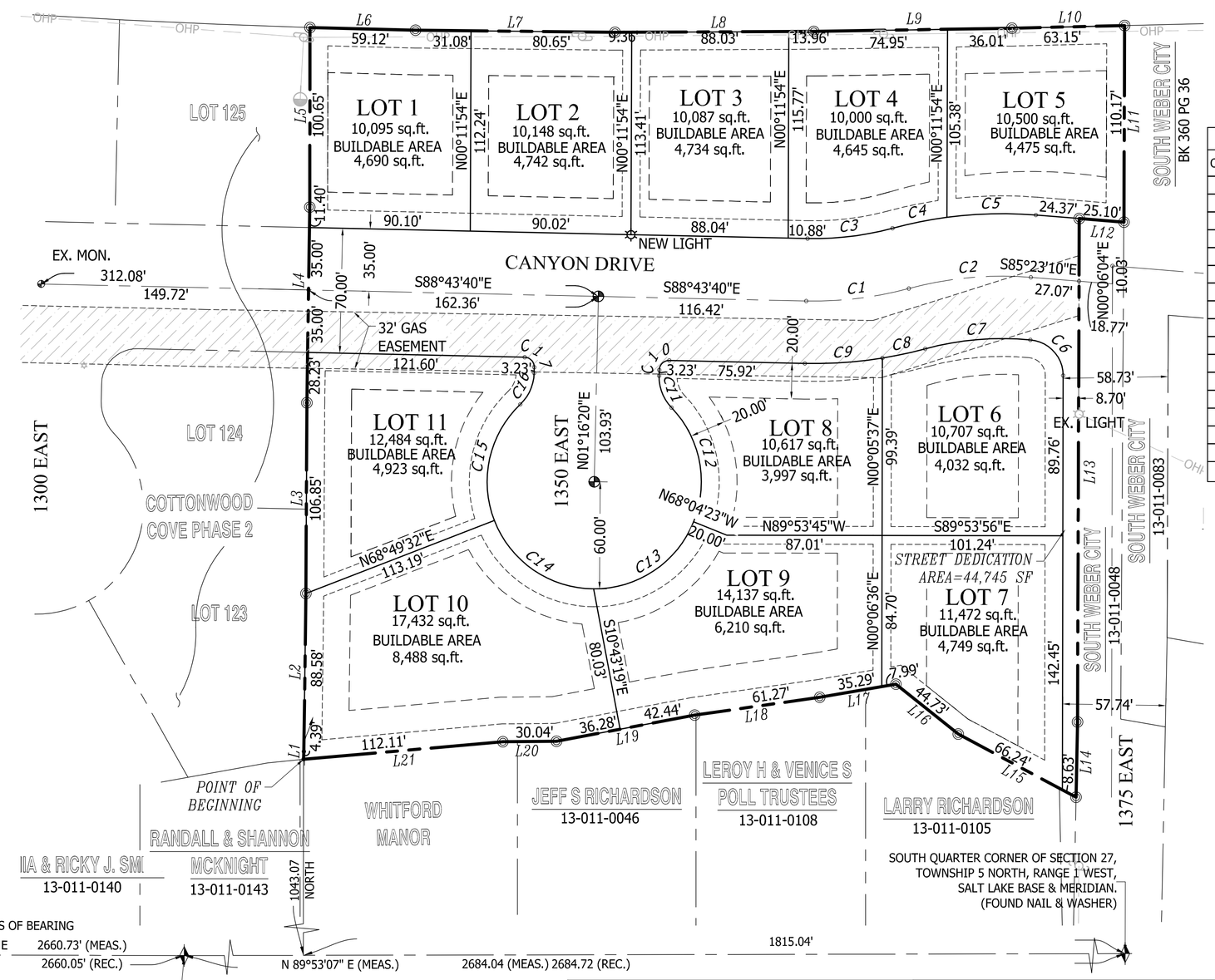
25 FOOT FRONT YARD SETBACK
30 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK ON CORNER LOTS

70' RIGHT OF WAY

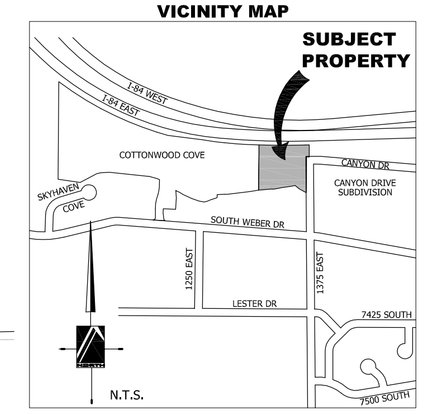
20 FOOT FRONT YARD SETBACK
25 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK ON CORNER LOTS

3- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY CHRISTENSEN GEOTECHNICAL, DATED MARCH 24, 2017. THIS INCLUDES EXCAVATION OBSERVATIONS ON EACH LOT BY THE GEOTECHNICAL ENGINEER AFTER THE EXCAVATION IS COMPLETE BUT BEFORE THE FOUNDATIONS ARE POURED OR STRUCTURAL FILL IS PLACED

4- ABANDONED PIPES ARE LOCATED ON LOTS 1,2,3,6,8 & 11. THE HOMEOWNER WILL BE RESPONSIBLE TO REMOVE THESE PIPES UNDER ANY NEW STRUCTURE AND PLUG THE EXPOSED ENDS WITH CONCRETE.




**VICINITY MAP**




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST |
| C1 | 58.11 | 202.84 | 16°24'52" | N83°03'54"E | 57.91 |
| C2 | 68.96 | 200.00 | 19°45'22" | S84°44'09"W | 68.62 |
| C3 | 48.08 | 167.84 | 16°24'52" | N83°03'54"E | 47.92 |
| C4 | 31.12 | 235.00 | 7°35'11" | S78°39'04"W | 31.09 |
| C5 | 49.91 | 235.00 | 12°10'11" | S88°31'45"W | 49.82 |
| C6 | 29.84 | 20.00 | 85°29'14" | N42°38'33"W | 27.15 |
| C7 | 59.43 | 165.58 | 20°33'49" | S85°09'25"W | 59.11 |
| C8 | 24.51 | 237.84 | 5°54'13" | N77°48'35"E | 24.50 |
| C9 | 43.63 | 237.84 | 10°30'38" | N86°01'01"E | 43.57 |
| C10 | 8.64 | 5.50 | 90°00'00" | S46°16'20"W | 7.78 |
| C11 | 19.68 | 25.00 | 45°05'57" | S21°16'38"E | 19.17 |
| C12 | 68.86 | 60.00 | 65°45'14" | N10°57'00"W | 65.14 |
| C13 | 71.68 | 60.00 | 68°26'57" | N56°09'06"E | 67.49 |
| C14 | 71.68 | 60.00 | 68°26'57" | S55°23'57"E | 67.49 |
| C15 | 70.73 | 60.00 | 67°32'45" | S12°35'55"W | 66.71 |
| C16 | 19.68 | 25.00 | 45°05'57" | N23°49'18"E | 19.17 |
| C17 | 8.64 | 5.50 | 90°00'00" | N43°43'40"W | 7.78 |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 4.39 | N02°57'32"E |
| L2 | 88.58 | N00°44'19"E |
| L3 | 106.85 | N00°17'36"E |
| L4 | 109.63 | N00°50'44"E |
| L5 | 100.65 | N00°04'13"E |
| L6 | 59.12 | S88°34'13"E |
| L7 | 111.73 | S89°23'04"E |
| L8 | 111.34 | N89°44'08"E |
| L9 | 110.96 | N89°04'32"E |
| L10 | 63.15 | N88°38'08"E |
| L11 | 110.17 | S00°12'00"W |
| L12 | 25.10 | N85°23'10"W |
| L13 | 282.11 | S00°12'00"W |
| L14 | 42.17 | S01°08'00"W |
| L15 | 74.86 | N61°46'39"W |
| L16 | 44.73 | N51°18'17"W |
| L17 | 43.29 | S80°12'14"W |
| L18 | 70.79 | S81°52'58"W |
| L19 | 78.72 | S79°16'41"W |
| L20 | 30.04 | S89°28'16"W |
| L21 | 112.11 | S84°57'44"W |

## SURVEYOR'S CERTIFICATE

I, STEPHEN J FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

RAY CREEK ESTATES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BANK OF A DITCH, SAID POINT BEING LOCATED SOUTH 89°53'07" WEST ALONG QUARTER SECTION LINE 1815.04 FEET AND NORTH 1043.07 FEET FROM THE SOUTH QUARTER OF SAID SECTION 27, AND RUNNING THENCE NORTHERLY ALONG A BOUNDARY LINE AGREEMENT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE 12/20/2012 AS ENTRY #2708692 THE FOLLOWING (5) COURSES: (1) NORTH 02°57'32" EAST 4.39 FEET, (2) NORTH 00°44'19" EAST 88.58 FEET, (3) NORTH 00°17'36" EAST 106.85 FEET, (4) NORTH 00°50'44" EAST 109.63 FEET, AND (5) NORTH 00°04'13" EAST 100.65 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP FOR UTAH DEPARTMENT OF TRANSPORTATION PROJECT NUMBER I-80N-6(7)46, ON SHEET 11, SAID POINT BEING LOCATED SOUTH 07°27'55" EAST 507.55 FEET FROM A POINT ON THE SURVEY LINE OF SAID HIGHWAY AT ENGINEERS STATION 214+10.24 AT A POINT OF TRANSITION FROM CONCENTRIC CURVE TO SPIRAL CURVE, AT WHICH POINT SAID CONCENTRIC CURVE HAS A RADIUS OF 2864.79 FEET, A SPIRAL LENGTH OF 1100 FT, & A SPIRAL ANGLE OF 11°00'00", AT WHICH POINT THE CENTER OF SAID CONCENTRIC CURVE BEARS NORTH 09°22'44" EAST; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY FOLLOWING A LINE OFFSET 100 FEET SOUTHERLY FROM SAID SURVEY LINE FOLLOWING A SPIRAL CURVE TO THE LEFT APPROXIMATED BY THE FOLLOWING (5) COURSES: (1) SOUTH 88°34'13" EAST 59.12 FEET, (2) SOUTH 89°23'04" EAST 111.73 FEET, (3) NORTH 89°44'08" EAST 111.34 FEET, (4) NORTH 89°04'32" EAST 110.96 FEET, AND (5) NORTH 88°38'08" EAST 63.15 FEET TO THE WEST LINE OF A STREET AS CONVEYED IN BOOK 360 AT PAGE 36 AND LOCATED ON THE GROUND RELATIVE TO CANYON DRIVE SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID SUBDIVISION HAVING BEEN POSITIONED ON THE GROUND RELATIVE TO EXISTING STREET IMPROVEMENTS; THENCE SOUTH 00°12'00" WEST 110.17 FEET ALONG THE WEST LINE OF SAID STREET TO THE PROLONGATION OF THE NORTH LINE OF CANYON DRIVE, A 50 FOOT WIDE STREET DEPICTED ON SAID SUBDIVISION PLAT; THENCE NORTH 85°23'10" WEST ALONG THE PROLONGATION OF THE NORTH LINE OF SAID STREET 25.10 FEET TO AND ALONG THE NORTH LINE OF THAT PARCEL CONVEYED TO SOUTH WEBER CITY IN BOOK 619, AT PAGE 406 WHEN PLACED ON THE GROUND RELATIVE TO SAID SUBDIVISION STREET IMPROVEMENTS; THENCE SOUTH 00°12'00" WEST 282.11 FEET ALONG THE WESTERLY LINE OF SAID SOUTH WEBER CITY PARCEL; THENCE SOUTH 01°08'00" WEST 42.17 FEET ALONG THE WESTERLY LINE OF SAID SOUTH WEBER CITY PARCEL TO THE PROLONGATION OF THE NORTHERLY LINE OF AN EXISTING DITCH; THENCE WESTERLY ALONG THE NORTHERLY BANK OF AN EXISTING DITCH AND THE PROLONGATION THEREOF THE FOLLOWING (7) COURSES: (1) NORTH 61°46'39" WEST 74.86 FEET, (2) NORTH 51°18'17" WEST 44.73 FEET, (3) SOUTH 80°12'14" WEST 43.29 FEET, (4) SOUTH 81°52'58" WEST 70.79 FEET, (5) SOUTH 79°16'41" WEST 78.72 FEET, (6) SOUTH 89°28'16" WEST 30.04 FEET, AND (7) SOUTH 84°57'44" WEST 112.11 FEET TO THE POINT OF BEGINNING.

CONTAINS: 172,489 SQ.FT. (3.96 ACRES)

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

## OWNER'S DEDICATION

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

RAY CREEK ESTATES

AND 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 ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20___.

RAY CREEK DEVELOPMENT LLC

## ACKNOWLEDGMENT

STATE OF UTAH )
County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer ( ) of the above Owner's dedication,____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

## RAY CREEK ESTATES

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

### SOUTH WEBER WATER IMPROVEMENT DISTRICT

THE RECORDATION OF THIS PLAT WILL VACATE THE EXISTING EASEMENT AND/OR RIGHT-OF-WAY OWNED BY THE SOUTH WEBER IRRIGATION COMPANY FOR THE CANAL ALIGNMENT THAT HAS BEEN ABANDONED. THIS ACTION IS HEREBY SANCTIONED AND MADE PERMANENT BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE OF SAID COMPANY HEREON CONTAINED.

APPROVED THIS_____DAY OF_____ , 20____, BY A REPRESENTATIVE OF SOUTH WEBER WATER IMPROVEMENT DISTRICT.

SOUTH WEBER WATER IMPROVEMENT DISTRICT REPRESENTATIVE

11-010

### SOUTH WEBER IRRIGATION COMPANY

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER IRRIGATION COMPANY.

SOUTH WEBER IRRIGATION COMPANY REPRESENTATIVE


PINNACLE
Engineering & Land Surveying Inc
LAYTON ◆ ST. GEORGE ◆ MT. PLEASANT ◆ W. BOUNTIFUL
327 West Gordon Ave., Suite #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738


### ROCKY MOUNTAIN POWER

APPROVED THIS_____DAY OF_____ , 20____,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

### QUESTAR GAS COMPANY

APPROVED THIS_____DAY OF_____ , 20____,
BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.

QUESTAR GAS COMPANY REPRESENTATIVE

### CITY ATTORNEY'S APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY ATTORNEY.

SOUTH WEBER CITY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

### CITY ENGINEER'S APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY ENGINEER.

SOUTH WEBER CITY ENGINEER

### CITY COUNCIL APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY COUNCIL.

ATTEST:

SOUTH WEBER CITY RECORDER SOUTH WEBER CITY MAYOR

### DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20___ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

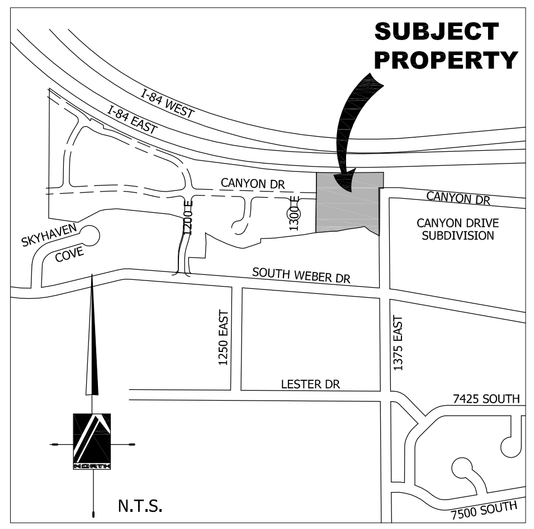
BY:_____
DEPUTY RECORDER


ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

# RAY CREEK ESTATES

## 1350 EAST 7250 SOUTH
## SOUTH WEBER CITY, UTAH
## CURRENT ZONE: R-M

## VICINITY MAP




## GENERAL NOTES

1) ALL WORK WITHIN THE SOUTH WEBER CITY RIGHT OF WAY SHALL CONFORM TO THE SOUTH WEBER CITY STANDARDS & SPECIFICATIONS.

2) ALL WORK PERFORMED ON SOUTH WEBER CITY OWNED UTILITES & CONNECTIONS THERETO SHALL CONFORM TO THE SOUTH WEBER CITY STANDARDS & SPECIFICATIONS.

3) ALL WORK PERFORMED ON SOUTH WEBER WATER IMPROVEMENT DISTRICT OWNED UTILITIES AND CONNECTIONS THERETO SHALL CONFORM TO THE SOUTH WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

4) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.

5) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.

6) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

7) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

8) BENCHMARK IS: THE TOP OF WEBER COUNTY MONUMENT NO. 51127-4-5261. ELEV = 4488.72

## DEVELOPER

RAY CREEK DEVELOPMENT LLC

11148 ZEALAND AVE N
CHAMPLAIN MN 55316
TEL: 612-518-7629

## ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.

**327 WEST GORDON AVE. #3**
**LAYTON, UT 84041**

**Phone: (801) 773-1910**
**Fax: (801) 719-6738**

## UTILITY DISCLAIMER

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

## NOTICE TO CONTRACTOR

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

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

## TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT SOUTH WEBER CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

## GOVERNING AGENCIES

**CITY**
SOUTH WEBER CITY
1600 EAST SOUTH WEBER DR.
SOUTH WEBER, UT 84050
PHONE: 801-479-3177
FAX: 801-479-0066

**TRANSPORTATION**
SOUTH WEBER CITY ENGINEER
BRANDON JONES
1716 EAST 5600 SOUTH
OGDEN, UT 84403
PHONE: 801-476-9767
PHONE: 801-476-9768

**FIRE INSPECTION**
SOUTH WEBER CITY FIRE MARSHALL
1600 EAST SOUTH WEBER DR.
SOUTH WEBER, UT 84050
PHONE: 801-479-3177
FAX: 801-479-0066

**SEWER**
SOUTH WEBER CITY PUBLIC WORKS
1600 EAST SOUTH WEBER DR.
SOUTH WEBER, UT 84050
PHONE: 801-479-3177
FAX: 801-479-0066

**STORM DRAIN**
SOUTH WEBER CITY PUBLIC WORKS
1600 EAST SOUTH WEBER DR.
SOUTH WEBER, UT 84050
PHONE: 801-479-3177
FAX: 801-479-0066

**CULINARY WATER**
SOUTH WEBER CITY PUBLIC WORKS
1600 EAST SOUTH WEBER DR.
SOUTH WEBER, UT 84050
PHONE: 801-479-3177
FAX: 801-479-0066

**SECONDARY WATER**
SOUTH WEBER WATER IMPROVEMENT DIST.
7924 SOUTH 1900 EAST
SOUTH WEBER, UT 84405
CONTACT PERSON
PHONE: 801-475-4749

**POWER**
ROCKY MOUNTAIN POWER
SALT LAKE CITY, UT
ED ZIEBER 801-543-3017

**NATURAL GAS**
QUESTAR CORPORATION
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-395-6806

**TELEPHONE**
QWEST CORPORATION
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
GARY WEAVER: 801-626-5380

**IRRIGATION WATER**
SOUTH WEBER IRRIGATION COMPANY
6525 SOUTH 475 EAST
SOUTH WEBER, UT 84405
LOUISE COOPER
PHONE: 801-295-8854

**CABLE**
COMCAST CABLE CORPORATION
9602 SOUTH 300 WEST
SANDY, UT 84070
PHONE: 885-782-1061

## DRAWING INDEX

1 COVER SHEET
2 PLAT
3 NOTES
4 OVERALL SITE PLAN
5 OVERALL GRADING & DRAINAGE PLAN
6 OVERALL UTILITY PLAN
7 CANYON DRIVE PLAN & PROFILE STA 18+50 TO 24+25
8 1350 EAST PLAN & PROFILE STA 0+00 TO 4+00
9 STORM WATER POLLUTION PREVENTION PLAN

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave # 3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

RAY CREEK ESTATES
COVER SHEET
FOR: ROB EDWARDS
1350 EAST 7250 SOUTH
SOUTH WEBER, UTAH
PROJECT #17-010

P:\2017 PROJECTS\17-010\DWG\17-010 FULL SET.DWG 5/16/2017 11:52:46 AM

ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF PINNACLE ENGINEERING & LAND SURVEYING INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE STATED ON THIS DRAWING. ANY OTHER USE OR REPRODUCTION WITHOUT THE GOVERNING AGENCY'S APPROVAL IS STRICTLY PROHIBITED. ALL CONTENT WITHIN THIS SHEET MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM PINNACLE ENGINEERING & LAND SURVEYING INC.

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 5/16/17 UTAH

| REVISION | BY | DATE |
|---|---|---|
| | | |

SURVEYED BY SM N/A
DESIGNED BY SPB/WS 5/16/17
DRAWN BY SPB/WS 5/16/17
APPROVED BY SJF 5/16/17

**CALL BLUESTAKES**
**1-800-662-4111**
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
C1
OF 9

# RAY CREEK ESTATES

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, UTAH
MAY, 2017 R-M ZONING

## LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING LOT LINE
- PROPOSED STREET MONUMENT
- SECTION CORNERS
- PROPOSED STREETLIGHT
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

0 50 100 200
SCALE: 1"=50'

REFER TO GEOTECHNICAL INVESTIGATION COMPLETED BY CHRISTENSEN GEOTECHNICAL DATED MARCH 24, 2017

**NOTES:**

1- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10 FEET WIDE AROUND SUBDIVISION BOUNDARY AND ALONG ROAD FRONTAGES AND 5 FEET WIDE ON SIDE LOT LINES FOR A TOTAL OF 10 FEET WHERE SHOWN ON THIS PLAT.

2- BUILDABLE AREA ENVELOPES ARE AS FOLLOWS:

FOR LOTS 6 & 7 (FRONTING 1375 W)

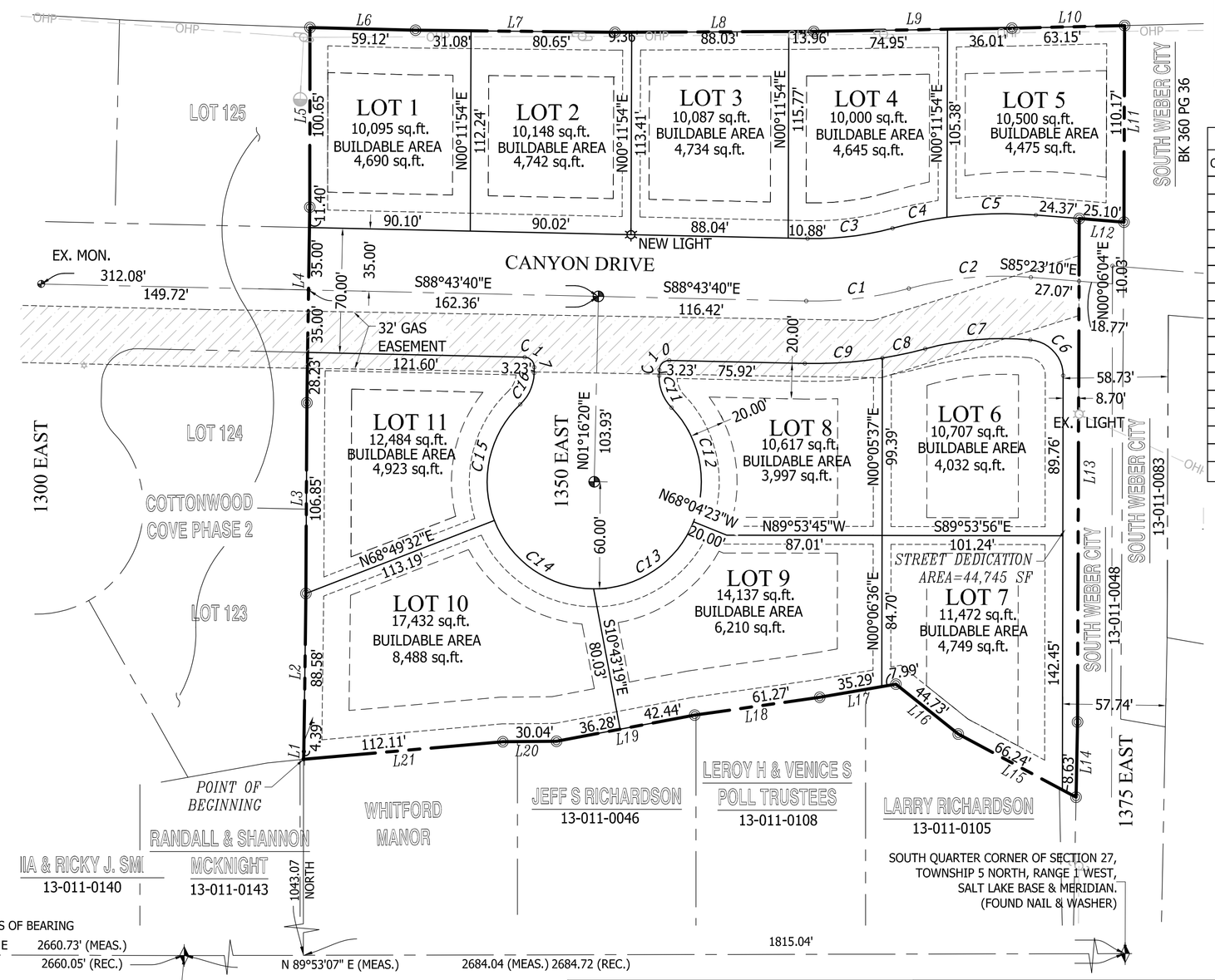
25 FOOT FRONT YARD SETBACK
30 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK ON CORNER LOTS

70' RIGHT OF WAY

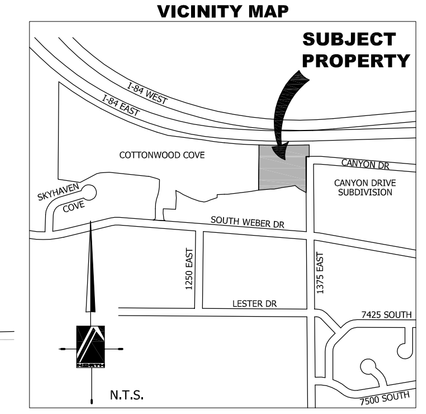
20 FOOT FRONT YARD SETBACK
25 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK ON CORNER LOTS

3- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY CHRISTENSEN GEOTECHNICAL, DATED MARCH 24, 2017. THIS INCLUDES EXCAVATION OBSERVATIONS ON EACH LOT BY THE GEOTECHNICAL ENGINEER AFTER THE EXCAVATION IS COMPLETE BUT BEFORE THE FOUNDATIONS ARE POURED OR STRUCTURAL FILL IS PLACED

4- ABANDONED PIPES ARE LOCATED ON LOTS 1,2,3,6,8 & 11. THE HOMEOWNER WILL BE RESPONSIBLE TO REMOVE THESE PIPES UNDER ANY NEW STRUCTURE AND PLUG THE EXPOSED ENDS WITH CONCRETE.




**VICINITY MAP**




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST |
| C1 | 58.11 | 202.84 | 16°24'52" | N83°03'54"E | 57.91 |
| C2 | 68.96 | 200.00 | 19°45'22" | S84°44'09"W | 68.62 |
| C3 | 48.08 | 167.84 | 16°24'52" | N83°03'54"E | 47.92 |
| C4 | 31.12 | 235.00 | 7°35'11" | S78°39'04"W | 31.09 |
| C5 | 49.91 | 235.00 | 12°10'11" | S88°31'45"W | 49.82 |
| C6 | 29.84 | 20.00 | 85°29'14" | N42°38'33"W | 27.15 |
| C7 | 59.43 | 165.58 | 20°33'49" | S85°09'25"W | 59.11 |
| C8 | 24.51 | 237.84 | 5°54'13" | N77°48'35"E | 24.50 |
| C9 | 43.63 | 237.84 | 10°30'38" | N86°01'01"E | 43.57 |
| C10 | 8.64 | 5.50 | 90°00'00" | S46°16'20"W | 7.78 |
| C11 | 19.68 | 25.00 | 45°05'57" | S21°16'38"E | 19.17 |
| C12 | 68.86 | 60.00 | 65°45'14" | N10°57'00"W | 65.14 |
| C13 | 71.68 | 60.00 | 68°26'57" | N56°09'06"E | 67.49 |
| C14 | 71.68 | 60.00 | 68°26'57" | S55°23'57"E | 67.49 |
| C15 | 70.73 | 60.00 | 67°32'45" | S12°35'55"W | 66.71 |
| C16 | 19.68 | 25.00 | 45°05'57" | N23°49'18"E | 19.17 |
| C17 | 8.64 | 5.50 | 90°00'00" | N43°43'40"W | 7.78 |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 4.39 | N02°57'32"E |
| L2 | 88.58 | N00°44'19"E |
| L3 | 106.85 | N00°17'36"E |
| L4 | 109.63 | N00°50'44"E |
| L5 | 100.65 | N00°04'13"E |
| L6 | 59.12 | S88°34'13"E |
| L7 | 111.73 | S89°23'04"E |
| L8 | 111.34 | N89°44'08"E |
| L9 | 110.96 | N89°04'32"E |
| L10 | 63.15 | N88°38'08"E |
| L11 | 110.17 | S00°12'00"W |
| L12 | 25.10 | N85°23'10"W |
| L13 | 282.11 | S00°12'00"W |
| L14 | 42.17 | S01°08'00"W |
| L15 | 74.86 | N61°46'39"W |
| L16 | 44.73 | N51°18'17"W |
| L17 | 43.29 | S80°12'14"W |
| L18 | 70.79 | S81°52'58"W |
| L19 | 78.72 | S79°16'41"W |
| L20 | 30.04 | S89°28'16"W |
| L21 | 112.11 | S84°57'44"W |

## SURVEYOR'S CERTIFICATE

I, STEPHEN J FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

RAY CREEK ESTATES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BANK OF A DITCH, SAID POINT BEING LOCATED SOUTH 89°53'07" WEST ALONG QUARTER SECTION LINE 1815.04 FEET AND NORTH 1043.07 FEET FROM THE SOUTH QUARTER OF SAID SECTION 27, AND RUNNING THENCE NORTHERLY ALONG A BOUNDARY LINE AGREEMENT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE 12/20/2012 AS ENTRY #2708692 THE FOLLOWING (5) COURSES: (1) NORTH 02°57'32" EAST 4.39 FEET, (2) NORTH 00°44'19" EAST 88.58 FEET, (3) NORTH 00°17'36" EAST 106.85 FEET, (4) NORTH 00°50'44" EAST 109.63 FEET, AND (5) NORTH 00°04'13" EAST 100.65 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP FOR UTAH DEPARTMENT OF TRANSPORTATION PROJECT NUMBER I-80N-6(7)46, ON SHEET 11, SAID POINT BEING LOCATED SOUTH 07°27'55" EAST 507.55 FEET FROM A POINT ON THE SURVEY LINE OF SAID HIGHWAY AT ENGINEERS STATION 214+10.24 AT A POINT OF TRANSITION FROM CONCENTRIC CURVE TO SPIRAL CURVE, AT WHICH POINT SAID CONCENTRIC CURVE HAS A RADIUS OF 2864.79 FEET, A SPIRAL LENGTH OF 1100 FT, & A SPIRAL ANGLE OF 11°00'00", AT WHICH POINT THE CENTER OF SAID CONCENTRIC CURVE BEARS NORTH 09°22'44" EAST; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY FOLLOWING A LINE OFFSET 100 FEET SOUTHERLY FROM SAID SURVEY LINE FOLLOWING A SPIRAL CURVE TO THE LEFT APPROXIMATED BY THE FOLLOWING (5) COURSES: (1) SOUTH 88°34'13" EAST 59.12 FEET, (2) SOUTH 89°23'04" EAST 111.73 FEET, (3) NORTH 89°44'08" EAST 111.34 FEET, (4) NORTH 89°04'32" EAST 110.96 FEET, AND (5) NORTH 88°38'08" EAST 63.15 FEET TO THE WEST LINE OF A STREET AS CONVEYED IN BOOK 360 AT PAGE 36 AND LOCATED ON THE GROUND RELATIVE TO CANYON DRIVE SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID SUBDIVISION HAVING BEEN POSITIONED ON THE GROUND RELATIVE TO EXISTING STREET IMPROVEMENTS; THENCE SOUTH 00°12'00" WEST 110.17 FEET ALONG THE WEST LINE OF SAID STREET TO THE PROLONGATION OF THE NORTH LINE OF CANYON DRIVE, A 50 FOOT WIDE STREET DEPICTED ON SAID SUBDIVISION PLAT; THENCE NORTH 85°23'10" WEST ALONG THE PROLONGATION OF THE NORTH LINE OF SAID STREET 25.10 FEET TO AND ALONG THE NORTH LINE OF THAT PARCEL CONVEYED TO SOUTH WEBER CITY IN BOOK 619, AT PAGE 406 WHEN PLACED ON THE GROUND RELATIVE TO SAID SUBDIVISION STREET IMPROVEMENTS; THENCE SOUTH 00°12'00" WEST 282.11 FEET ALONG THE WESTERLY LINE OF SAID SOUTH WEBER CITY PARCEL; THENCE SOUTH 01°08'00" WEST 42.17 FEET ALONG THE WESTERLY LINE OF SAID SOUTH WEBER CITY PARCEL TO THE PROLONGATION OF THE NORTHERLY LINE OF AN EXISTING DITCH; THENCE WESTERLY ALONG THE NORTHERLY BANK OF AN EXISTING DITCH AND THE PROLONGATION THEREOF THE FOLLOWING (7) COURSES: (1) NORTH 61°46'39" WEST 74.86 FEET, (2) NORTH 51°18'17" WEST 44.73 FEET, (3) SOUTH 80°12'14" WEST 43.29 FEET, (4) SOUTH 81°52'58" WEST 70.79 FEET, (5) SOUTH 79°16'41" WEST 78.72 FEET, (6) SOUTH 89°28'16" WEST 30.04 FEET, AND (7) SOUTH 84°57'44" WEST 112.11 FEET TO THE POINT OF BEGINNING.

CONTAINS: 172,489 SQ.FT. (3.96 ACRES)

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

## OWNER'S DEDICATION

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

RAY CREEK ESTATES

AND 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 ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20___.

RAY CREEK DEVELOPMENT LLC

## ACKNOWLEDGMENT

STATE OF UTAH )
County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer ( ) of the above Owner's dedication,____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

## RAY CREEK ESTATES

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

### SOUTH WEBER WATER IMPROVEMENT DISTRICT

THE RECORDATION OF THIS PLAT WILL VACATE THE EXISTING EASEMENT AND/OR RIGHT-OF-WAY OWNED BY THE SOUTH WEBER IRRIGATION COMPANY FOR THE CANAL ALIGNMENT THAT HAS BEEN ABANDONED. THIS ACTION IS HEREBY SANCTIONED AND MADE PERMANENT BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE OF SAID COMPANY HEREON CONTAINED.

APPROVED THIS_____DAY OF_____ , 20____, BY A REPRESENTATIVE OF SOUTH WEBER WATER IMPROVEMENT DISTRICT.

SOUTH WEBER WATER IMPROVEMENT DISTRICT REPRESENTATIVE

11-010

### SOUTH WEBER IRRIGATION COMPANY

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER IRRIGATION COMPANY.

SOUTH WEBER IRRIGATION COMPANY REPRESENTATIVE


PINNACLE
Engineering & Land Surveying Inc
LAYTON ◆ ST. GEORGE ◆ MT. PLEASANT ◆ W. BOUNTIFUL
327 West Gordon Ave., Suite #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738


### ROCKY MOUNTAIN POWER

APPROVED THIS_____DAY OF_____ , 20____,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

### QUESTAR GAS COMPANY

APPROVED THIS_____DAY OF_____ , 20____,
BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.

QUESTAR GAS COMPANY REPRESENTATIVE

### CITY ATTORNEY'S APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY ATTORNEY.

SOUTH WEBER CITY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

### CITY ENGINEER'S APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY ENGINEER.

SOUTH WEBER CITY ENGINEER

### CITY COUNCIL APPROVAL

APPROVED THIS_____DAY OF_____ , 20____,
BY THE SOUTH WEBER CITY COUNCIL.

ATTEST:

SOUTH WEBER CITY RECORDER SOUTH WEBER CITY MAYOR

### DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20___ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY:_____
DEPUTY RECORDER


ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

## GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.
2. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
5. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
7. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE FURNISHING OF ALL MATERIALS WITH THE GENERAL CONTRACTOR TO COMPLETE THE PROJECT.
8. TRAFFIC CONTROL TO CONFORM TO THE CURRENT CITY OR COUNTY TRANSPORTATION ENGINEER'S MANUAL.

## GEOTECHNICAL NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 100% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

## DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES , STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
3. SAID DEMOLITION INCLUDES UTILITY MAINS AS SHOWN ON THESE PLANS.
4. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
5. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
6. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

## UNDERGROUND INFORMATION

1. THE LOCATION OF UNDERGROUND UTILITES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. PINNACLE DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.
2. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.
3. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

## UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF SOUTH WEBER CITY PUBLIC WORKS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

**STORM DRAIN**
SEE SOUTH WEBER CITY PUBLIC WORKS. STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. ALL STORM DRAIN SHALL BE CLASS III RCP.

**LAND DRAIN**
(NOT APPLICABLE)

**SANITARY SEWER**
SEE SOUTH WEBER CITY PUBLIC WORKS. STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

**CULINARY WATER**
SEE SOUTH WEBER CITY PUBLIC WORKS. STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

**SECONDARY WATER**
SEE SOUTH WEBER WATER IMPROVEMENT DIST. STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

**DRY UTILITIES**
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILTIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

**GENERAL UTILITY NOTE:**

1. CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
2. THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
3. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
5. ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.
6. CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).
7. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
8. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

## ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT SOUTH WEBER CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING SAID WORK.

1. ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
3. ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.
4. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.
5. CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED ( 1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
8. HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
9. STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.
10. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

## ABBREVIATIONS

| | |
|---|---|
| ⌀ | DIAMETER |
| Δ | DELTA |
| ° | DEGREES |
| ' | MINUTES, FEET |
| " | SECONDS, INCHES |
| AD | ALGEBRAIC DIFFERENCE |
| ADA | AMERICAN DISABILITIES ACT |
| ADS | CORRUGATED BLACK PLASTIC PIPE |
| ARCH | ARCHITECTURAL |
| B&C | BAR & CAP |
| BL | BOUNDARY LINE |
| BLA | BOUNDARY LINE AGREEMENT |
| BM | BENCHMARK |
| BND | BOUNDARY |
| BOW | BACK OF WALK |
| BRG | BEARING |
| BV | BUTTERFLY VALVE |
| BVC | BEGIN VERTICAL CURVE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| C&G | CURB AND GUTTER |
| CB | CATCH BASIN |
| CH | CHORD |
| CHB | CHORD BEARING |
| CI | CAST IRON |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| COMBO | COMBINATION |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CP | CONTROL POINT |
| CUL | CULINARY |
| CW | CULINARY WATER |
| CWL | CULINARY WATERLINE |
| DEMO | DEMOLITION |
| DI | DUCTILE IRON |
| DIAM | DIAMETER |
| DIST | DISTANCE |
| DIV | DIVERSION |
| E | EAST |
| EASE | EASEMENT |
| EG | EXISTING GRADE |
| EL | ELBOW |
| ELEC | ELECTRICAL |
| EVC | END VERTICAL CURVE |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EX | EXISTING |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FND | FOUND |
| FND | FOUNDATION |
| FTG | FOOTING |
| GB | GRADE BREAK |
| GR | GRATE |
| GV | GATE VALVE |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| HP | HIGH POINT |
| HPE | HIGH POINT ELEVATION |
| HPS | HIGH POINT STATION |
| ID | INSIDE DIAMETER |
| INV | INVERT |
| IRR | IRRIGATION |
| IRRMH | IRRIGATION MANHOLE |
| K | RADIUS OF CURVATURE |
| L | LENGTH |
| LAT | LATERAL SERVICE |
| LD | LAND DRAIN |
| LDMH | LAND DRAIN MANHOLE |
| LG | LIP OF GUTTER |
| LP | LOW POINT |
| LPE | LOW POINT ELEVATION |
| LPS | LOW POINT STATION |
| MECH | MECHANICAL |
| MH | MANHOLE |
| MON | MONUMENT |
| N | NORTH |
| NE | NORTHEAST |
| NR | NON-RADIAL |
| NW | NORTHWEST |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| PL | PROPERTY LINE |
| PROP | PROPERTY |
| PUE | PUBLIC UTILTIY EASEMENT |
| PU&DE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| PUE&DE | PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT |
| PVC | POLYVINYLCHLORIDE |
| R | RADIUS |
| RCL | ROADWAY CENTERLINE |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| SD | STORM DRAIN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SE | SOUTHEAST |
| SEC | SECONDARY |
| SEC | SECTION |
| SLB&M | SALT LAKE BASE & MERIDIAN |
| SPEC | SPECIFICATION |
| SPECS | SPECIFICATIONS |
| SPP | STEEL PIPE |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| STD | STANDARD |
| STDS | STANDARDS |
| SW | SECONDARY WATER |
| SW | SOUTHWEST |
| SWL | SECONDARY WATERLINE |
| TAN | TANGENT |
| TB | THRUST BLOCK |
| TBC | TOP BACK OF CURB |
| TBW | TOP BACK OF WALK |
| TEL | TELEPHONE |
| TCW | TOP OF CURBWALL |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOG | TOP OF GRATE |
| TOW | TOP OF WALL |
| UTIL | UTILITY |
| V | VALVE |
| VC | VERTICAL CURVE |
| W | WATER |
| W | WEST |
| WL | WATERLINE |
| WM | WATER METER |
| X | CROSS |
| X-SECT | CROSS-SECTION |

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave # 3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

RAY CREEK ESTATES
NOTES
FOR: ROB EDWARDS
1350 EAST 7250 SOUTH
SOUTH WEBER, UTAH
PROJECT #17-010

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
5/16/17
UTAH

| REVISION | BY | DATE |
|---|---|---|
| | | |

SURVEYED BY N/A
SM
DESIGNED BY SPB/WS 5/16/17
DRAWN BY SPB/WS 5/16/17
APPROVED BY SJF 5/16/17

**CALL BLUESTAKES**
**1-800-662-4111**
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
C3
OF 9

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

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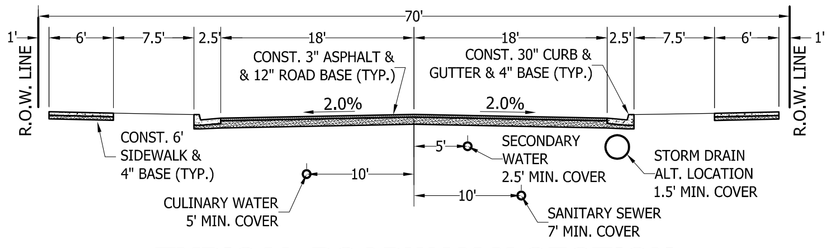
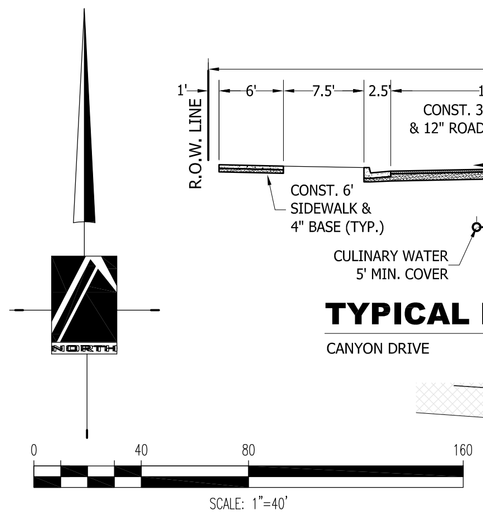
# RAY CREEK ESTATES

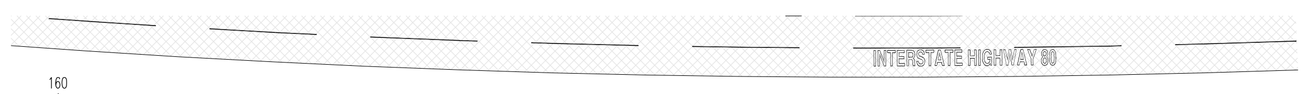
A PART OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH WEBER CITY, DAVIS COUNTY, UTAH




## TYPICAL ROADWAY X-SECTION

CANYON DRIVE




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST |
| C1 | 58.11 | 202.84 | 16°24'52" | N83°03'54"E | 57.91 |
| C2 | 68.96 | 200.00 | 19°45'22" | S84°44'09"W | 68.62 |
| C3 | 48.08 | 167.84 | 16°24'52" | N83°03'54"E | 47.92 |
| C4 | 31.12 | 235.00 | 7°35'11" | S78°39'04"W | 31.09 |
| C5 | 49.91 | 235.00 | 12°10'11" | S88°31'45"W | 49.82 |
| C6 | 29.84 | 20.00 | 85°29'14" | N42°38'33"W | 27.15 |
| C7 | 59.43 | 165.58 | 20°33'49" | S85°09'25"W | 59.11 |
| C8 | 24.51 | 237.84 | 5°54'13" | N77°48'35"E | 24.50 |
| C9 | 43.63 | 237.84 | 10°30'38" | N86°01'01"E | 43.57 |
| C10 | 8.64 | 5.50 | 90°00'00" | S46°16'20"W | 7.78 |
| C11 | 19.68 | 25.00 | 45°05'57" | S21°16'38"E | 19.17 |
| C12 | 68.86 | 60.00 | 65°45'14" | N10°57'00"W | 65.14 |
| C13 | 71.68 | 60.00 | 68°26'57" | N56°09'06"E | 67.49 |
| C14 | 71.68 | 60.00 | 68°26'57" | S55°23'57"E | 67.49 |
| C15 | 70.73 | 60.00 | 67°32'45" | S12°35'55"W | 66.71 |
| C16 | 19.68 | 25.00 | 45°05'57" | N23°49'18"E | 19.17 |
| C17 | 8.64 | 5.50 | 90°00'00" | N43°43'40"W | 78.78 |

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

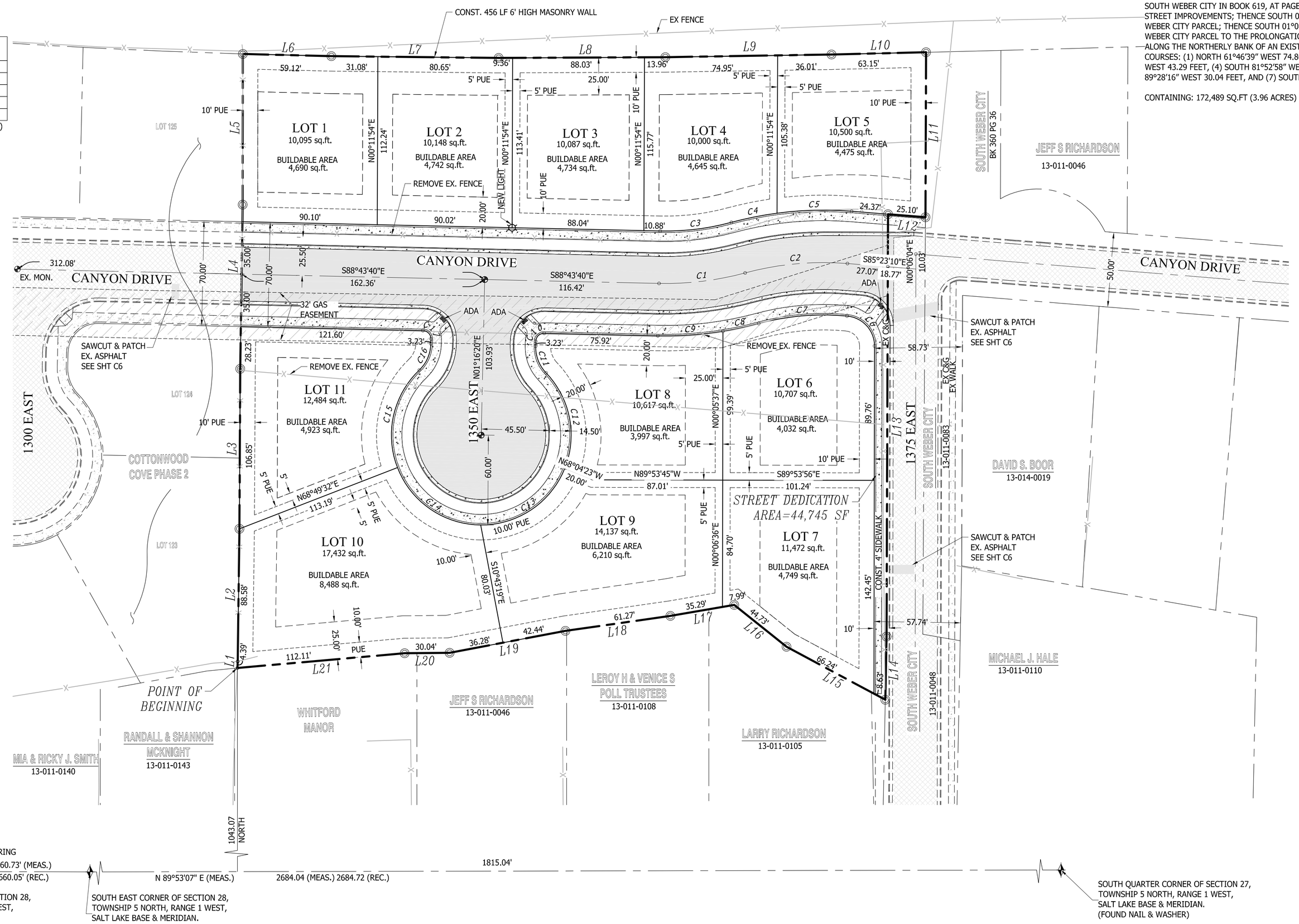
BEGINNING AT A POINT ON THE NORTH BANK OF A DITCH, SAID POINT BEING LOCATED SOUTH 89°53'07" WEST ALONG QUARTER SECTION LINE 1815.04 FEET AND NORTH 1043.07 FEET FROM THE SOUTH QUARTER OF SAID SECTION 27, AND RUNNING THENCE NORTHERLY ALONG A BOUNDARY LINE AGREEMENT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE 12/20/2012 AS ENTRY #2708692 THE FOLLOWING (5) COURSES: (1) NORTH 02°57'32" EAST 4.39 FEET, (2) NORTH 00°44'19" EAST 88.58 FEET, (3) NORTH 00°17'36" EAST 106.85 FEET, (4) NORTH 00°50'44" EAST 109.63 FEET, AND (5) NORTH 00°04'13" EAST 100.65 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP FOR UTAH DEPARTMENT OF TRANSPORTATION PROJECT NUMBER I-80N-6(7)46, ON SHEET 11, SAID POINT BEING LOCATED SOUTH 07°27'55" EAST 507.55 FEET FROM A POINT ON THE SURVEY LINE OF SAID HIGHWAY AT ENGINEERS STATION 214+10.24 AT A POINT OF TRANSITION FROM CONCENTRIC CURVE TO SPIRAL CURVE, AT WHICH POINT SAID CONCENTRIC CURVE HAS A RADIUS OF 2864.79 FEET, A SPIRAL LENGTH OF 1100 FT, & A SPIRAL ANGLE OF 11°00'00", AT WHICH POINT THE CENTER OF SAID CONCENTRIC CURVE BEARS NORTH 09°22'44" EAST; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY FOLLOWING A LINE OFFSET 100 FEET SOUTHERLY FROM SAID SURVEY LINE FOLLOWING A SPIRAL CURVE TO THE LEFT APPROXIMATED BY THE FOLLOWING (5) COURSES: (1) SOUTH 88°34'13" EAST 59.12 FEET, (2) SOUTH 89°23'04" EAST 111.73 FEET, (3) NORTH 89°44'08" EAST 111.34 FEET, (4) NORTH 89°04'32" EAST 110.96 FEET, AND (5) NORTH 88°38'08" EAST 63.15 FEET TO THE WEST LINE OF A STREET AS CONVEYED IN BOOK 360 AT PAGE 36 AND LOCATED ON THE GROUND RELATIVE TO CANYON DRIVE SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID SUBDIVISION HAVING BEEN POSITIONED ON THE GROUND RELATIVE TO EXISTING STREET IMPROVEMENTS; THENCE SOUTH 00°12'00" WEST 110.17 FEET ALONG THE WEST LINE OF SAID STREET TO THE PROLONGATION OF THE NORTH LINE OF CANYON DRIVE, A 50 FOOT WIDE STREET DEPICTED ON SAID SUBDIVISION PLAT; THENCE NORTH 85°23'10" WEST ALONG THE PROLONGATION OF THE NORTH LINE OF SAID STREET 25.10 FEET TO AND ALONG THE NORTH LINE OF THAT PARCEL CONVEYED TO SOUTH WEBER CITY IN BOOK 619, AT PAGE 406 WHEN PLACED ON THE GROUND RELATIVE TO SAID SUBDIVISION STREET IMPROVEMENTS; THENCE SOUTH 00°12'00" WEST 282.11 FEET ALONG THE WESTERLY LINE OF SAID SOUTH WEBER CITY PARCEL; THENCE SOUTH 01°08'00" WEST 42.17 FEET ALONG THE WESTERLY LINE OF SAID SOUTH WEBER CITY PARCEL TO THE PROLONGATION OF THE NORTHERLY LINE OF AN EXISTING DITCH; THENCE WESTERLY ALONG THE NORTHERLY BANK OF AN EXISTING DITCH AND THE PROLONGATION THEREOF THE FOLLOWING (7) COURSES: (1) NORTH 61°46'39" WEST 74.86 FEET, (2) NORTH 51°18'17" WEST 44.73 FEET, (3) SOUTH 80°12'14" WEST 43.29 FEET, (4) SOUTH 81°52'58" WEST 70.79 FEET, (5) SOUTH 79°16'41" WEST 78.72 FEET, (6) SOUTH 89°28'16" WEST 30.04 FEET, AND (7) SOUTH 84°57'44" WEST 112.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 172,489 SQ.FT (3.96 ACRES)

## DATA TABLE

| | | | |
|---|---|---|---|
| LOTS | 11 | | |
| BUILDABLE LAND | 55,682 SQ. FT. | 1.28 ACRES | 32% |
| LANDSCAPING | N/A | | |
| TOTAL AREA | 172,489 SQ. FT. | 3.96 ACRES | 100% |
| DENSITY* | 2.78 | | |

*THE TOTAL ALLOWABLE LOTS = 3.96 * 2.8 = 11.09 (ZONE R-M)




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 4.39 | N02°57'32"E |
| L2 | 88.58 | N00°44'19"E |
| L3 | 106.85 | N00°17'36"E |
| L4 | 109.63 | N00°50'44"E |
| L5 | 100.65 | N00°04'13"E |
| L6 | 59.12 | S88°34'13"E |
| L7 | 111.73 | S89°23'04"E |
| L8 | 111.34 | N89°44'08"E |
| L9 | 110.96 | N89°04'32"E |
| L10 | 63.15 | N88°38'08"E |
| L11 | 110.17 | S00°12'00"W |
| L12 | 25.10 | N85°23'10"W |
| L13 | 282.11 | S00°12'00"W |
| L14 | 42.17 | S01°08'00"W |
| L15 | 74.86 | N61°46'39"W |
| L16 | 44.73 | N51°18'17"W |
| L17 | 43.29 | S80°12'14"W |
| L18 | 70.79 | S81°52'58"W |
| L19 | 78.72 | S79°16'41"W |
| L20 | 30.04 | S89°28'16"W |
| L21 | 112.11 | S84°57'44"W |

## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
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- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- sp 4246.11 — EX. SPOT ELEVATION
- (4250) — EG CONTOUR LINE
- 4250 — FG CONTOUR LINE
- EXISTING ASPHALT
- CONST. ASPHALT & BASE PER X-SECTION
- CONST. CONC. C&G PER X-SECTION
- CONST. CONC. SIDEWALK PER X-SECTION

## BENCHMARK

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Phone: (801) 773-1910
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RAY CREEK ESTATES
OVERALL SITE PLAN
FOR: ROB EDWARDS
1350 EAST 7250 SOUTH
SOUTH WEBER, UTAH
PROJECT #17-010

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 5/16/17 UTAH

| REVISION | BY | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEYED BY | N/A |
| SM | |
| DESIGNED BY | 5/16/17 |
| SPB/WS | |
| DRAWN BY | 5/16/17 |
| SPB/WS | |
| APPROVED BY | 5/16/17 |
| SJF | |

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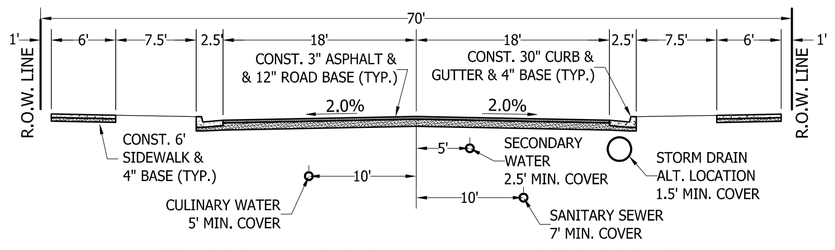
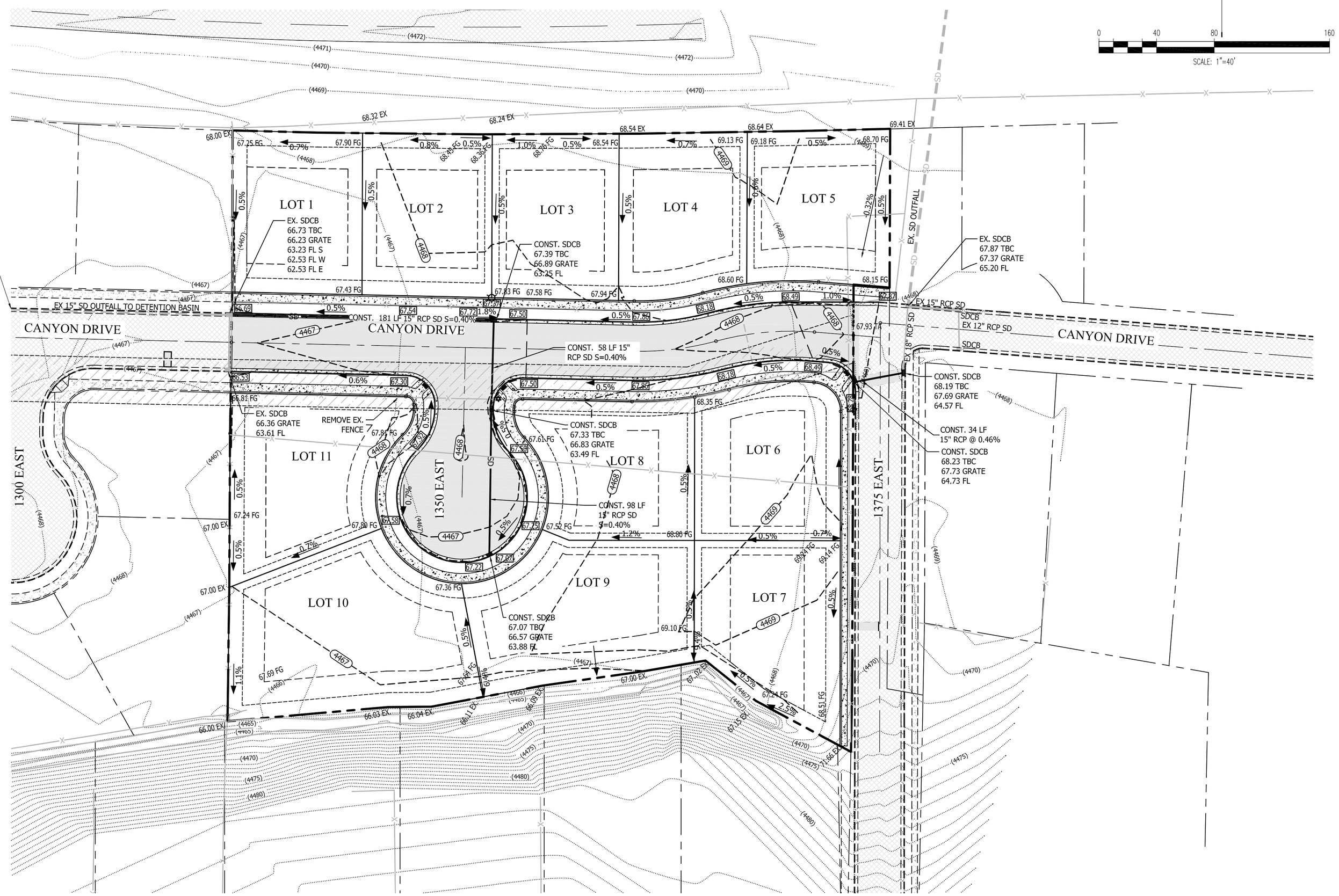
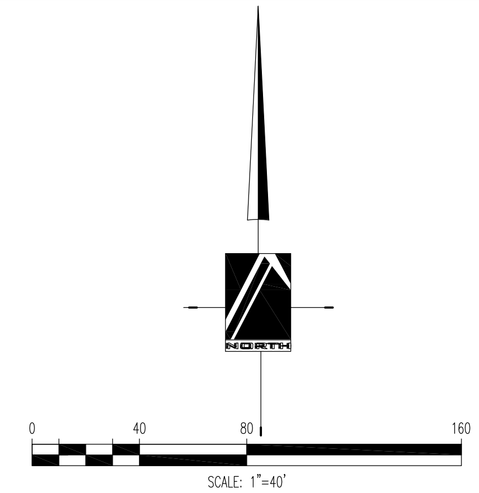



## TYPICAL ROADWAY X-SECTION

CANYON DRIVE

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CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY. SEE GENERAL UTILITY NOTES SHEET C3.

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RAY CREEK ESTATES
OVERALL GRADING & DRAINAGE PLAN
FOR: ROB EDWARDS
1350 EAST 7250 SOUTH
SOUTH WEBER, UTAH
PROJECT #17-010

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 5/16/17 UTAH

| REVISION | BY | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| SURVEYED BY | N/A |
| SM | |
| DESIGNED BY | 5/16/17 |
| SPB/WS | |
| DRAWN BY | 5/16/17 |
| SPB/WS | |
| APPROVED BY | 5/16/17 |
| SJF | |

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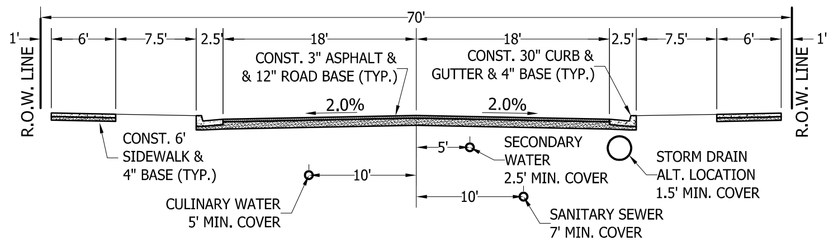


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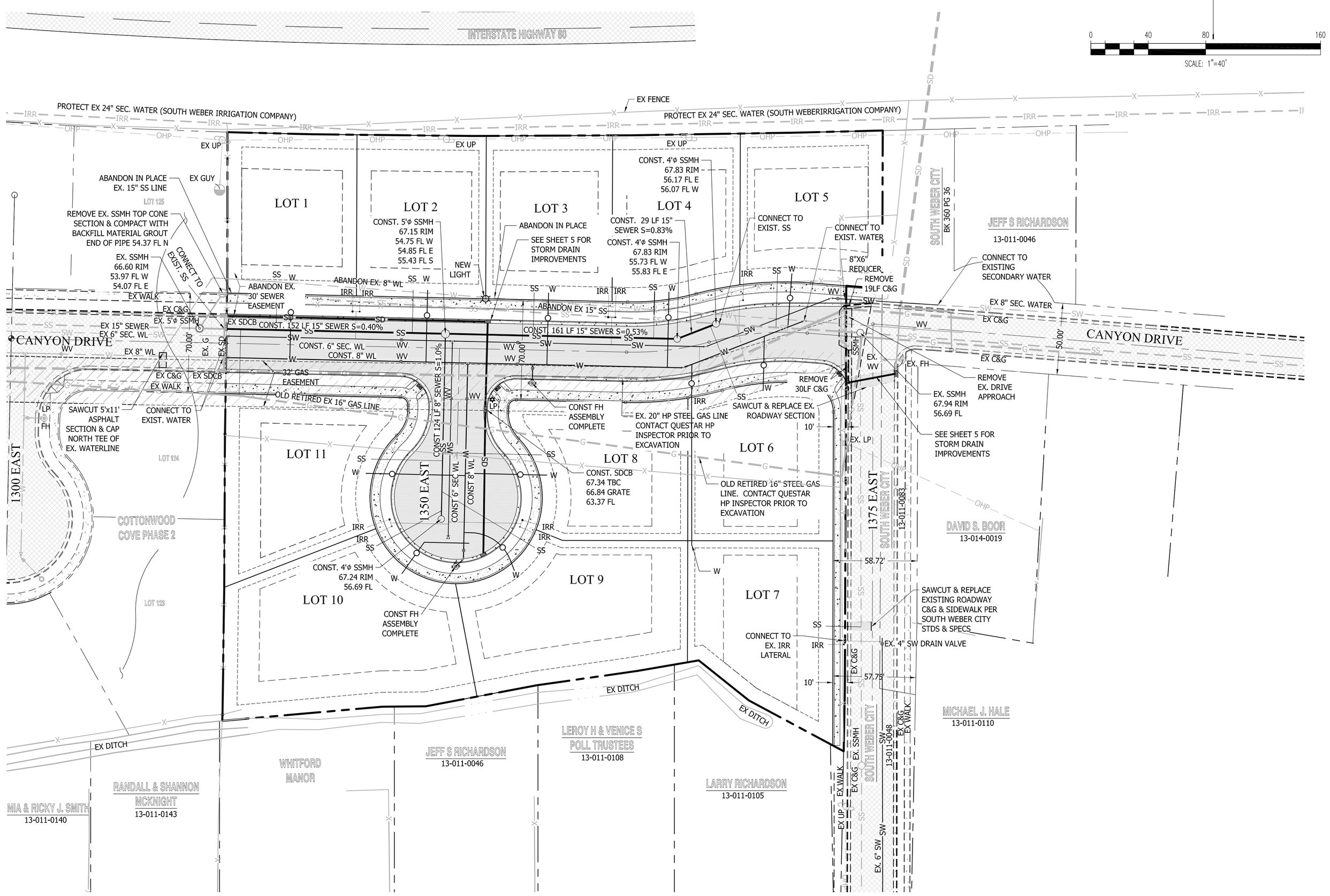
CANYON DRIVE

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| APPROVED BY | 5/16/17 |
| SJF | |

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C6
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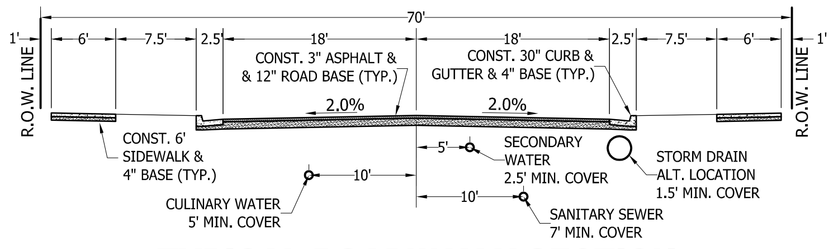
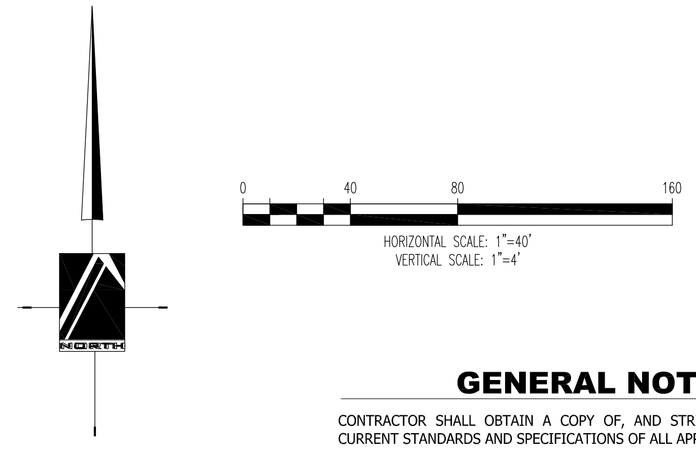
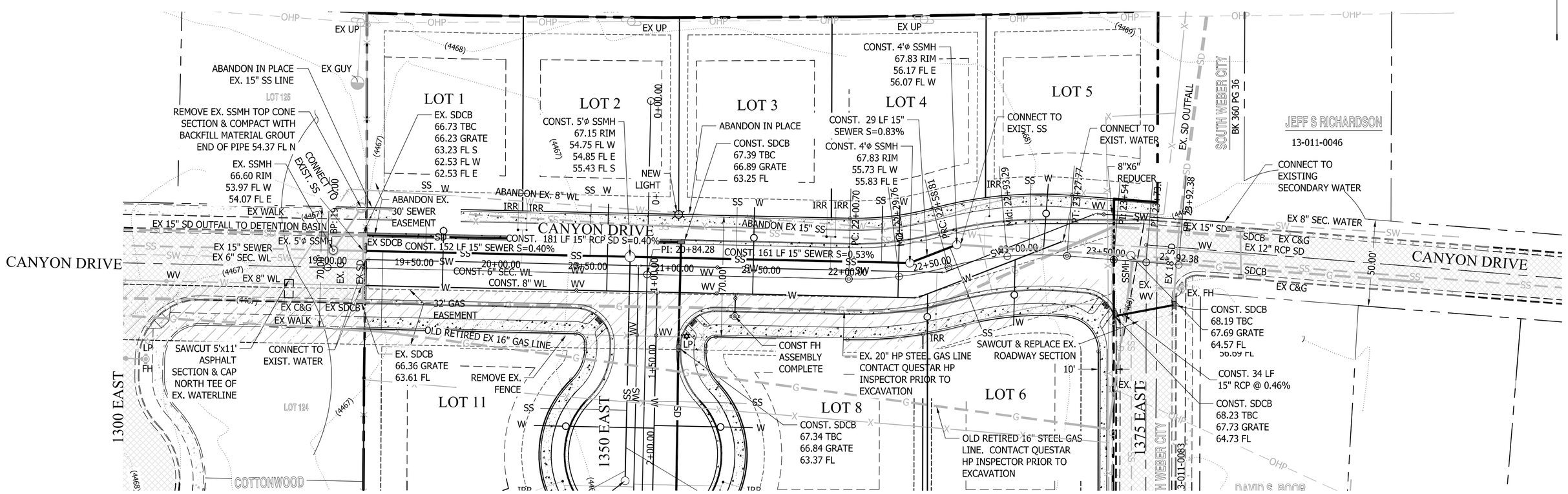


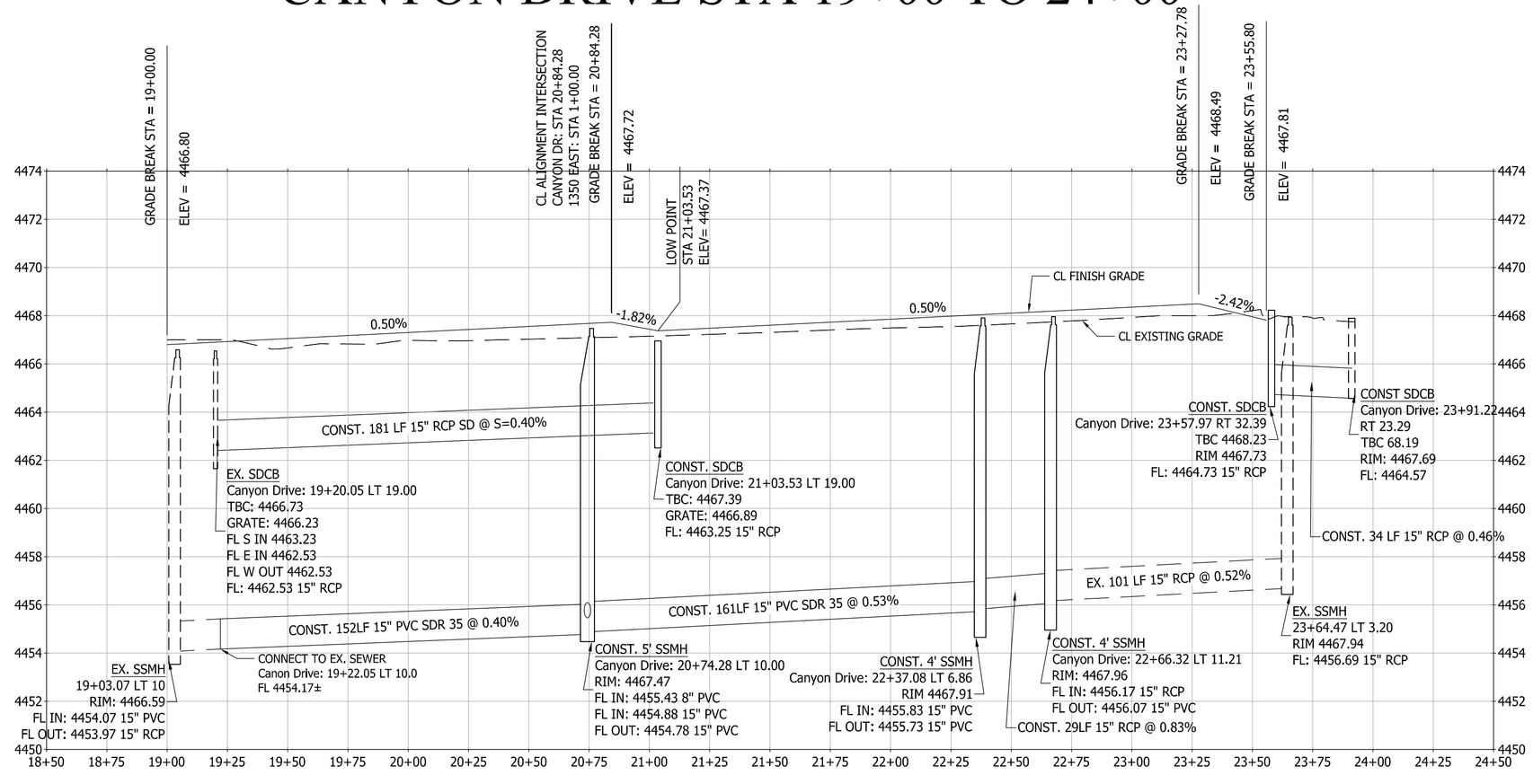

## TYPICAL ROADWAY X-SECTION

CANYON DRIVE




# CANYON DRIVE STA 19+00 TO 24+00




## GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

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

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY. SEE GENERAL UTILITY NOTES SHEET C3.

CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

NO CHANGE IN DESIGN LOCATION OR GRADE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

THE CONTRACTOR SHALL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR SHALL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A A MINIMUM 6" CONCRETE RING.

## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
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- LD — NEW LAND DRAIN
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- EXISTING ASPHALT
- CONST. ASPHALT & BASE PER X-SECTION
- CONST. CONC. C&G PER X-SECTION
- CONST. CONC. SIDEWALK PER X-SECTION

## BENCHMARK

BENCHMARK IS: SEE SHEET C1 FOR BENCHMARK

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave # 3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

RAY CREEK ESTATES
CANYON DRIVE PLAN & PROFILE STA 18+50 TO 24+25
FOR: ROB EDWARDS
1350 EAST 7250 SOUTH
SOUTH WEBER, UTAH
PROJECT #17-010

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 5/16/17 UTAH

| REVISION | BY | DATE |
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|---|---|
| SURVEYED BY | N/A |
| DESIGNED BY | SM |
| DRAWN BY | SPB/WS 5/16/17 |
| APPROVED BY | SPB/WS 5/16/17 |
| | SJF 5/16/17 |

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SHEET C7 OF 9

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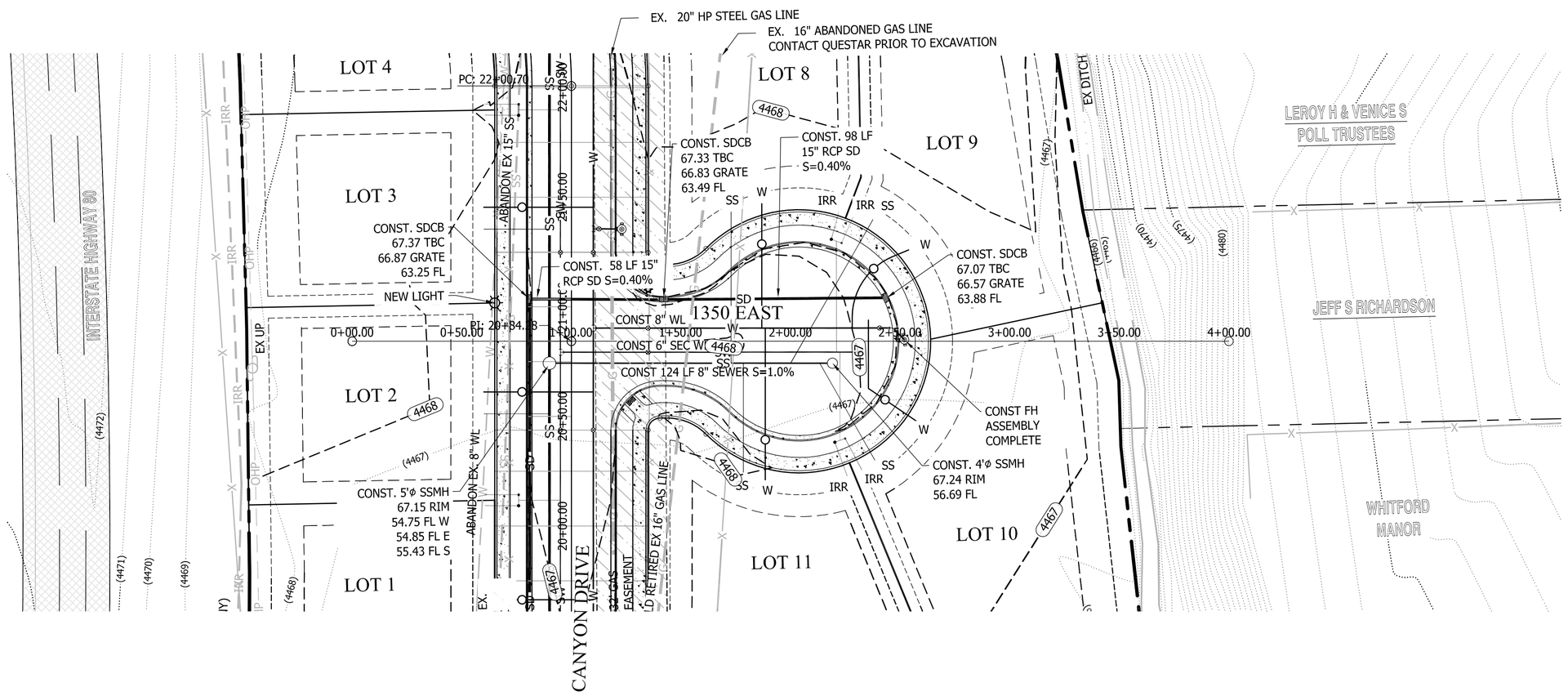
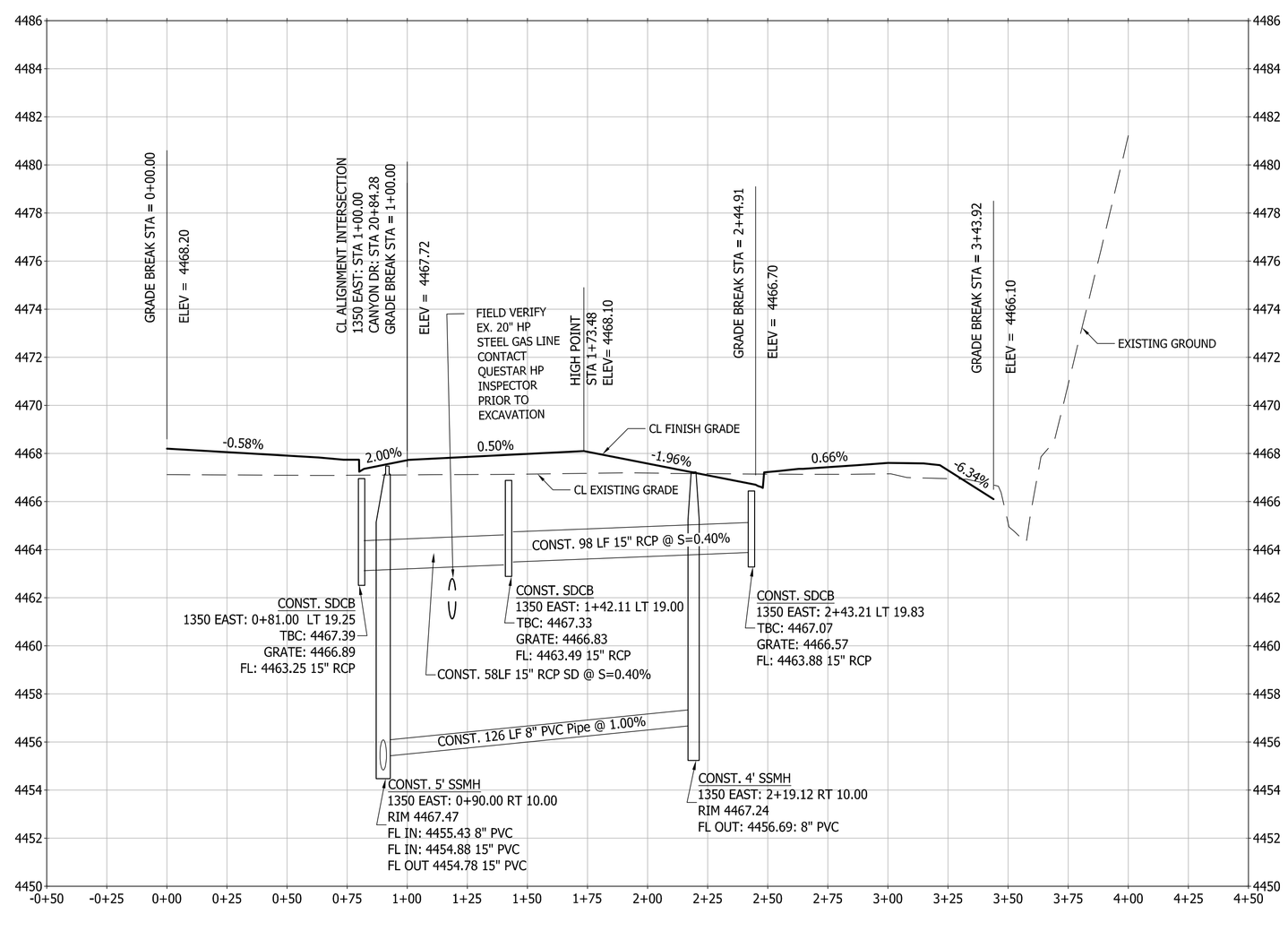
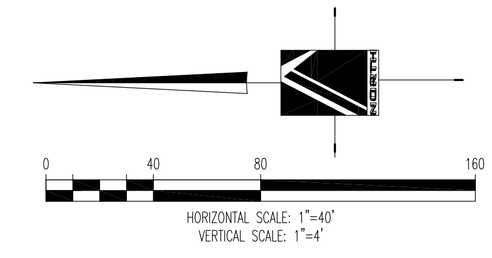



# 1350 EAST STA 0+00 TO 4+00

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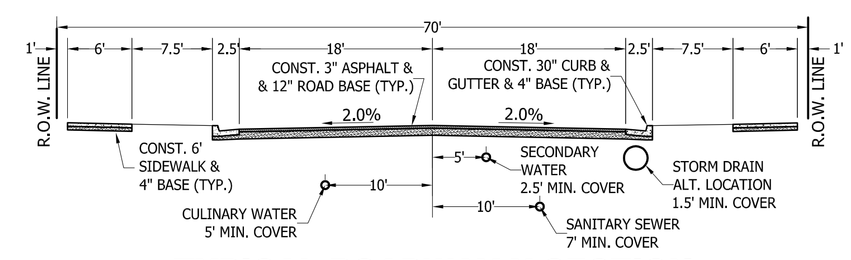


## TYPICAL ROADWAY X-SECTION

CANYON DRIVE

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SHEET
C8
OF 9

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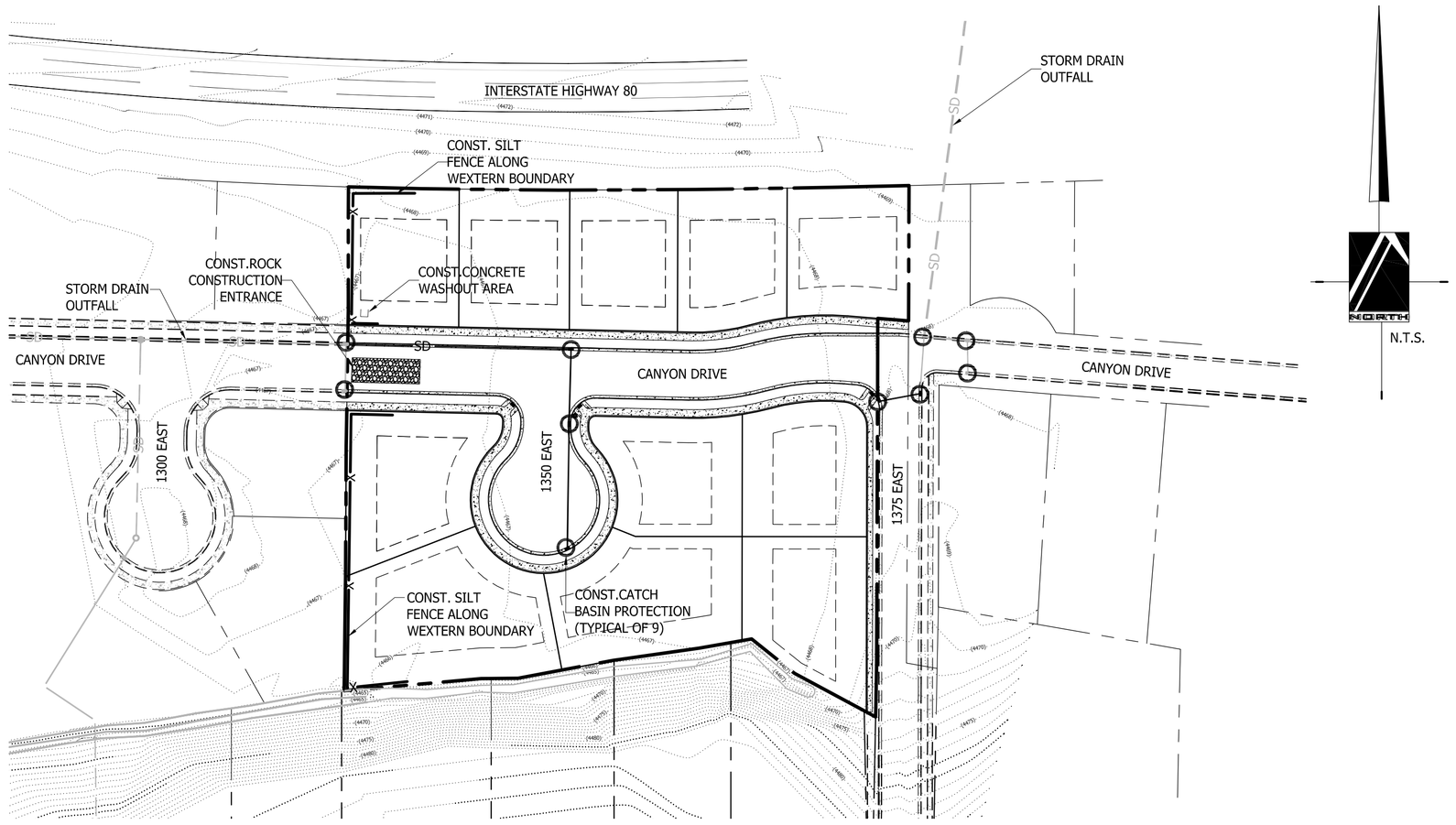
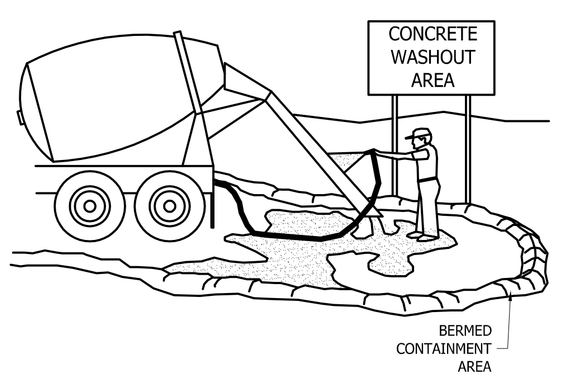


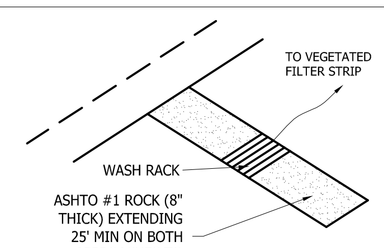

## CONCRETE WASTE MANAGEMENT

NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

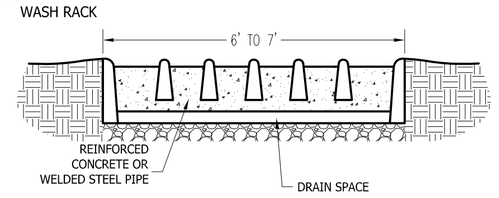
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.




AS AN ALTERNATE AT CONTRACTORS OPTION, ROCK AND WASH RACK MAY BE REPLACED WITH COBBLE STONE 4-8" IN DIAMETER. ADDITIONAL ROCK SHALL BE AVAILABLE NEAR THE ENTRANCE TO REPLACE ANY ROCKS THAT ARE LOST.

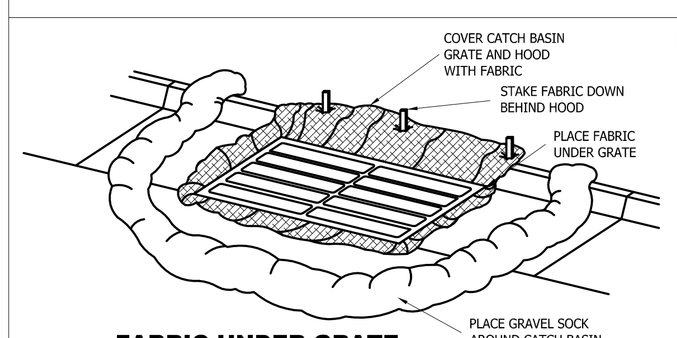
ANY TRUCKS AND OTHER CONSTRUCTION TRAFFIC MUST DRIVE OUT OF THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCE




## ROCK CONSTRUCTION ENTRANCE

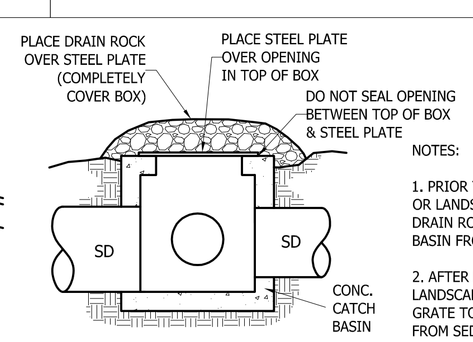
REQ'D UNTIL PLACING ASPHALT

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCK PILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIME. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE END OF EACH CONSTRUCTION DAY, A;; SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.




## FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY OR AS NEEDED & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.




NOTES:

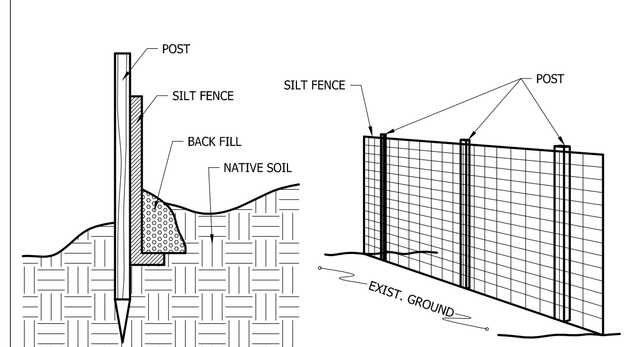
1. PRIOR TO PLACING CURB & GUTTER, OR LANDSCAPING, USE A STEEL PLATE & DRAIN ROCK TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

2. AFTER PLACING CURB & GUTTER, OR LANDSCAPING, USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

## STEEL PLATE & DRAIN ROCK

MAINTENANCE: CHECK THAT DRAIN ROCK COMPLETELY COVERS THE CATCH BASIN WEEKLY OR AS NEEDED & AFTER A STORM. IF SEDIMENT COVERS THE DRAIN ROCK, REMOVE THE SEDIMENT.

## CATCH BASIN PROTECTION




## SILT FENCE DETAIL

## SPECIFIC NOTES

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE DEVELOPMENT OF A 3.96 ACRE RESIDENTIAL SUBDIVISION IN SOUTH WEBER CITY, DAVIS COUNTY, STATE OF UTAH THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF UTAH WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (NO. UTR 620000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, SOUTH WEBER CITY AND PINNACLE ENGINEERING, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3

ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, STEPHEN FACKRELL, AND PINNACLE ENGINEERING, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH SOUTH WEBER CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF SOUTH WEBER CITY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY SOUTH WEBER CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE REGIONAL WATER BOARD OR DIRECTLY THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER BOARD AND/OR THE LOCAL AGENCY HAVING JURISDICTION

## GENERAL NOTES

A) PROHIBITION ON MOST NON-STORM WATER DISCHARGES
ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B) SOURCES OF STORM WATER POLLUTANTS
STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C) EROSION AND SEDIMENT CONTROLS
1) COVER OR BERM AROUND PERIMETER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2) IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3) RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
4) DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D) OTHER CONTROLS
1) WASTE DISPOSAL
A) KEEP WASTE DISPOSAL CONTAINERS COVERED.
B) PROVIDE FOR THE WEEKLY OR AS NEEDED (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
C) PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
2) SWEEPING OF SITE
A) PROVIDE WEEKLY OR AS NEEDED SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
B) DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
3) SANITARY/SEPTIC DISPOSAL
PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY OR AS NEEDED AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.
4) SPILLS
A) STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
B) FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.
5) CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES
LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.
6) VEHICLES AND EQUIPMENT
A) FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
B) PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
C) USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.
7) CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
A) DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
B) PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
C) PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
8) LANDSCAPING OPERATIONS
A) USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZES, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
B) DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM TREATED AREAS.

E) INSPECTION
1) REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
A) VISUALLY INSPECT THE SITE WEEKLY OR AS NEEDED TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
B) BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
C) AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
D) THE REGIONAL WATER BOARD MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
2) ALL DISCHARGERS ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
3) PREPARATION OF REPORTS AND RETENTION OF RECORDS
A) EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 15, 2002, AND EACH JULY 15, THEREAFTER.
B) THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
C) DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F) MAINTENANCE OF CONTROLS
1) MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
2) PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G) FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS
1) AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN. STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2) ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3) ALL PAVED AREAS SHOULD BE SWEPT WEEKLY OR AS NEEDED EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4) WASTE MATERIALS ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5) TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6) STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7) ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H) COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION
WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

## DEFINITIONS

"BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

"CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

"CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

"NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

"SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

"SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

"STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND)

"POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(l)].

"CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

"NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH , OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

"LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

RESPONSIBLE PARTY
RAY CREEK DEVELOPMENT LLC
11148 ZEALAND AVE. NORTH
CHAMPLAIN MN 55316
TEL: 801-558-4740

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave # 3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

RAY CREEK ESTATES
STORM WATER POLLUTION PREVENTION PLAN
FOR: ROB EDWARDS
1350 EAST 7250 SOUTH
SOUTH WEBER, UTAH
PROJECT #17-010

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 5/16/17 UTAH

| REVISION | BY | DATE |
|---|---|---|
| | | |

SURVEYED BY: N/A
SM
DESIGNED BY: SPB/WS 5/16/17
DRAWN BY: SPB/WS 5/16/17
APPROVED BY: SJF 5/16/17

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
C9
OF 9

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2017 Projects\17-010\Dwg\17-010 Full Set.dwg 5/16/2017 11:56:11 AM

**For Office Use Only**

Application #: 2017-02
Fees received by: DS Date of submittal: _____
Amount Paid: 700.00 Receipt #: 13.083904

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

PC Meeting Date: 6/8/17

SOUTH WEBER city

# Conditional Use Application
# Non-Residential Zone

☐Daycare/Preschool ☐Small Wind Energy System ☐Other Requiring CU _____
☐Electronic Comm. Facility ☒Temporary Business

**Property Address:** 2539 E. South Weber Dr.
**Parcel Number(s):** Lot 102 **Total Acres:** _____
**Current Zone:** C-H **If Rezoning, to what zone:** _____ **Bordering Zones:** C-H
**Surrounding Land Uses:** School, Gas Station

**Business Name (if applicable):** Olympus Cive Works
**Anticipated # of Employees:** ☐0 ☒1-10 ☐11-20 ☐21+
**Anticipated # of Customers on a Daily Basis:** ☐0 ☐1-10 ☐11-20 ☒21+
**Available Parking Spaces:** 30
**Sign Description (attach separate sketch):** Banners attached to Tent
**#Residential Units (if applicable):** _____
**#of Dogs (Kennels Only):** _____
**Hours of Operation:** 10am - 10pm, 6/30/17 - 7/27/17

## Contact Information

**Property Owner(s)**

Name: Dan Murray
Address: 1907 N. 400 W.
City/State/Zip: Centerville 84014
Phone: 801-910-7102
Fax: _____
Email: _____

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

___Email ___Phone ___Fax ___Mail

**Authorized Agent**
(Owner Must Sign Authorization Form)

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Fax: _____
Email: _____

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

___Email ___Phone ___Fax ___Mail

**For Office Use Only**

Application/License #: _____

Approved By: _____ Date: _____

License Fee: $ 65.00 Receipt #: 13.083904

Fire Inspection Fee: $ _____ Receipt #: _____

Initial Fire Inspection: _____ Next: ☐ Annually ☐ Every 3 years

SOUTH WEBER city

# BUSINESS LICENSE APPLICATION

Type of Business: (Check One)

- ☐ Home Occupation with Onsite Patrons/Employees
- ☐ Home Occupation without Onsite Patrons/Employees
- ☐ Construction
- ☐ Group Home
- ☐ Commercial
- ☐ Mobile
- ☒ Temporary From: June 30 To: July 27 (Not to exceed 90 days)
- ☐ Occupation Not Expressly Identified

Alcoholic Beverage License Type: _____

## Applicant

Name: Brad Knight / olympus fireworks
Mailing Address: 1148 E 7450 S.
City/State/Zip: South weber UT 84405
Phone: 801-866-504 Fax: _____
Email: Jeepnuby@hotmail.com

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

X Email X Phone ____ Fax ____ Mail

## Business

Name: Olympus fireworks
Brief Description: fireworks sales

Owner's Name: Theron Watson
State License #: _____
Entity #: 7128538-0160
State Sales & Use Tax #: Temp requested
Federal ID#: 26-5333922
Address: 946 W 2860 S
City/State/Zip: Syracuse UT 84075
Parcel #: 13-306-0202 Zone: C-H

Phone: 801-573-5240 Fax: _____
Email: Theron@olympusfireworks.com

Emergency Contact: _____ _____
Name Phone

## Home Occupations Only:

Does this business require a Conditional Use Permit? ☐ Yes ☐ No If yes, date of approval: _____

Square Footage of Business: _____ Total Square Footage of Residence (if applicable): _____
home occupation cannot exceed 15% of residence, storage cannot exceed 50% of business

Will this business include a part-time employee (other than applicant)? ☐ Yes ☐ No

- If yes, is the employee a bona fide resident of the dwelling? ☐ Yes ☐ No
  - If no, Planning Commission approval required
- Number of hours part-time employee will work: _____

Will a sign be used to advertise business? ☐ Yes ☐ No
(If yes, attach sketch showing design, size, and location of sign, see Ordinance 10-9-4B)

**FIREWORKS LICENSE AGREEMENT**

This Agreement is made between Murray Family Holdings, LLC as "Licensor", and Olympus Fireworks as "Licensee", for the sale of 1.4g consumer fireworks at Lot 202 of the Highmark Subdivision 1st Amendment, aka approximately 2539 East South Weber Drive, South Weber, Utah 84405. The parking lot or commonly occupied premises is owned and/or controlled by the Licensor, and the Licensor grants to Licensee, and the group selected by the Licensee, the exclusive right to operate a temporary Fireworks Structure on these premises for the period from, June 26 through July 7, 2017 and July 19 through July 27, 2017.

**The Licensee agrees to the following terms and conditions:**

- Licensee will provide liability insurance coverage, to the Licensor, before occupancy, a certificate of insurance evidencing the insurance in force covering the set-up, maintenance and operation of the fireworks stand. The insurance shall name the Licensor as an additional insured, and Licensee will hold the Licensor harmless from any claims arising from the maintenance or operation of the stand. The commercial general liability insurance providing coverage on an occurrence basis with limits of not less than Two Million Dollars ($2,000,000.00) each occurrence; Two Million Dollars ($2,000,000.00) annual general aggregate. Licensee's liability insurance policy or policies shall: (1) be on ISO form CG 00 01 12 04 or equivalent, (2) provide that the insurance company has the duty to defend all insureds under the policy (separation of insured language will not be modified); (3) provide that defense costs are paid in addition to and do not deplete any of the policy limits; and (4) cover liabilities arising out of or incurred in connection with Licensee's use or occupancy of the Premises. Each policy of insurance required hereunder shall: (1) be in a form, and written by an insurer, reasonably acceptable to Licensor, (2) be maintained at Licensee's sole cost and expense, and (3) be endorsed as primary with the policies of Licensor or Consenter, being excess, secondary and noncontributing; (4) unless Licensee's right to waiver subrogation is permitted in the insurance policy, be endorsed to provide a waiver of subrogation in favor of Licensor and Licensor Parties; (5) require at least thirty (30) days' written notice to Licensor prior to any cancellation, non-renewal or modification of insurance coverage; and (6) be issued by insurance companies that have rating classifications of "A" or better and financial size category ratings of "VIII" or better according to the latest edition of the A.M. Best Key Rating Guide. All insurance companies issuing such policies shall be licensed to do business in the state where the Premises are located. Any deductible amount under such insurance shall not exceed Five Thousand Dollars ($5,000.00). Licensee shall provide to Licensor, upon request, evidence that the insurance required to be carried by Licensee pursuant to this Section, including any endorsement affecting the additional insured status, is in full force and effect and that premiums therefor have been paid.
- Licensee shall pay all costs involved in erection, maintenance, and operation of the stand, and, on departure, the Licensee shall return the premises to its original condition.
- Licensee shall obtain and pay for all necessary permits and licenses required by law; shall post with local authority any debris or performance bonds, which might be required; and shall adhere to all laws and regulation.
- If the sale of 1.4g consumer fireworks is prohibited by public authority, or if Licensee is unable to secure a retail permit to operate on the property and the property is not utilized, the license amount prepaid will be refunded in a timely manner, and this license agreement shall automatically become null and void. If the local municipality having jurisdiction over this location limits the sale of 1.4g consumer fireworks or makes any local rules modifying the state statutes, then this license agreement is subject to revision.
- If the property is sold, ingress/egress changed, or the location impacted due to construction or the like, then this license is subject to revision.
- Licensee shall pay in full to Licensor by June 20, 2017. After receipt of a signed copy of this agreement a rental fee of $ 500 .
- This agreement is contingent upon licensee securing local and state licenses.
- The property is being leased in its "AS IS" condition which is bare ground without improvements. Licensee

may improve the property by hauling in clean fill material or gravel, free of debris, and grading and compacting the material to be used as a parking lot. Licensee may also, at its discretion, place a temporary structure (trailer or modular office) on the premises.

- This Lease shall be governed by, and construed in accordance with, the laws of the state of Utah.

- During the Term and for any period immediately before or after the term, while Licensee is setting up or removing improvements from the property, Licensee covenants that it will not allow a lien or encumbrance to be filed against the Premises as the result of its use of the Premises. If any liens or encumbrances are filed, Licensee agrees, within 10 days written notice from Licensor, that it will take all steps necessary to remove the lien or encumbrance.

Agreed and Dated Mar 27, 2017

| | |
|---|---|
| Licensor: | Murray Family Holdings, LLC |
| Signature: | |
| Print, Title: | Manager |
| Address: | 1907 North 400 West<br>Centerville, Utah 84014 |
| Phone: | (801) 910-7102 |
| Fax: | none |

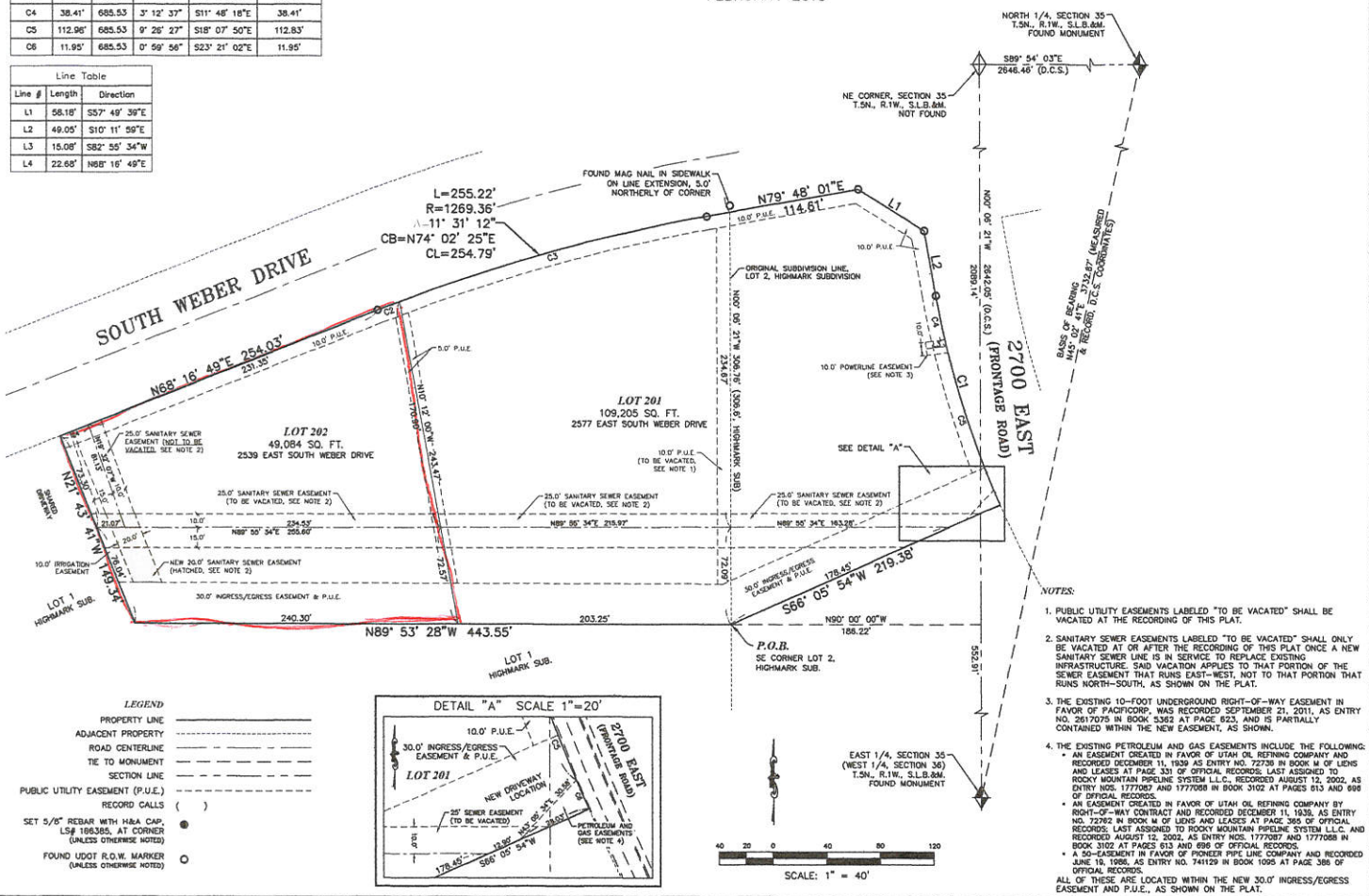
| | |
|---|---|
| Licensee: | Olympus Fireworks |
| Signature: | |
| Print, Title: | Theron Watson, Owner |
| Address: | 946 W. 2860 South<br>Syracuse, UT 84075 |
| Phone: | 801-573-5240 |
| Fax: | 801-991-6868 |

# HIGHMARK SUBDIVISION 1st AMENDMENT

AMENDING LOT 2, HIGHMARK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
FEBRUARY 2015

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 183.32' | 685.53 | 13° 39' 01" | S17° 01' 30"E | 162.94' |
| C2 | 17.68' | 1269.36 | 0° 47' 53" | N68° 40' 45"E | 17.68' |
| C3 | 237.54' | 1269.36 | 10° 43' 19" | N74° 26' 21"E | 237.20' |
| C4 | 38.41' | 685.53 | 3° 12' 37" | S11° 48' 18"E | 38.41' |
| C5 | 112.96' | 685.53 | 9° 26' 27" | S18° 07' 50"E | 112.83' |
| C6 | 11.95' | 685.53 | 0° 59' 56" | S23° 21' 02"E | 11.95' |

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 58.18' | S57° 49' 39"E |
| L2 | 49.05' | S10° 11' 59"E |
| L3 | 15.08' | S82° 55' 34"W |
| L4 | 22.68' | N68° 16' 49"E |







*LEGEND*

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- TIE TO MONUMENT
- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A CAP, LS# 166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND UDOT R.O.W. MARKER (UNLESS OTHERWISE NOTED)

*NOTES:*

1. PUBLIC UTILITY EASEMENTS LABELED "TO BE VACATED" SHALL BE VACATED AT THE RECORDING OF THIS PLAT.
2. SANITARY SEWER EASEMENTS LABELED "TO BE VACATED" SHALL ONLY BE VACATED AT OR AFTER THE RECORDING OF THIS PLAT ONCE A NEW SANITARY SEWER LINE IS IN SERVICE TO REPLACE EXISTING INFRASTRUCTURE. SAID VACATION APPLIES TO THAT PORTION OF THE SEWER EASEMENT THAT RUNS EAST-WEST, NOT TO THAT PORTION THAT RUNS NORTH-SOUTH, AS SHOWN ON THE PLAT.
3. THE EXISTING 10-FOOT UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFICORP, WAS RECORDED SEPTEMBER 21, 2011, AS ENTRY NO. 2617075 IN BOOK 5362 AT PAGE 823, AND IS PARTIALLY CONTAINED WITHIN THE NEW EASEMENT, AS SHOWN.
4. THE EXISTING PETROLEUM AND GAS EASEMENTS INCLUDE THE FOLLOWING:
   - AN EASEMENT CREATED IN FAVOR OF UTAH OIL REFINING COMPANY AND RECORDED DECEMBER 11, 1939 AS ENTRY NO. 72736 IN BOOK M OF LIENS AND LEASES AT PAGE 331 OF OFFICIAL RECORDS; LAST ASSIGNED TO ROCKY MOUNTAIN PIPELINE SYSTEM L.L.C., RECORDED AUGUST 12, 2002, AS ENTRY NOS. 1777087 AND 1777088 IN BOOK 3102 AT PAGES 613 AND 696 OF OFFICIAL RECORDS.
   - AN EASEMENT CREATED IN FAVOR OF UTAH OIL REFINING COMPANY BY RIGHT-OF-WAY CONTRACT AND RECORDED DECEMBER 11, 1939, AS ENTRY NO. 72762 IN BOOK M OF LIENS AND LEASES AT PAGE 365 OF OFFICIAL RECORDS; LAST ASSIGNED TO ROCKY MOUNTAIN PIPELINE SYSTEM L.L.C. AND RECORDED AUGUST 12, 2002, AS ENTRY NOS. 1777087 AND 1777088 IN BOOK 3102 AT PAGES 613 AND 696 OF OFFICIAL RECORDS.
   - A 50-EASEMENT IN FAVOR OF PIONEER PIPE LINE COMPANY AND RECORDED JUNE 18, 1956, AS ENTRY NO. 741129 IN BOOK 1095 AT PAGE 386 OF OFFICIAL RECORDS.

   ALL OF THESE ARE LOCATED WITHIN THE NEW 30.0' INGRESS/EGRESS EASEMENT AND P.U.E., AS SHOWN ON THE PLAT.

## SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS HIGHMARK SUBDIVISION 1st AMENDMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE _____ UTAH SURVEYOR NO. 166385

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, HIGHMARK SUBDIVISION, SAID POINT BEING NORTH 00°06'21" WEST 552.91 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST 186.22 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE NORTH 89°53'28" WEST 443.55 FEET ALONG THE LOT LINE;
THENCE NORTH 21°43'41" WEST 149.34 FEET ALONG THE LOT LINE TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE;
THENCE NORTH 68°16'49" EAST 254.03 FEET ALONG SAID SOUTH LINE TO A TANGENT POINT ON A 1269.36-FOOT RADIUS CURVE TO THE RIGHT;
THENCE EASTERLY 255.22 FEET ALONG SAID CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 11°31'12", CHORD BEARS NORTH 74°02'25" EAST 254.79 FEET;
THENCE NORTH 79°48'01" EAST 114.61 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 57°49'39" EAST 58.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF A FRONTAGE ROAD;
THENCE SOUTH 10°11'59" EAST 49.05 FEET ALONG SAID WEST LINE TO A TANGENT POINT ON A 685.53-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY 163.32 FEET ALONG SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 13°39'01", CHORD BEARS SOUTH 17°01'30" EAST 162.94 FEET;
SOUTH 88°05'54" WEST 219.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.634 ACRES.

## OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND HIGHMARK SUBDIVISION 1st AMENDMENT AND 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 AND PARCELS, THE SAME TO USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES

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

## CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

## CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, DR. BENTLY MCENTIRE, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE CHAIRPERSON OF HIGHMARK CHARTER SCHOOL, A NON-PROFIT CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____


HILL & ARGYLE, Inc.
Engineering and Surveying
161 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 295-2230 Phone, (801) 298-5983 Fax
PROJECT 14-369 01/28/15 02/23/15 02/04/15


## CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF SOUTH WEBER CITY, UTAH, ON THIS ____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
MAYOR: _____

## CITY ENGINEER'S APPROVAL

APPROVED BY THE SOUTH WEBER CITY ENGINEER ON THIS ____ DAY OF _____, 20____.

SOUTH WEBER ENGINEER

## PLANNING COMMISSION APPROVAL

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

CHAIRPERSON

## CITY ATTORNEY'S APPROVAL

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

ATTORNEY

## DAVIS COUNTY RECORDER

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

Utah State Tax Commission - Collections Division - (801) 297-6303
P.O. Box 31431 - Salt Lake City, UT 84134-9988
**Temporary Sales Tax License and Special Event Sales Tax Return**

TC-790C
Rev. 7/07

rtL113

| Account number (ID) | Temporary License Number | Issued By | Date |
|---|---|---|---|
| **14503310-002-SSE** | **1883-17-0001** | **Tax Commission** | **25-May-2017** |

| Name of Event or Sale (Name) | Event Dates |
|---|---|
| FIREWORKS - SO WEBER *** OLYMPUS 06-07/17 | **6/23/2017 to 7/27/2017** |

Event Location

**2467 E SO WEBER DR**
**SOUTH WEBER UT**

Local Tax Code
**06045**

State and Local Tax Rates
**6.75 / 3 / 7.75**

Return and Payment Due By **10-Aug-2017**

Calculate Tax DUE by completing lines 1 - 5

| | A. Sales | | B. Tax Rate | | C. Tax DUE |
|---|---|---|---|---|---|
| 1. Merchandise..... | _____ . ____ | X | 6.75 % | = 1. | _____ . ____ |
| 2. Food..... | _____ . ____ | X | 3 % | = 2. | _____ . ____ |
| 3. Prepared Food... | _____ . ____ | X | 7.75 % | = 3. | _____ . ____ |
| 4. Admission..... | _____ . ____ | X | 6.75 % | = 4. | _____ . ____ |

**5. TOTAL TAX DUE (Add line 1, 2, 3 and 4).....= 5.** _____ . ____

If the total tax due is less than $1.00, do not pay.
Write "NONE" on line 5 of the return/coupon below - do not pay.

**Enter totals from column C on the return/payment coupon below**

**The return/payment coupon must be filled out, even if no tax is due.**

Make check payable to the "Utah State Tax Commission."
Credit cards not accepted. DO NOT SEND CASH BY MAIL.

Sign the coupon below. Your signature certifies the information reported on the coupon is true, correct and complete, to the best of your knowledge.
Cut the coupon on the dotted line. Keep top portion for your records. Return coupon with payment.

**Utah Special Event Sales Tax Return & Payment Coupon**

| Media | Account Number | License NO. | Event Dates | Filing Period | Payment Due By |
|---|---|---|---|---|---|
| **15941086085** | **14503310-002-SSE** | **1883-17-0001** | **6/23/2017 to 7/27/2017** | **25-Jun-2017** | **10-Aug-2017** |

S S E

| Name | Taxpayer ID - SSN or EIN (circle |
|---|---|
| **OLYMPUS FIREWORKS LLC** | **12665315-003-SSE** |

Doing Business As (DBA)
**OLYMPUS FIREWORKS LLC**

Address
**946 W 2860 S**

| City | State | Zip Code |
|---|---|---|
| **SYRACUSE** | **UT** | **840758995** |

| Home Telephone Number | Business Telephone Number |
|---|---|
| | **801-573-5240** |

1. Merchandise Tax Due _____ . ____
2. Food Tax Due _____ . ____
3. Prepd Food Tax Due _____ . ____
4. Admission Tax Due _____ . ____
5. **TOTAL TAX DUE** _____ . ____

Sign Here: _____ Date: _____

980004201594108608590000000000

Utah State Tax Commission - Taxpayer Services Division - Special Events Unit
(801) 297-6303 or 800-662-4335 ext. 6303 SPECIALEVENT@utah.gov

# TEMPORARY SALES TAX LICENSE / SPECIAL EVENT SALES TAX RETURN INSTRUCTIONS

Based on Utah law, you must have a Sales Tax License for every business location including temporary locations. **Your booth or space at a Special Event is considered a temporary location.** You must get a *Temporary Sales Tax License* and file a *Special Event Sales Tax Return* when you participate in a Special Event. The form on the other side of this page is both a *Temporary Sales Tax License and Special Event Sales Tax Return* **and is only valid for the event/location listed or shown on the *Temporary Sales Tax License*.** This ensures the sales tax collected are allocated back to the proper city or town where the event was held.

OLYMPUS FIREWORKS LLC
OLYMPUS FIREWORKS LLC
946 W 2860 S
SYRACUSE UT 840758995

**Who Must File**

- Every person or business who participates at an event must file a return and pay any taxes collected.
- **You must file a return even if no sales are made or no taxes collected, even if you have a "display only" booth.**

**When to File**

- You must file the *Utah Special Event Sales Tax Return & Payment Coupon* within 10 days after the event ends.

**Complete the Tax Return**

- Complete Lines 1 through 4 in Columns A & C then enter the total tax due on Line 5 Column C.
- Copy the amounts from Column C, Lines 1 through 5 to the coupon at the bottom.
- Always keep the top portion of the form for your records.
  - If you made sales and have tax due, save time and the cost of postage! File & pay online using our secure Taxpayer Access Point (TAP) at taxexpress.utah.gov.
  - Under Tax Services - Individual & Business, click TAP - Taxpayer Access Point, then follow the instructions under "MAKE A PAYMENT".
  - Answer YES you are using a coupon. Use the information from the coupon on the other side to complete the online form.
  - Enter the amount on Line 5 Column C to the "Payment Amount" on the online form. Complete the other required fields and submit your payment.
  - You may not file online if you made NO sales and have NO tax due. You **must** send us the paper coupon.
  - **Using the Paper Coupon**
  - If you have tax due, make your check or money-order to the Utah State Tax Commission.
  - Use the enclosed envelope to mail the coupon and your payment (if any) to: P O BOX 31431, Salt Lake City Utah 84134-9988.

**Your Regular Sales and Use Tax Account**

Taxes you report and pay on this *Special Event Return* must be added to your ***Gross Sales*** line and subtracted on the ***Adjustment*** line of your regular TC-62 series return. Use parentheses **( 0.00 )** to show subtraction. Under certain rare circumstances, with permission from the Tax Commission's Special Event Representative, you may be able to file and pay Special Event taxes on your regular Sales and Use Tax Return. However this Special Event Return must still be filed using special instructions.

**Keep Records**

You should keep all records for at least THREE years and be able to produce those records for Tax Commission review. Keep records including: Sales made; Exemption Certificates for sales where you do not collect sales tax; Goods purchased tax free and used by you and other important information related to your business.

**Nonprofit Organizations**

You are required to collect tax unless you have a Utah State Religious or Charitable Institution Exemption Number.
The sale is made in the course of the institution's regular religious or charitable functions or activities.
If you are a Religious or Charitable Institution and have the Utah exemption number write in the Taxpayer ID box on the coupon.

**If You Do Not File the Special Event Return or Pay The Tax Due**

We may estimate an amount due if you do not file the return. We may charge penalty interest and other fees and we may record a lien against your property which may affect your credit report. In addition, we may require you to make a tax deposit before you may attend future events.

Sign in
S Weber Dr
S Weber Dr
60
10 feet to sidewalk
tent
20 feet
Camper with restroom
Fuel pump
36 feet
Maverik Adventure's First Stop
$2.46/Regular
Cinnabon
3D

E 2413015 B 4683 P 1437-1438
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2008 02:39 PM
FEE $0.00 Pgs: 2
DEP RT REC'D FOR SOUTH WEBER CITY

**MAIL TAX NOTICE TO**
**South Weber City**
**1600 East South Weber Dr.**
**South Weber, UT 84405**

# Special Warranty Deed

Order No.

**Iris C. Petersen, sole successor Trustee of the Petersen Family Trust UDA June 26th, 1992**

of **South Weber**, County of **Davis**, State of UTAH, Grantor, hereby CONVEY and WARRANT, against all persons claiming by, through, or under Grantor, to

**South Weber City**

of **South Weber**, County of **Davis**, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Davis** County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: **all of 13-023-0162 and part of 13-018-0048**

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 18th of **December** AD., **2008**

Signed in the Presence of:

South Weber City accepts the conveyance of this property as approved by the City Council by Resolution 08-57 on December 9, 2008

**Iris C. Petersen, sole successor Trustee of the Petersen Family Trust UDA June 26th, 1992**

By: Matthew J. Dixon
Its: City Manager

Attest: Erika J. Ahlstrom
South Weber City Recorder

STATE OF **Utah** )
) SS.
County of **Davis** )

The foregoing instrument was acknowledged before me this 18th day of **December, 2008**
By **Iris C. Petersen, sole successor Trustee of the Petersen Family Trust UDA June 26th, 1992**

Notary Public
My Commission Expires: 7/16/2012. Residing at: 1600 EAST SOUTH WEBER DR

CYNTHIA BENSON
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 574980
COMM. EXP. 07/16/2012

Warranty Deed (Special) (Individual Notary)
Backman Title Services Ltd.



Provided by Davis County Government - Not for Resale or Redistribution
This is an official copy of this document. For an official copy, please contact Davis County Government.

Order No.: **6-033148**

## EXHIBIT "A"

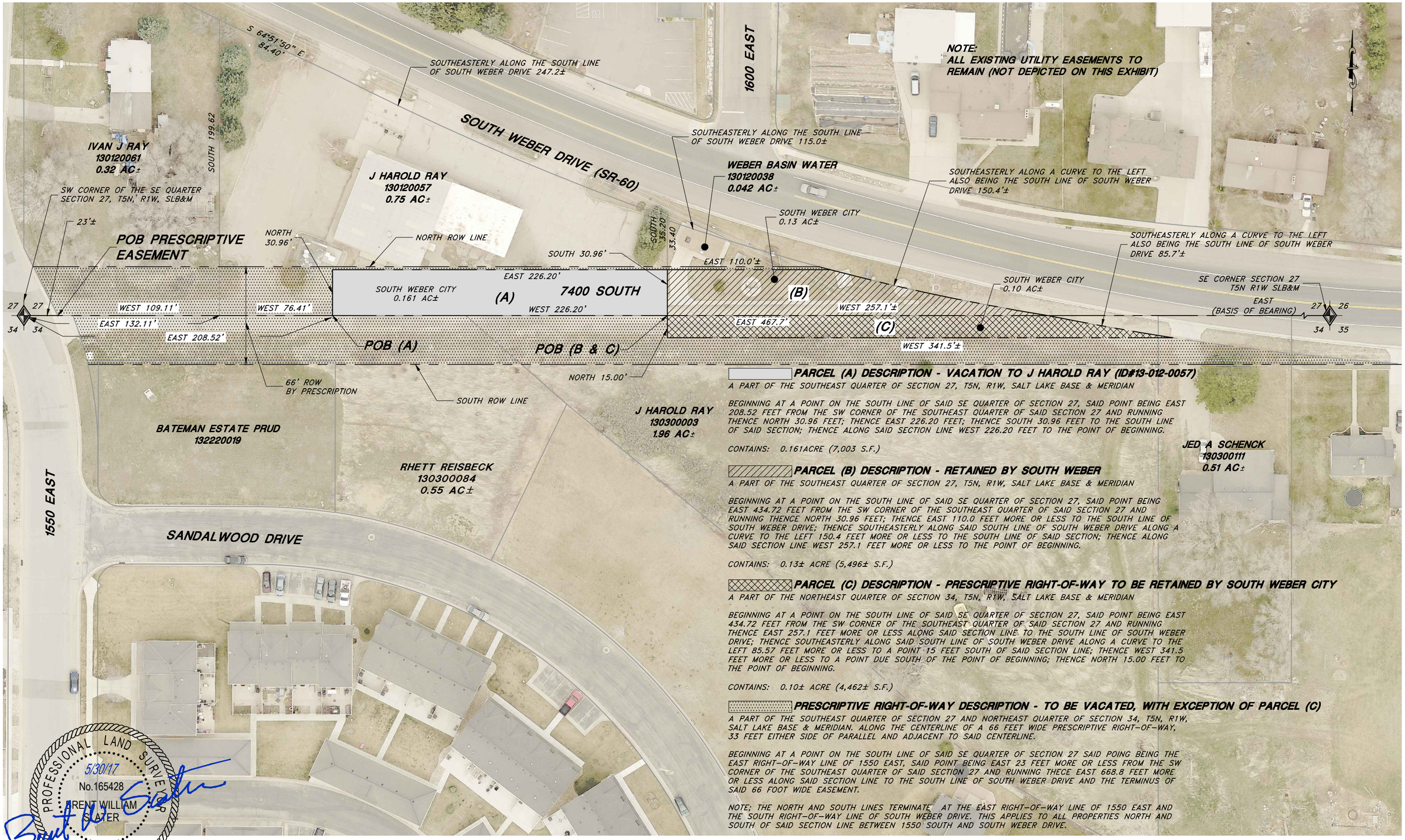
## LEGAL DESCRIPTION

Parcel 1:
A part of the Northeast Quarter of Section 29, and the Northwest quarter of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian:
Beginning at the Northeast corner of Grubb Meadow, said point being North 0°36'39" East 467.47 feet along the section line and South 89°14'23" East 7.88 feet and North 0°45'37" East 116.30 feet from the East Quarter Corner of said Section 29; and running thence South 87°08'39" West 56.30 feet, more or less, along the North line of Grubb Meadow to the Southeast corner of parcel 13-023-0061; thence along the East line of said parcel North 0°09'00" East 110.00 feet, more or less, to a point on the Southerly line of parcel 13-023-0050; thence along the Southerly line of said parcel South 80°03'36" East 51.12 feet, more or less, to a point on the Westerly line of Canyon Meadows P.U.D., said point also being the Northwesterly corner of parcel 13-018-0049, thence along said parcel South 36°42'26" East 128 feet, more or less, to a railroad fence corner post at the Southwest corner of said parcel 13-018-0049; thence Northwesterly 72 feet, more or less, to the point of beginning.
Serial No.13-023-0162 and 13-018-0048 (part)

Parcel 2:
A part of the Southwest Quarter of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian:Beginning at a point on the South line of South Weber Drive, said point being South 00°17'48" East 222.10 feet along the section line and North 83°14'04" East 7.00 feet from the West Quarter Corner of said Section 28; running thence North 03°26'30" West 50.06 feet to the center of South Weber Drive and a point on the arc of a 516.00 foot radius curve, the center of which bears North 23°47'01" East, thence Southeasterly 97.62 feet along said South Weber Drive and said curve to the left through a central angle of 10°50'22" (chord bearing = South 71°38'10" East 97.47 feet) to a point on the arc of a 1660.00 foot radius curve, the center of which bears North 12°56'39" West, thence Southeasterly 103.00 feet along said South Weber Drive and said curve to the left through a central angle of 03°33'18" (chord bearing = South 78°50'00" East 102.98 feet); thence South 13°54'00" West 26.80 feet, more or less, to a point on the Southerly line of South Weber Drive as shown by Survey #2271; thence along South Weber Drive South 81°41'22" East 242.06 feet, more or less, to a point on the Easterly line of parcel 13-018-0048; thence along said East line South 02°55'39" West 245.30 feet; thence South 02°50'00" East 129.10 feet along said easterly line, more or less, to a Southeasterly corner of an easement recorded in book 4462, page 589, as entry number 2338729; thence along said easement, and the extension thereof, North 80°07'00" West 401.23 feet, more or less, to the Westerly line of said parcel 13-018-0048; thence along said West line North 03°26'30" West 367.84 feet, more or less, to the point of beginning.
Serial No. 13-018-0048 (part)

Parcel No.: **Part of 13-018-0048, 13-023-0162**

Provided by Davis County Government - For Review and Redistribution
This is not an official copy, Davis County Government.




**PARCEL (A) DESCRIPTION - VACATION TO J HAROLD RAY (ID#13-012-0057)**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, T5N, R1W, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27, SAID POINT BEING EAST 208.52 FEET FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE NORTH 30.96 FEET; THENCE EAST 226.20 FEET; THENCE SOUTH 30.96 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE WEST 226.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.161ACRE (7,003 S.F.)

**PARCEL (B) DESCRIPTION - RETAINED BY SOUTH WEBER**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, T5N, R1W, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27, SAID POINT BEING EAST 434.72 FEET FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE NORTH 30.96 FEET; THENCE EAST 110.0 FEET MORE OR LESS TO THE SOUTH LINE OF SOUTH WEBER DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SOUTH WEBER DRIVE ALONG A CURVE TO THE LEFT 150.4 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE WEST 257.1 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINS: 0.13± ACRE (5,496± S.F.)

**PARCEL (C) DESCRIPTION - PRESCRIPTIVE RIGHT-OF-WAY TO BE RETAINED BY SOUTH WEBER CITY**

A PART OF THE NORTHEAST QUARTER OF SECTION 34, T5N, R1W, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27, SAID POINT BEING EAST 434.72 FEET FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE EAST 257.1 FEET MORE OR LESS ALONG SAID SECTION LINE TO THE SOUTH LINE OF SOUTH WEBER DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SOUTH WEBER DRIVE ALONG A CURVE TO THE LEFT 85.57 FEET MORE OR LESS TO A POINT 15 FEET SOUTH OF SAID SECTION LINE; THENCE WEST 341.5 FEET MORE OR LESS TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.10± ACRE (4,462± S.F.)

**PRESCRIPTIVE RIGHT-OF-WAY DESCRIPTION - TO BE VACATED, WITH EXCEPTION OF PARCEL (C)**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27 AND NORTHEAST QUARTER OF SECTION 34, T5N, R1W, SALT LAKE BASE & MERIDIAN. ALONG THE CENTERLINE OF A 66 FEET WIDE PRESCRIPTIVE RIGHT-OF-WAY, 33 FEET EITHER SIDE OF PARALLEL AND ADJACENT TO SAID CENTERLINE.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27 SAID POING BEING THE EAST RIGHT-OF-WAY LINE OF 1550 EAST, SAID POINT BEING EAST 23 FEET MORE OR LESS FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THECE EAST 668.8 FEET MORE OR LESS ALONG SAID SECTION LINE TO THE SOUTH LINE OF SOUTH WEBER DRIVE AND THE TERMINUS OF SAID 66 FOOT WIDE EASEMENT.

NOTE; THE NORTH AND SOUTH LINES TERMINATE AT THE EAST RIGHT-OF-WAY LINE OF 1550 EAST AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE. THIS APPLIES TO ALL PROPERTIES NORTH AND SOUTH OF SAID SECTION LINE BETWEEN 1550 SOUTH AND SOUTH WEBER DRIVE.

PROJECT ENGINEER

DATE

| REV. | DATE | APPR. |
|---|---|---|
| | | |

SCALE:
HORIZ: 1" = 60'
VERT:

DESIGNED BWS
DRAWN TWE
CHECKED BWS

JONES & ASSOCIATES
CONSULTING ENGINEERS
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

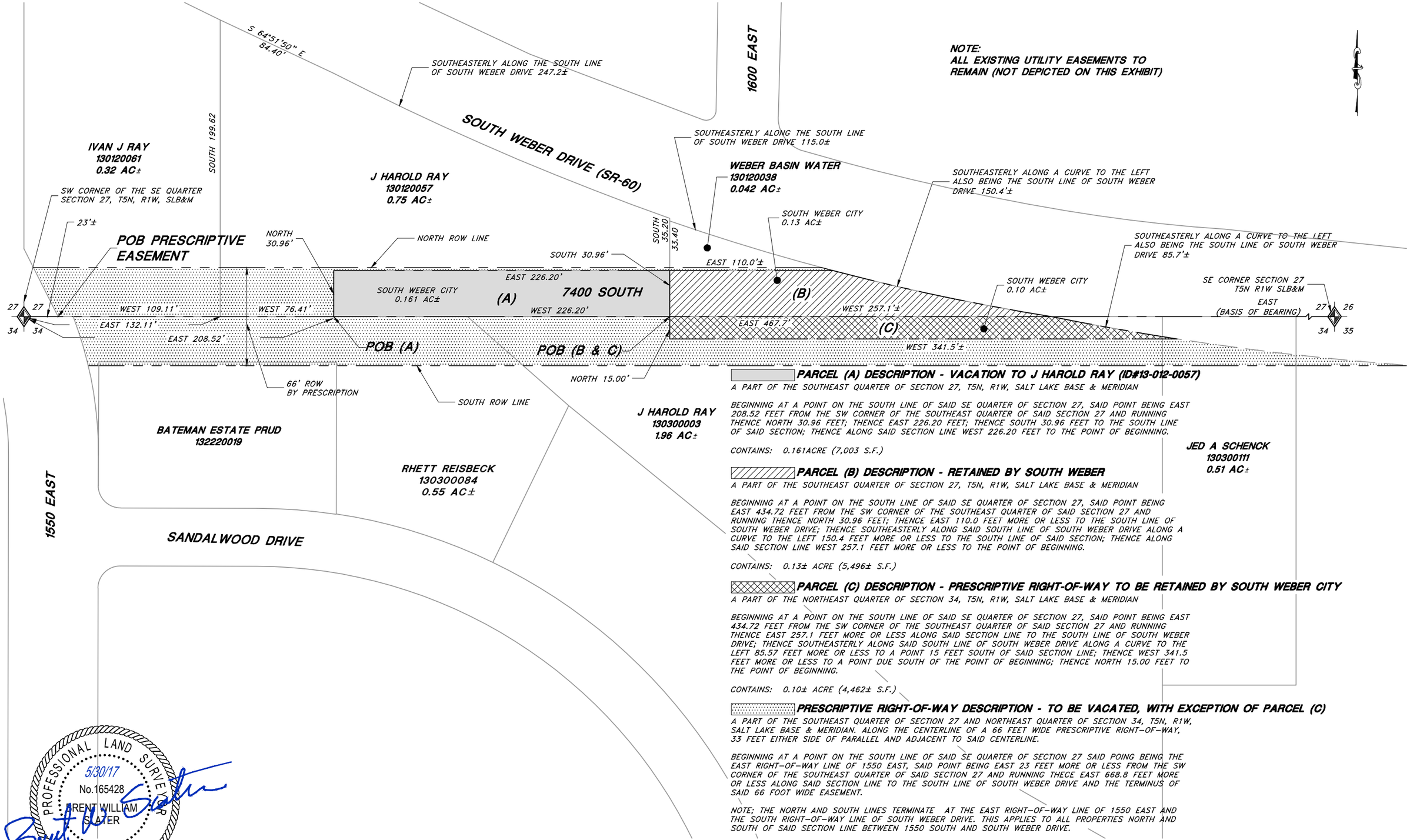
SOUTH WEBER CITY CORPORATION

7400 SOUTH ROAD VACATION - SOUTH WEBER DRIVE TO 1550 EAST

EXHIBIT "A"

SHEET: 1 OF 2 SHEETS

0




**PARCEL (A) DESCRIPTION - VACATION TO J HAROLD RAY (ID#13-012-0057)**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, T5N, R1W, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27, SAID POINT BEING EAST 208.52 FEET FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE NORTH 30.96 FEET; THENCE EAST 226.20 FEET; THENCE SOUTH 30.96 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE WEST 226.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.161ACRE (7,003 S.F.)

**PARCEL (B) DESCRIPTION - RETAINED BY SOUTH WEBER**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, T5N, R1W, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27, SAID POINT BEING EAST 434.72 FEET FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE NORTH 30.96 FEET; THENCE EAST 110.0 FEET MORE OR LESS TO THE SOUTH LINE OF SOUTH WEBER DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SOUTH WEBER DRIVE ALONG A CURVE TO THE LEFT 150.4 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE WEST 257.1 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINS: 0.13± ACRE (5,496± S.F.)

**PARCEL (C) DESCRIPTION - PRESCRIPTIVE RIGHT-OF-WAY TO BE RETAINED BY SOUTH WEBER CITY**

A PART OF THE NORTHEAST QUARTER OF SECTION 34, T5N, R1W, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27, SAID POINT BEING EAST 434.72 FEET FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE EAST 257.1 FEET MORE OR LESS ALONG SAID SECTION LINE TO THE SOUTH LINE OF SOUTH WEBER DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SOUTH WEBER DRIVE ALONG A CURVE TO THE LEFT 85.57 FEET MORE OR LESS TO A POINT 15 FEET SOUTH OF SAID SECTION LINE; THENCE WEST 341.5 FEET MORE OR LESS TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.10± ACRE (4,462± S.F.)

**PRESCRIPTIVE RIGHT-OF-WAY DESCRIPTION - TO BE VACATED, WITH EXCEPTION OF PARCEL (C)**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27 AND NORTHEAST QUARTER OF SECTION 34, T5N, R1W, SALT LAKE BASE & MERIDIAN. ALONG THE CENTERLINE OF A 66 FEET WIDE PRESCRIPTIVE RIGHT-OF-WAY, 33 FEET EITHER SIDE OF PARALLEL AND ADJACENT TO SAID CENTERLINE.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE QUARTER OF SECTION 27 SAID POING BEING THE EAST RIGHT-OF-WAY LINE OF 1550 EAST, SAID POINT BEING EAST 23 FEET MORE OR LESS FROM THE SW CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THECE EAST 668.8 FEET MORE OR LESS ALONG SAID SECTION LINE TO THE SOUTH LINE OF SOUTH WEBER DRIVE AND THE TERMINUS OF SAID 66 FOOT WIDE EASEMENT.

NOTE; THE NORTH AND SOUTH LINES TERMINATE AT THE EAST RIGHT-OF-WAY LINE OF 1550 EAST AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE. THIS APPLIES TO ALL PROPERTIES NORTH AND SOUTH OF SAID SECTION LINE BETWEEN 1550 SOUTH AND SOUTH WEBER DRIVE.

PROFESSIONAL LAND SURVEYOR
5/30/17
No.165428
BRENT WILLIAM SLATER
State of Utah

PROJECT ENGINEER

DATE

| REV. | DATE | APPR. |
|---|---|---|
| | | |

SCALE:
HORIZ: 1" = 60'
VERT:

DESIGNED BWS
DRAWN TWE
CHECKED BWS

JONES & ASSOCIATES
CONSULTING ENGINEERS
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION
7400 SOUTH ROAD VACATION - SOUTH WEBER DRIVE TO 1550 EAST
EXHIBIT "A"

SHEET: 1 OF 2 SHEETS
0

**ORDINANCE NO. 17-XX**

**AN ORDINANCE VACATING A RIGHT-OF-WAY INTENDED FOR A STREET KNOWN AS 7400 SOUTH LOCATED AT APPROXIMATELY 7400 WEST BETWEEN 1550 EAST AND SOUTH WEBER DRIVE (SR-60)**

**WHEREAS**, the City has received a submitted request requesting a portion of certain described real properties known as the 7400 South Right-of-Way be vacated as a public street; and

**WHEREAS**, the Right-of-Way known as 7400 South is partially dedicated Right-of-Way and prescribed Right-of-Way; and

**WHEREAS**, the City Council has reviewed the request for the street vacation and has found that a portion of the Right-of-Way no longer serves a public purpose and can be vacated as a public Right-of-Way; and

**WHEREAS**, the proposed street vacation set forth herein has been reviewed by the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed public interest in the section of street.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH WEBER CITY, STATE OF UTAH:**

**Section 1.** Maintained Public Right-of-Way. South Weber City hereby maintains a portion of dedicated Right-of-Way as shown and described in EXHIBIT "A" as Parcel B attached hereto. The city also maintains a portion of the prescriptive Right-of-Way as sown and described in EXHIBIT "A" as Parcel C, attached hereto

**Section 2.** Vacation of Right-of-Way. South Weber City hereby vacates a portion of dedicated Right-of-Way as shown and described in EXHIBIT "A" as Parcel A attached hereto. The city also vacates a portion of the prescribed Right-of-Way as sown and described in EXHIBIT "A" as Prescriptive Right-of-Way except for Parcel C, attached hereto

**Section 3.** Use of Maintained Public Right-of-Way. South Weber City Maintained the described Right-of-Way in Section 1 for the purpose of access and maintenance of public utility.

**Section 4.** Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

**Section 5.** Effective Date. This Ordinance shall become effective immediately upon passage. and has been recorded with the Davis County Recorder.

DRAFT

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH WEBER CITY, STATE OF UTAH, ON THIS # DAY OF MONTH, 2017.

ATTEST: SOUTH WEBER CITY

By: _____ By: _____

City Recorder Mayor

STATE OF UTAH )
: SS.
COUNTY OF DAVIS )

I, Elyse Greiner, do hereby certify that I am the duly appointed, qualified and acting City Recorder of South Weber City, Davis County, State of Utah. I further certify that the above, foregoing, and attached Ordinance entitled AN ORDINANCE VACATING A RIGHT-OF-WAY INTENDED FOR A STREET KNOWN AS 7400 SOUTH LOCATED AT APPROXIMATELY 7400 WEST BETWEEN 1550 EAST AND SOUTH WEBER DRIVE (SR-60) constitutes a true and correct copy of such Ordinance passed and adopted by the City Council of said City on Tuesday, the # day of Month, 2017, as said Ordinance officially appears in my official Ordinance File of South Weber City, and on deposit in my office as such Recorder.

IN WITNESS THEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said South Weber City this # day of Month, 2017.

_____
Elyse Greiner
City Recorder

(SEAL)

DRAFT