SOUTH WEBER PLANNING COMMISSION AGENDA

Watch Live or at your convenience: https://www.youtube.com/channel/UCRspzALN_AoHXhK_CC0PnbA

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday December 9, 2021, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Commission)

1. Pledge of Allegiance: Commissioner Boatright
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at publiccomment@southwebercity.com to be included with the meeting minutes.
    a. Individuals may speak once for 3 minutes or less
    b. State your name and address
    c. Direct your comments to the entire Commission
    d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
    a. PC2021-11-10 Minutes
4. Public Hearing & Action on Preliminary Plat, Improvement Plans (for entire development) & Conditional Use (for CH zone over 1 acre) for South Weber Gateway Project (62 Lot R-7 Residential) & (18,824 sq ft. C-H Commercial) located at approx 2350 E South Weber Drive. by Applicant Brad Brown from Colliers International
5. Discussion: Landscape Ordinance
6. Planning Commissioner Training: Property/Vesting Rights
7. Planning Commission Comments (Boatright, Davis, Losee, Johnson, Walton)
8. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: November 24, 2021 **DEVELOPMENT COORDINATOR: Kimberli Guill**

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **10 November 2021** **TIME COMMENCED:** **6:00 p.m.**

LOCATION: **1600 E. South Weber Drive, South Weber, Utah**

PRESENT: **COMMISSIONERS:** **Gary Boatright**
Jeremy Davis
Wes Johnson
Julie Losee
Taylor Walton (excused)

COMMUNITY SERVICE DIRECTOR: **Trevor Cahoon**

CITY ENGINEER: **Brandon Jones**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Paul Sturm, Rod Westbroek, Jon Parry, Connie Martin, and Cinnamon Davis.

Commissioner Boatright welcomed those in attendance and excused Commissioner Walton from tonight's meeting.

PLEDGE OF ALLEGIANCE: Commissioner Losee

2. Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following https://forms.gle/PMJFhYFJsD3KCi899 before 5 pm on the meeting date. Comments will also be accepted at publiccomment@southwebercity.com

a. Individuals may speak once for 3 minutes or less.
b. State your name and address.
c. Direct comments to the entire Commission
d. Note Planning Commission will not respond during the public comment period.

Paul Sturm, 2127 Deer Run Drive, voiced his concerns with agenda item #5. He asked what the definition is of "substantial". He has a problem with "water sense labels". In his opinion, he is not in favor of requiring lawn not to exceed 35% of total landscaped area. He is concerned about the cost on requiring certain sprinkler systems. He questioned who pays for the internet service required to operate an automatic controller. He feels Weber Basin is trying to dictate what the Planning Commission and City Council must approve with landscape and irrigation plans. He is concerned some of the proposed code and ordinance changes will potentially have a negative impact on South Weber City residents.

ACTION ITEMS:

3. Approval of Consent Agenda

- **Planning Commission Minutes of 20 October 2021**

Commissioner Losee moved to approve the consent agenda with an amendment to the correct date on the minutes. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

4. Presentation: Water-Wise Landscape & Incentive Program by Weber Basin Water

John Parry, Assistant General Manager at Weber Basin Water Conservancy, approached the Planning Commission. He pointed out he is in attendance to help facilitate and work with the city concerning water-wise landscape. He explained the climate in the area is variable, which means the amount of water received fluctuates each year. There is a need for more efficiency in water use. As communities adopt water-wise landscape there are incentives for residents.

Commissioner Davis suggested assigning a certain amount of water to each home, and then individuals will water accordingly. John pointed out the amount of water varies every year. Commissioner Johnson commended Weber Basin Water Conservancy for their efforts. He would like to see more xeriscaping and feels there should be more of it on all new developments in the city. He suggested more native vegetation and disposing of Kentucky bluegrass.

Commissioner Losee discussed the difficulty with mulch with the wind factor in South Weber City. John defined mulch as any material that creates a barrier between the ground and air. He discussed putting requirements on new growth but creating incentives for existing homes. He announced the incentive to flip the strip or remove sod from the park strip is $1.25 per sq. ft. More information for this is found on Weber Basin Water Conservancy's website.

Commissioner Boatright favored conserving as much water as possible. He suggested city staff draft an ordinance with the Code Committee. City Engineer Brandon Jones discouraged installing concrete in park strips because there are utilities located in them.

Trevor asked how proactive does the code need to be on new construction? Commissioner Losee wants to make sure a property owners rights are honored and doesn't feel the city should be telling them how to landscape their yards. Commissioner Davis favored xeriscaping. Commissioner Johnson suggested keeping it within the park strip. Commissioner Boatright would rather have water to drink, bathe, and launder clothes and feels the city needs to be serious about conserving water. Trevor asked if this should be required for residential, commercial, and industrial properties.

5. Discussion: Landscape Ordinance Options

Due to current impacts of the prolonged drought across the state, it has become necessary to reduce water usage to preserve this resource for future generations. A particular concern for water usage is the impact that landscape maintenance has on the supply. Excessive watering for non-native and drought intolerant vegetation brings a need for change.

Weber Basin as well as other water districts throughout the state are implementing incentive programs to help users convert current vegetation to a more water-wise solution, and are encouraging municipalities to update ordinances to promote, encourage, or require water-wise landscaping on new construction. Weber Basin has provided a draft ordinance for cities to consider. Cities must adopt a water-wise landscape ordinance in order to qualify for incentive programs.

Commissioner Losee moved to open the public hearing for South Weber City Code: (Multiple Sections) Private Rights-of-Way. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

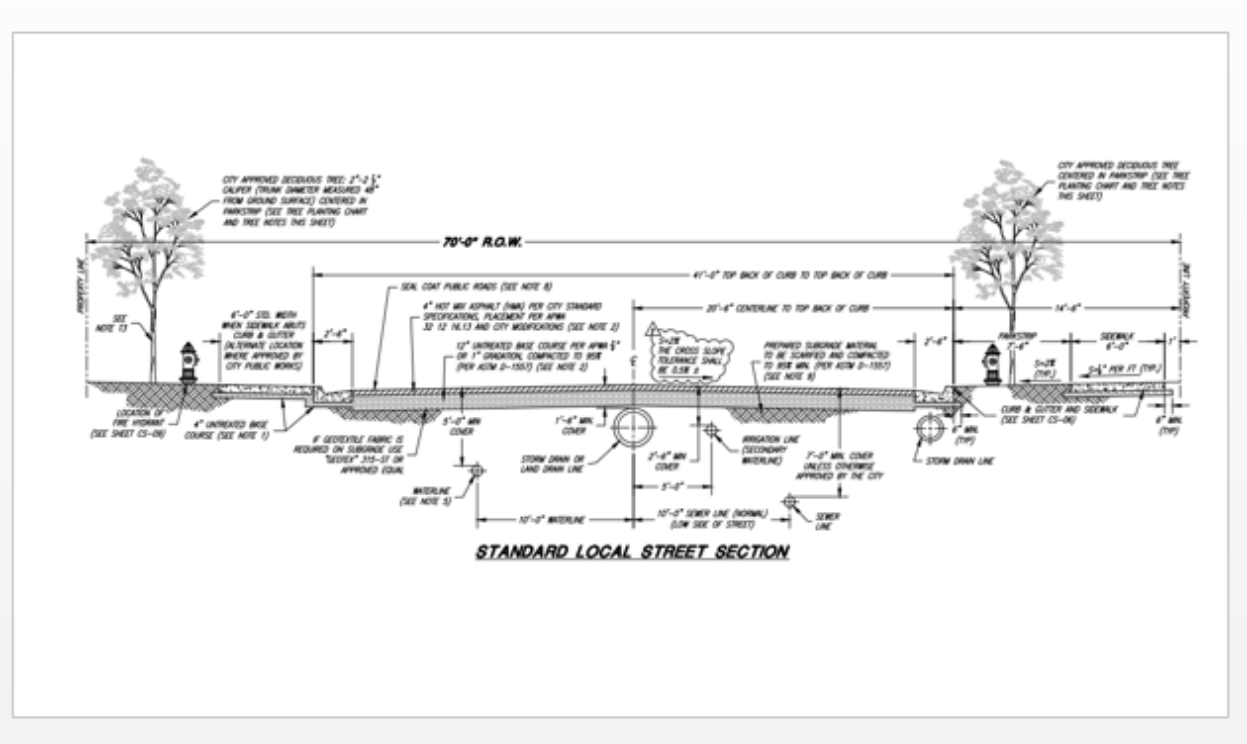
********** PUBLIC HEARING **********

6. Public Hearing & Action on South Weber City Code: (Multiple Sections) Private Rights-of-Way

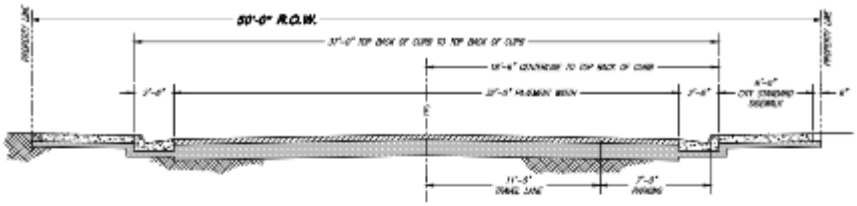
Community Service Director Trevor Cahoon reported for years the city has allowed the utilization of private rights-of way (ROW). Whether it was to access a farm or to build a new subdivision. He expressed we have all seen and experienced the bad examples of private roads. The city wants to prevent bad applications of the code, but utilizing private ROW allows for better use of some project areas and can facilitate better design. Tonight's action was not developer initiated or led, it was an issue in the code that was identified by staff needing clarification and will help any landowner wishing to utilize the development potential of their land. It does not facilitate more density, rather it provides flexibility of development.

Trevor explained there is ongoing maintenance with new roads which require plow routes, surfacing schedules, and general maintenance year-round. Private roads will have an overseeing organization responsible for maintenance. This includes multi-family, commercial and industrial applications.

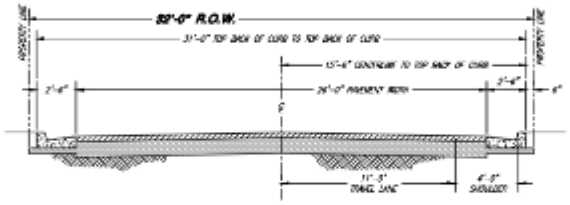
He noted zoning restricts development, more than private roads restricts development. The city's general plan will show that implementation of Options A, B, or D will not be substantially impacted within the city. He stated private roads can be very small.



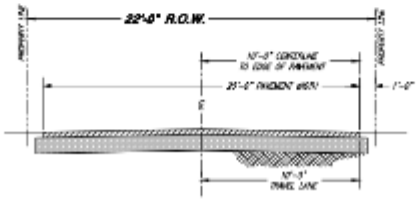
STANDARD LOCAL STREET SECTION



50' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION **A**



32' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION **B**



22' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION **C**

Trevor asked if there is a need to add a definition for public street. He also discussed omission of 10-11-6(C) as it is redundant language and moving 10-11-6 (C) to Title 11 to consolidate the code and remove redundancies.

Option A

- This is the original proposal with private ROW being allowed everywhere but R-M, R-LM, and R-L. One major revision was requiring commercial and industrial zones to follow the R-P standards but disallow on street parking in these areas.
- The number of units allowed was removed, and the code references the South Weber city Public Works Standard Drawings which will have the cross sections. The size and finish requirements are stripped from the PUD and reference the underlying zone allowances.

Option B

- This is like option A, but in this version R-7 does not allow private ROW.

Option C

- This option will only allow private ROW within PUDs and gives the PUD options for any of the cross sections provided in the City Standard Drawings. The size and finish requirements are stripped from the PUD and reference the underlying zone allowances.

Option D

- This option is similar to Option A and combines the PUD portion of Option C. The main difference is that this option requires a 32' street for an R-7 but disallows parking.

Option E

- This has removed the option of residential private ROW.

Commissioner Boatright asked if there was any public comment.

Paul Sturm, 2127 Deer Run Drive, expressed snow removal becomes a problem when roadways have a six-foot sidewalk without a park strip. He suggested paragraph C, subparagraph 2 should reference the South Weber City General Plan as the source of the South Weber City Transportation Map, as well as all the subsequent references in this and other options. He opined the word "will" should be changed to "shall". He preferred option E but feels it might be challenged for being too restrictive. Option A seems to provide the best overall benefit and protection for citizens. He suggested amending 10-5-2 item #2 from "On-street parking shall not be permitted" to "No overnight on-street parking shall be permitted."

Commissioner Boatright moved to close the public hearing for South Weber City Code: (Multiple Sections) Private Rights-of-Way. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

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

Commissioner Losee favored Option B. Commissioner Johnson agreed. Commissioner Johnson asked if the road study has been completed. Brandon relayed the study had been completed; however, he hasn't received the information yet. Trevor expressed all options will be presented

to the City Council upon recommendation from the Planning Commission. He acknowledged the city staff recommended Option A. Commissioner Boatright opined this will not have a huge impact on existing residents. He favored Option A. Trevor stated Option A will allow for more flexibility of land use design. Brandon preferred Option A because of the maintenance factor. Trevor discussed the efforts already taking place to maintain current city roads. Commissioner Davis favored Option A.

Commissioner Davis moved to recommend approval to the City Council South Weber City Code (Multiple Sections) Private Rights-of-Way Option A & Option B with amendments to consider Brandon's comments (SEE REDLINE IN PACKET). Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. Commissioner Boatright voted nay. The motion carried 3 to 1.

Community Services Director Trevor Cahoon explained during the discussion on the Internal Accessory Dwelling Unit (IADU) and recommendation to the City Council at the August Planning Commission meeting, the Planning Commission moved to recommend the IADU ordinance with the recommendation to look at the parking ordinance within Title 10. Parking for the IADU ordinance has been detailed in the new ordinance. This review is centered on how the city can address the parking needs for residential units and have a more consistent approach to what will be required when creating parking. This discussion will only focus on parking within Title 10 and will not be focused on parking enforcement in Title 6.

The current city code does not reference what type of surfacing is required for off-street parking in residential zones. Nor does it specify what materials should be used for any accessory parking. The updates to this chapter include defining what parking surfacing should be used in the construction of new residential units including internal dwelling units, allowances for accessory parking surfaces, and updates the number of parking spaces table found in the chapter.

Commissioner Johnson moved to open the public hearing for South Weber City Code: 10-8-2 Off Street Parking. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

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

7. Public Hearing & Action on South Weber City Code: 10-8-2 Off Street Parking

Commissioner Boatright asked if there was any public comment.

Paul Sturm, 2127 Deer Run Drive, commented the word "hereafter" in 10-8-2 Off Street Parking Page 70 Paragraph F needs to be emphasized to alleviate citizen concerns of potential retroactive enforcement.

Commissioner Boatright moved to close the public hearing for South Weber City Code: 10-8-2 Off Street Parking. Commissioner Davis seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

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

Commissioner Davis moved to recommend approval to the City Council of South Weber City Code: 10-8-2 Off Street Parking. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

8. Planning Commissioner Training: Subdivision Approval Process:
Community Services Director Trevor Cahoon explained under Utah House Bill 409 passed by the Utah State Legislature effective May 5, 2021, members of local planning commissions are required to complete 4 hours of training each year. New planning commission members cannot act in official capacity until the 4 hours of training are complete.

Trevor reviewed South Weber City development approval process.

Development Process:
Concept/Sketch Plan – initial conversation with developer review sketch plan and recommend next steps which city staff approves.
Preliminary Plan – review of sketch requirements, and review of necessary documents. After staff review, Planning Commission approves.
Final Plan – after completing requirements from preliminary, and review all documents are finalized, Planning Commission recommends City Council approves.
Construction – records final plat, preconstruction meeting is held, and staff approves.

Sketch Plan:

Site Plan:

- All existing easements (utilities, access, etc.)
- Vicinity Map
- Date, North point, Written & Graphic Scales
- Name, Address, Phone Number for Engineer and/or surveyor who prepared plans – Location and dimensions of proposed sites to be dedicate or reserved for open space or recreational use
- Location and dimensions of proposed sites to be reserved in private ownership for community use
- Location and ownership information of all canals, ditches, and/or waterways within the subdivision
- Boundaries of Sensitive Lands as shown in General Plan
- Names of surrounding property owners
- Data Table that includes:
  - Number of lots/units
  - Buildable area of each lot
  - Percentage of buildable land
  - Percentage of landscaping or open space
  - Density of dwelling units per acre
- Proposed transportation system (including trails) and street layout (width and proposed right of way cross sections)

- Fire Flows in the Area (Contact Fire Department 801-476-8907)
- Grading and Storm Drainage Plan
- Existing Topography
- Existing Utilities
- Existing Natural Features,

Context Plan:

- Existing Topography
- Existing Utilities
- Existing Natural Features, Drainage Channels, Special Views, Existing vegetation to be preserved
- Existing Buildings
- Existing Ingress and Egress Points
  - Location, names, and existing widths of adjacent streets

Developments Other Than Standard Residential:

- Building footprint (if known)
- Number of proposed parking spaces (common & private)
- Landscaping Plan
- Lighting Plan
- Signage Plan

Preliminary Process:

- Complete all conditions/requirements set by the Sketch Plan Committee
- 1 Set 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 easement/agreements with adjacent property owners (if applicable)
- 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
- A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable)
- Preliminary Storm Drain Calculations (See Storm Drain Ordinance)
- Geotechnical report if recommended at Sketch Plan
- Traffic Impact Study if recommended at Sketch Plan

What needs to be on the drawings?

- The approved name of the subdivision and the words "Preliminary Plat – Not 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 recommended at Sketch Plan
- 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 rights-of-way and access easements
- Dimensions and locations of all existing or proposed dedications, easements, and deed restrictions
- Location of any improvements they 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

Final Subdivision:

- Complete all conditions/requirements set by the Planning Commission at Preliminary Approval
- Finalized Draft of Covenants, Conditions, and Restrictions (if applicable)
- Finalized Storm Drain Calculations
- Any applicable agreements finalized, signed, and proof of recording with county provided (agreements with South Weber City must be finalized and remain unsigned)
- Electronic finalized set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer

REPORTS:

Commissioner Davis: emphasized the Planning Commission's role is not legislative, but administrative. Commissioner Johnson pointed out the Planning Commission makes sure the general plan is followed.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 8:09 p.m. Commissioner Losee seconded the motion. Commissioners Boatright, Davis, Johnson, and Losee voted aye. The motion carried.

APPROVED: _____ **Date**
Chairperson: Gary Boatright

_____
Transcriber: Michelle Clark

_____
Attest: Development Coordinator, Kimberli Guill

Comments to South Weber City Planning Commission
for 10Nov21 Meeting
by Paul A. Sturm

I Agenda Item #5 -Discussion on Landscape Ordinance Options

SWC's General Plan states a major goal is to maintain a "Country Feel" in the City. This should be always taken into consideration when any changes to Code or Ordinance are made.

1. Packet Page 16 of73 - Background
   The last sentence states that the Ordinance being shown for consideration was approved by Layton. South Weber City is no Layton and never wants to be such a congested and out of control City with its massive high density projects. (for example look at the development permitted at the corner of Fairfield and Gordon. Garages have to be offset to permit residents to exit their garages without hitting one another, and there is no additional parking.)

2. Packet Page 16 of73 - Requirements - Applicability
   What is meant by "Required on all new or **'Substantial'** renovation projects". What is the definition of "Substantial".

3. Packet Page 16 of73 - Requirements - Indoor Recommendations
   I have a problem regarding requiring "Watersense" labels. How is that going to be regulated and enforced? Do we have "Big Brother" watching us?

4. Packet Page 16 of73 - Requirements - Residential Outdoor - Sub-bullet 6 -**." Lawn shall not exceed 35% of total landscaped area."**
   This requirement is insane with respect to the character and code of SWC. With the current twenty-five foot (25') setback requirement, the only lawn permitted would be the front yard! All back yards would not be permitted to have a lawn. What type of family experience would that requirement create?
   Also please see Packet Page 36 of 73 near the bottom of the page Code 10-7F-6 - Landscaping**. All open spaces and setbacks shall be adequately landscaped to provide a park-like appearance (Ord. 96-1, 9-10-1996, eff. 9-12-1996**.
   These two SWC code/ordinances are in direct conflict with the statement from Layton City!

5. Packet Page 16 of 73 - Requirements - Residential Outdoor - Sub-bullets #1 and #2
   This creates a burdensome cost on the installation of a sprinkler system. Requiring multiple pressure regulators, separate valves for different slopes, and not permitting differing sprinkler heads on the same irrigation valve is ridiculous! As proposed the cost of an irrigation/sprinkler system would cost approximate 1.5 to 2 times as much. Such a design/operational requirement would require several large automated controllers. I would estimate an additional $5-10K cost for all of the equipment and labor for installation of the myriad of pipes necessary, plus the environmental impact of all of the additional plastics being used!

6. Packet Pages 21 and 23 (Section 8) of 73 (Starting from Section 5 - Definitions - Located on Page 18 of 73)
   Definition of "Smart Automatic Irrigation Controller: As described on Pages 21 and 23 of 73, who pays for the Internet Service required to operate this Automatic Controller? What additional wiring and internet equipment would be required to connect the Automatic Controller to the internet? What safeguards does SWC have to keep Weber Basin from the "Camel-in-the-tent" scenario and imposing a mandate on all SWC residents?

7. Packet Page 25 of 73 Section 9 - Landscapes in New Single-Family Residential Developments.
   A) Once again the "Shall Not Exceed" 35% requirement is mentioned in Paragraph A. The same concerns exist with this reference.
   B) Mentions "Landscaping Design Standards" and large spaces requiring overhead sprinkling. These terms are not defined.
   C) It seems that Weber Basin is trying to dictate what the Planning Commission and ultimately the City Council must approve with landscape and irrigation plans. These are not mentioned until later in this information.

Please Note: The definitions of Landscaping and Irrigation Plans is not described until the next page while referencing Commercial, Industrial, and Institutional Developments where it references Landscape Plans, Irrigation Plans , and a Planting Plan and appropriate Documentation Packages. Also mentions a "Landscape Architect" This further increases the cost to residents in an already costly market where "Affordable Housing" is becoming less affordable!

8. Packet Page 30 to 37 of 73 - Current References in Code (SWC)
   Adoption of some or all of these proposed code and Ordinance changes will potentially have a huge and potential negative impact on SWC residents.
   10-14-13 6b -- The word "details" would be replaced "plans".
   10-15-1 - This "Purpose" needs to be maintained.
   10-15-2 A. and B.- Needs to be maintained.
   10-15-3 - A. - The highest density residential is R-7.
   10-15-3 - B. - Consider the costs of preparing the Weber Basin proposed regulations
   10-15-4 - Needs to be maintained.
   10-15-5 - Needs to be maintained. For A. 2 - A minimum trunk size of 5 Feet in height makes no sense.
   10-15-6 - Park Strips & Landscaping - Changes may need to be considered. But, Additional costs will happen with removing and replacing sod with something else &moving existing sprinklers.
   10-15-7 - What does the text "*water waste*" mean? It seems this was added.
   10-13-4 - Needs to be maintained.
   10-7F-6 - All open spaces and "SETBACKS" shall be adequately landscaped to provide a park-like appearance (Ord. 96-1, 9-10-1996)
   10-50-6 - Needs to be maintained.

1

PUBLIC HEARINGS

II Agenda Item #6 -Public Hearing and Action on South Weber City Code (Multiple Sections Private Rights of Way (Pages 38 to 50 of 73 for Planning Memorandum - and Pages 51 to 68 of 73 for Public Hearing.

General Comment on allowing roadways to have a six foot sidewalk without a "Park Strip" area of some width.
Snow removal becomes a problem/concern when plows, without an increased distance completely cover the sidewalk with snow which becomes a safety hazard for pedestrians.

Comments on the Various Options (A, B, C, D, E) for Private Right of Way

1. Packet Page 45 of 73 - Section 1 - 11-4-4 Streets Easements and Numbers
   A.) Paragraph C. Subparagraph 2. - Should reference the SWC General Plan as the source of the SWC Transportation Map contained in the "Engineer's Notes" for Option A.

Note: This same change should be made for all subsequent references in this and other options.

B.) I agree Brandon's comments. They make a lot of sense to clarify what the requirements for a Private Road must include.

C.) There are many instances throughout these packet documents where the word "will" is used and it should be changed to "shall". There is a distinct legal meaning between these two words.

D.) As far as which Private Right-of-Way Option I would prefer Option E, but I feel it might be challenged for being too restrictive.
I like Option A. as the preferred option because It seems to provide the best overall benefit to, and protection for citizens. This should also include the following two additions.
i) Incorporate Brandon Jones comments.
ii) Amend the 2. statement in 10-5C-12 "Private Rights of Way (Note: R-7) for "2. On-street parking shall not be permitted" and substitute "No overnight on-street parking shall not be permitted. I believe that this requirement would be too burdensome for a majority of residents if they are having a party or friends visiting.

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III Agenda Item #7 -Public Public Hearing and Action on South Weber City Code:
10-8-2 Off Street Parking - Pages 69 to 72

Comment on text of 10-8-2 Off Street Parking Page 70 of 73 Paragraph F.
The word **"hereafter"** needs to be emphasized as it was discussed several times during prior Planning Commission meeting discussions. This is very important to alleviate citizen concerns of potential retroactive enforcement.

Subdivision Dashboard
Planning Commission

Development : South Weber Gateway

(●) Sketch (○) Preliminary

Sketch | Preliminary | Final | Post Approval

Quick Stats

Units Per Acre
6.58

Zoning
R-7 & C-H

Total Open Space
137,977 sq ft.

Total Acreage
11.64

Meets City Code

Yes ○ No ●

Meets General Plan

Yes ● No ○

Rezone Required

Yes ● No ○

Conditional Use .

Yes ● No ○

Preliminary Tasks

Complete all additions/alterations/requirements set at the Sketch Plan

- [x] 1 Set of Mailing Labels listing the names/mailing addresses for property owners within 300' of the outer boundaries of the property.
- [x] A list of delineating parcel numbers for each of the surrounding property owners.
- [x] Current Title Report and proof of Title Insurance
- [x] Draft of easements/agreements with adjacent property owners (if applicable)
- [x] Draft of Covenants,Conditions & Restrictions (if applicable)
- [x] Completed Utility Notification Form
- [x] A letter of approval from applicable secondary water provider stating dates of plans reviewed and date of approval.
- [ ] A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable)
- [x] Preliminary Storm Drain Calculations
- [x] Geotechnical Report
- [x] Traffic Impact Study (if recommended at Sketch Plan)

Comments

Private ROW - At the time of submission the project does not meet current code. Private ROW are being considered by the City Council Dec. 7. This is the only portion of the project that doesn't meet code.

Traffic Impact Study - Study was completed 23 November and subsequently updated 1 December to meet submission comments from City Engineer.

Buffer Yard - Developer has asked for buffer yard requirements to be waived in favor of a 3' berm with a 3' vinyl fence to be installed. See notes.

Fence Between R-7 and lower density - Per code the developer is required to put a screening fence between thier project and lower density zones. Existing conditions to be considered, developer requesting waiver of requirement.

PLANNING MEMORANDUM

SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director

Re: South Weber Gateway Development – Preliminary Application

Project Information	
Project Name	South Weber Gateway
Site Location	Approx. 2300 E South Weber Dr
Tax ID Number	13-034-0068
Applicant	Brad Brown
Owner	Jane M Poll - Trustee
Proposed Actions	Preliminary Approval of Subdivision
Current Zoning	R-7 & C-H
General Plan Land Use Classification	Commercial Highway with Development Agreement
Gross Site	11.64 Acres

ACTION

Administrative Action: Consider approval of South Weber Gateway Development.

STAFF REVIEW SUMMARY

After a tertiary review of the preliminary application for South Weber Gateway Development, staff would recommend approval subject to the conditions listed below:

- Private Right-of-way: Developer has submitted a project that includes a private road to the residential portion of the property. This does not currently meet city code; however, the City Council is reviewing a Private Right-of-way ordinance at the December 7 City Council meeting. The road proposed does meet the requirements of the drafted ordinance under consideration. Approval would be based on the outcome of that decision. Developer was made aware of this condition and made the decision to proceed with the application without a decision.
- Buffer Yard: Recommendation to the City Council to waive the requirement for a 6-foot masonry wall in the buffer yard, in favor of a raised 3-foot berm with a 3-foot vinyl fence on the crest of the hill.
- Screening Fence: A screening fence is not included between the residential zones to the rear of the property. Fencing is currently provided for most of the homes in the area. Preliminary approval can be given with the condition that the intent of this requirement is met. City Council will need to determine if this requirement is satisfied due to natural buffering on the south end of the property and the existence of current fencing on properties.

PLANNING COMMISSION MOTION SUGGESTED LANGUAGE

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Approve the Preliminary Application for South Weber Gateway Development.
2. Approve the Preliminary Application for South Weber Gateway Development with the following conditions or recommendations:
    a. Recommend approval of the buffer yard alternative proposed by the Developer to the City Council.

    OR

    Recommend denial of the buffer yard alternative proposed by the Developer to the City Council.

    b. The required screening between R-7 and lower density zones has been satisfied in accordance to City Code and present conditions on the property.
    c. (*Any other conditions that need to be met)*
    d. All other recommendations notated by the City Engineer and City Planner have been incorporated into the final application.
3. Deny the Preliminary Application for South Weber Gateway Development for the following reasons:
    a. (List reasons based upon City Code.)
4. Continue the Preliminary Application for South Weber Gateway for consideration at a future date.

BACKGROUND

The South Weber Gateway has been working on a potential development for the proposed site for several years. After development plan negotiations the City Council requested the developer to move forward with a rezone application. In July 2021 the property rezone request was approved by the City Council to have the front portion of the property rezoned to commercial highway (C-H) and the back portion of the property as Residential Multi-Family (R-7). The application has met all requirements of a preliminary application and has been passed forward the Planning Commission for consideration.

PLANNING CODE REVIEW

PL-1: Zoning

- **Complete:** Zoning is consistent with request.

PL-2: Project Size

- **Complete:** The Project totals 11.64 Acres split into two different zones.
    - 2.6 Acres is commercial
    - 9.04 Acres is R-7 this meets the acreage allowed to be zoned R-7.

PL-3: Lot Area/Density

- R-7 - **Complete**
  - There are no minimum lot area requirements for a townhome use.
  - Current density calculations are 6.58 units per acre. This meets code.
- C-H - **Complete**
  - There are no minimum lot area requirements.
  - There are no density requirements

PL-4: Lot Width

- R-7 - **Complete**
  - Minimum width of each lot needs to be 100'. Subdivision will be platted as townhomes so this would comply.
- C-H - **Complete**
  - No minimum with required.

PL-5: Setbacks

- R-7 - **Complete**
  - Setback needs to be 30' from front and rear lines. The units appear to comply.
- C-H - **Complete**
    - Front setback for the C-H zone is 50'. Orientation of the Commercial has switched to the back and complies with setback requirements.

PL-6: Access

- Complete: Access has been reviewed with UDOT and they have expressed approval for the project's access provided there are dedicated right-turn lanes provided. Staff requested traffic study and this has been completed.

PL-7: Roads

- **Does not currently meet code.** Current interior roads do not meet City Code as it relates to private rights-of-way. Current City Code does not allow private ROW to service more than 2 residences. The width of the road is also too narrow per current code. Applicant's request is consistent with the current recommendation that will be heard by the City Council. The approval for the preliminary subdivision would not be able to be obtained until the private ROW is adopted into code by the City Council.

PL-8: Landscaping

- R-7 – **Complete with conditions**
  - At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site. Landscape plan included in submission and equates to 59% of the property.

- A six-foot (6') tall solid screening fence shall be required between the Residential Multi-Family (R-7) Zone and all lower density residential zones. A screening is not included between the residential zones to the rear of the property. Fencing is currently provided for most of the homes in the area. City Council will need to determine if this requirement can be waved due to natural buffering on the south end of the property and the existence of current fencing on properties.

- C-H – **Complete with Conditions**
  - At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.
  - Buffer Yard: Masonry wall shall be at or near property line. There shall be 1 tree with mature height of at least 25' for every 20' of length of buffer yard or fraction thereof. Ground plane shall be landscaped with shrubs, ground covers, flowers or decorative mulch.
    - Developer is not including a 6-foot masonry wall as a buffer tool, instead they are requesting the use of a raised 3-foot berm with the inclusion of a 3-foot vinyl fence to provide this buffer, with the necessary trees and landscaping. Staff has reviewed this and found it acceptable. This requirement will need to be approved by the city council upon recommendation of the planning commission.

PL-9: Open Space

- R-7 - **Complete**
  - Multi-family dwellings shall provide usable functional open space for outdoor leisure in the
    - Eight hundred (800) square feet per unit for one- and two- family dwellings;
    - Six hundred (600) square feet per unit for three- and four- family dwellings; and
    - An additional four hundred (400) square feet per dwelling unit for each additional unit over four (4).
      - Total square footage needed would be 38,000 for the 62 units.
  - Total open space for the project is 137,977 sq ft.
- C-H - **Complete**
  - No open space required.

PL-10: Outdoor Storage Space

- R-7 - **Complete**
  - Three-family, four-family and multi- family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit.
  - A note is included in the drawing showing this space will be provided in the garages of the units.
- C-H - **Complete**
  - None required.

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: Trevor Cahoon – South Weber Community Services Director
Kim Guill – South Weber Development Coordinator

RE: SOUTH WEBER GATEWAY DEVELOPMENT
Engineering Review (Preliminary)

Date: December 1, 2021

Our office has completed a review of the Preliminary submittal dated November 23, 2021 (later updated on December 1, 2021), for the South Weber Gateway Development.

STAFF ASSESSMENT

- Zoning: The property is zoned C-H and R-7.

- City Code & Public Works Standards: The preliminary plans meet the requirements of the City Code and City Standards, except for:
    - Private street: The proposed private street for the townhomes is not currently allowed in the R-7 zone unless it is a PUD. This development is not requesting a PUD overlay. However, the proposed street cross section does match Section B in the private streets ordinance previously recommended for approval by the Planning Commission and currently being considered by the City Council.

- Geotechnical Report & Sensitive Lands: In order to meet the requirements of CC 10-14 (Sensitive Lands Development Regulations), a Phase I Environmental Assessment (dated August 27, 2021) and Geotechnical Study (dated September 17, 2021) were performed. The preliminary plans are in compliance with these studies. The final plans will need to incorporate any applicable recommendations.

- Traffic Impact Study: A TIS (dated November 4, 2021) was provided to the city for review. Comments were provided and the study was updated (dated November 23, 2021). A final version was submitted to the city on December 1, 2021. Manual trip counts were taken on November 17, 18, and 19 (Wednesday – Friday) to establish existing conditions. The intersections of 2100 E. and 2700 E. were studied for both existing and future conditions. The two new proposed accesses for the development were studied for future conditions. Both AM and PM peak hours were evaluated. The study determined that

"during the peak hours, all study intersections remained at the same LOS with the addition of the South Weber Gateway development. The two site access intersections will both operate at a lowest approach LOS of C." The design recommendations include "utilizing the existing two-way left-turn lane for left turning west bound traffic entering the development. Restriping for a right turn lane is recommended for east bound traffic entering the development at the East and West Access intersections." The preliminary plans show these improvements.

- Phasing: The preliminary plan includes a phasing plan that shows three phases. Phase 1 includes 31 townhomes and 3 commercial buildings (4,244 sf). Phase 2 includes 31 townhomes and 1 commercial building (2,322 sf). Phase 3 includes 2 commercial buildings (10,523 sf). All utilities necessary for each phase will be installed with that phase.

- Buffer Yard: Rather than install a full 6' tall masonry fence between the C-H and R-7 zones as required in CC 10-15, the developer is proposing a berm with a smaller fence on top, as they feel it provides a better look and feel for the overall development. CC 10-15-7 allows any provisions contained in this chapter to be waived (with just cause). If the Planning Commission agrees with this proposed change to the buffer yard, then they need to make that recommendation to the City Council.

- Architectural Site Plan Approval: Both the C-H and R-7 zones require architectural site plan approval in accordance with the requirements of CC 10-12. The Planning Commission "shall determine if the proposed architectural and development plans submitted are consistent with this Chapter and with the purpose and objectives of this Title." This will need to be reviewed as part of the final approval.

Approved by PC _____
Approved by CC _____

SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt#	Mtg date
Concept	$ 200.00	$ 400.00	400.00	10/20/20	5000808	10/20/2020
Sketch	$ 400.00	$ 700.00	700.00	8/2/21	5001469	8/9/2021
2nd Sketch	$ 300.00	$ 350.00				
Prelim	$ 600.00	$ 900.00	900.00	10/7/21	5001610	PC- 12/9/2021
Final	$ 700.00	$ 1,100.00				
Rezone	$ 300.00 + $180.00 Due (after approval)					

LAND USE APPLICATION

Project/Subdivision Name: South Weber Gateway

Approx. Location: 2400 South Weber Drive

Parcel Number(s): 130340068 Total Acres: 11.64

Current Zone: CH/R7 If Rezoning, to what zone: NA Bordering Zones: C-H, R-L, R-M

Surrounding Land Uses: Residential,Storage Unit, Charter School

Number of Lots: 62 # of Lots Per Acre: 7 PUD: Yes No

+ 18,000+ sq ft of commercial in the CH zone

Developer or Agent/Applicant

Name: Brad Brown
Company: Colliers
Address: 1708 E 5550 S Ste 18
City/State/Zip: South Ogden, UT, 84403
Phone: 801-309-0399
Email: Brad.Brown@colliers.com

Developer's Engineer

Name: Nate Reeve
Company: Reeve & Associates
Address: 5160 S 1500 W
City/State/Zip: Riverdale, UT, 84405
Phone: 801-458-8006
Email: nreeve@reeve-assoc.com
State License # _____

Property Owner, if not Developer

Name: Farrell Poll
Company: _____
Address: _____
City/State/Zip: _____
Phone: 801-726-6399
Email: FPoll@americafirst.com

Surveyor, if not Engineer

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

APPLICATION PROCESS: Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.

Inc Application with fee (See current City Fee Schedule)

Inc Site plan, if applicable

Inc Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.

Inc One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.

Inc A list of the above names and addresses.

NA A copy of the fire inspection showing approval. Contact the Fire Marshal to schedule an appointment, 801-540-7094.

Conditional Use Application CU____

(proposed)

Property Owner: Farrell Poll (current) Colliers International **Phone:** 801-309-0399

Full Mailing Address: 1708 E 5550 S Ste 18 South Ogden UT 84403

Property Address: approx. 2400 E South Weber Dr. **Email:** brad.brown@colliers.com

Proposed Use: Commercial **Parcel Number(s):** 13-034-0068

Total Acres: 2.783 **Current Zone:** C-H **If Rezoning, to what zone:** NA

Bordering Zones: CH/ R7 **Surrounding Land Uses:** Charter School, R7, NR

Business Name (if applicable): to be determined

Anticipated # of Employees: tbd **Anticipated # of Customers (Daily):** tbd

Available Parking Spaces: tbd **Hours of Operation** tbd

 # Residential Units (if applicable): NA **#of Dogs (Kennels Only):** NA

Hours of Operation: NA

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.
Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed development.

Applicant Certification

I/We swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I 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 and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted 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 (SWMC 11) 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: 7/22/21

State of Utah, County of Davis
Subscribed and sworn to before me on this 22nd day of July, 2021
By _____

Notary _____

NOTARY PUBLIC
Xochil Arellano
706659
Commission Expires
June 5, 2023
STATE OF UTAH

Seal

Property Owner's Signature: _____ Date: 7-23-21

State of Utah, County of Davis
Subscribed and sworn to before me on this 23rd day of July, 2021
By _____

Notary _____

JEANETTE S. PEAD
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 711380
COMM. EXP. 04/10/2024

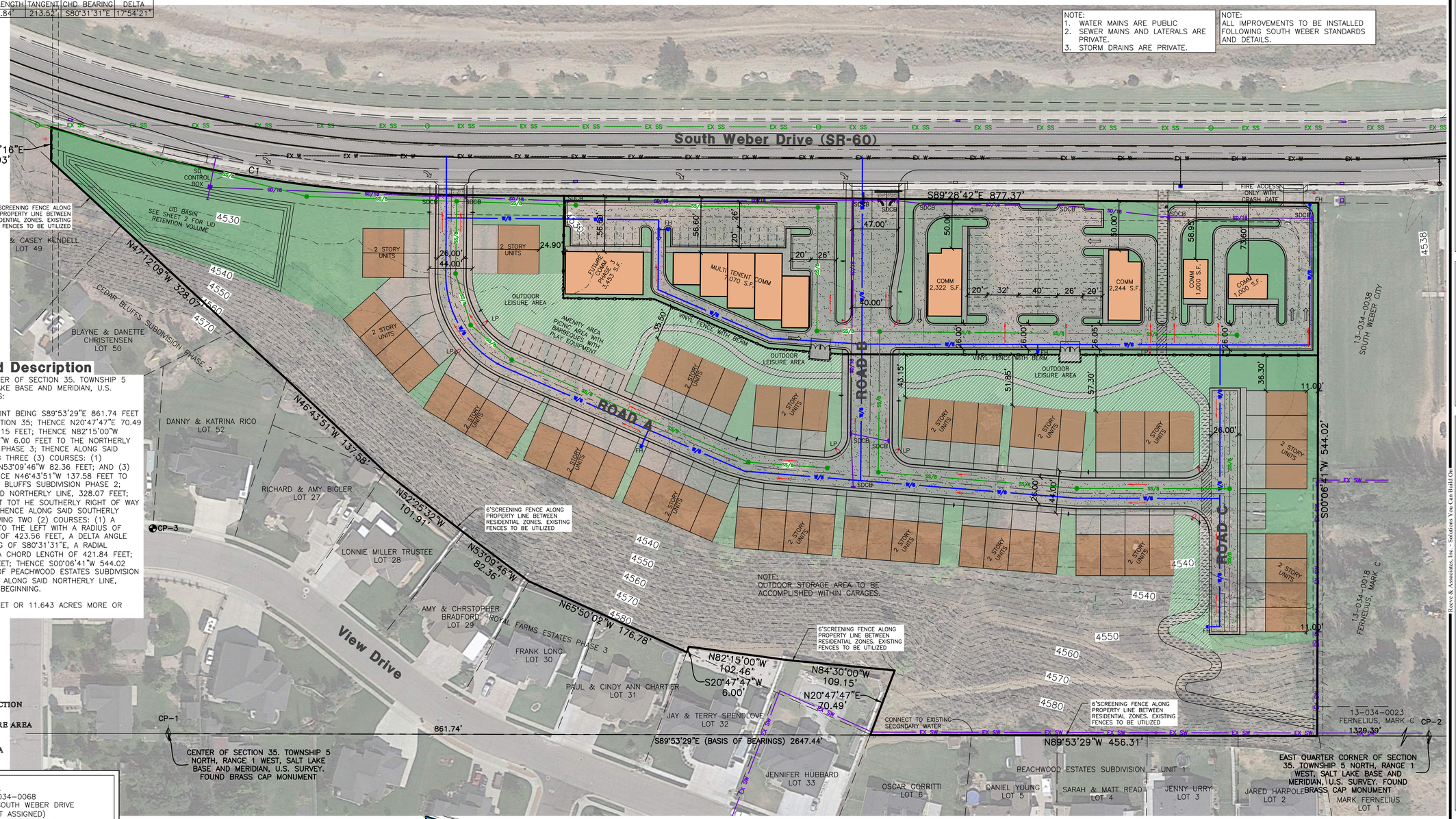
Seal

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1355.32'	423.56'	421.84'	213.52'	S80°31'31"E	17°54'21"

NOTE:
1. WATER MAINS ARE PUBLIC
2. SEWER MAINS AND LATERALS ARE PRIVATE.
3. STORM DRAINS ARE PRIVATE.

NOTE:
ALL IMPROVEMENTS TO BE INSTALLED FOLLOWING SOUTH WEBER STANDARDS AND DETAILS.



As Surveyed Description

PART OF THE NORTHEAST QUARTER OF SECTION 35. TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TOT HE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION – UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

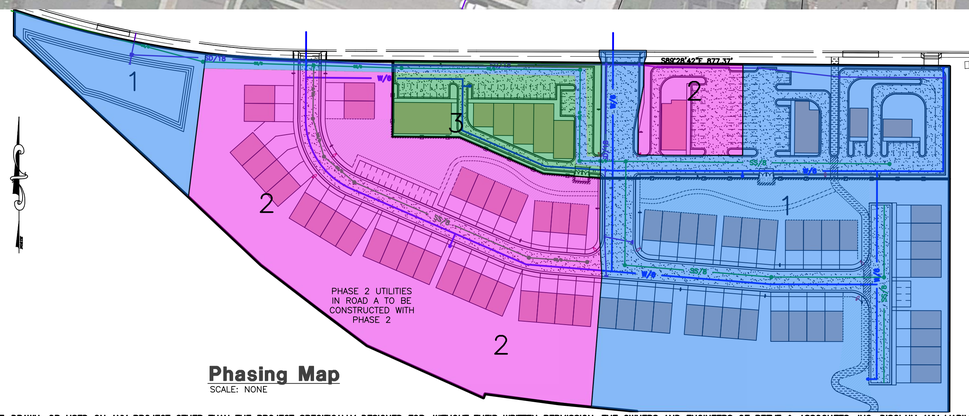
CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

Site Information

APN# 13-034-0068
APPOX. 2350 EAST SOUTH WEBER DRIVE
(ADDRESS NOT ASSIGNED)
SOUTH WEBER, DAVIS COUNTY, UTAH

TOTAL PARCEL AREA	507,182 s.f./11.64 Acres
COMMERCIAL ZONE	HIGHWAY COMMERCIAL 2.60 ACRES 113,287 S.F.
COMMERCIAL BUILDINGS	6
COMMERCIAL BUILDING AREA	17,074 S.F. (15%)
COMMERCIAL LANDSCAPE AREA	19,167 S.F. (17%)
COMMERCIAL PAVEMENT AREA	77,046 S.F. (68%)
COMMERCIAL PARKING STALLS 3.5 PER 1,000 S.F. = 67 REQ.	75 PROVIDED
TOWNHOME ZONE	R7 9.05 ACRES (7 UNITS PER ACRE) 393,869 S.F.
TOWNHOME UNITS	62 (2 STORY UNITS)
TOWNHOME UNIT AREA	65,100 S.F. (17%)
TOWNHOME PAVEMENT	99,035 S.F. (25%)
TOTAL OPEN SPACE	229,734 S.F. (58%)
UNDISTURBED SLOPES	137,153 S.F.
LANDSCAPE AREA	92,580 S.F. (24%)
OUTDOOR LEISURE	38,050 S.F.
TOWNHOME PARKING	2.3 PER UNIT = 143 REQ. 4 PER UNIT PROVIDED (248) 17 SHARED STALLS PROVIDED

Vicinity Map
NOT TO SCALE



Phasing Map
SCALE: NONE

50 0 50 100 150
Scale: 1" = 50'

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

Developer Contact:
Brad Brown
Colliers International
6440 S Millrock Dr. Suite 500,
Salt Lake City, UT 84121
PH: (801) 947-8300

Project Contact:
Project Manager: Nate Reeve, P.E.
Project Engineer: Nate Reeve, P.E.
Reeve & Associates, Inc.
801-621-3100

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 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

REVISIONS

DATE	DESCRIPTION
11/19/21	JM REVISED
11/09/21	JM REVISED
11/04/21	JM REVISED
11/03/21	JM REVISED
09/14/21	JM REVISED
09/09/21	JM REVISED
07/29/21	JM REVISED
07/27/21	JM REVISED

South Weber Gateway

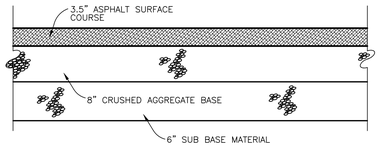
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

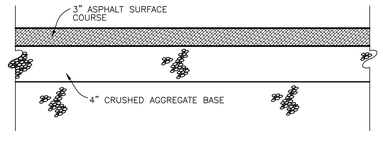
Preliminary Site Plan
Not to be Recorded

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: MAY 2021
Name: SOUTH WEBER GATEWAY SKETCH PLAN
Number: 7152-05

Sheet 1 of 3 Sheets





Legend

- = PROPOSED SECONDARY WATER LATERAL
- = PROPOSED LAND DRAIN LATERAL
- = PROPOSED WATER LATERAL
- = PROPOSED SEWER LATERAL
- = PROPOSED CULINARY WATER LINE
- = EXISTING CULINARY WATER LINE
- = PROPOSED SECONDARY WATER LINE
- = EXISTING SECONDARY WATER LINE
- = PROPOSED SANITARY SEWER LINE
- = EXISTING SANITARY SEWER LINE
- = PROPOSED STORM DRAIN LINE
- = EXISTING STORM DRAIN LINE
- = PROPOSED LAND DRAIN LINE
- = EXISTING LAND DRAIN LINE
- = PROPOSED IRRIGATION LINE
- = EXISTING IRRIGATION LINE
- ×—×—× = FENCE LINE

- ▣ = PROPOSED WATER METER
- ▣ = EXISTING WATER METER
- ■ = PROPOSED CATCH BASIN
- □ = EXISTING CATCH BASIN
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT

- ● = PROPOSED MANHOLE
- ○ = EXISTING MANHOLE
- = STREET LIGHT
- = SIGN
- ▨ = EXISTING ROADWAY PAVEMENT
- ░ = PROPOSED ASPHALT PAVEMENT

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

Typical On-Site Asphalt Paving

SCALE: NONE

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

10' Asphalt Trail

SCALE: NONE

Storm Runoff Calculations

South Weber Gateway

11/3/2020 KHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area from the South Weber City Standards, using a 100 year storm for detention. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre. LID retention for the site has been included in the calculations.

The calculations are as follows:

Drainage Area:

Total Area = 11.64 acre or 507,182 ft^2

Runoff Coefficients

Paved Area	193,860	C = 0.9
Landscaped Area	216,266	C = 0.2
Roof	97,057	C = 0.9
Weighted Runoff Coefficient		C = 0.60

LID Retention

80th Percentile Rainfall Event	0.55	in
Is the site Feasible for LID?	Yes	
LID Retention Volume	23246	c.f.

Rainfall Intensities:

100-yr intensity for a 60 minute TOC - Pipe Capacity 1.89 in/hr

Peak Run-off:

Runoff Coefficient C = 0.60

Rainfall Intensity i = 1.89 IN./HR.

Acreage A = 11.64 ACRES

Q **Q = 13.24 cfs**

Volume of Run-off for 100-year Storm Event:

C = 0.60

I = See Below in/hr

A = 507182.32 ft^2

Q(out) = 1.16 ft^3/s (0.1 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.21	50.92	15275	349	14926
10	600	5.48	38.70	23220	699	22521
15	900	4.53	31.99	28792	1048	27744
30	1800	3.05	21.54	38770	2096	36675
60	3600	1.89	13.35	48050	4192	43858
120	7200	1.08	7.63	54914	8383	46531
180	10800	0.74	5.22	56363	12575	43788
360	21600	0.41	2.89	62388	25150	37239
720	43200	0.25	1.77	76575	50299	26276
1440	86400	0.14	0.99	85422	100598	-15176

Orifice Sizing

Given:

Q = 1.16 cfs

2g = 64.4 ft/s²

H = 3.00 ft

Cd = 0.62 for circular openings

R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))

R = 0.21 feet

2.49 inches

D = 4.98 inches

A = 19.47 inches ^2 0.1352 ft ^2

SUMMARY:

The required LID Retention volume is	**23,246**	**cubic feet**
The required 100-yr storage volume is	**46,531**	**cubic feet**
Orifice size is	**5.0**	**inches**

GENERAL NOTES:

- ** Private Roads NOT Allowed in Zones: R-L, R-LM, R-M*
- ** Private Roads Allowed in a PUD*
- ** Section B requires a 6' minimum sidewalk or other pedestrian path from the front door to a public ROW for each residential unit without crossing the street. The ROW width must be widened to include the sidewalk if provided as part of the street section.*
- **All residential units must be set back a minimum of 10' from any sidewalk or pedestrian path.*
- **If the number of and spacing required for utilities cannot fit within the asphalt width, then the asphalt width and ROW must be widened the accommodate the utilities.*

32' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION **B**

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

Developer Contact:
Sky Hazlehurst
CBC Advisors
6550 S Millrock Dr. Suite 200,
Salt Lake City, UT 84121
PH: (801) 844-1420

Project Contact:
Project Manager: Nate Reeve, P.E.
Project Engineer: Nate Reeve, P.E.
Reeve & Associates, Inc.
801-621-3100

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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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REVISIONS

DATE	DESCRIPTION
11/19/21	JM REVISED
11/09/21	JM REVISED
11/04/21	JM REVISED
11/03/21	JM REVISED
09/14/21	JM REVISED
09/09/21	JM REVISED
07/29/21	JM REVISED
07/27/21	JM REVISED

South Weber Gateway
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Context Plan
Not to be Recorded

375328
J. NATE REEVE

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: MAY 2021
Name: SOUTH WEBER GATEWAY SKETCH PLAN
Number: 7152-05

Sheet 2
3 Sheets

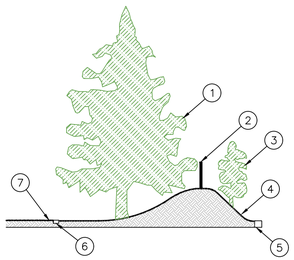
811 Know what's below. Call before you dig.

TREES				
	Symbol	Scientific Name	Common Name	Size
29		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
35		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6' Ht
29		Picea pungens 'Fastigiata'	Columnar Blue Spruce	6' Ht
30		Pinus nigra	Austrian Pine	6' Ht
35		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.

SHRUBS				
	Symbol	Scientific Name	Common Name	Size
35		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
163		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
68		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
90		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
59		Rhamnus frangula 'Columnaris'	Tallhedge Columnar Buckthorn	5 gal.
59		Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	5 gal.
52		Taxus media 'Hicksii'	Hicks Yew	10 gal.
94		Viburnum opulus nanum	Dwarf European Cranberry	5 gal.
113		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

PERENNIALS				
	Symbol	Scientific Name	Common Name	Size
155		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
270		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
111		Helictotrichon sempervirens	Blue Oat Grass	1 gal.
111		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

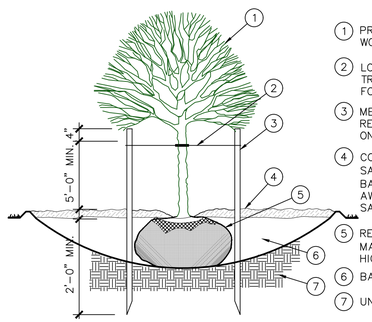
OTHER		
Symbol	Description	Size/Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Seed Mix – Non-Irrigated Grass Hydroseeded	Hydroseed
	Gravel Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'–5' Diameter



1. LARGE SCREENING TREES
2. WALL/FENCE
3. NARROW SCREENING TREE
4. 3' TALL BERM WITH FABRIC AND ROCK MULCH
5. CURB & GUTTER
6. LANDSCAPE CURBING
6. LAWN

LANDSCAPE BERM

NTS

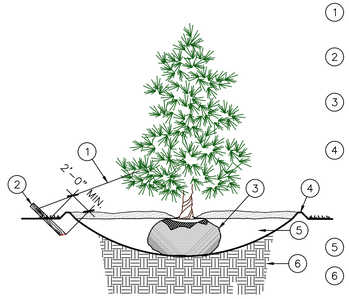


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

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

DECIDUOUS TREE PLANTING

NTS

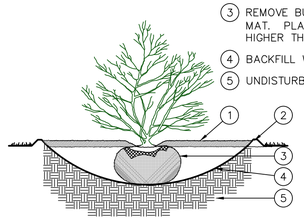


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

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

CONIFEROUS TREE PLANTING

NTS

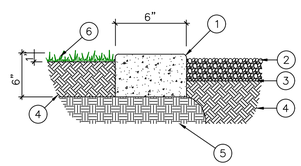


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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

SHRUB PLANTING

NTS



1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

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REVISIONS
DATE DESCRIPTION

South Weber Gateway
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
843661
NATHAN C. PETERSON
12/01/2021
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. Peterson
Begin Date: FEBRUARY 19, 2019
Name: SOUTH WEBER GATEWAY SKETCH PLAN
Number: 7152-05

Sheet 3 of 3 Sheets

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

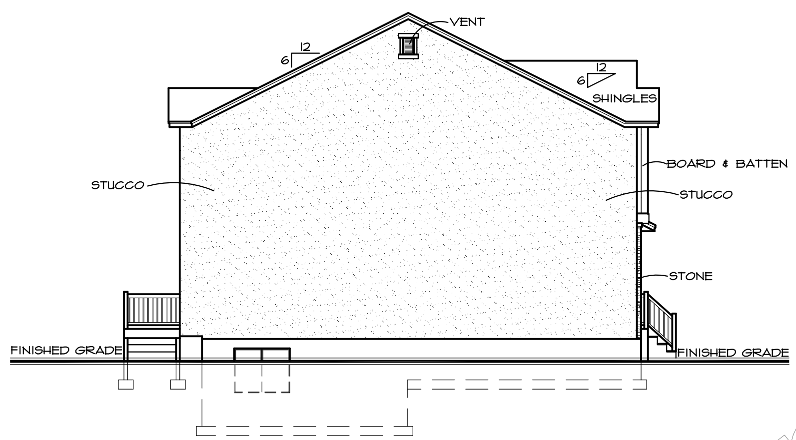
EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%)." R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

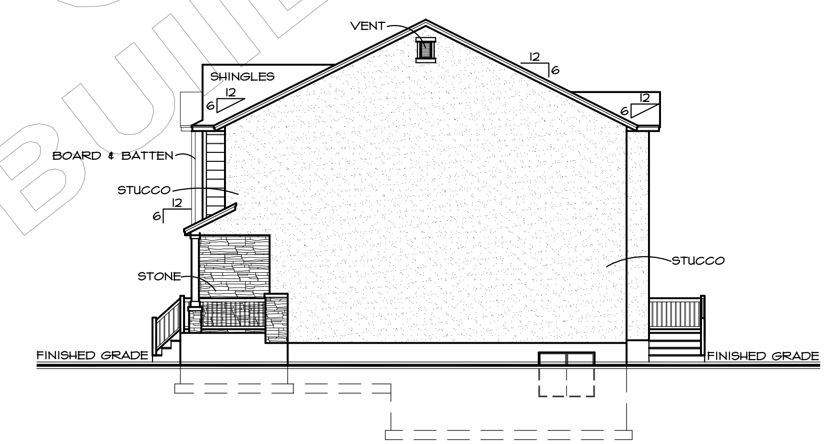
VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

REAR ELEVATION
SCALE 1/8"

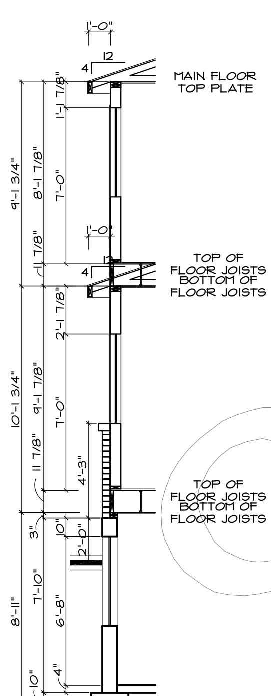


LEFT ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"

FRONT ELEVATION
SCALE 1/4"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS

PLANNED FOR:
MILLCREEK HOMES
2310 EAST WEBER DRIVE
SOUTH WEBER, UTAH

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

South Jordan
Utah 84091
801.525.6700

Ammon
Idaho 83406
208.525.9555

plans@creationswest.com

CREATIONS WEST
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WWW.CREATIONSWEST.COM

DATE: SEP. 17 21

SHEET: 1

PLAN NUMBER
SW TOWNHOME

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. & Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Backwater valve

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1021.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

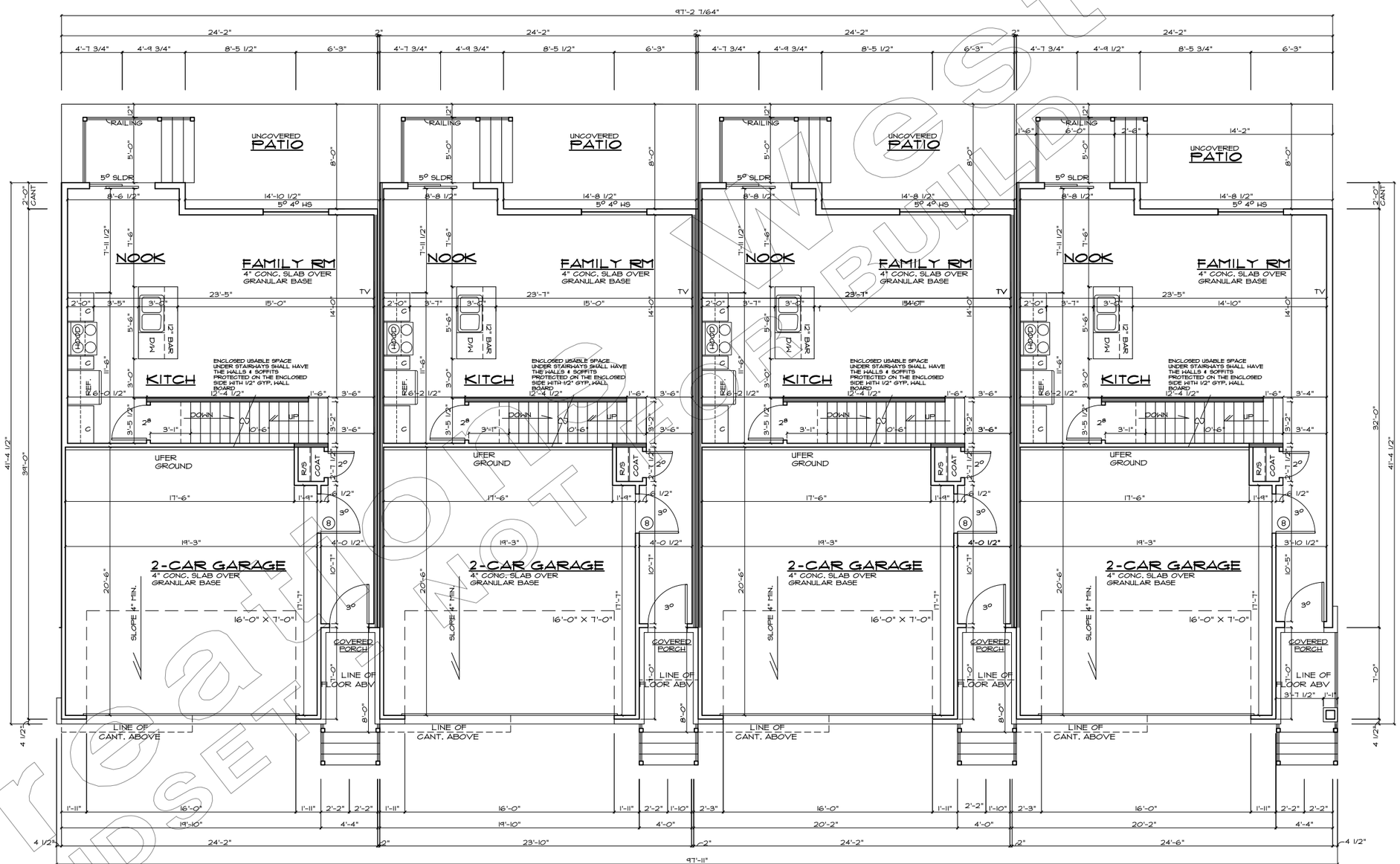
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35', Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
4 1/2" MASONRY LEDGE U.O.S.
WINDOWS SET @ 7'-0" TYP
DOOR HEIGHT 7'-0" TYP.

MAIN FLOOR PLAN

SCALE 1/4"
528 SQ. FT. MAIN LEVEL
958 SQ. FT. UPPER LEVEL
1486 SQ. FT. SUBTOTAL

411 SQ. FT. LOWER LEVEL
1897 SQ. FT. TOTAL

PLANNED FOR:
MILLCREEK HOMES
2310 EAST WEBER DRIVE
SOUTH WEBER, UTAH

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WWW.CREATIONSWEST.COM
1424 Legend Hills Dr. | South Jordan | Ammon
Suite # 120 | Utah 84095 | Idaho 83406
Clearfield, Utah 84015 | 801.525.6700 | 208.525.9555
801.525.6700
plans@creationswest.com

DATE: SEP. 17 21

SHEET: 2

PLAN NUMBER
SW TOWNHOME

4 South Weber Gateway Development

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside, & Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Backwater valve

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R1024. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm, for continuous ventilation.
Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold, if the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace shou on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1202.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

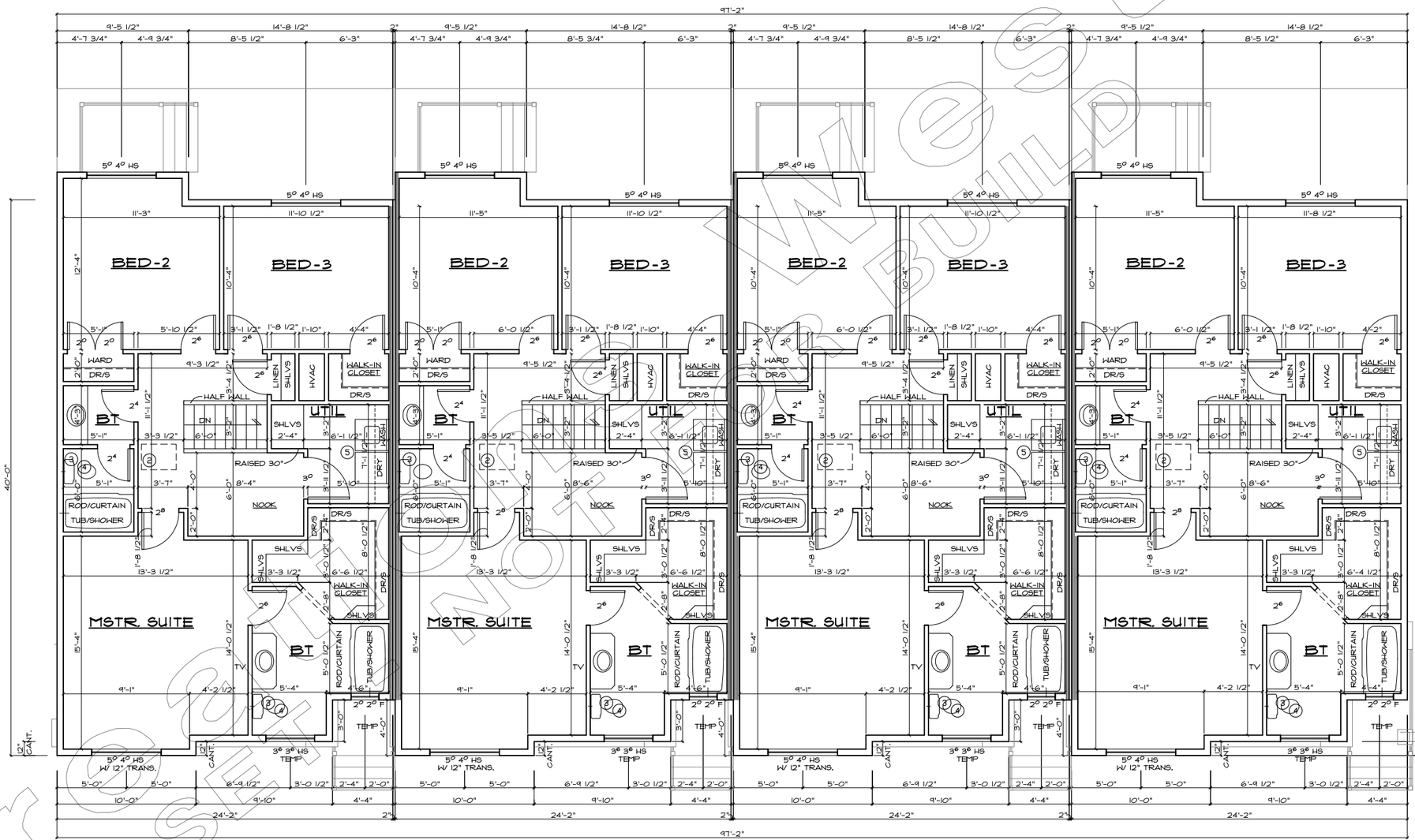
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
WINDOWS SET @ 6'-8" TYP
DOOR HEIGHT 6'-8" TYP.

UPPER FLOOR PLAN

SCALE 1/4"
958 SQ. FT. UPPER LEVEL

PLANNED FOR:
MILLCREEK HOMES
2310 EAST WEBER DRIVE
SOUTH WEBER, UTAH

CREATIONS WEST
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plans@creationswest.com
Ammon
Idaho 83406
208.525.9555

DATE: SEP. 17 21
SHEET: 3

PLAN NUMBER
SW TOWNHOME

FLOOR PLAN GENERAL NOTES:

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. & Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 12"X12" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Backwater valve

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1)placed at 12" above floor, and 1) placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacture's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. I.R.C M1411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

FOUNDATION ELEVATION:

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

GEO-TECH ENGINEER:

Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

MINIMUM HEIGHT:

Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:

Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

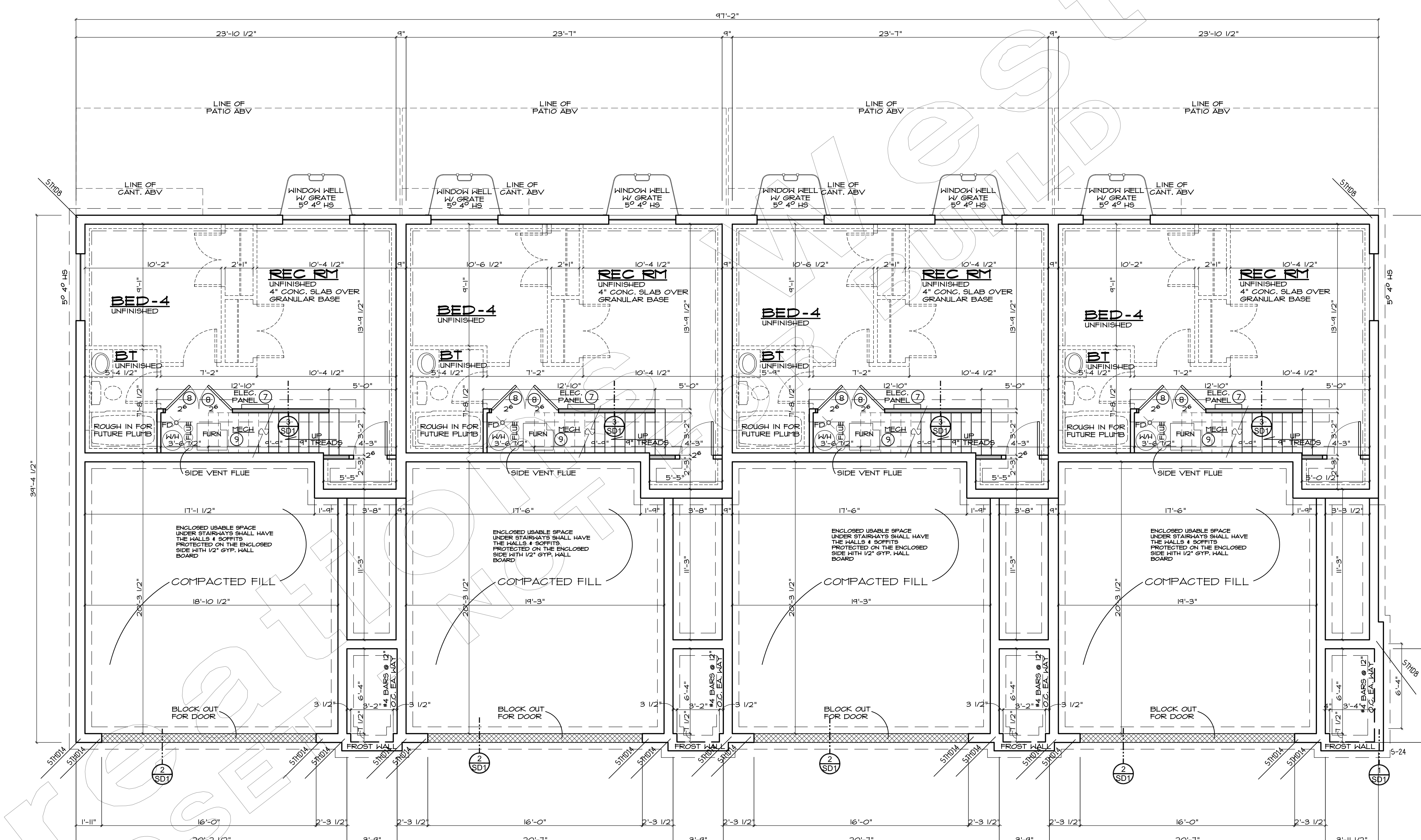
All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

CONCRETE FTG'S UNDER ALL FOUNDATION WALLS, BEARING WALLS AND POSTS

NOTE: ALL FOOTINGS 20" F-20

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.



3,000 PSI CONCRETE			FOUNDATION SCHEDULE							60,000 PSI STEEL
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		MIN. WALL FOOTING SIZE AND REINF.		NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (MIN. 7" EMBEDMENT)
			SIZE	SPACING	SIZE	SPACING	WIDTH	REINFORCING		
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN			½" X 10" @32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"[4]	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"[4]	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"[4]	(6) #4 X CONT, #4 @11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	⅝" X 10" @24" O.C[6].
11'-1" TO 12'-0"[7]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	⅝" X 10" @24" O.C[6].
› 12'-0"+	REQ. ENG.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O.. SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

FOOTING, FOUNDATION AND CONCRETE

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN: FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTE:
7'-9" CEIL. HEIGHT TYP.
7'-10" FOUND WALL
DOUBLE PLATE (3")
2X6 EXTERIOR WALLS (5 1/2")
8" FOUND. WALLS U.O.S.
4" FOUND. FUR WALLS U.O.S.
WINDOWS SET @ 6'-8" TYP
DOOR HEIGHT 6'-8" TYP.

FTG. / FOUND. PLAN

SCALE 1/4"
411 SQ. FT. LOWER LEVEL

PLANNED FOR:
MILLCREEK HOMES
2310 EAST WEBER DRIVE
SOUTH WEBER, UTAH

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plans@creationswest.com

DATE: SEP. 17 21

SHEET: 4

PLAN NUMBER
SW TOWNHOME

November 5, 2021

Mr. Brad Brown
Colliers International
6440 South Millrock Drive, Suite 500
Salt Lake City, Utah 84405

Subject: Geotechnical Response to Review Comments
Proposed South Weber Gateway
About 2445 East South Weber Drive
South Weber, Utah
CMT Project Number: 900166

Mr. Brown,

Recently, an engineering review was been completed for submitted documents for the proposed development by the City Engineer (Jones and Associates). Included in the submitted documents was the Geotechnical report[1] completed for the project by CMT. A follow up memorandum was presented with review comments which included two comments related to the geotechnical report and were listed under the heading "General"- item E3. These comments were as follows:

A. *It appears that one of the slope stability tests did not meet the minimum factor of safety (see pg. 18 and figure No. 15 in the appendix). This needs to be addressed.*

B. *Sensitive Lands Development Regulations (City Code 10-14). Although the geotechnical report addresses some of the items listed in the code, a report needs to be provided that specially demonstrates how the development is compliant with this section of the code.*

Response

Item A:

As part of the slope stability analysis, and to evaluate the slope stability under seismic (pseudostatic) conditions, peak horizontal accelerations (adjusted for site class) were queried for the site. For this the methods provide by Bray, J.D., & Travasarou, T., [2] were utilized having a maximum allowable deformation of 6.5 inches to calculate the horizontal ground acceleration of 0.185*g* as the pseudostatic coefficient for the stability analysis. When utilizing less deformation in our analyses, the safety factor was less than the minimum 1.0 with all failures roughly within the upper about 4 feet of clay/silt soil depicted. This method of analyzing

[1] "Geotechnical Engineering Study, Proposed South Weber Gateway, About 2445 East South Weber Drive. South Weber, Utah, CMT Project No. 900166 Dated September 17, 2021.
[2] Bray, J.D., & Travasarou, T., [2] Pseudo static coefficient for use in Simplified Seismic Slope Stability Evaluation, "Journal of Geotechnical and Geoenvironmental Engineering, ASCE, September 2009, P 1336-1340.

seismic deformation as it relates to seismic pseudostatic conditions is often utilized in design and has been readily accepted by many Utah municipalities.

The value shown with a seismic factor of safety less than 1.0 was for a calculated acceleration using the prior mentioned method with a shallow (4 feet or less below the surface) slope deformation of 4 inches. The purpose of showing this stability information in the table on page 18 and the graphical interpretation on Figure 16 of the report was to provide a minimal range of deformation to associated acceleration. It is our opinion that the maximum of 6.5 inches of deformation within the upper about 4 feet along the open slope face is reasonable with respect to property and life safety of the planned development as well as the associated acceleration is low enough to meet the minimum required seismic factor of safety.

Item B:

The site property is located with the confines of the South Weber Title 10 Zoning Regulations Chapter 14 Sensitive Lands overlay Map (10-14-3- Sensitive Lands overlay map). This map specifies areas of the city which are development sensitive for various defined reasons.

The Geotech report addresses many of these sensitive issues such as slope stability (see section **7.0 Slope Stability Analysis**), geologic hazards items including; faulting (see section **4.2 Faulting**), liquefaction (see section **4.3.3 Liquefaction**), local geologic mapping with discussion of landslide deposits or features, lateral spread deposits, debris flow, stream flooding, and rock fall hazard areas (see section **4.4 Other Geologic Hazards**). It is our opinion these items will not impact the development and need no further evaluation.

A Phase 1 Environmental Site Assessment was completed by CMT in general conformance with ASTM Standard E1527-13 for the site property, dated August 27 2021 (attached). The assessment indicated that "*none of the identified, regulate sites/facilities appear to represent an REC in relation to the Subject Property at the time of this assessment. Interview/records requested of government agency/department officials revealed no other known or suspected recognized environmental conditions (RECs) historical recognized conditions (HRCs), or controlled recognized environmental conditions (CRECs) in connection with the subject property.*" See report executive summary of attached report.

CMT did not identify any anomalies of the terrain or characteristics of the geological materials which may potentially impact the planned site use.

Groundwater was not observed within our exploration which extended to a depth of 31.5 feet and is not anticipated to adversely affect proposed construction or the site.

Dense brush is another sensitive land criterion. It is our understanding that the majority of the site is presently utilized as pasture land. The slope to the south with homes at the top of the slope is vegetated with some native brush, but will not be significantly disturbed as part of the development process. Similarly, the existing pasture land and minimal planned disturbance of the site slopes presents a low risk to wildlife habitat.

Closure

This addendum must be attached to the original geotechnical report. All other recommendations provided in the report remain applicable.

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) 590-0394.

Sincerely,
CMT Engineering Laboratories

LICENSED PROFESSIONAL ENGINEER
276478
BRYAN N. ROBERTS
11/5/2020
STATE OF UTAH

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

Reviewed by:

Andrew M. Harris P.E.
Geotechnical Division Manager

CMT ENGINEERING LABORATORIES

ENGINEERING • ENVIRONMENTAL (ESA I & II)
MATERIALS TESTING • SPECIAL INSPECTIONS
ORGANIC CHEMISTRY

PHASE I ENVIRONMENTAL SITE ASSESSMENT

South Weber Gateway Project

About 2445 East South Weber Drive,
South Weber, Utah
CMT Project No. 900166

FOR:
Brad Brown
Colliers International
6440 South Millrock Drive, Suite 500
Salt Lake City, Utah

August 27, 2021

EXECUTIVE SUMMARY

CMT Engineering Laboratories has completed a Phase I Environmental Site Assessment for the Subject Property located in South Weber, Utah. This Phase I Environmental Site Assessment was performed in general conformance with the scope and limitations of ASTM Standard E 1527-13. The Subject Property consists of a single parcel with the following Davis County Parcel ID Number: 130340068. The parcel is approximately 10.73 acres. The Subject Property is currently vacant, undeveloped land; 7800 South is located on the southern portion of the subject property. Vegetation consists of ankle to shin-high weeds and grasses. Mature trees are located on the southern portion of the subject property. The northern portion is utilized for agricultural purposes.

Historical uses of the Subject Property include agricultural use. The Subject Property was occupied by a farmer named Adolf Fernelius prior to the 1940's. The subject property was purchased by Farrell Poll's (current trustee) father in the 1940's. Since then, the Subject Property has remained relatively unchanged.

Our review of current State and Federal environmental databases, engineering control registries, and institutional control registries, and a Database Report prepared by ERIS Information Inc., identified 22 regulated sites or facilities within the required search radii of the Subject Property (Sections 8.1 and 8.2). Based on the nature of the database listing, site/facility conditions, elevation, and/or distance from the Subject Property, none of the identified, regulated sites/facilities appear to represent an REC in relation to the Subject Property at the time of this assessment. Interviews/records requests of government agency/department officials revealed no other known or suspected recognized environmental conditions (RECs), historical recognized conditions (HRECs), or controlled recognized environmental conditions (CRECs) in connection with the Subject Property (Section 9.0).

Based on the observations, research, and interviews conducted while performing this assessment, we did not identify any RECs, HRECs, or CRECs in connection with the Subject Property or adjacent, surrounding properties.

DATA GAPS

No city or county officials or departments responded to a records request within the timeframe of this assessment. If a response is received after this Phase I ESA is submitted which changes the conclusion of this report, an addendum will be submitted.

It is CMT's conclusion that the above listed data gaps do not affect our ability to reach a conclusion regarding the condition of the subject property and the presence of RECs in relation to the property. No other significant data gaps that would alter the findings and conclusions of this report where encountered.

Table of Contents

FIGURES

APPENDICES

1.0-INTRODUCTION

CMT Engineering Laboratories was retained by Colliers International to conduct a Phase I Environmental Site Assessment (ESA) for the property at about 2445 East South Weber Drive, South Weber, Utah. The site will be referred to herein as the Subject Property.

The purpose of the Phase I ESA is to evaluate the conditions on the Subject Property and adjoining properties related to current or historical site uses in order to identify the presence or likely presence of any Recognized Environmental Conditions (RECs) in connection with the property or adjoining properties.

Recognized environmental conditions are defined by the American Society for Testing and Materials' (ASTM) Standard E 1527-13 as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions inductive of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions"

As defined in the ASTM Standard, a de minimis condition is "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

ASTM Standard E 1527-13 also includes the designation of Controlled REC (CREC). As defined in the ASTM Standard a CREC is "A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

Historical RECs (HRECs) are defined in the ASTM Standard as "A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to environmental controls. The final decision on whether

a past release is an HREC rests with the environmental professional (EP), and will be influenced by the current impact of the past release to the Site."

The Phase I ESA meets the requirements of the United States Environmental Protection Agency's (US EPA) Appropriate Inquiries (AAI) Rule (2005) and the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (1980) (Also known as Superfund). Meeting the requirements of the AAI Rule allows for qualification of landowner liability protection (LLP) under the CERCLA Brownfield Amendments (2002). The American Society for Testing and Materials (ASTM) has published the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as Standard Designation E 1527-13. This standard meets the AAI requirements which became effective on November 6, 2013.

The Subject Property is found at Latitude: 41.126161° N and Longitude: -111.916991° W. The location of the Subject Property is shown on **Figure 1,** below.

FIGURE 1, VICINITY MAP

2.0-OBJECTIVES

2.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment (ESA) is to evaluate the conditions on the Subject Property and adjoining properties related to current or historical site uses in order to identify the presence or likely presence of any Recognized Environmental Conditions (RECs) in connection with the property or adjoining properties. At a minimum, the Phase I ESA typically includes a review of publicly available, reasonably ascertainable, and practically reviewable environmental records and historical data, a reconnaissance of the Subject Property and surrounding properties, interviews with property owners, site managers, and/or occupants, and interviews with pertinent government officials to assess the presence or the potential presence of recognized environmental conditions at the Subject Property.

This Phase I ESA is generally consistent with the current ASTM Standard (ASTM E 1527-13) and industrial accepted standards as defined within the following scope-of-work:

1. Conduct an on-site, non-intrusive/non-analytical reconnaissance of the Subject Property and a limited reconnaissance of adjoining, surrounding properties. The reconnaissance is performed by a qualified and experienced geologist or engineer from CMT Engineering Laboratories.

2. Review and interpret a limited number of historical aerial photographs, historical topographic maps, and, when available, city directories, and historical fire insurance maps that include the location of the Subject Property in order to evaluate historical site usage.

3. Research available geological and hydrological data for the location of the Subject Property and vicinity.

4. Conduct a comprehensive review of the most recent Federal and State environmental databases and control registries relative to the Subject Property and surrounding properties within the ASTM E 1527-13 recommended search radius from the Subject Property. CMT Engineering Laboratories contracts with ERIS Information Inc. to conduct searches of Federal and State environmental databases and control registries and to provide a Database Report of the search findings. CMT also performs searches of available State and Federal databases through various State of Utah Department of Environmental Quality (DEQ) and Federal Environmental Protection Agency

(EPA) internet sites. At a minimum, Federal National Priorities Lists (NPL); Subject Property, 1-mile radius of property, and the following databases and control registries are reviewed:

- Comprehensive Environmental Response Compensation and Liability Index System (CERCLIS) lists; Subject Property and 0.5-mile radius of property
- Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Treatment, Storage, Disposal facilities (TSD) list; Subject Property and 1-mile radius of property
- Resource Conservation and Recovery Act (RCRA) non-Corrective Action Report (non-CORRACTS) Treatment, Storage, Disposal facilities (TSD) list; Subject Property and 0.5-mile radius of property
- Resource Conservation and Recovery Act (RCRA) Generators list; Subject Property and 0.25-mile radius of property
- Utah Landfill Inventory List; Subject Property and 0.5-mile radius of property
- Utah Underground Storage Tank (UST) and Above Ground Storage Tank (AST) Sites lists; Subject Property and 0.25-mile radius
- Utah Leaking Underground Storage Tank (LUST) and Leaking Above Ground Storage Tank (LAST) Sites lists; Subject Property and 0.5-mile radius of property
- Utah SPILLS (reported petroleum and hazardous materials releases) list; Subject Property

A number of other databases and control registries are reviewed for the Subject Property and surrounding properties within required search distances as part of the ERIS Information Inc. Database Report. A complete list of the databases and control registries reviewed is included in the ERIS Information Inc. Database Report in **Appendix C**.

5. Conduct an assessment of potential vapor migration/ encroachment at the Subject Property.

6. Conduct interviews of current and/or past property owners, managers, or occupants concerning the present and past site usage, conditions, and events at the Subject Property.

7. Conduct interviews of, or submit information requests to, pertinent government and regulatory officials, agencies, and departments concerning present and past site usage, conditions, and events at the Subject Property and surrounding areas.
8. Provide a summary of the findings of our assessment and any pertinent conclusions and opinions pertaining to our findings.

2.2 Limitations of Assessment

CMT Engineering Laboratories has performed this assessment with the usual care and thoroughness of a consulting professional based on the scope-of-work, limits of time, cost, and publicly available, reasonably ascertainable, and practically reviewable information. We have made no attempt to determine the marketability of the Subject Property or its suitability for any particular use, and such a determination should not be inferred based solely on this report. The information and findings presented in this report is not, and should not be, considered a warranty regarding the presence or non-presence of recognized environmental conditions in connection with the Subject Property.

The presence of RECs in connection with the subject property may warrant additional investigation or studies to better evaluate and classify Subject Property conditions and determine potential environmental liabilities on property owners, occupants, or operators.

The historical information sources researched for this Phase I Environmental Site Assessment revealed the uses of the Subject Property from the present back to 1937 (historical aerial photographs). This meets the 1940-minimum research limit per the ASTM Standard E 1527-05 § 8.3.2.

The Phase I ESA does not address the following Non-ASTM E 1527-13 scope items:

- Asbestos-containing building materials
- Lead based paint
- Naturally occurring radon
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historical resources
- Ecological resources
- Endangered species
- Indoor air quality
- Biological agents
- Mold
- PCB Light Ballasts
- Environmental Lien Search

- Industrial hygiene
- Health and safety
- Chain of Title Report

The evaluation of any of the above listed considerations is beyond the scope of this assessment and would require additional assessment by an appropriate, qualified professional.

This assessment has been non-intrusive and non-analytical in nature which is typical of a Phase I Environmental Site Assessment. Therefore, CMT Engineering Laboratories makes no claims relative to surficial or subsurface conditions in relation to the Subject Property or in relation to conditions which would require analytical testing to evaluate. It is understood that a Phase I ESA, such as the one reported herein, does not and cannot eliminate all of the environmental risks and liabilities associated with the Subject Property. This report consists of our professional opinions made in accordance with the procedures and principles as outlined in ASTM E1527-13. This warranty is in lieu of all other warranties either expressed or implied.

2.3 Reliance

A Phase I ESA performed in accordance with ASTM E1527-13 and completed less than 180 days prior to the date of acquisition or date of intended transaction is presumed to be valid. After 180 days, or if additional information becomes known, or if significant, pertinent changes occur to the conditions of the Subject Property, then all or portions of the environmental site assessment may need to be updated prior to the date of acquisition or date of intended transaction. After one year of the date of this report, the assessment should be considered void and should not be relied upon. After one year of the date of this report, a new Environmental Site Assessment of the Subject Property would be required.

This report is prepared for the sole use and benefit of Colliers International and their duly-authorized representatives, affiliates, and assigns, and may not be relied upon by any other person or entity without the written authorization (reliance letter) of CMT Engineering Laboratories.

2.4 Commonly Used Acronyms

The Following list contains some of the commonly used acronyms used in this report and supporting documentation. The list is not considered to be all inclusive.

AST	Above Ground Storage Tank

CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	CERCLA Information System
CREC	Controlled Recognized Environmental Condition
CWA	Clean Water Act
DERR	Division of Environmental Remediation and Response (UDEQ)
ERNA	Emergency Response Notification System
EWA	Enforceable Written Assurances
FINDS	Facility Index System/Facility Registry System
FIFRA	Federal Insecticide, Fungicide, & Rodenticide Act
FTTS	FIFRA/TSCA Tracking System
HIST FTTS	Historical FTTS
HREC	Historical Recognized Environmental Condition
ICIS	Integrated Compliance Information System
NPDES	National Pollutant Discharge Elimination System
LUST	Leaking Underground Storage Tank
NFA	No Further Action
RCRA	Resource Conservation and Recovery Act
RCRA-CESQG	RCRA Conditionally Exempt Small Quantity Generator
RCRA-NONGEN	RCRA Non-Generator
RCRA-SQG	RCRA Small Quantity Generator
RCRA-LQG	RCRA Large Quantity Generator
RCRA TSDF	RCRA Treatment, Storage and Disposal Facilities
REC	Recognized Environmental Condition
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substance Control Act
UDEQ	Utah Department of Environmental Quality
U.S. EPA	United States Environmental Protection Agency
UST	Underground Storage Tank

3.0-PREVIOUS REPORTS

CMT Engineering was not provided copies of any previous environmental assessment reports for the Subject Property and we are not aware of any such reports.

4.0-SITE DESCRIPTION

4.1 Location

The Subject Property is located at about 2445 East South Weber Drive, South Weber, Utah. The location of the Subject Property is shown on **Figure 1**. The Subject Property consists of a single parcel with the following Davis County Parcel ID Number: 130340068. The parcel is approximately 10.73 acres. The approximate boundaries of the entire Subject Property are shown on **Figure 2** on the following page.

FIGURE 2, SITE MAP

4.3 Current Property Use

The Subject Property is currently vacant, undeveloped land; 7800 South Street crosses the southeastern portion of the subject property. Vegetation consists of ankle to shin-high weeds and grasses. Mature trees are located on the southern portion of the subject property. The northern portion is utilized for agricultural purposes. Several photographs of the Subject Property and adjacent areas are included in **Appendix A**.

4.4 Structural Description

No structures were observed on the subject property.

4.5 Neighboring Properties

The current uses of the surrounding, adjacent properties is as follows:

North: South Weber Drive followed by Staker Parson Companies gravel pit area.

East: A single family residential structure, High Mark Charter School, and associated out-buildings, athletic fields, and parking areas.

South: A single-family residential subdivision.

West: A single-family residential subdivision.

5.0-SITE RECONNAISSANCE

5.1 Methodology

A reconnaissance of the Subject Property and adjacent, surrounding properties was conducted on August 25, 2021. The weather conditions at the time of the reconnaissance were mostly clear with a temperature of approximately 95 to 100 degrees (F). The purpose of the reconnaissance was to visually observe the Subject Property and adjacent properties for evidence of potential or actual recognized environmental conditions (RECs). The reconnaissance was non-intrusive and non-analytical in nature. A summary of the observed conditions on the Subject Property and adjacent, surrounding properties was documented in an inspection checklist which is included in **Appendix A**.

5.2 Observations

5.2.1 Proposed Construction and Materials

It is anticipated that future construction on the Subject Property will be of typical wood or steel-frame construction with concrete foundations and asphalt-paved parking areas and/or roads along with landscaped areas/yards.

5.2.2 Utilities

It is anticipated that the future development on the property will be serviced by typical municipal and private utilities.

5.2.3 Hazardous Substances and Petroleum Products

No hazardous substances or petroleum products were observed on the Subject Property.

5.2.4 Staining

No evidence of surface staining was observed during the site reconnaissance of the subject property.

5.2.5 Storage Tanks

No evidence of an underground storage tank (UST) or an above ground storage tank (AST) was observed during the site reconnaissance or within the Utah Department of Environmental Quality's (UDEQ) interactive UST data map. See Section 8.1, On-Site Environmental Conditions, for more details.

5.2.6 Asbestos Containing Materials (ACMs)

No structures that could contain ACMs were observed on the Subject Property.

5.2.7 Odors

No unusual odors that could be attributed to hazardous substances or petroleum products were encountered at the Subject Property.

5.2.8 Pools, drains, or Sumps

No pools, drains, or sumps were observed on or adjacent to the Subject Property.

5.2.9 Unidentified Substance Containers

No unidentified containers of any type were observed on or adjacent to the Subject Property.

5.2.10 Polychlorinated Biphenyls (PCBs)

No potential sources that could contain PCBs were observed on or adjacent to the Subject Property.

5.2.11 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on or adjacent to the Subject Property.

5.2.12 Stressed Vegetation

No stressed vegetation was observed on or adjacent to the Subject Property.

5.2.13 Solid Waste

During the site reconnaissance, a minor amount of windblown refuse and debris was observed on the Subject Property. The areas around the debris appeared to be clean and free of staining and these conditions do not represent a REC.

5.2.14 Septic Systems

No evidence of a septic system was observed on the property.

6.0-PAST SITE LAND USE

The history of the Subject Property has been assessed by reviewing a limited number of historic aerial photographs, historical topographic maps, historic city directories, Sanborn Fire Insurance Maps, and a review of Davis County Parcel assessor's maps where available.

6.1 Property Information

The Subject Property is comprised of a single parcel. The parcel information below was identified on the Davis County parcel assessor's website:

PARCEL NO	ADDRESS	ACRES	OWNER
130340068	NULL	10.73	POLL, JANE M - TRUSTEE

6.2 Fire Insurance Maps

A Fire Insurance Map Report prepared by ERIS Information Inc. indicates that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied Subject Property information. Sanborn fire insurance maps were typically produced from the late 1800s to the 1950s and, in some areas, more recently. When no mapping is available for a location, it typically indicates that the location had sparse to no development at the time the mapping was completed. The Subject Property is an unmapped property. A copy of the Fire Insurance Maps report prepared by ERIS Information Inc. is included in **Appendix B**.

6.3 Aerial Photographs

An aerial photo decade report was provided by ERIS Information Inc. The following historical aerial photograph years that include the location of the Subject Property were reviewed: 1937, 1953, 1963, 1975, 1981, 1993, 1997, 2006, 2009, 2011, 2014, 2016, and 2018. Our observations and interpretations of the photographs are summarized below:

1937: The aerial indicates that the subject property and adjoining properties were vacant, undeveloped land. It appears that the subject property was utilized for agricultural purposes. Bambrough Canal is located along the southern portion of the subject property.

1953: The aerial indicates a gravel pit was now located beyond to the northeast.

1963: The aerial indicates relatively no change from the previous imagery.

1975: The aerial indicates that the gravel pit extended closer to the northern boundary of the subject property.

1981: The aerial indicates relatively no change from the previous imagery.

1993: The aerial indicates that residential development had begun to the south.

1997: The aerial indicates relatively no change from the previous imagery.

2006: The aerial indicates that additional residential subdivisions to the south and southwest, along with South Weber Drive to the North, had been constructed.

2009: The aerial indicates that additional residential structures to the southwest had been constructed.

2011: The aerial indicates relatively no change from the previous imagery.

2014: The aerial indicates that a school to the east had been constructed.

2016: The aerial indicates that additional residential structures to the southwest had been constructed.

2018: The aerial indicates that additional residential structures to the southwest had been constructed. Since 2018, the site and surrounding properties have remained relatively unchanged.

The ERIS Information Inc. Historical Aerials report reviewed for this assessment is included in **Appendix B**.

6.4 Topographic Maps

CMT Engineering Laboratories reviewed and interpreted readily available historical topographic maps that include the location of the Subject Property and surrounding areas. The maps reviewed include the U.S. Geological Survey, "Kaysville, Utah" and "Ogden, Utah" 7.5 Minute Topographic Maps dated 1955, 1969, 1975, 1986, 1992, 1998, and 2017. A summary of the observations of the reviewed maps is provided below.

1955: The map indicates that the subject property and adjoining properties were vacant, undeveloped land Bambrough Canal is located along the southern portion of the subject property. A gravel pit is located beyond to the northeast.

1969: The map indicates relatively no change from the previous map.

1975: The map indicates that the gravel pit has extended closer to the northern boundary of the subject property.

1983: The map indicates relatively no change from the previous map.

1992: The map indicates residential development was located to the south.

1998: The map indicates that additional residential development was located to the south.

2017: The map indicates that South Weber Drive to the north was constructed.

The ERIS Information Inc. Historical Topographic Maps reviewed for this assessment are included in **Appendix B**.

6.5 City Directories

A search was made by ERIS Information Inc. of published City Directories for the site and surrounding vicinity. No listings for the subject property address were identified within the City Directories. Several commercial and residential listings were identified along South Weber Drive and View Drive. A copy of the City Directories Report prepared by ERIS Information Inc. is included in **Appendix D**.

7.0-GEOLOGIC AND HYDROLOGIC EVALUATION

7.1 Subsurface

A physical setting report prepared by ERIS Information Inc. is included in **Appendix D**. The report contains a geologic map that shows the geology at the subject site and surrounding areas to be Quaternary alluvium and colluvium (Unit Qa) dated as Quaternary. Soils mapped at the site are classified as "Ackmen loam, 1 to 3 percent slopes" (Soil Unit AbB), "Kidman fine sandy loam, 0 to 1 percent slopes" (Soil Unit KbA), "Kilburn stony sandy loam, 0 to 3 percent slopes" (Soil Unit KcA), and "Pleasant View loam, 1 to 3 percent slopes" Soil Unit (PvB). The FEMA-designated potential flood hazard zone for the site and surrounding areas is mapped as "X-12, Areas of minimal flood hazard." A ditch or stream crossing the southern portion of the property from east to west is mapped as a freshwater emergent wetland.

7.2 Hydrology

An investigation of groundwater levels and flow direction at the Subject Property is beyond the scope of this assessment. Regional groundwater flow is inferred to be generally toward the west at the location of the property based on topography. However, regional and local groundwater flow directions and elevations are likely significantly influenced by precipitation, irrigation, surface drainage, variations in topography, and variations in subsurface geology. There is a potential for seasonal fluctuations in groundwater flow directions and groundwater levels at the location of the Subject Property.

7.3 Water Wells and Water Service

A physical setting report prepared by ERIS Information Inc. is included in **Appendix D**. The report indicates that no well sources are located adjacent to or within the boundary of the subject property.

7.4 Oil and Gas Wells

A physical setting report prepared by ERIS Information Inc. is included in **Appendix D**. The report indicates that no oil and gas well sources are located adjacent to or within the boundary of the subject property.

8.0-FEDERAL AND STATE DATABASE REVIEW

Current Federal and State environmental databases, engineering control registries, and institutional control registries, including: NPL, CERCLIS, RCRA, LUST, UST, and Utah Landfill Inventory, were reviewed in order to assess potential environmental liabilities associated with the Subject Property and/or properties within a specified search radius. For a comprehensive summary of findings refer to ERIS Information Inc. Database Report in **Appendix C**. Detailed explanations of the databases and control registries searched are also included in the Database Report. In addition to the ERIS Information Inc. Database Report, CMT Engineering conducted a search of available Utah DEQ databases through their internet web site.

The following sections list the mapped, regulated sites/facilities that were found during the search of available ("reasonably ascertainable") environmental and control registry records either on the Subject Property or within the required ASTM E1527-13 search radius from the Subject Property.

8.1 On-Site Environmental Conditions

No regulated sites or facilities were identified within the boundary of the Subject Property.

8.2 Off-Site Environmental Conditions

The table below lists the regulated sites or facilities that were identified within the required search radii of the Subject Property.

ACRONYM	FACILITY	STREET	DISTANCE (miles)	DIRECTION	REC
FINDS/FRS	GENEVA ROCK PRODUCTS SOUTH WEBER PIT	2635 E SOUTH WEBER DRIVE	0.006447991	WNW	NO
SPILLS	Hollis Concrete Finishing Co.	2403 South 2050 West	0.098461246	SE	NO
ALT FUELS	Waste Management - Ogden Hauling	2433 S 2050 W	0.100929619	SE	NO
RCRA VSQG	WASTE MANAGEMENT OF OGDEN	2433 SOUTH 2050 WEST	0.100929619	SE	NO
SPILLS	Waste Management	2433 South 2050 West	0.100929619	SE	NO
TIER 2	WASTE MANAGEMENT OF UTAH, OGDEN	2433 SOUTH 2050 WEST	0.100929619	SE	NO
MRDS	IDEAL ROCK PRODUCTS SOUTH WEBER PIT	DAVIS COUNTY	0.110446186	NE	NO
UST	MAVERIK #527	2577 E SOUTH WEBER DRIVE	0.205704868	ENE	NO
RCRA VSQG	JACK B. PARSON COMPAINES	2585 EAST SOUTH WEBER DR	0.239903534	ENE	NO
MRDS	UTAH DEPT. OF HIGHWAYS PIT NOS. 06006-06030	DAVIS COUNTY	0.262001309	NNE	NO
MRDS	UT DEPT OF HWYS PIT NO 06006 06033	DAVIS COUNTY	0.276237685	NNE	NO
MRDS	PARSONS SOUTH WEBER PIT	DAVIS COUNTY	0.503056823	E	NO
MRDS	UNIDENTIFIED OCCURRENCE	DAVIS COUNTY	0.540339225	ENE	NO
MRDS	UNKNOWN	DAVIS COUNTY	0.540339225	ENE	NO
MRDS	UTAH STATE DEPARTMENT OF HIGHWAYS GRAVEL PIT NUMBER 06005	DAVIS COUNTY	0.747429604	NNW	NO
MRDS	UT DEPT OF HWYS PIT #06005	DAVIS COUNTY	0.747429604	NNW	NO
MRDS	WEBER CANYON BORROW PIT.	WEBER COUNTY	0.762860053	NE	NO
MRDS	WEBER CANYON GRAVES PIT	DAVIS COUNTY	0.808641006	ENE	NO
MRDS	UNKNOWN	DAVIS COUNTY	0.849256028	ENE	NO
MRDS	UT DEPT OF HWYS PIT NO 06003	DAVIS COUNTY	0.981244934	W	NO
MRDS	UNKNOWN	DAVIS COUNTY	0.998656018	W	NO

No unplottable sites were identified within the Database Report.

The Facility Registry System (FRSUT) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The FRSUT provides Internet access to a single integrated source of comprehensive (air, water, and waste) environmental information about those

facilities, sites, or places. Geneva Rock Products to the north was identified. No violations were listed at this facility and it is not anticipated to pose an environmental risk to the subject property.

Several Mineral Resources Data System (MRDS) listings were identified to the north, northwest, and east/northeast. None of the MRDS had violations listed at their facilities and they are not anticipated to pose an environmental risk to the subject property.

Several of the more pertinent sites listed in the above table are discussed in greater detail below.

8.2.1 RCRA Sites / Drycleaners Sites

The RCRA Generators database is searched within a one-quarter mile radius of the site. The RCRA database lists facilities that have notified the EPA of hazardous waste activity. There are 3 categories of hazardous waste generators:

1. Generators of no more than 100 kilograms per month (kg/mo), known as conditionally exempt small-quantity generators (CESQG).
2. Generators of 100 to 1,000 kg/mo, known as small-quantity generators (SQG).
3. Generators of 1,000 kg or more in a month, known as large-quantity generators (LQG).

Site Name: Waste Management of Ogden
Site Address: 2433 South 2050 West
Distance from Subject Property: Approx. 4.25 Miles southwest
Relative Elevation: Lower
Gradient: Cross-gradient
REC: No
Environmental Database: RCRA VSQG - No violations have been reported at this facility. Within the Eris report this facility is listed to be located upgradient to the subject property by about 530 feet to the southeast. Upon further investigation, the site is located about 4.25 miles to the southwest of the subject property and is not anticipated to pose an environmental risk. The incident report is included in **Appendix E.**

Site Name: Jack B. Parson Companies
Site Address: 2585 East South Weber Drive
Distance from Subject Property: Approx. 1,266 feet East/northeast
Relative Elevation: Lower
Gradient: Down-gradient

REC: No
Environmental Database: RCRA Non-VSQG - No violations have been reported at this facility. This facility is down-gradient and is not anticipated to pose an environmental risk to the subject site at this time based on its lack of violations.

8.2.2 Underground Storage Tank Sites / Spills

Site Name: Hollis Concrete Finishing Co.
Site Address: 2403 South 2050 West
Distance from Subject Property: Approx. 4.25 Miles southwest
Relative Elevation: Lower
Gradient: Cross-gradient
REC: No
Environmental Database: Spills –On August 1, 1995 the following was reported: "Diesel*, oil and acid spills: On going for several years (1980's to date) The company's trucks regularly dump diesel from their above ground tank on the ground and spill crank case oil on the ground. The company uses acid to clean their concrete trucks & washes it out on the ground. This is occurring near ponds, storm drains and residential property. The company is reported to have concrete pads where this work is supposed to be done*." Within the Eris report this spills site is listed to be located upgradient to the subject property by about 520 feet to the southeast. Upon further investigation, the spills site is located about 4.25 miles to the southwest of the subject property and is not anticipated to pose an environmental risk. The incident report is included in **Appendix E.**

Site Name: Waste Management
Site Address: 2433 South 2050 West
Distance from Subject Property: Approx. 4.25 Miles southwest
Relative Elevation: Lower
Gradient: Cross-gradient
REC: No
Environmental Database: Spills, Tier II, Alt Fuels –On June 1, 2013 the following was reported: "*Caller reported that a truck driver was refueling at the facility when they drove off with the fuel nozzle still inserted in the tank. Automatic shut-off failed to initiate and 60 gallons of diesel fuel was released. Most of the spill was contained to the concrete pad with absorbents. Some adjacent soils were impacted and will be excavated and disposed of appropriately. Several catch basins located at the refueling station did not appear to be impacted."* Within the Eris report this spills site is listed to be located upgradient to the subject property by about 530 feet to the southeast. Upon further

investigation, the spills site is located about 4.25 miles to the southwest of the subject property and is not anticipated to pose an environmental risk. The incident report is included in **Appendix E.**

Site Name: Maverick #527
Site Address: 2577 East South Weber Drive
Distance from Subject Property: Approx. 1,086 feet East/northeast
Relative Elevation: Lower
Gradient: Down-gradient
REC: No
Environmental Database: UST – The site contains 6 USTs which are all currently in use. No releases have been reported at this facility and it is not anticipated to pose an environmental risk to the Subject Property based on its lack of documented violations and its distance.

8.2.3 National Priority List Sites

No NPL regulated sites or facilities that were identified within the required search radii of the Subject Property.

8.2.4 Vapor Migration

No sites/facilities that could pose a significant risk of subsurface vapor migration and related building vapor encroachment at the Subject Property were found in our search of the referenced databases and control registries.

9.0-INTERVIEWS

9.1 Owners

Mr. Farrell Poll, the current Trustee of the Subject Property, completed a Site Assessment Questionnaire August 18, 2021. Mr. Poll has been associated with the property for 63+ years. Mr. Poll indicated that his father purchased this farm from Adolf Fernelius in the 1940's. Mr. Poll was not aware of any other past site uses, conditions, or incidents that would constitute an REC including spills, releases, or use of hazardous materials or petroleum, other USTs or ASTs, significant pesticide or herbicide use, or on-site septic systems. A copy of the completed questionnaire is included in **Appendix E**.

9.2 Government Agencies and Officials

CMT submitted a records request under the Government Records Access and Management Act (GRAMA) to the City of South Weber and Davis County for any available records pertaining to potential recognized environmental conditions or potential environmentally detrimental events on or in the immediate vicinity of the subject property. At the time of submittal of this report, no city or county officials or agencies have responded to the records request. If any responses are received following the submittal of this report which change the findings and conclusions of the ESA for the subject property, an addendum will be submitted.

9.3 Others Familiar with the Subject Property

No other individuals or entities familiar with the Subject Property were interviewed at the time of this assessment.

10.0-DATA GAPS

No city or county officials or departments responded to a records request within the timeframe of this assessment. If a response is received after this Phase I ESA is submitted which changes the conclusion of this report, an addendum will be submitted.

It is CMT's conclusion that the above listed data gaps do not affect our ability to reach a conclusion regarding the condition of the subject property and the presence of RECs in relation to the property. No other significant data gaps that would alter the findings and conclusions of this report where encountered.

11.0-FINDINGS

Based on the observations, research, and interviews conducted while performing this Phase I Environmental Site Assessment for the Subject Property, no RECs, HRECs, or CRECs as defined by ASTM Standard E 1527-13 were identified in connection with the Subject Property or adjacent, surrounding properties. No current Land Use Covenants (LUCs) and associated Activity and Use Limitations (AULs) associated with the Subject Property or surrounding properties were identified at the time of this assessment. No known sources of potential vapor migration or intrusion at the Subject Property were identified in this assessment.

12.0-CONCLUSIONS

CMT Engineering has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Standard E 1527-13 for the Subject Property. This assessment did not identify any RECs, HRECs, or CRECs in connection with the Subject Property or adjacent, surrounding properties.

13.0-STATEMENT OF QUALIFICATIONS

The reviews of state and federal environmental regulatory agency records (institution and engineering control registries), and available historical records, completed for this study were conducted by a qualified member of our engineering staff. The interviews/records requests of property owners/managers, government officials, and other pertinent individuals were conducted by a qualified member of our engineering staff. The qualifications of the environmental professional(s) who conducted this assessment are presented in **Appendix F**.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part (40 CFR Part 312, All Appropriate Inquiries Rule). We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

14.0-GENERAL INFORMATION AND CONDITIONS

The Phase I Environmental Assessment provided by CMT Engineering for the Subject Property was performed in accordance with presently accepted practices of the engineering consulting profession in this area. The degree of care exercised in preparing this report is consistent with other local consulting firms. Our findings and conclusions are not presented as scientific certainties, but rather as professional opinions based on the limited data obtained during this study. Changes in the conditions of the Subject Property and surrounding properties can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards and regulations may occur, whether the result of legislation, from the broadening of knowledge, or from other reasons. Accordingly, the findings of this report may be invalidated wholly or partially by changes beyond our control. The information obtained from the record research and the interviews pertaining to the Subject Property is considered to be reliable. However,

CMT Engineering does not warrant or guarantee that the information provided by referenced sources is accurate and/or complete.

15.0-CLOSURE

We appreciate the opportunity to be of service to you on this project. If you have any questions, please call.

CMT Engineering Laboratories

Lindsey Bradshaw
Environmental Technician

Mark C. Larsen, P.G.
Engineering Geologist

16.0-REFERENCES

Davis County Assessor's Website: https://www.co.davis.ut.us/recorder/property-search/TaxInfo/130340068/

Utah Department of Environmental Quality internet site: http://www.deq.utah.gov/.

Historical Aerials Report, Database Report, Physical Setting Report, Fire Insurance Map Report, City Directories Report, and Topographic Maps Report
Prepared By: ERIS Information Inc.
266 Elmwood Avenue
Box 930
Buffalo, NY 14222
Toll Free: 1-866-517-5204
Email: info@erisinfo.com

APPENDIX A

SITE INSPECTION CHECKLIST

SITE PHOTOGRAPHS

CMT ENGINEERING LABORATORIES

CMT PHASE I ESA INSPECTION CHECKLIST

SITE DATA

Site Name: South Weber Gateway Project Site #_____ CMT Job # 900166

Property Address: About 2445 East South Weber Drive

City: South Weber County: Davis State: Utah Zip:_____

Date of Inspection: 8/25/21 Prepared For: Colliers International

Environmental Inspector: Charlotte Irvine

PROPERTY DESCRIPTION AND USE

Owner: POLL, JANE M - TRUSTEE Phone Number:_____

Address:_____

Contact:_____ Phone Number:_____

Occupant:_____ Phone Number:_____

Site Description:

Vacant, undeveloped land with weeds/grasses and 2 horses. There are mature trees along base of hill on south side. Some debris and old trailer and equipment.

Current Property Use:

vacant, undeveloped. 2 horses are kept on portion of site

SITE INSPECTION - NEIGHBORING PROPERTIES

Date: 8/25/21 Subject Property: _____

NORTH

Name: Staker Parson Pit

Address: _____

Observed usage: [ ] Residential [ ] Commercial [✔] Industrial [✔] Vacant

Observed hazards: None

EAST

Name: Highmark Charter School

Address: 2467 E SOUTH WEBER DR, SOUTH WEBER, UTAH

Observed usage: [ ] Residential [✔] Commercial [ ] Industrial [ ] Vacant

Observed hazards: None

SOUTH

Name: Single family homes

Address: 2332 E VIEW DR, SOUTH WEBER, UTAH

Observed usage: [✔] Residential [ ] Commercial [ ] Industrial [ ] Vacant

Observed hazards: None

WEST

Name: 2282 E VIEW DR, SOUTH WEBER, UTAH

Address: Single family homes, strip of vacant land,

Observed usage: [✔] Residential [✔] Commercial [✔] Industrial [✔] Vacant

Observed hazards: None

Site Name:_____

GENERAL FIELD OBSERVATIONS

Under Ground Storage Tanks:	Yes ✔	No ✔	Unknown
Description:			

Oily Sheens on Water:	Yes	No ✔	Unknown
Description: South Weber Gateway			

Discarded Batteries:	Yes	No ✔	Unknown
Description:			

Surface Water:	Yes	No ✔	Unknown
Description:			

Solid Waste:	Yes ✔	No	Unknown
Description:			
Old pipes, wood/fence debris, household garbage, old trailer with snowmobiles, old in closed trailer, old tractor, multiple old tires, old bath tubs for water for horses, etc.			

Transformers:	Yes	No ✔	Unknown
Description:			

Drums/Containers:	Yes ✔	No	Unknown
Description:			
There was a drum used for household garbage next to a bucket of apples			

Odors:	Yes	No ✔	Unknown
Description:			

Site Name:_____

GENERAL FIELD OBSERVATIONS CONTINUED

Above Ground Storage Tanks:	Yes	No ✔	Unknown
Description:			

Wells:	Yes	No	Unknown
Description:			

Floor Drains and Floor Slumps:	Yes	No ✔	Unknown
Description:			

Stained Soil/Pavement:	Yes	No ✔	Unknown
Description:			

Stains or Corrosion (floors, walls, ceiling):	Yes	No ✔	Unknown
Description:			

Heating/Cooling (gas,electric,etc):	Yes	No ✔	Unknown
Description:			

Stressed Vegetation:	Yes	No ✔	Unknown
Description:			

Pits/Ponds/Lagoons:	Yes	No ✔	Unknown
Description:			

Site Name:_____

CHEMICAL, GAS & MINERAL INSPECTION

UREA FORMALDEHYDE FOAM INSULATION UFFI

Yes	No	Unknown	
☐	☑	☐	Was any evidence of formaldehyde Foam Insulation observed on the property?

PESTICIDES | HERBICIDES

Yes	No	
☐	☑	Does it appear pesticides or herbicides have been used in excess of normal household use?
☐	☑	Is the property used for agricultural purpose?
☐	☑	Are there any noticeable pesticide odors?

POLYCHLORINATED BIPHENYL (PCBs)

Yes	No	
☐	☑	Were any transformers, electrical devices or hydraulic equipment observed on the property labeled as containing PCB's?
☐	☑	Was there evidence of PCB contamination to the soil or groundwater observed on the property?
☐	☑	Were there any fluorescent lights ballasts labeled as containing PCB's observed?

Name: Charlotte Irvine

Signature: Charlotte Irvine

Date: 8/25/21

Site Name:_____

SITE INSPECTION - SKETCHES - INTERIOR

Site Name:_____

SITE INSPECTION - SKETCHES - EXTERIOR

PHOTO 1 | View of the subject property, looking east along South Weber Drive.

PHOTO 2 | View of the subject property, looking southeast.

PHOTO 3 | View of the subject property, looking northeast.

PHOTO 4 | View of the subject property, looking northwest.

PHOTO 5 | View of the subject property, looking south.

PHOTO 6 | View of the subject property, looking west along South Weber Drive.

PHOTO 7 | View of the subject property, looking west from the middle of site.

PHOTO 8 | View of the subject property, looking southwest.

APPENDIX B

HISTORICAL AERIALS PACKAGE
HISTORICAL TOPOGRAPHIC MAPS
FIM REPORT

ERIS

HISTORICAL AERIALS

Project Property:	South Weber Gateway South Weber Gateway South Weber UT 84405
Requested By:	CMT Engineering Laboratories
Order No:	21081700855
Data Completed:	August 18,2021

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Date	Source	Scale	Comments
2018	National Agriculture Information Program	1" to 500'	
2016	National Agriculture Information Program	1" to 500'	
2014	National Agriculture Information Program	1" to 500'	
2011	National Agriculture Information Program	1" to 500'	
2009	National Agriculture Information Program	1" to 500'	
2006	National Agriculture Information Program	1" to 500'	
1997	US Geological Survey	1" to 500'	
1993	US Geological Survey	1" to 500'	
1981	National High Altitude Photography	1" to 500'	
1975	US Geological Survey	1" to 500'	Best Copy Available
1963	UNITED STATES FOREST SERVICE	1" to 500'	
1953	Army Mapping Service	1" to 500'	Best Copy Available
1937	Agriculture and Soil Conservation Service	1" to 500'	

Year: 2018
Source: NAIP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 2016
Source: NAIP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 2014
Source: NAIP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 2011
Source: NAIP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 2009
Source: NAIP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 2006
Source: NAIP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 1997
Source: USGS
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

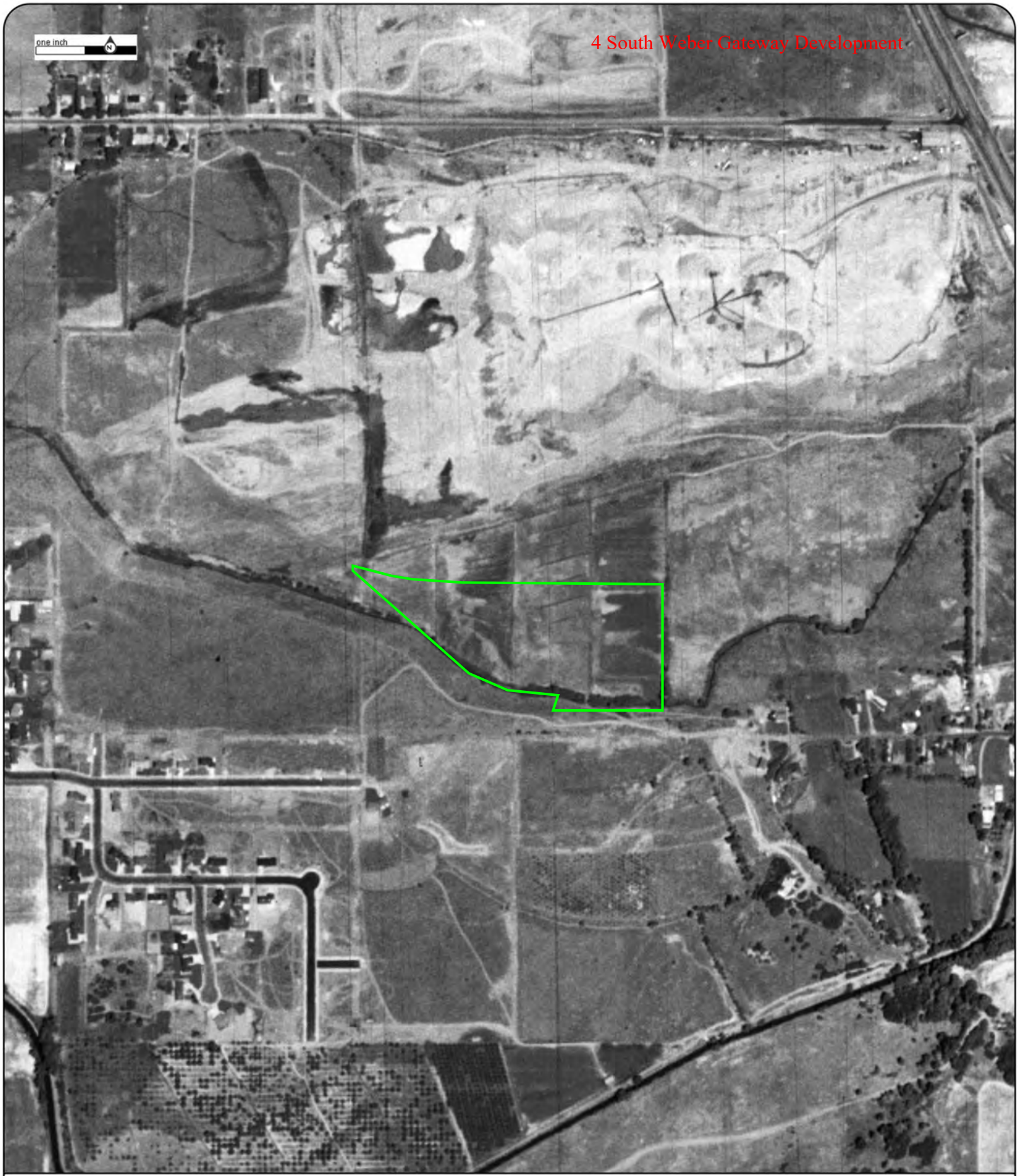
ERIS

Year: 1993
Source: USGS
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS



Year: 1981
Source: NHAP
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 1975
Source: USGS
Scale: 1" to 500'
Comment: Best Copy Available

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 1963
Source: USFS
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 1953
Source: AMS
Scale: 1" to 500'
Comment: Best Copy Available

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

Year: 1937
Source: ASCS
Scale: 1" to 500'
Comment:

Address: South Weber Gateway, South Weber, UT
Approx Center: -111.91734333,41.12608088

Order No: 21081700855

ERIS

ERIS

TOPOGRAPHIC MAPS

Project Property:	South Weber Gateway South Weber Gateway South Weber UT 84405
Project No:	900166
Requested By:	CMT Engineering Laboratories
Order No:	21081700855
Date Completed:	August 18, 2021

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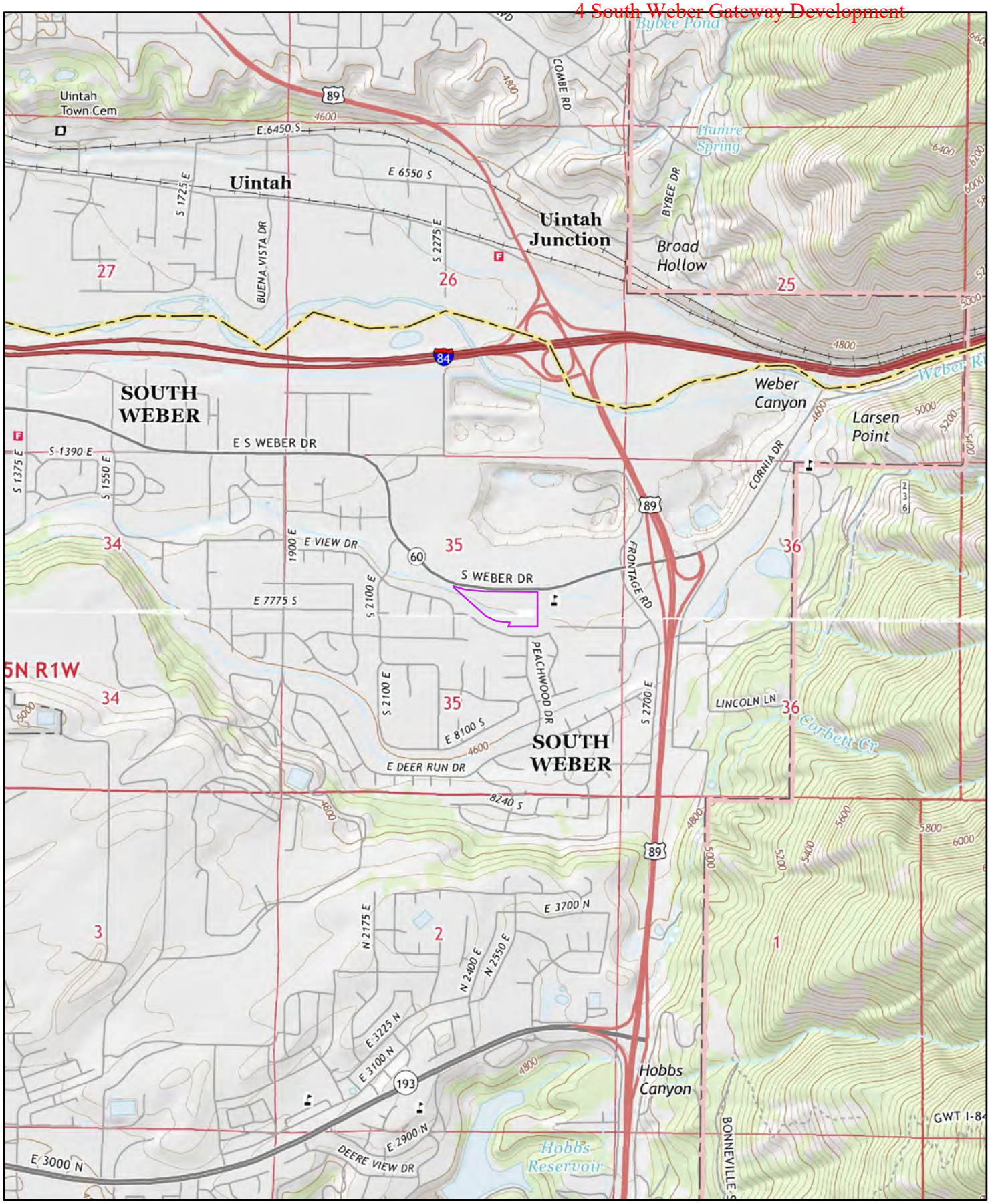
We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2017	7.5
1998	7.5
1992	7.5
1986	7.5
1975	7.5
1969	7.5
1955	7.5



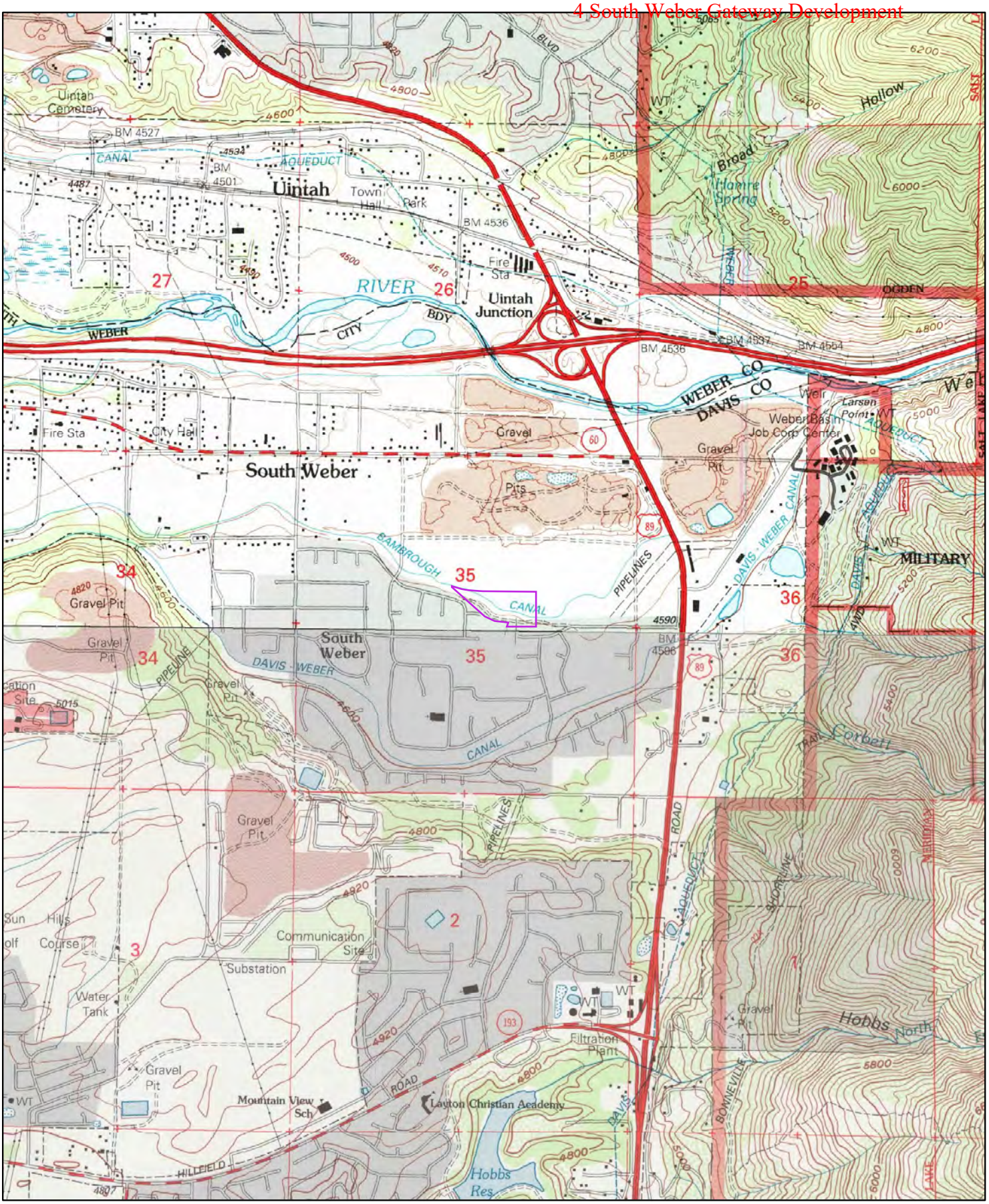
2017

0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map



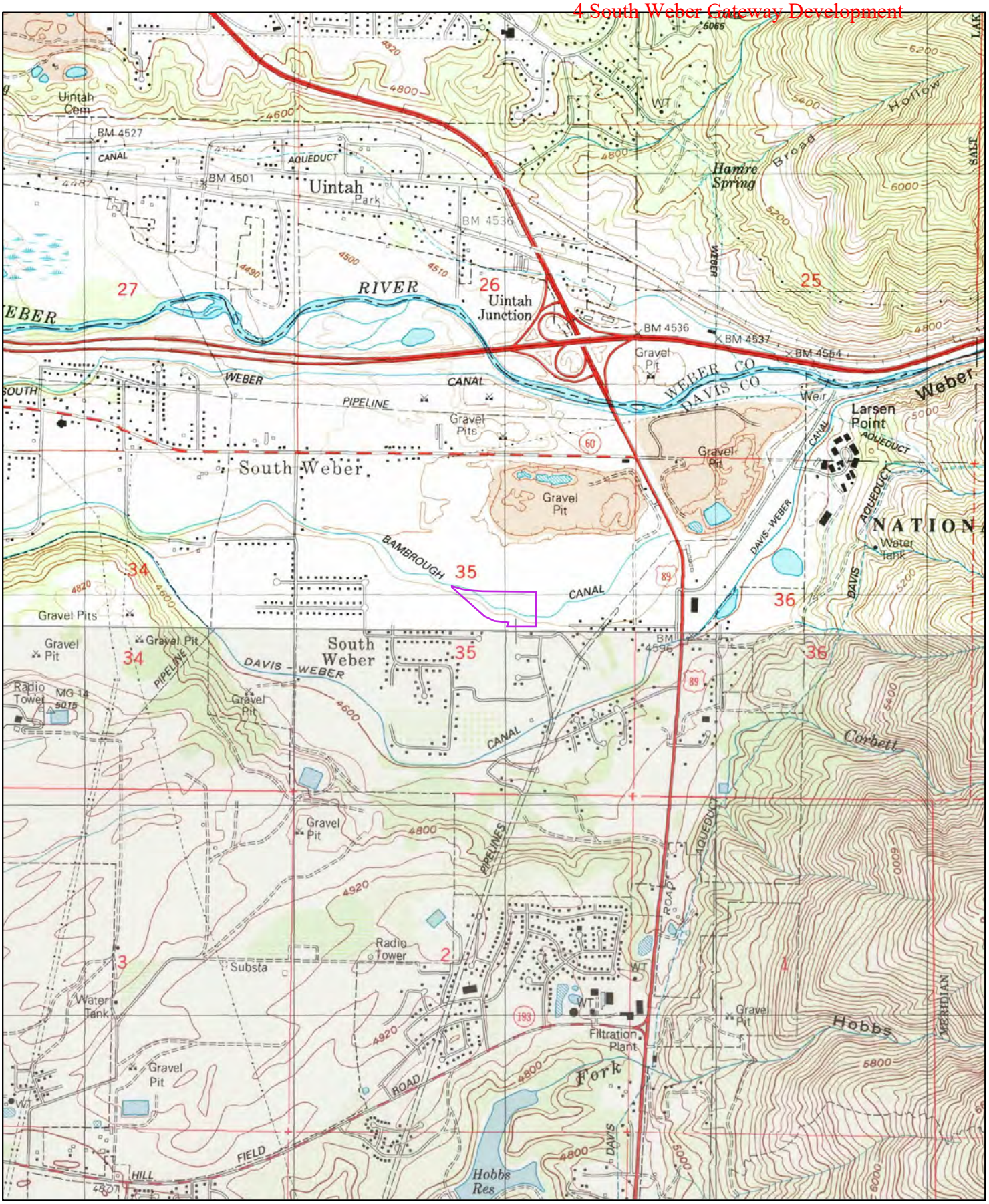
1998

0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map



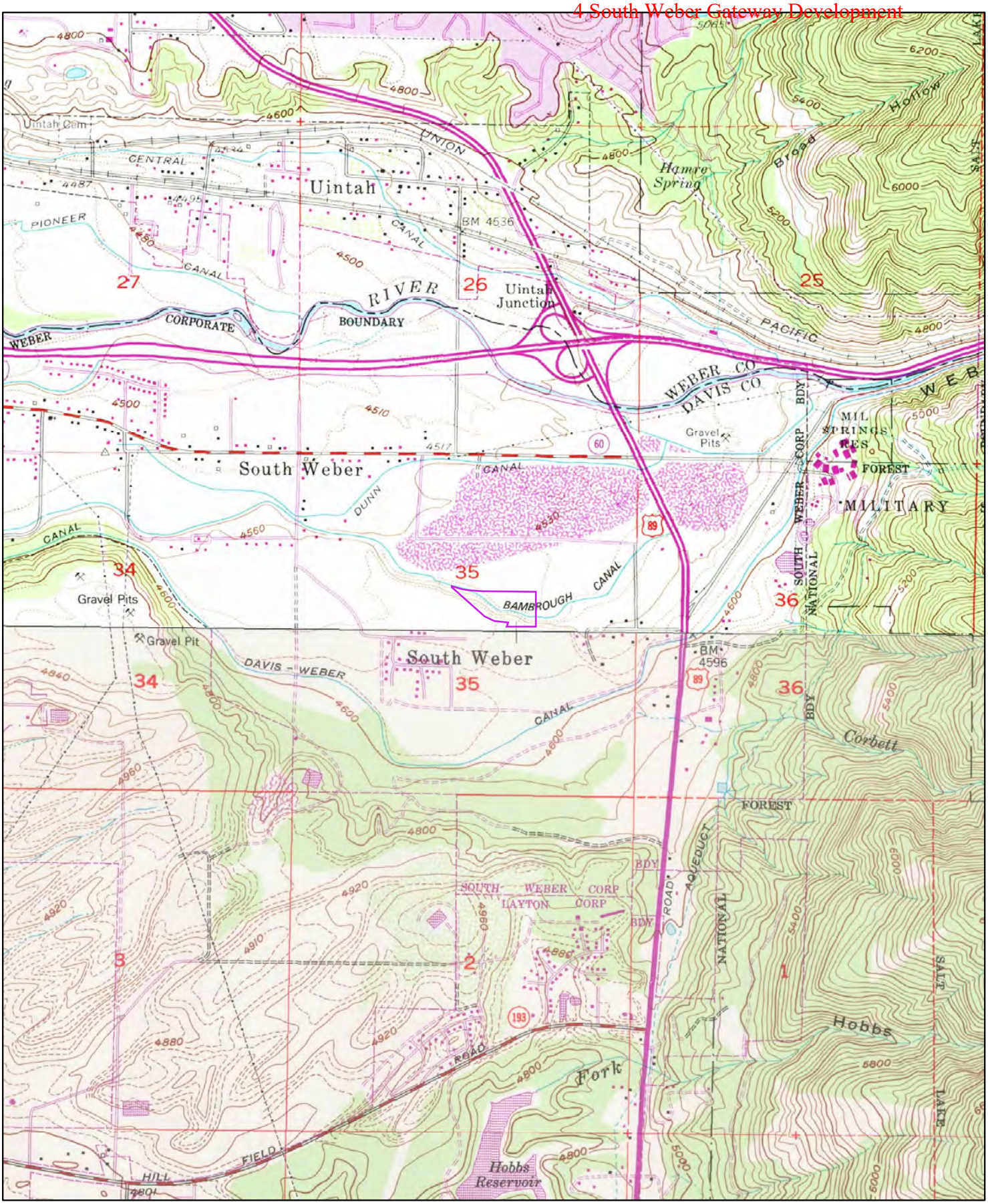
1992

0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map



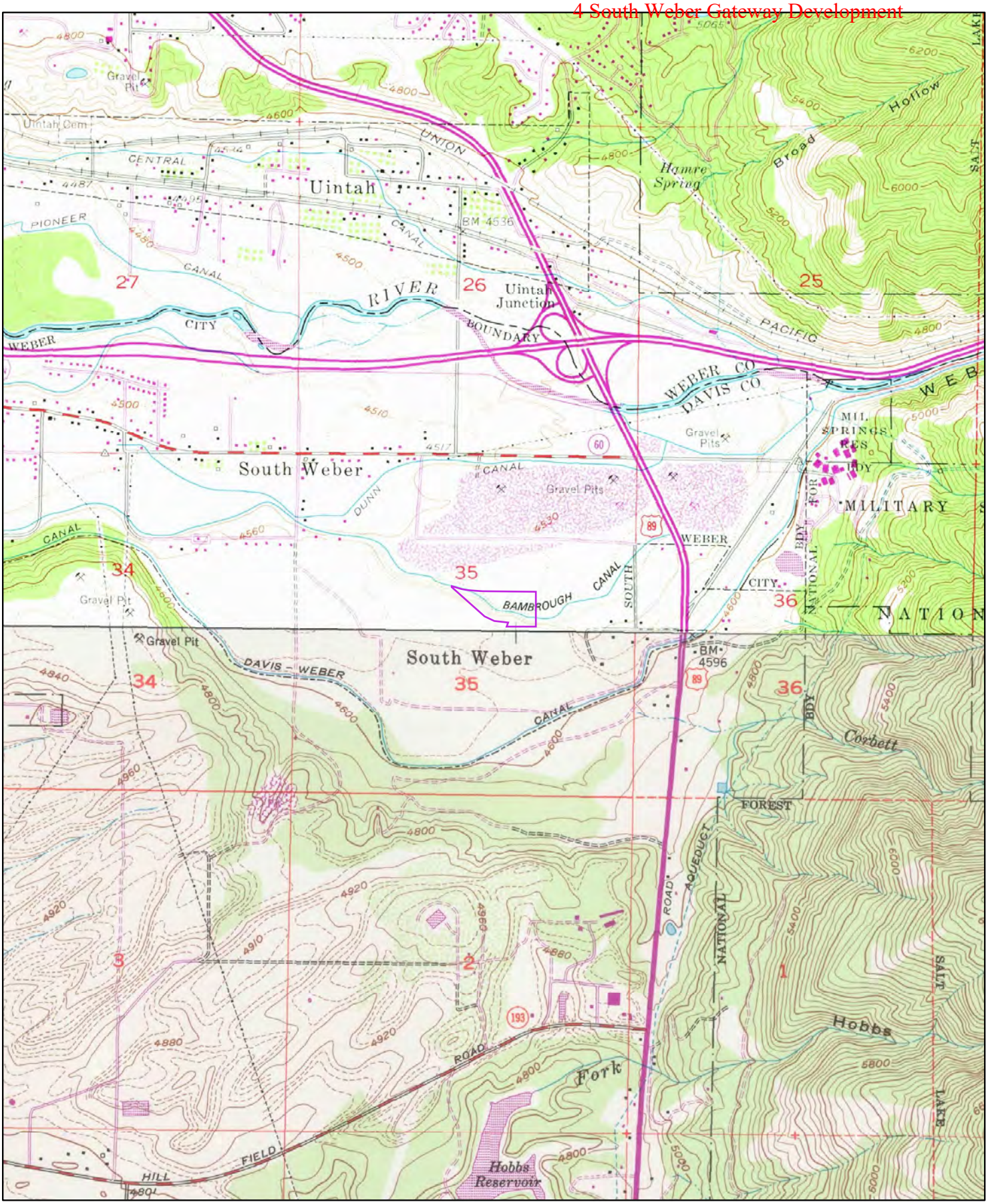
1986

0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map



1975

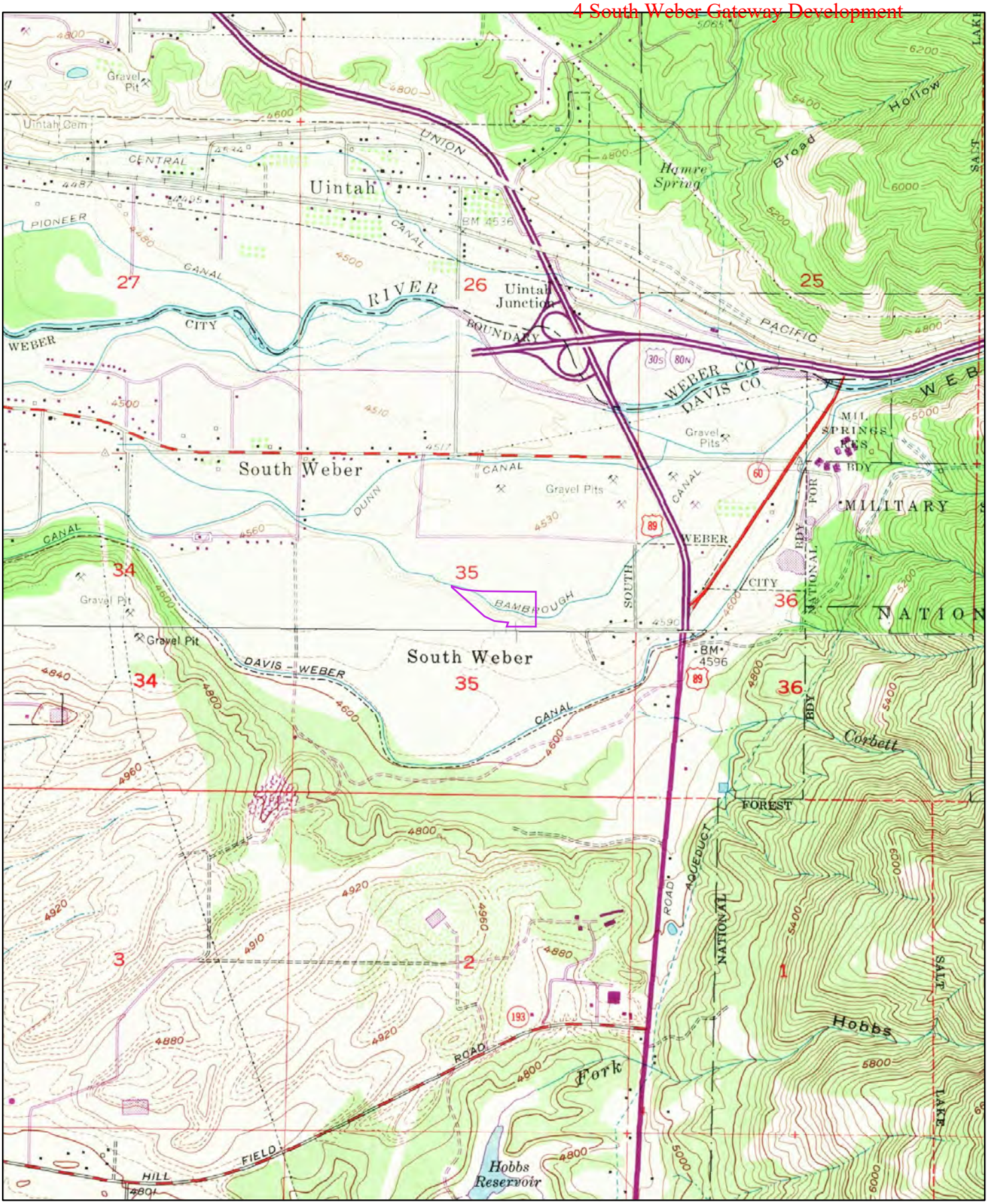
0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map

ERIS



1969

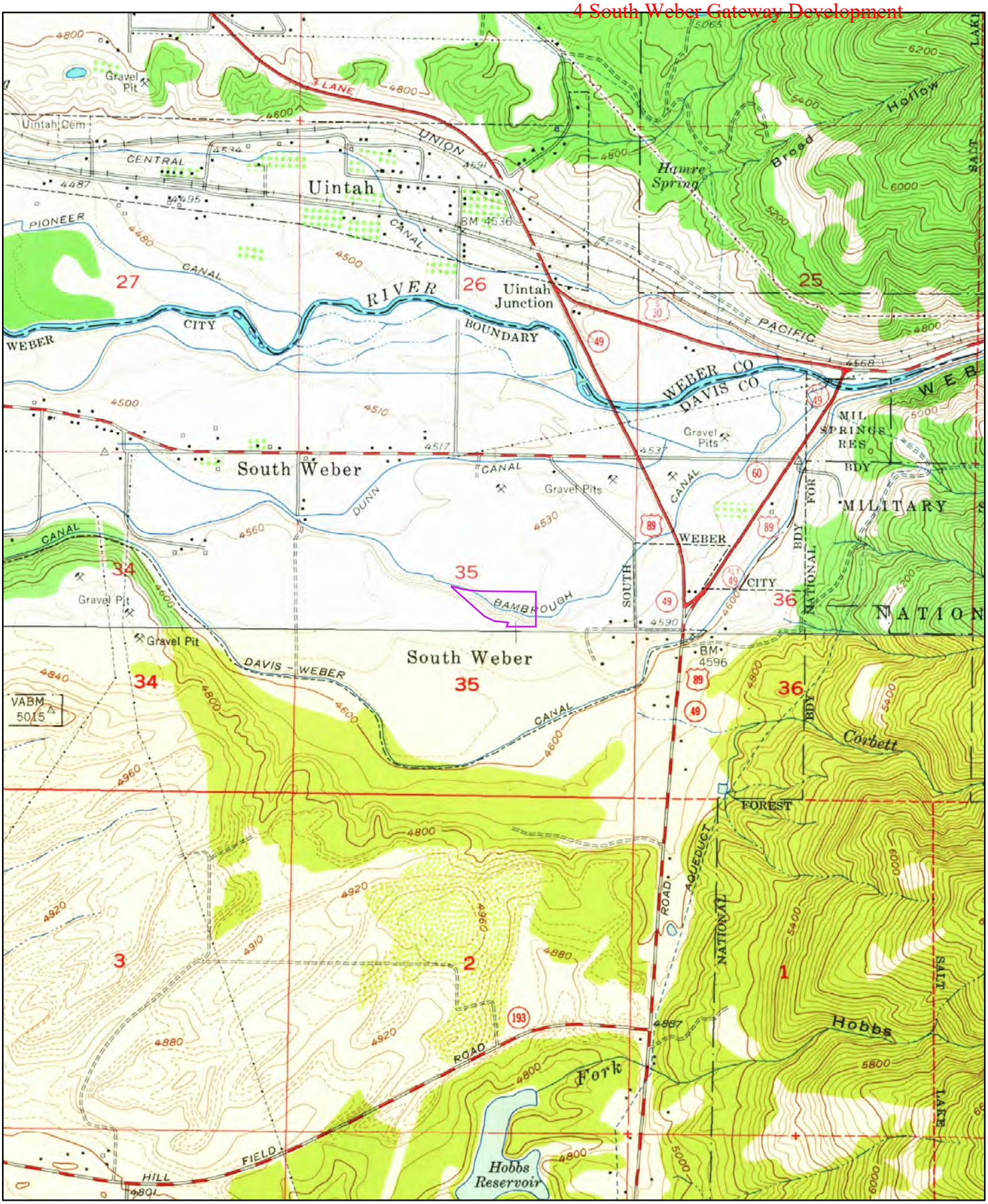
0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map

ERIS



1955

0 0.2 0.4 0.8 Miles

Order No. 21081700855

Quadrangle(s): Kaysville,UT; Ogden,UT

Source: USGS 7.5 Minute Topographic Map

ERIS

ERIS

FIRE INSURANCE MAPS

Project Property:	South Weber Gateway South Weber Gateway South Weber UT 84405
Project No:	900166
Requested By:	CMT Engineering Laboratories
Order No:	21081700855
Date Completed:	August 18, 2021

Please note that no information was found for your site or adjacent properties.

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APPENDIX C

RADIUS MAP
REPORT

ERIS

DATABASE REPORT

Project Property:	*South Weber Gateway* *South Weber Gateway* *South Weber UT 84405*
Project No:	*900166*
Report Type:	*Database Report*
Order No:	*21081700855*
Requested by:	*CMT Engineering Laboratories*
Date Completed:	*August 18, 2021*

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Table of Contents

Executive Summary

Property Information:

Project Property:	*South Weber Gateway* *South Weber Gateway South Weber UT 84405*
Project No:	*900166*
Coordinates:	
Latitude:	*41.12608088*
Longitude:	*-111.91734333*
UTM Northing:	*4,553,158.85*
UTM Easting:	*422,996.77*
UTM Zone:	*UTM Zone 12T*
Elevation:	*4,557 FT*

Order Information:

Order No:	*21081700855*
Date Requested:	*August 17, 2021*
Requested by:	*CMT Engineering Laboratories*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	**1**	**1**	-	-	**2**
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
NPL UT	Y	1	0	0	0	0	0	0
CONTAM POTENTIAL	Y	0.5	0	0	0	0	-	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HSWF	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
LAST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	**1**	-	-	**1**
AST	Y	0.25	0	0	0	-	-	0
UST LAPSE	Y	0.25	0	0	0	-	-	0
DTNK	Y	0.25	0	0	0	-	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
RESPONSE	Y	0.5	0	0	0	0	-	0
INST	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County	***No County standard environmental record sources available for this State.***							

Additional Environmental Records

Federal

PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	**1**	-	-	-	**1**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	**1**	0	**2**	**10**	**13**
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	**1**	0	-	-	**1**
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
SPILLS	Y	0.125	0	**2**	-	-	-	**2**
CDL	Y	PO	0	-	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	**1**	-	-	-	**1**
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			0	**7**	**2**	**2**	**10**	**21**

**** PO – Property Only***

' Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	FINDS/FRS	GENEVA ROCK PRODUCTS SOUTH WEBER PIT	2635 E SOUTH WEBER DRIVE SOUTH WEBER UT 844059621 ***Registry ID:*** 110002315254	WNW	0.01 / 34.05	-4	19
2	SPILLS	Hollis Concrete Finishing Co.	2403 South 2050 West Ogden UT ***DERR ID | Date Discovered:*** 1543 |	SE	0.10 / 519.88	18	19
3	RCRA VSQG	WASTE MANAGEMENT OF OGDEN	2433 SOUTH 2050 WEST OGDEN UT 84401 ***EPA Handler ID:*** UTD149935181	SE	0.10 / 532.91	18	20
3	SPILLS	Waste Management	2433 South 2050 West OGDEN UT ***DERR ID | Date Discovered:*** 8858 | 06/01/2013	SE	0.10 / 532.91	18	22
3	TIER 2	WASTE MANAGEMENT OF UTAH, OGDEN	2433 SOUTH 2050 WEST OGDEN UT 84401	SE	0.10 / 532.91	18	22
3	ALT FUELS	Waste Management - Ogden Hauling	2433 S 2050 W Ogden UT 84401 ***ID:*** 187848	SE	0.10 / 532.91	18	24
4	MRDS	IDEAL ROCK PRODUCTS SOUTH WEBER PIT	DAVIS COUNTY OGDEN UT 84405 ***Dep ID:*** 10251898	NE	0.11 / 583.16	-26	24
5	UST	MAVERIK #527	2577 E SOUTH WEBER DRIVE SOUTH WEBER UT 84405 ***Total Tanks | Closed Tanks:*** 6 | 0 ***Tank ID | Alt Tank ID | Tank Status:*** 3 | 5 | Currently In Use, 2 | 6B | Currently In Use, 5 | 3 | Currently In Use, 6 | 2 | Currently In Use, 1 | 6A | Currently In Use, 4 | 4 | Currently In Use	ENE	0.21 / 1,086.12	-12	25
6	RCRA VSQG	JACK B. PARSON COMPAINES	2585 EAST SOUTH WEBER DR SOUTH WEBER UT 84409 ***EPA Handler ID:*** UTD982590226	ENE	0.24 / 1,266.69	-11	27
7	MRDS	UTAH DEPT. OF HIGHWAYS PIT NOS. 06006-06030	DAVIS COUNTY OGDEN UT 84405 ***Dep ID:*** 10020518	NNE	0.26 / 1,383.37	-103	28
8	MRDS	UT DEPT OF HWYS PIT NO 06006 06033	DAVIS COUNTY OGDEN UT 84405 ***Dep ID:*** 10178600	NNE	0.28 / 1,458.53	-106	29

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
9	MRDS	PARSONS SOUTH WEBER PIT	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10203711	E	0.50 / 2,656.14	11	29
10	MRDS	UNIDENTIFIED OCCURRENCE	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10020523	ENE	0.54 / 2,852.99	-82	30
10	MRDS	UNKNOWN	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10228210	ENE	0.54 / 2,852.99	-82	31
11	MRDS	UTAH STATE DEPARTMENT OF HIGHWAYS GRAVEL PIT NUMBER 06005	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10088710	NNW	0.75 / 3,946.43	-56	31
11	MRDS	UT DEPT OF HWYS PIT #06005	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10202700	NNW	0.75 / 3,946.43	-56	32
12	MRDS	WEBER CANYON BORROW PIT.	WEBER COUNTY OGDEN UT 84403 **Dep ID:** 10042057	NE	0.76 / 4,027.90	-31	32
13	MRDS	WEBER CANYON GRAVES PIT	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10020519	ENE	0.81 / 4,269.62	-49	33
14	MRDS	UNKNOWN	DAVIS COUNTY OGDEN UT 84405 **Dep ID:** 10179702	ENE	0.85 / 4,484.07	-41	34
15	MRDS	UT DEPT OF HWYS PIT NO 06003	DAVIS COUNTY HILL AFB UT 84056 **Dep ID:** 10226825	W	0.98 / 5,180.97	262	34
16	MRDS	UNKNOWN	DAVIS COUNTY HILL AFB UT 84056 **Dep ID:** 10203997	W	1.00 / 5,272.90	262	35

Executive Summary: Summary by Data Source

Standard

Federal

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Jun 14, 2021 has found that there are 2 RCRA VSQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WASTE MANAGEMENT OF OGDEN	2433 SOUTH 2050 WEST OGDEN UT 84401 ***EPA Handler ID**: UTD149935181*	SE	0.10 / 532.91	3

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
JACK B. PARSON COMPAINES	2585 EAST SOUTH WEBER DR SOUTH WEBER UT 84409 ***EPA Handler ID**: UTD982590226*	ENE	0.24 / 1,266.69	6

State

UST - Sites With Underground Storage Tanks (UST)

A search of the UST database, dated May 17, 2021 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MAVERIK #527	2577 E SOUTH WEBER DRIVE SOUTH WEBER UT 84405 ***Total Tanks** | **Closed Tanks**: 6 | 0* ***Tank ID** | **Alt Tank ID** | **Tank Status**: 3 | 5 | Currently In Use, 2 | 6B | Currently In Use, 5 | 3 | Currently In Use, 6 | 2 | Currently In Use, 1 | 6A | Currently In Use, 4 | 4 | Currently In Use*	ENE	0.21 / 1,086.12	5

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
GENEVA ROCK PRODUCTS SOUTH WEBER PIT	2635 E SOUTH WEBER DRIVE SOUTH WEBER UT 844059621 ***Registry ID**: 110002315254*	WNW	0.01 / 34.05	1

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2006 has found that there are 13 MRDS site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PARSONS SOUTH WEBER PIT	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10203711*	E	0.50 / 2,656.14	9
UT DEPT OF HWYS PIT NO 06003	DAVIS COUNTY HILL AFB UT 84056 ***Dep ID**: 10226825*	W	0.98 / 5,180.97	15
UNKNOWN	DAVIS COUNTY HILL AFB UT 84056 ***Dep ID**: 10203997*	W	1.00 / 5,272.90	16

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
IDEAL ROCK PRODUCTS SOUTH WEBER PIT	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10251898*	NE	0.11 / 583.16	4
UTAH DEPT. OF HIGHWAYS PIT NOS. 06006-06030	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10020518*	NNE	0.26 / 1,383.37	7
UT DEPT OF HWYS PIT NO 06006 06033	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10178600*	NNE	0.28 / 1,458.53	8
UNIDENTIFIED OCCURRENCE	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10020523*	ENE	0.54 / 2,852.99	10
UNKNOWN	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10228210*	ENE	0.54 / 2,852.99	10
UTAH STATE DEPARTMENT OF HIGHWAYS GRAVEL PIT NUMBER 06005	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10088710*	NNW	0.75 / 3,946.43	11
UT DEPT OF HWYS PIT #06005	DAVIS COUNTY OGDEN UT 84405 ***Dep ID**: 10202700*	NNW	0.75 / 3,946.43	11
WEBER CANYON BORROW PIT.	WEBER COUNTY OGDEN UT 84403 ***Dep ID**: 10042057*	NE	0.76 / 4,027.90	12
WEBER CANYON GRAVES PIT	DAVIS COUNTY OGDEN UT 84405	ENE	0.81 / 4,269.62	13

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Dep ID**: 10020519*			
UNKNOWN	DAVIS COUNTY OGDEN UT 84405	ENE	0.85 / 4,484.07	14
	***Dep ID**: 10179702*			

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Jul 12, 2021 has found that there are 1 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Waste Management - Ogden Hauling	2433 S 2050 W Ogden UT 84401	SE	0.10 / 532.91	3
	***ID**: 187848*			

State

SPILLS - Spill Reports 1988 current through February 7, 2013

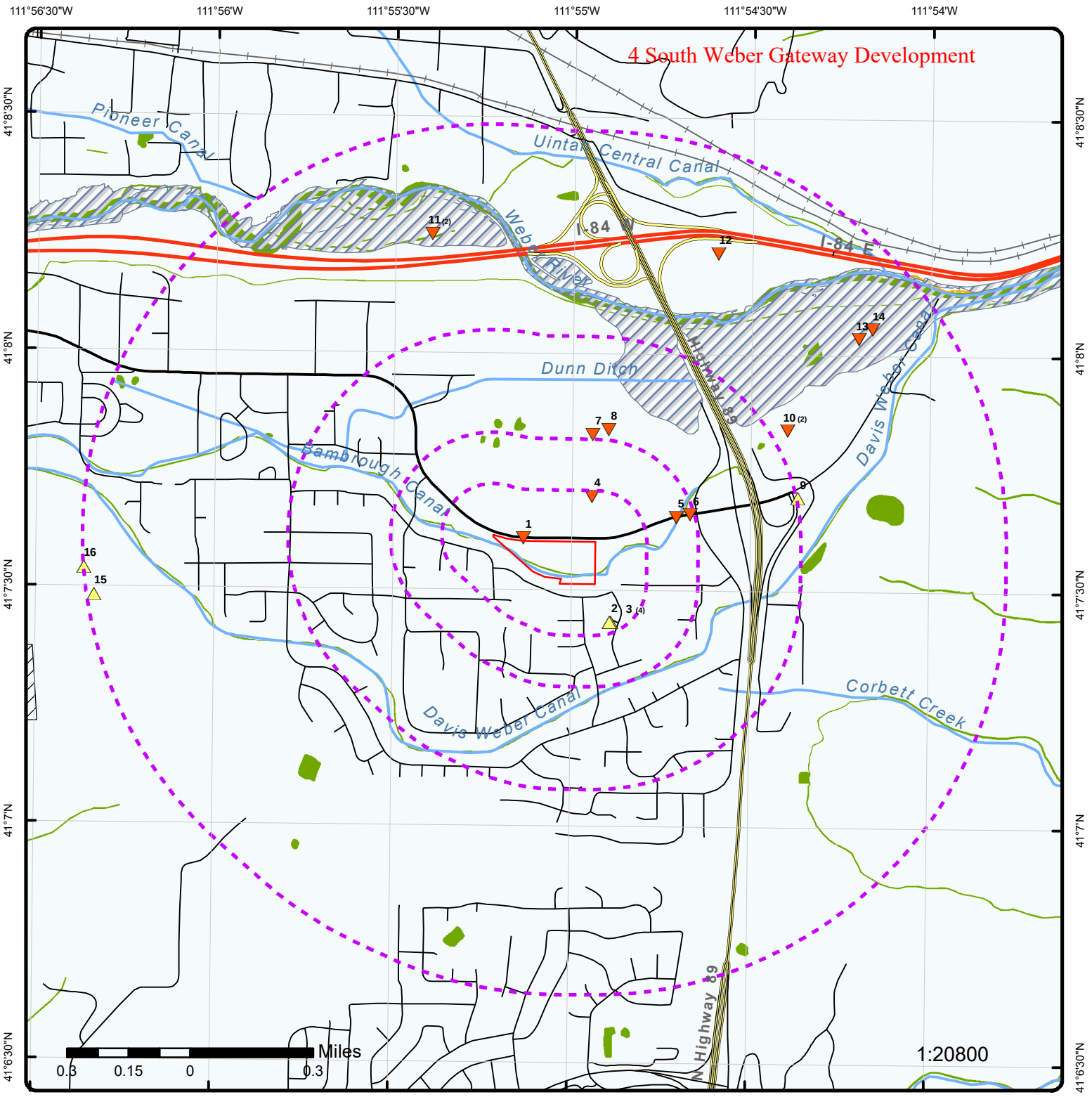
A search of the SPILLS database, dated Apr 20, 2021 has found that there are 2 SPILLS site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Hollis Concrete Finishing Co.	2403 South 2050 West Ogden UT	SE	0.10 / 519.88	2
	***DERR ID** | **Date Discovered**: 1543 |*			
Waste Management	2433 South 2050 West OGDEN UT	SE	0.10 / 532.91	3
	***DERR ID** | **Date Discovered**: 8858 | 06/01/2013*			

TIER 2 - Tier 2 Chemical Inventory Program

A search of the TIER 2 database, dated May 3, 2021 has found that there are 1 TIER 2 site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WASTE MANAGEMENT OF UTAH, OGDEN	2433 SOUTH 2050 WEST OGDEN UT 84401	SE	0.10 / 532.91	3



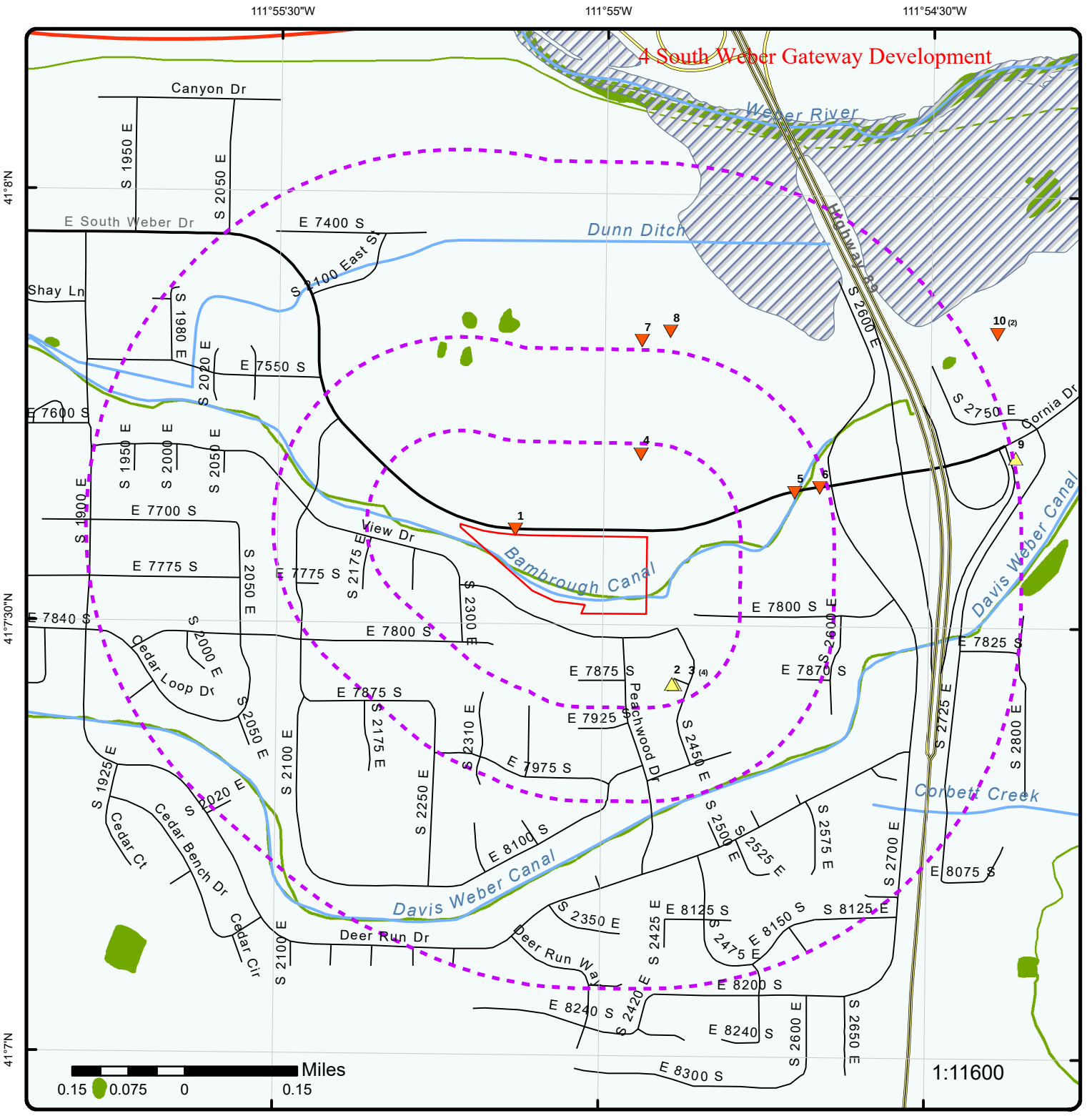
Map: 1.0 Mile Radius

Order Number: 21081700855

Address: South Weber Gateway, South Weber, UT

ERIS

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

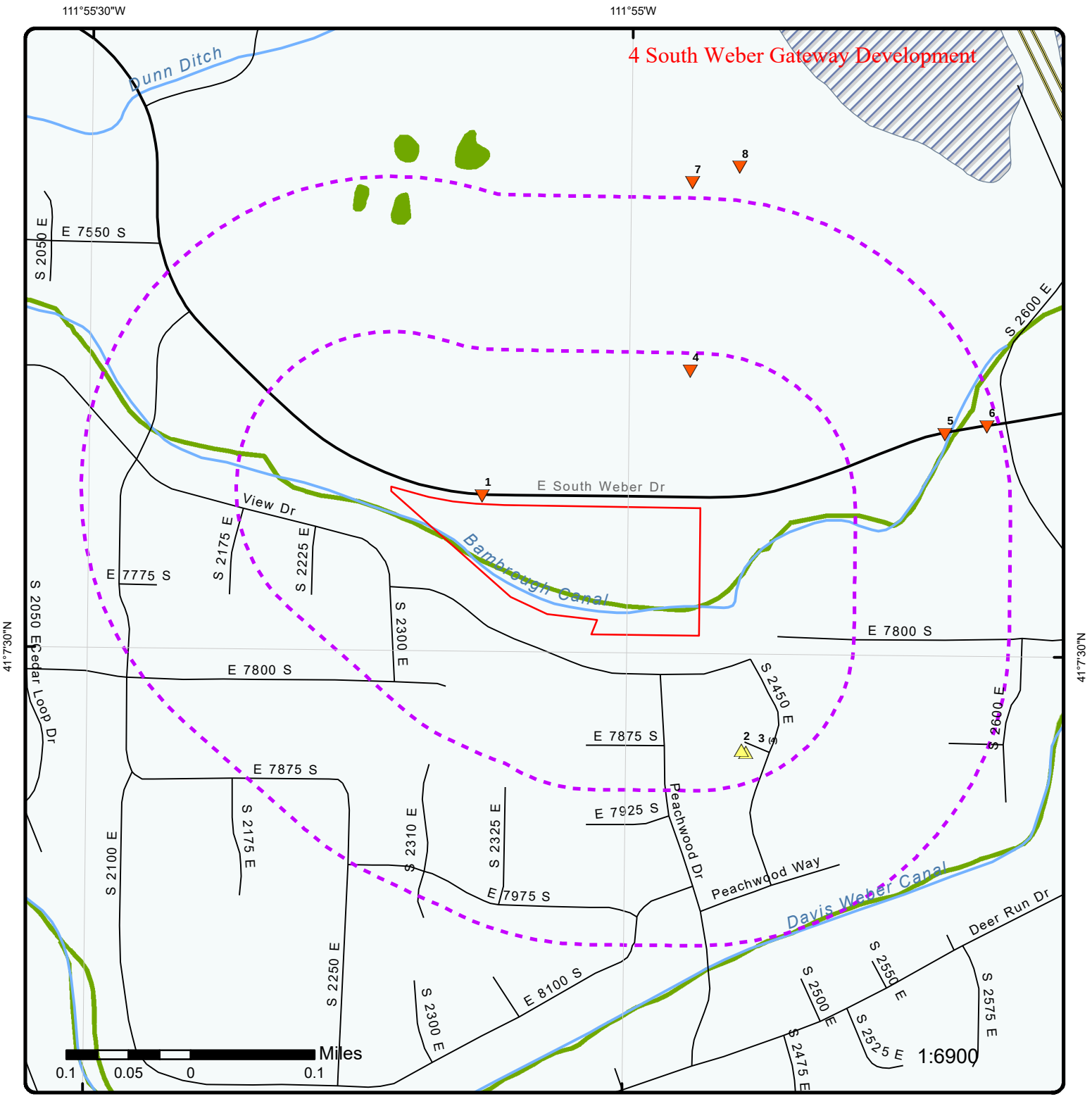


Map: 0.5 Mile Radius

Order Number: 21081700855

Address: South Weber Gateway, South Weber, UT

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume



Map: 0.25 Mile Radius

Order Number: 21081700855

Address: South Weber Gateway, South Weber, UT

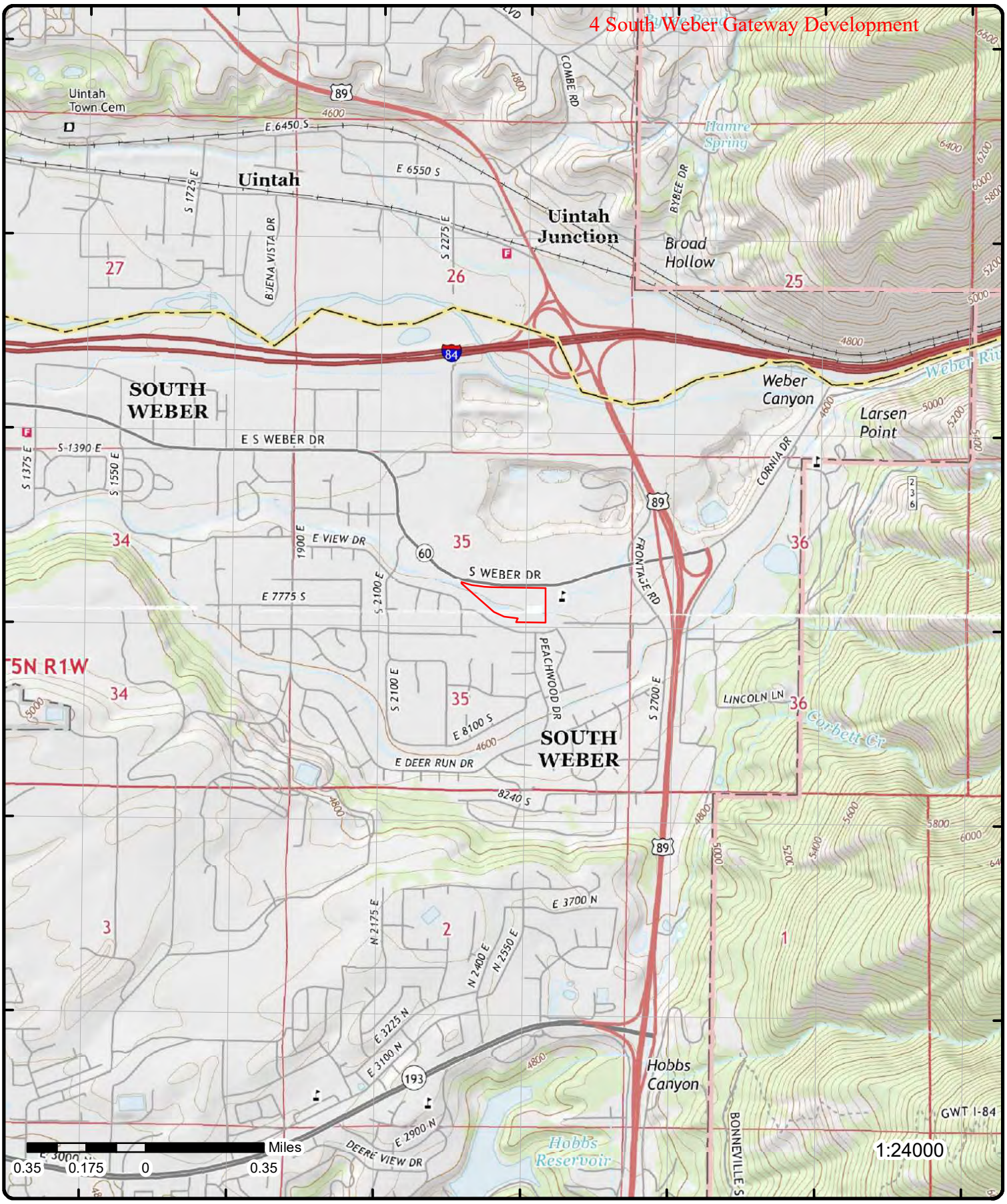
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Aerial Year: 2020

Order Number: 21081700855

Address: South Weber Gateway, South Weber, UT

Source: ESRI World Imagery



Topographic Map

Year: 2017

Order Number: 21081700855

Address: South Weber Gateway, UT

Quadrangle(s): Ogden, UT; Kaysville, UT

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	WNW	0.01 / 34.05	4,553.32 / -4	GENEVA ROCK PRODUCTS SOUTH WEBER PIT 2635 E SOUTH WEBER DRIVE SOUTH WEBER UT 844059621	FINDS/FRS

Registry ID: 110002315254
FIPS Code: 49011
HUC Code:
Site Type Name: STATIONARY
Location Description: MULTI-PERMITTED SITE
Supplemental Location:
Create Date: 01-MAR-00
Update Date: 06-FEB-03
Interest Types: STATE MASTER
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 08
County Name: DAVIS
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110002315254
Program Acronyms:

CIM:490000000794

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 1	SE	0.10 / 519.88	4,575.10 / 18	Hollis Concrete Finishing Co. 2403 South 2050 West Ogden UT	SPILLS

DERR ID: 1543
Site Desc: Environmental Incidents
Date Discovered:
Rpt Taken By:
Date Time Rptd:
TBL Start Date:
TBL End Date:
TBL Imp Media:
TBL Chemical:
Responsible Party: Hollis Concrete Finishing Co.
Title Event Name: Hollis Concrete Finishing Co. (Null RP Substituted)
Incident Summary:
Inc Indian Land:
Rpt Pty Name:
Rpt Pty Title:
Rpt Pty Ph:
Resp Pty Ph:
Inc Hwy:
Inc Mile Maker:
Nearest City: Ogden
County: Weber

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Diesel, oil and acid spills: On going for several years (1980's to date) The company's trucks regularly dump diesel from their above ground tank on the ground and spill crank case oil on the ground. The company uses acid to clean their concrete trucks & washes it out on the ground. This is occurring near ponds, storm drains and residential property. The company is reported to have concrete pads where this work is supposed to be done.

Impacted Media

ID: 6763
Land Use:
Impacted Media: Soils
Impacted Media Oth:
Waterway Name:
Dist to Surface Water:
In Near Water: 0

ID: 675
Land Use:
Impacted Media: Soils
Impacted Media Oth:
Waterway Name:
Dist to Surface Water:
In Near Water: 0

Chemical

Amount:
Amount Type:
Chemical: acid
Chemical Other:
Amount Other:

Amount:
Amount Type:
Chemical: diesel
Chemical Other:
Amount Other:

Amount:
Amount Type:
Chemical: oil
Chemical Other:
Amount Other:

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3 | ***1 of 4*** | ***SE*** | ***0.10 / 532.91*** | ***4,574.95 / 18*** | ***WASTE MANAGEMENT OF OGDEN***
2433 SOUTH 2050 WEST
OGDEN UT 84401 | ***RCRA VSQG***

EPA Handler ID: UTD149935181
Gen Status Universe: VSG
Contact Name: BRAD KLOOS
Contact Address: 2433 SOUTH 2050 WEST , , OGDEN , UT, 84401 , US
Contact Phone No and Ext: 801-731-5052
Contact Email:
Contact Country: US
County Name: WEBER
EPA Region: 08
Land Type: Private
Receive Date: 20101130
Location Latitude: 41.207011
Location Longitude: -112.029848

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jun, 2021.

Evaluation Details

Evaluation Start Date: 20101130
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19860825
Handler Name:	WASTE MANAGEMENT OF OGDEN
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No:	2
Receive Date:	20101130
Handler Name:	WASTE MANAGEMENT OF OGDEN
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	
Hazardous Waste Code:	D009
Waste Code Description:	
Hazardous Waste Code:	D018
Waste Code Description:	
Hazardous Waste Code:	D039
Waste Code Description:	
Hazardous Waste Code:	D040
Waste Code Description:	

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	8652 SOUTH
Name:	WASTE MANAGEMENT INC.	***Street 2:***	4000 WEST
Date Became Current:	19860825	***City:***	WEST JORDAN
Date Ended Current:		***State:***	UT
Phone:	801-282-8201	***Country:***	US
Source Type:	Notification	***Zip Code:***	84088
Owner/Operator Ind:	Current Operator	***Street No:***	2433 SOUTH

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Type:	Private	**Street 1:**	2050 WEST
Name:	WASTE MANAGEMENT OF OGDEN	**Street 2:**	
Date Became Current:	19860825	**City:**	OGDEN
Date Ended Current:		**State:**	UT
Phone:	801-282-8201	**Country:**	US
Source Type:	Notification	**Zip Code:**	84401
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	DATA NOT REQUESTED
Name:	WASTE MANAGEMENT INC.	**Street 2:**	
Date Became Current:		**City:**	DATA NOT REQUESTED
Date Ended Current:		**State:**	UT
Phone:	999-999-9999	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

Historical Handler Details

Receive Dt:	19860825
Generator Code Description:	Small Quantity Generator
Handler Name:	WASTE MANAGEMENT OF OGDEN

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3 **2 of 4** **SE** **0.10 / 532.91** **4,574.95 / 18** **Waste Management 2433 South 2050 West OGDEN UT** **SPILLS**

DERR ID:	8858	**Inc Indian Land:**	
Site Desc:	Environmental Incidents	**Rpt Pty Name:**	
Date Discovered:	06/01/2013	**Rpt Pty Title:**	
Rpt Taken By:		**Rpt Pty Ph:**	
Date Time Rptd:		**Resp Pty Ph:**	
TBL Start Date:		**Inc Hwy:**	
TBL End Date:		**Inc Mile Maker:**	
TBL Imp Media:		**Nearest City:**	OGDEN
TBL Chemical:		**County:**	WEBER
Responsible Party:	Waste Management		
Title Event Name:	diesel Release		
Incident Summary:			

Caller reported that a truck driver was refueling at the facility when they drove off with the fuel nozzle still inserted in the tank. Automatic shut-off failed to initiate and 60 gallons of diesel fuel was released. Most of the spill was contained to the concrete pad with absorbants. Some adjacent soils were impacted and will be excavated and disposed of appropriately. Several catch basins located at the refueling station did not appear to be impacted.

Impacted Media

ID:	3620	**Waterway Name:**	
Land Use:		**Dist to Surface Water:**	
Impacted Media:	Soils	**In Near Water:**	0
Impacted Media Oth:			
ID:	9708	**Waterway Name:**	
Land Use:		**Dist to Surface Water:**	
Impacted Media:	Soils	**In Near Water:**	0
Impacted Media Oth:			

Chemical

Amount:		**Chemical Other:**	
Amount Type:		**Amount Other:**	
Chemical:	Diesel		

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3 **3 of 4** **SE** **0.10 / 532.91** **4,574.95 / 18** **WASTE MANAGEMENT OF UTAH, OGDEN 2433 SOUTH 2050 WEST** **TIER 2**

Site Program ID: UT001515
Department ID: Pending327
Program Description: Tier2 Facilities
Post to Nt: Yes

UTM Easting: 416863.84013
UTM Northing: 4565306.47951

Tier 2 Report Year

Report Year: 1990
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 2000
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 1996
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 1999
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 1997
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 2002
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 1991
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 2001
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 2003
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 1993
SIC Code:
SIC Desc:
NAICS Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NAICS Desc:

Report Year: 1994
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 1995
SIC Code:
SIC Desc:
NAICS Code:
NAICS Desc:

Report Year: 2004
SIC Code: 4212
SIC Desc: Local Trucking Without Storage (general freight)
NAICS Code:
NAICS Desc:

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3 | ***4 of 4*** | ***SE*** | ***0.10 / 532.91*** | ***4,574.95 / 18*** | ***Waste Management - Ogden Hauling***
2433 S 2050 W
Ogden UT 84401 | ***ALT FUELS***

ID:	187848	***CNG Dispenser No:***	
Federal Agency ID:		***CNG Fill Type Code:***	
Federal Agency:		***CNG Site Renew Src:***	
Fed Agency Name:		***CNG PSI:***	
Status:	Open: The station is open.	***CNG Storage Cap:***	
Facility Type:	FLEET_GARAGE	***CNG Tot Compr Cap:***	
Fuel Type Code:	CNG: Compressed Natural Gas	***CNG Vehicle Class:***	HD
Owner Type Desc:	Privately owned	***LPG Nozzle Types:***	
Expected Date:		***LNG Site Renew Src:***	
Dt Last Confirmed:	2021-05-06	***LNG Vehicle Class:***	
Open Date:	2021-04-26	***Hydrogen is Retail:***	
Updated at:	2021-05-06 13:19:19 UTC	***Hydrogen Pressures:***	
BD Blends:		***Hydrogen Standards:***	
NG PSI:		***Station Phone:***	
NG Fill Type Code:		***Latitude:***	41.222111
NG Fill Type Desc:		***Longitude:***	-112.030075
NG Vehicle Class:	HD		
NG Vehicle Class Desc:	Station can accommodate light-, medium-, and heavy-duty vehicles (Classes 1-8).		
E85 Blender Pump:			
E85 Blender Pump Desc:			
E85 Other Ethanol Blends:			
EV Pricing:			
EV Pricing French:			
EV on Site Renewable Source:			
LPG Primary:			
LPG Primary Desc:			
Intersection Directions:			
Geocode Status Desc:	Premise (building name, property name, shopping center, etc.) level accuracy.		
Hydrogen Status Link:			

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4 | ***1 of 1*** | ***NE*** | ***0.11 / 583.16*** | ***4,531.15 / -26*** | ***IDEAL ROCK PRODUCTS SOUTH WEBER PIT***
DAVIS COUNTY
OGDEN UT 84405 | ***MRDS***

Dep ID:	10251898	***I1:***	13
Dev Status:	PRODUCER	***Latitude:***	41.128296
Code List:	SDG	***Longitude:***	-111.91571
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10251898		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Commodity

I1:	46	***Line:***	1
Code:	SDG	***Inserted By:***	MAS migration
Commodity:	Sand and Gravel, Cons	***Insert Date:***	29-OCT-02
Commodity Type:	Non-metallic	***Updated By:***	USGS
Commodity Group:	Sand and Gravel	***Update Date:***	29-OCT-02
Importance:	Primary		

Names

I1:	39	***Inserted By:***	MAS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Ideal Rock Products South Weber Pit	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 1	ENE	0.21 / 1,086.12	4,545.38 / -12	MAVERIK #527 2577 E SOUTH WEBER DRIVE SOUTH WEBER UT 84405	UST

DERR ID:	3000528	***Health Dist:***	3
ID:	3000528	***Northing:***	4553277
Facility ID:	7859	***Easting:***	423466
CIM ID:		***UTM Desc:***	Orthoquad (DOQ) 1 meter Image
Total Tanks:	6	***Loc County:***	DAVIS
Closed Tanks:	0	***Owner Name:***	MAVERIK, INC.
Tank:	Yes	***Owner Address:***	185 S. STATE ST. STE 800
Release:	No	***Owner City:***	SALT LAKE CITY
Open Release:	No	***Owner County:***	SALT LAKE
Tnk Risk Avg Tst:	0.33879938	***Owner State:***	UT
Type:	Gas Station	***Owner Zip:***	84111
Facility Desc:	Gas Station	***Owner Phone:***	(877) 936-5557
Site Desc:	UST	***Env App Symbol:***	n/a
Map Label:	3000528 - MAVERIK #527		
Env App Label:	3000528 - MAVERIK #527		
Source Type:	Underground Storage Tank (UST) Sites in Utah (DERR); Utah Environmental Interactive Map		

Tank UST Information

Tank ID:	3	***Substance in Tank:***	Gasoline
Alt Tank ID:	5	***Tank Material 1:***	Fiberglass Reinforced Plastic
Tank Status:	Currently In Use	***Tank Material 2:***	Double-Walled
Aboveground Tank:	No	***Pipe Material 1:***	Flexible Plastic
Size of Tank (Gal.):	15000	***Pipe Material 2:***	Double-Walled
Date Installed:	28-Oct-2015	***Pipe Type:***	Pressurized
Date Last Used:		***Tank Monitoring:***	Interstitial DW
Date Closed:		***Piping Monitoring 1:***	Interstitial DW
Type of Closure:		***Piping Monitoring 2:***	NONE
In Compliance:	Yes	***On PST Fund:***	No
Federally Regulated:	Yes	***Other Financial Ins.:***	Self-insurance
Emergency Gen.:	No		

Tank UST Information

Tank ID:	2	***Substance in Tank:***	Gasoline
Alt Tank ID:	6B	***Tank Material 1:***	Fiberglass Reinforced Plastic
Tank Status:	Currently In Use	***Tank Material 2:***	Double-Walled
Aboveground Tank:	No	***Pipe Material 1:***	Flexible Plastic
Size of Tank (Gal.):	7000	***Pipe Material 2:***	Double-Walled
Date Installed:	28-Oct-2015	***Pipe Type:***	Pressurized
Date Last Used:		***Tank Monitoring:***	Interstitial DW
Date Closed:		***Piping Monitoring 1:***	Interstitial DW
Type of Closure:		***Piping Monitoring 2:***	ALD
In Compliance:	Yes	***On PST Fund:***	No

Federally Regulated:	Yes	***Other Financial Ins.:***	Self-insurance
Emergency Gen.:	No		

Tank UST Information

Tank ID:	5	***Substance in Tank:***	Diesel
Alt Tank ID:	3	***Tank Material 1:***	Fiberglass Reinforced Plastic
Tank Status:	Currently In Use	***Tank Material 2:***	Double-Walled
Aboveground Tank:	No	***Pipe Material 1:***	Flexible Plastic
Size of Tank (Gal.):	15000	***Pipe Material 2:***	Double-Walled
Date Installed:	28-Oct-2015	***Pipe Type:***	Pressurized
Date Last Used:		***Tank Monitoring:***	Interstitial DW
Date Closed:		***Piping Monitoring 1:***	Interstitial DW
Type of Closure:		***Piping Monitoring 2:***	ALD
In Compliance:	Yes	***On PST Fund:***	No
Federally Regulated:	Yes	***Other Financial Ins.:***	Self-insurance
Emergency Gen.:	No		

Tank UST Information

Tank ID:	6	***Substance in Tank:***	Diesel
Alt Tank ID:	2	***Tank Material 1:***	Fiberglass Reinforced Plastic
Tank Status:	Currently In Use	***Tank Material 2:***	Double-Walled
Aboveground Tank:	No	***Pipe Material 1:***	Flexible Plastic
Size of Tank (Gal.):	15000	***Pipe Material 2:***	Double-Walled
Date Installed:	28-Oct-2015	***Pipe Type:***	Pressurized
Date Last Used:		***Tank Monitoring:***	Interstitial DW
Date Closed:		***Piping Monitoring 1:***	Interstitial DW
Type of Closure:		***Piping Monitoring 2:***	ALD
In Compliance:	Yes	***On PST Fund:***	No
Federally Regulated:	Yes	***Other Financial Ins.:***	Self-insurance
Emergency Gen.:	No		

Tank UST Information

Tank ID:	1	***Substance in Tank:***	Gasoline
Alt Tank ID:	6A	***Tank Material 1:***	Fiberglass Reinforced Plastic
Tank Status:	Currently In Use	***Tank Material 2:***	Double-Walled
Aboveground Tank:	No	***Pipe Material 1:***	Flexible Plastic
Size of Tank (Gal.):	8000	***Pipe Material 2:***	Double-Walled
Date Installed:	28-Oct-2015	***Pipe Type:***	Pressurized
Date Last Used:		***Tank Monitoring:***	Interstitial DW
Date Closed:		***Piping Monitoring 1:***	Interstitial DW
Type of Closure:		***Piping Monitoring 2:***	ALD
In Compliance:	Yes	***On PST Fund:***	No
Federally Regulated:	Yes	***Other Financial Ins.:***	Self-insurance
Emergency Gen.:	No		

Tank UST Information

Tank ID:	4	***Substance in Tank:***	Gasoline
Alt Tank ID:	4	***Tank Material 1:***	Fiberglass Reinforced Plastic
Tank Status:	Currently In Use	***Tank Material 2:***	Double-Walled
Aboveground Tank:	No	***Pipe Material 1:***	Flexible Plastic
Size of Tank (Gal.):	15000	***Pipe Material 2:***	Double-Walled
Date Installed:	28-Oct-2015	***Pipe Type:***	Pressurized
Date Last Used:		***Tank Monitoring:***	Interstitial DW
Date Closed:		***Piping Monitoring 1:***	Interstitial DW
Type of Closure:		***Piping Monitoring 2:***	ALD
In Compliance:	Yes	***On PST Fund:***	No
Federally Regulated:	Yes	***Other Financial Ins.:***	Self-insurance
Emergency Gen.:	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 1	ENE	0.24 / 1,266.69	4,546.30 / -11	JACK B. PARSON COMPAINES 2585 EAST SOUTH WEBER DR SOUTH WEBER UT 84409	RCRA VSQG

EPA Handler ID: UTD982590226
Gen Status Universe: VSG
Contact Name: MIKE RIRIE
Contact Address: 2350 SOUTH , 1900 WEST , , OGDEN , UT, 84401 , US
Contact Phone No and Ext: 801-475-1823
Contact Email:
Contact Country: US
County Name: DAVIS
EPA Region: 08
Land Type: Private
Receive Date: 20110707
Location Latitude: 41.134298
Location Longitude: -111.952946

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: Yes
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19891211
Handler Name: JACK B. PARSON COMPAINES
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description:

Hazardous Waste Code: F001
Waste Code Description:

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20110707
Handler Name: JACK B. PARSON COMPAINES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Federal Waste Generator Code: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description:

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: NED PARSON
Date Became Current:
Date Ended Current:
Phone: 999-999-9999
Source Type: Notification
Street No:
Street 1: DATA NOT REQUESTED
Street 2:
City: DATA NOT REQUESTED
State: UT
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Private
Name: JACK B. PARSONS
Date Became Current: 19891211
Date Ended Current:
Phone: 801-475-1823
Source Type: Notification
Street No: 2350 SOUTH
Street 1: 1900 WEST
Street 2:
City: OGDEN
State: UT
Country: US
Zip Code: 84401

Owner/Operator Ind: Current Operator
Type: Private
Name: JACK B. PARSONS
Date Became Current: 19891211
Date Ended Current:
Phone: 801-475-1823
Source Type: Notification
Street No: 2585 EAST
Street 1: SOUTH WEBER DRIVE
Street 2:
City: OGDEN
State: UT
Country: US
Zip Code: 84409

Historical Handler Details

Receive Dt: 19891211
Generator Code Description: Small Quantity Generator
Handler Name: JACK B. PARSON COMPAINES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	NNE	0.26 / 1,383.37	4,454.43 / -103	UTAH DEPT. OF HIGHWAYS PIT NOS. 06006-06030 DAVIS COUNTY OGDEN UT 84405	MRDS

Dep ID: 10020518
Dev Status: PRODUCER
Code List: SDG
Url: http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10020518
I1: 61
Latitude: 41.130493
Longitude: -111.91571

Commodity

I1: 98
Code: SDG
Commodity: Sand and Gravel, Cons
Commodity Type: Non-metallic
Commodity Group: Sand and Gravel
Importance: Primary
Line: 1
Inserted By: MRDS migration
Insert Date: 29-OCT-2002 09:00:24
Updated By: USGS
Update Date: 29-OCT-2002 09:00:35

Materials

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

I1:	17	***Inserted B:***	MRDS migration
Material:	Limestone	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	2	***Update Dat:***	
I1:	13	***Inserted B:***	MRDS migration
Material:	Sandstone	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	4	***Update Dat:***	
I1:	17	***Inserted B:***	MRDS migration
Material:	Granite	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	1	***Update Dat:***	
I1:	17	***Inserted B:***	MRDS migration
Material:	Quartzite	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	3	***Update Dat:***	

Names

I1:	11	***Inserted By:***	MRDS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Utah Dept. of Highways Pit Nos. 060	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	*1 of 1*	*NNE*	*0.28 / 1,458.53*	*4,450.76 / -106*	***UT DEPT OF HWYS PIT NO 06006 06033 DAVIS COUNTY OGDEN UT 84405***	***MRDS***

Dep ID:	10178600	***I1:***	55
Dev Status:	PROSPECT	***Latitude:***	41.130676
Code List:	SDG	***Longitude:***	-111.914978
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10178600		

Commodity

I1:	46	***Line:***	1
Code:	SDG	***Inserted By:***	MAS migration
Commodity:	Sand and Gravel, Cons	***Insert Date:***	29-OCT-02
Commodity Type:	Non-metallic	***Updated By:***	USGS
Commodity Group:	Sand and Gravel	***Update Date:***	29-OCT-02
Importance:	Primary		

Names

I1:	27	***Inserted By:***	MAS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Ut Dept of Hwys Pit No 06006 06033	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	*1 of 1*	*E*	*0.50 / 2,656.14*	*4,568.08 / 11*	***PARSONS SOUTH WEBER PIT DAVIS COUNTY OGDEN UT 84405***	***MRDS***

Dep ID:	10203711	***I1:***	26
Dev Status:	PRODUCER	***Latitude:***	41.128296
Code List:	SDG	***Longitude:***	-111.906128
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10203711		

Commodity

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

I1:	13	**Line:**	1
Code:	SDG	**Inserted By:**	MAS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-2002 09:01:53
Importance:	Primary		

Names

I1:	38	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Parsons South Weber Pit	**Updated By:**	USGS
Line:	2	**Update Date:**	29-OCT-02

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10 | ***1 of 2*** | ***ENE*** | ***0.54 / 2,852.99*** | ***4,474.67 / -82*** | ***UNIDENTIFIED OCCURRENCE
DAVIS COUNTY
OGDEN UT 84405*** | ***MRDS***

Dep ID:	10020523	**I1:**	18
Dev Status:	PRODUCER	**Latitude:**	41.130676
Code List:	SDG	**Longitude:**	-111.906616
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10020523		

Commodity

I1:	98	**Line:**	1
Code:	SDG	**Inserted By:**	MRDS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-2002 09:00:35
Importance:	Primary		

Materials

I1:	17	**Inserted B:**	MRDS migration
Material:	Quartzite	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	4	**Update Dat:**	
I1:	17	**Inserted B:**	MRDS migration
Material:	Limestone	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	3	**Update Dat:**	
I1:	61	**Inserted B:**	MRDS migration
Material:	Granite	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	2	**Update Dat:**	
I1:	18	**Inserted B:**	MRDS migration
Material:	Sandstone	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	5	**Update Dat:**	
I1:	61	**Inserted B:**	MRDS migration
Material:	Chert	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	1	**Update Dat:**	

Names

I1:	52	**Inserted By:**	MRDS migration

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Unidentified Occurrence	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

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10 | **2 of 2** | **ENE** | **0.54 / 2,852.99** | **4,474.67 / -82** | **UNKNOWN**
DAVIS COUNTY
OGDEN UT 84405 | **MRDS**

Dep ID:	10228210	**I1:**	74
Dev Status:	PROSPECT	**Latitude:**	41.130676
Code List:	SDG	**Longitude:**	-111.906616
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10228210		

Commodity

I1:	48	**Line:**	1
Code:	SDG	**Inserted By:**	MAS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-02
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-02
Importance:	Primary		

Names

I1:	28	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Unknown	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

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11 | **1 of 2** | **NNW** | **0.75 / 3,946.43** | **4,501.53 / -56** | **UTAH STATE DEPARTMENT OF HIGHWAYS GRAVEL PIT NUMBER 06005**
DAVIS COUNTY
OGDEN UT 84405 | **MRDS**

Dep ID:	10088710	**I1:**	25
Dev Status:	PAST PRODUCER	**Latitude:**	41.137512
Code List:	SDG	**Longitude:**	-111.923279
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10088710		

Commodity

I1:	52	**Line:**	1
Code:	SDG	**Inserted By:**	MRDS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-2002 09:01:07
Importance:	Primary		

Materials

I1:	18	**Inserted B:**	MRDS migration
Material:	Quartzite	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	4	**Update Dat:**	
I1:	18	**Inserted B:**	MRDS migration
Material:	Granite	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	2	**Update Dat:**	
I1:	18	**Inserted B:**	MRDS migration
Material:	Chert	**Insert Dat:**	29-OCT-2002 09:44:3

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Ore or Gangue:	Ore	**Updated By:**	
Rec:	1	**Update Dat:**	
I1:	18	**Inserted B:**	MRDS migration
Material:	Sandstone	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	5	**Update Dat:**	
I1:	18	**Inserted B:**	MRDS migration
Material:	Limestone	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	3	**Update Dat:**	

Names

I1:	30	**Inserted By:**	MRDS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Utah State Department of Highways G	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

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11 | ***2 of 2*** | ***NNW*** | ***0.75 / 3,946.43*** | ***4,501.53 / -56*** | ***UT DEPT OF HWYS PIT #06005 DAVIS COUNTY OGDEN UT 84405*** | ***MRDS***

Dep ID:	10202700	**I1:**	28
Dev Status:	PROSPECT	**Latitude:**	41.137512
Code List:	SDG	**Longitude:**	-111.923279
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10202700		

Commodity

I1:	46	**Line:**	1
Code:	SDG	**Inserted By:**	MAS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-02
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-02
Importance:	Primary		

Names

I1:	27	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Ut Dept of Hwys Pit #06005	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

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12 | ***1 of 1*** | ***NE*** | ***0.76 / 4,027.90*** | ***4,525.95 / -31*** | ***WEBER CANYON BORROW PIT. WEBER COUNTY OGDEN UT 84403*** | ***MRDS***

Dep ID:	10042057	**I1:**	42
Dev Status:	PRODUCER	**Latitude:**	41.136902
Code List:	SDG	**Longitude:**	-111.909912
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10042057		

Commodity

I1:	16	**Line:**	1
Code:	SDG	**Inserted By:**	MRDS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-2002 09:02:43
Importance:	Primary		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Materials

I1:	47	***Inserted B:***	MRDS migration
Material:	Sandstone	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	5	***Update Dat:***	
I1:	18	***Inserted B:***	MRDS migration
Material:	Granite	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	2	***Update Dat:***	
I1:	18	***Inserted B:***	MRDS migration
Material:	Limestone	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	3	***Update Dat:***	
I1:	18	***Inserted B:***	MRDS migration
Material:	Chert	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	1	***Update Dat:***	
I1:	16	***Inserted B:***	MRDS migration
Material:	Quartzite	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	4	***Update Dat:***	

Names

I1:	80	***Inserted By:***	MRDS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Weber Canyon Borrow Pit.	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

13	*1 of 1*	*ENE*	*0.81 / 4,269.62*	*4,507.95 / -49*	***WEBER CANYON GRAVES PIT DAVIS COUNTY OGDEN UT 84405***	***MRDS***

Dep ID:	10020519	***I1:***	54
Dev Status:	PRODUCER	***Latitude:***	41.133911
Code List:	SDG	***Longitude:***	-111.90332
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10020519		

Commodity

I1:	96	***Line:***	1
Code:	SDG	***Inserted By:***	MRDS migration
Commodity:	Sand and Gravel, Cons	***Insert Date:***	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	***Updated By:***	USGS
Commodity Group:	Sand and Gravel	***Update Date:***	29-OCT-2002 09:00:35
Importance:	Primary		

Materials

I1:	53	***Inserted B:***	MRDS migration
Material:	Limestone	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	2	***Update Dat:***	
I1:	54	***Inserted B:***	MRDS migration
Material:	Quartzite	***Insert Dat:***	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	***Updated By:***	
Rec:	3	***Update Dat:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

I1:	17	**Inserted B:**	MRDS migration
Material:	Sandstone	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	4	**Update Dat:**	

I1:	17	**Inserted B:**	MRDS migration
Material:	Granite	**Insert Dat:**	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	**Updated By:**	
Rec:	1	**Update Dat:**	

Names

I1:	11	**Inserted By:**	MRDS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Weber Canyon Graves Pit	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of 1	ENE	0.85 / 4,484.07	4,515.62 / -41	UNKNOWN DAVIS COUNTY OGDEN UT 84405	MRDS

Dep ID:	10179702	**I1:**	52
Dev Status:	PROSPECT	**Latitude:**	41.134277
Code List:	SDG	**Longitude:**	-111.90271
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10179702		

Commodity

I1:	33	**Line:**	1
Code:	SDG	**Inserted By:**	MAS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-2002 09:01:44
Importance:	Primary		

Names

I1:	28	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Unknown	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 1	W	0.98 / 5,180.97	4,819.35 / 262	UT DEPT OF HWYS PIT NO 06003 DAVIS COUNTY HILL AFB UT 84056	MRDS

Dep ID:	10226825	**I1:**	41
Dev Status:	PROSPECT	**Latitude:**	41.124695
Code List:	SDG	**Longitude:**	-111.938904
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10226825		

Commodity

I1:	47	**Line:**	1
Code:	SDG	**Inserted By:**	MAS migration
Commodity:	Sand and Gravel, Cons	**Insert Date:**	29-OCT-02
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Sand and Gravel	**Update Date:**	29-OCT-02
Importance:	Primary		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Names

I1:	27	***Inserted By:***	MAS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Ut Dept of Hwys Pit No 06003	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 1	W	1.00 / 5,272.90	4,818.65 / 262	UNKNOWN DAVIS COUNTY HILL AFB UT 84056	MRDS

Dep ID:	10203997	***I1:***	27
Dev Status:	PROSPECT	***Latitude:***	41.125671
Code List:	SDG	***Longitude:***	-111.939392
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10203997		

Commodity

I1:	67	***Line:***	1
Code:	SDG	***Inserted By:***	MAS migration
Commodity:	Sand and Gravel, Cons	***Insert Date:***	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	***Updated By:***	USGS
Commodity Group:	Sand and Gravel	***Update Date:***	29-OCT-2002 09:01:53
Importance:	Primary		

Names

I1:	28	***Inserted By:***	MAS migration
Status:	Current	***Insert Date:***	29-OCT-02
Site Name:	Unknown	***Updated By:***	USGS
Line:	1	***Update Date:***	29-OCT-02

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 25, 2021

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 25, 2021

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 25, 2021

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Mar 23, 2021

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Mar 23, 2021

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jun 14, 2021

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jun 14, 2021

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jun 14, 2021

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jun 14, 2021

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jun 14, 2021

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jun 14, 2021

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Feb 23, 2021

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Nov 9, 2020

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 6, 2021

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: May 25, 2021

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 28, 2021

State

Utah National Priorities List: NPL UT

The National Priorities List (NPL) is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). Before a cleanup of a hazardous waste site can take place under Superfund, it must be included on the National Priority List. The NPL is a published list of hazardous waste sites that are eligible for extensive, long-term cleanup action under the Superfund program. When no responsible party can be found, listing on the NPL allows EPA and the State to access the Superfund Trust fund to pay for site cleanup. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

Government Publication Date: Jun 28, 2021

Potential Contaminated Sites: CONTAM POTENTIAL

This database of Comprehensive Environmental Response, Compensation, and Liability System sites is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The CERCLA Branch of the DERR performs site investigations of potentially contaminated sites within the State of Utah to determine whether or not they pose a threat to human health and the environment and should be included on the Federal Superfund National Priorities List. Sites are extracted from the Utah Environmental Interactive Map. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

Government Publication Date: Jun 28, 2021

Solid Waste Facilities and Landfills: SWF/LF

The Division of Solid and Hazardous Waste of the Department of Environmental Quality (DEQ) maintains a list of permitted solid waste and landfill facilities.

Government Publication Date: May 11, 2021

Historical Solid Waste and Landfill Facilities: HSWF

The Division of Solid and Hazardous Waste of the Department of Enviromental Quality (DEQ) maintains a list of historically closed landfills. Public Land Survey System (PLSS) locations provided by the source are subject to accuracy limitations inherent to the PLSS system.

Government Publication Date: Sep 22, 2014

Sites With Leaking Underground Storage Tanks (LUST): LUST

List of Leaking Underground Storage Tank (LUST) Sites made available by the Underground Storage Tank Branch of the Department of Environmental Quality (DEQ), Division of Environmental Response and Remediation (DERR). Includes
sites from the LUST Sites List as well as LUST sites from the DEQ Environmental Interactive Map.

Government Publication Date: May 17, 2021

Sites With Leaking Aboveground Storage Tanks (LAST): LAST

The Division of Environmental Response and Remediation (DERR) has entered into an agreement with the Division of Water Quality (DWQ) to assume oversight of petroleum releases from above ground storage tanks (ASTs).

Government Publication Date: May 11, 2021

Delisted Leaking Storage Tank: DELISTED LST

This database contains a list of closed leaking storage tank sites that were removed from the Utah State Underground Storage Tank program of the Department of Environmental Quality (DEQ).

Government Publication Date: May 17, 2021

Sites With Underground Storage Tanks (UST): UST

A list of Underground Storage Tank (UST) sites made available by the Underground Storage Tank Branch of the Department of Environmental Quality (DEQ), Division of Environmental Response and Remediation (DERR). Includes sites
from the UST Sites list as well as UST sites from the DEQ Environmental Interactive Map.

Government Publication Date: May 17, 2021

Sites With Aboveground Storage Tanks (AST): AST

A list of aboveground storage tank sites made available by the Division of Environmental Response and Remediation (DERR) of the Department of Environmental Quality (DEQ).

Government Publication Date: May 11, 2021

Tanks Lapse List: UST LAPSE

A list of tank facilities that do not have an active Certificate of Compliance due to lapsing, revocation, or installation in process. The listed USTs at these facilities are ineligible to receive deliveries of fuel. Made available by the Underground Storage Tanks Compliance Branch of the Utah Department of Environmental Quality.

Government Publication Date: Aug 6, 2021

Delisted Storage Tanks: DTNK

This database contains a list of closed storage tank sites that were removed from the Utah State Underground Storage Tank program of the Department of Environmental Quality (DEQ).

Government Publication Date: Aug 6, 2021

List of Targeted and Non-targeted Brownfields: BROWNFIELDS

List of Brownfields Projects, either targeted or not targeted for cleanup, made available by the Department of Environmental Quality (DEQ) Division of Environmental Response and Remediation (DERR). The DERR conducts Brownfields activities under authorities of the Voluntary Release Cleanup Act, Hazardous Substances Mitigation Act and the Small Business Liability Relief Brownfields Revitalization Act. These statutes provide mechanisms by which the DERR oversees the assessment and cleanup of Brownfields.

Government Publication Date: Aug 4, 2021

Voluntary Cleanup Site List: VCP

The Utah Voluntary Cleanup Program (VCP) of the Department of Environmental Quality (DEQ) was created to promote the voluntary cleanup of contaminated sites. The VCP is intended to encourage redevelopment of Brownfields and other impacted sites by providing a streamlined cleanup program.

Government Publication Date: Nov 11, 2020

Response Action Sites: RESPONSE

The Voluntary Cleanup Program/Brownfields Section of the Department of Environmental Quality (DEQ) maintains a list of sites at which Response Actions are planned or have been completed.

Government Publication Date: Mar 17, 2021

Sites with Institutional Controls: INST

Sites included in the Voluntary Cleanup Program (VCP), Superfund and Underground Storage Tank Facilities list that have environmental convenants and institutional controls in place.

Government Publication Date: Jun 8, 2021

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 8, which includes Utah.

Government Publication Date: Apr 14, 2020

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 8, which includes Utah.

Government Publication Date: Apr 14, 2020

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2021

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Jun 25, 2021

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jun 14, 2021

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2021

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jul 12, 2021

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 19, 2020

State

Spill Reports 1988 current through February 7, 2013: SPILLS

Regulated industry, permitted facilities, waste transporters and others are required by state laws to report chemical spills and other environmental incidents within certain time frames, depending on the type of incident. These incidents are reported to The Division of Environmental Response & Remediation (DERR) of the Department of Environmental Quality (DEQ).

Government Publication Date: Apr 20, 2021

Methamphetamine Contaminated Properties: CDL

Utah Administrative Rule 19-6-901 Illegal Drug Operations Site Reporting and Decontamination Act requires local health departments to maintain a list of properties believed to be contaminated by the illegal manufacture of drugs. These properties were reported to the Salt Lake Valley Health Department by a complaint or report from a law enforcement agency and the Department has determined that reasonable evidence exists that the property is contaminated. Once a property is decontaminated, it is removed from this list.

Government Publication Date: May 7, 2021

Dry Cleaning Facilities: DRYCLEANERS

The Division of Air Quality of the Department of Environmental Quality (DEQ) maintains a list of regulated dry cleaners that use perchlorethylene (PCE).

Government Publication Date: Mar 12, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

A list of sites which once appeared on - and have since been removed from - the list of regulated dry cleaners that use perchlorethylene (PCE) made available by the Division of Air Quality of the Department of Environmental Quality (DEQ).

Government Publication Date: Mar 12, 2021

Tier 2 Chemical Inventory Program: TIER 2

A list of Tier 2 facilities managed by the Division of Environmental Response and Remediation (DERR) of the the Utah Department of Environmental Quality (DEQ).

Government Publication Date: May 3, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX D

CITY DIRECTORY REPORT
WATER WELL REPORT
OIL GAS REPORT
PHYSICAL SETTINGS REPORT

ERIS

CITY DIRECTORY

Project Property:	*South Weber Gateway* *South Weber Gateway* *South Weber, UT 84405*
Project No:	*900166*
Requested By:	*CMT Engineering Laboratories*
Order No:	*21081700855*
Date Completed:	*August 20, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

August 20, 2021
RE: CITY DIRECTORY RESEARCH
South Weber Gateway
South Weber Gateway South Weber, UT

Thank you for contac ng ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse lis ng City Directory search to determine prior occupants of the subject site and adjacent proper es. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Lis ng Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either u lized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as mul ple digi zed directories. These do not claim to be a complete collec on of all reverse lis ng city directories produced.

ERIS has made every effort to provide accurate and complete informa on but shall not be held liable for missing, incomplete or inaccurate informa on. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are addi onal addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
2050-End of E South Weber Drive
2300-End of View Drive

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	COLE	
2000	COLE	
1997-98	COLE	
1990	POLKS	

2467 **HIGHMARK CHARTER SCHOOL**...*Schools*
2552 **BURLY BURGER**...*Restaurants*
2572 **BURLY BURGER**...*Restaurants*
2572 **JACKSON, BRANDI DPT**...*Physical Therapists*
2572 **LITTLE CAESARS PIZZA**...*Pizza*
2572 **ROPER, CHERYL**...*Physical Therapists*
2577 **CINNABON**...*Bakers-retail*

2312 **TETRA FINANCIAL GROUP LLC**...*Financial Advisory Services*

Report ID: 21081700855 - 8/20/2021
www.erisinfo.com

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

E SOUTH WEBER DRIVE

NO LISTING FOUND FOR THIS YEAR...

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

VIEW DRIVE

2320 **STEVE RICE CONSTRUCTION**...*Construction Companies*
2443 **AAA CRYSTAL CLEAR**...*Glass-auto Plate & Window & Etc*

Report ID: 21081700855 - 8/20/2021
www.erisinfo.com

2012 E SOUTH WEBER DRIVE

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND FOR THIS YEAR...

2012 VIEW DRIVE

SOURCE: DIGITAL BUSINESS DIRECTORY

4 South Weber Gateway Development

NO LISTING FOUND FOR THIS YEAR...

1990 NO LISTING
2045 DIANNA S NIELSEN
2045 GARY L NIELSEN
2053 ALMA FLORES
2060 ALICE S YEATES
2080 JANE C MARTINEZ
2080 JERRY CLARK MARTINEZ
2090 AMY L DAVIS
2090 TRACY E DAVIS
2109 BRICK WILLARD
2109 RANDY G DEMILLE
2109 RANDY G DEMILLE COMMUNICATIONS
2110 MARY C CLARK
2116 MELODIE A CLARK
2116 WAYNE CLARK
2125 ARNOLDS WILD GAME PROCESSING
2125 BYRAM CUSTOM MEATS
2125 NO LISTING
2126 MELODIE CLARK
2126 NO LISTING
2126 WAYNE R CLARK
2141 F KOPPUS
2141 MIKE PATRICK
2160 FRANCIS E LONG
2160 PRAMOOK LONG
2192 SOUTH WEBER STORAGE
2202 SEAN LEE SWEDIN
2204 CINDY R SWEDIN
2204 SEAN L SWEDIN
2212 SOUTH VALLEY STORAGE
2215 NO LISTING
2216 DOUGLAS W WOOD
2216 KIM WILTSIE WOOD
2225 ELMER BOWSER
2585 STAKER PAVING & CONSTRUCTION CO

2279 JONATHAN WIEST
2282 ALLAN LEROY MECHAM
2282 LISA MARIE MECHAM
2312 ILENE C CROWELL
2312 JAMES SCOT CROWELL
2312 NELI COOPERS REAL ESTATE INC
2324 PARTNERS TITLE INSURANCE CO
2324 ROY POLL
2324 SUSAN W POLL
2363 CECELIA LOUISE HILLMAN
2363 DONALD W HILLMAN
2368 JENNIFER E JENSEN
2368 RANDY D JENSEN
2373 KEVIN L MCCLAIN
2373 LISA D MCCLAIN
2381 MICHAEL ROBERT MURRAY
2381 STACEY GRIMES MURRAY
2384 CHRIS W WHELCHEL
2384 CWW CONSTRUCTION INC
2396 ALAN DEVON JENKINS
2396 NATALIE ANN JENKINS
2410 CRAIG D HIGLEY
2410 LACEE WESTBROEK HIGLEY
2425 NO LISTING
2435 NO LISTING
2443 BRADFORD DANIEL WEAVER
2443 JOANNE M WEAVER
2443 PATHFINDER SERVICES

2000 SOUTH WEBER DRIVE
SOURCE: COLE

2045 D FULLER
2053 DAVID PARRY
2080 J C MARTINEZ
2090 WAYNE DUNCAN
2109 RICHARD LUND
2110 HOWARD CLARK
2111 VERONICA ONEAL
2112 NP
2116 JOHN KIRKLAND
2125 BYRNA CUSTOM MEATS
2126 WAYNE CLARK
2141 NP
2160 FRANCIS E LONG
2202 NP
2215 PETER GALVAN
2225 ELMER BOWSER
2585 PARSON SAND&GRVL

2000 VIEW DRIVE
SOURCE: COLE

2363 AMBER HILLMAN
2363 DONALD W HILLMAN
2384 C WHELCHEL
2384 DEANNA WHELCHEL
2425 DAVID A WEST
2435 D M LAFFERTY
2443 B J WEAVER
2447 NORMAN FOWLES

1997-98 SOUTH WEBER DRIVE
SOURCE: COLE

1983 GARY G FITZGERALD
2011 NP
2025 MICHAEL L PETERSON
2035 G L JONES
2045 D FULLER
2080 J C HAMPTON
2090 WAYNE DUNCA
2109 RICHARD LUND
2110 HOWARD CLARK
2111 CHRIS CARTER
2112 JOHN KIRKLAND
2125 BYRAM CUSTOM MEATS
2126 WAYNE CLARK
2141 DEBORAH LARSEN
2160 FRANCIS E LONG
2202 SEAN SWEDIN
2215 PETER GALVAN
2225 ELMER BOWSER
2585 PARSON CS S&&GRVL
2635 GENEVA SALES&DISP

1997-98 VIEW DRIVE
SOURCE: COLE

2363 AMBER HILLMAN
2363 DONALD W HILLMAN
2384 C WHELCHEL
2384 DEANNA WHELCHELL
2425 DAVID A WEST
2443 B J WEAVER
2447 NORMAN FOWLES

1990 *SOURCE: POLKS*

E SOUTH WEBER DRIVE

STREET NOT LISTED

1990 *SOURCE: POLKS*

VIEW DRIVE

STREET NOT LISTED

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		21081700855p
Date Completed:		August 17, 2021
Project Number:		900166
Project Property:		South Weber Gateway South Weber Gateway South Weber UT 84405
Coordinates:		
	Latitude:	41.12608088
	Longitude:	-111.91734333
	UTM Northing:	4553158.84955 Meters
	UTM Easting:	422996.773432 Meters
	UTM Zone:	UTM Zone 12T
	Elevation:	4,557.05 ft
	Slope Direction:	N

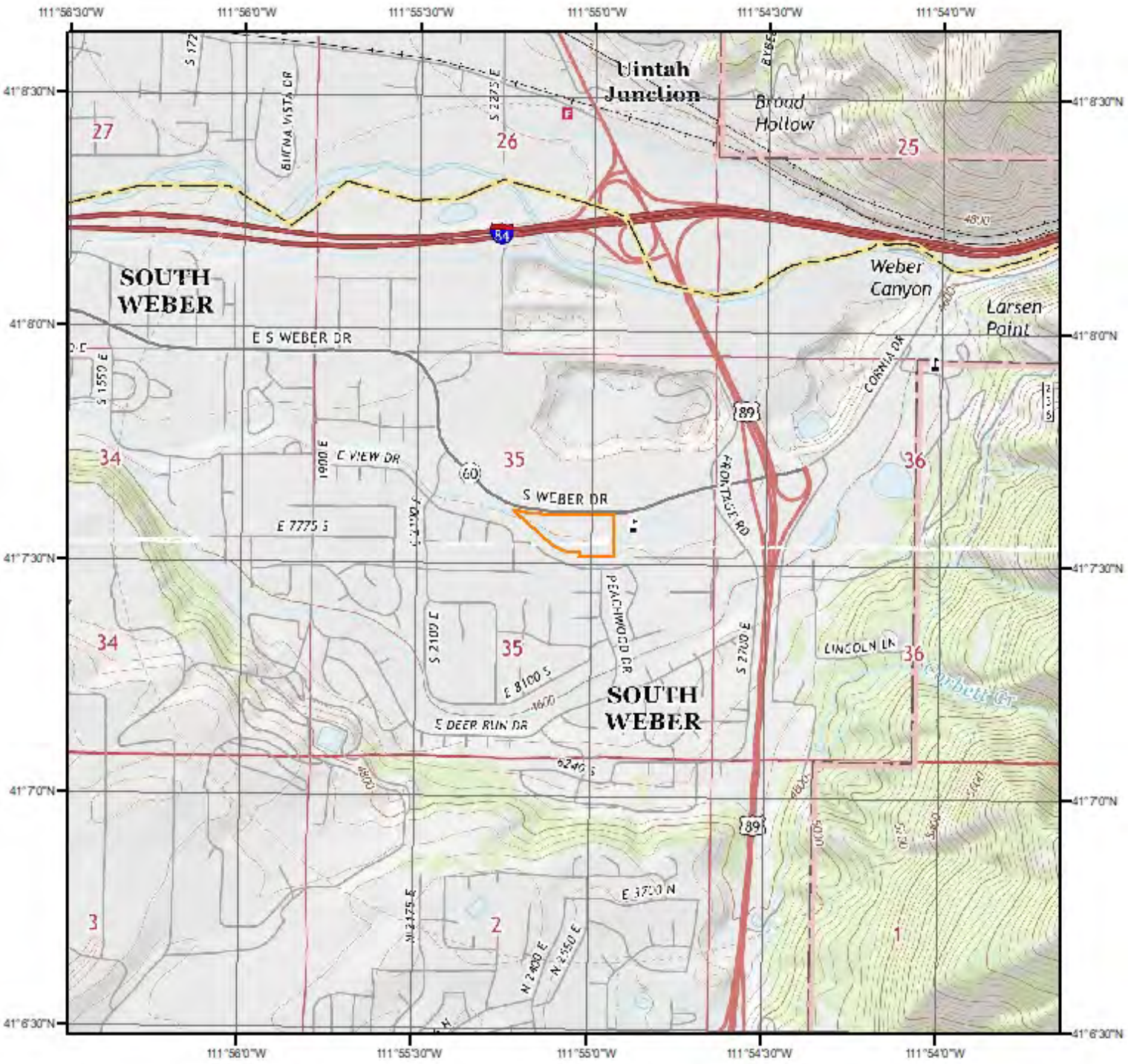
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2017)

Quadrangle(s): Kaysville, UT; Ogden, UT

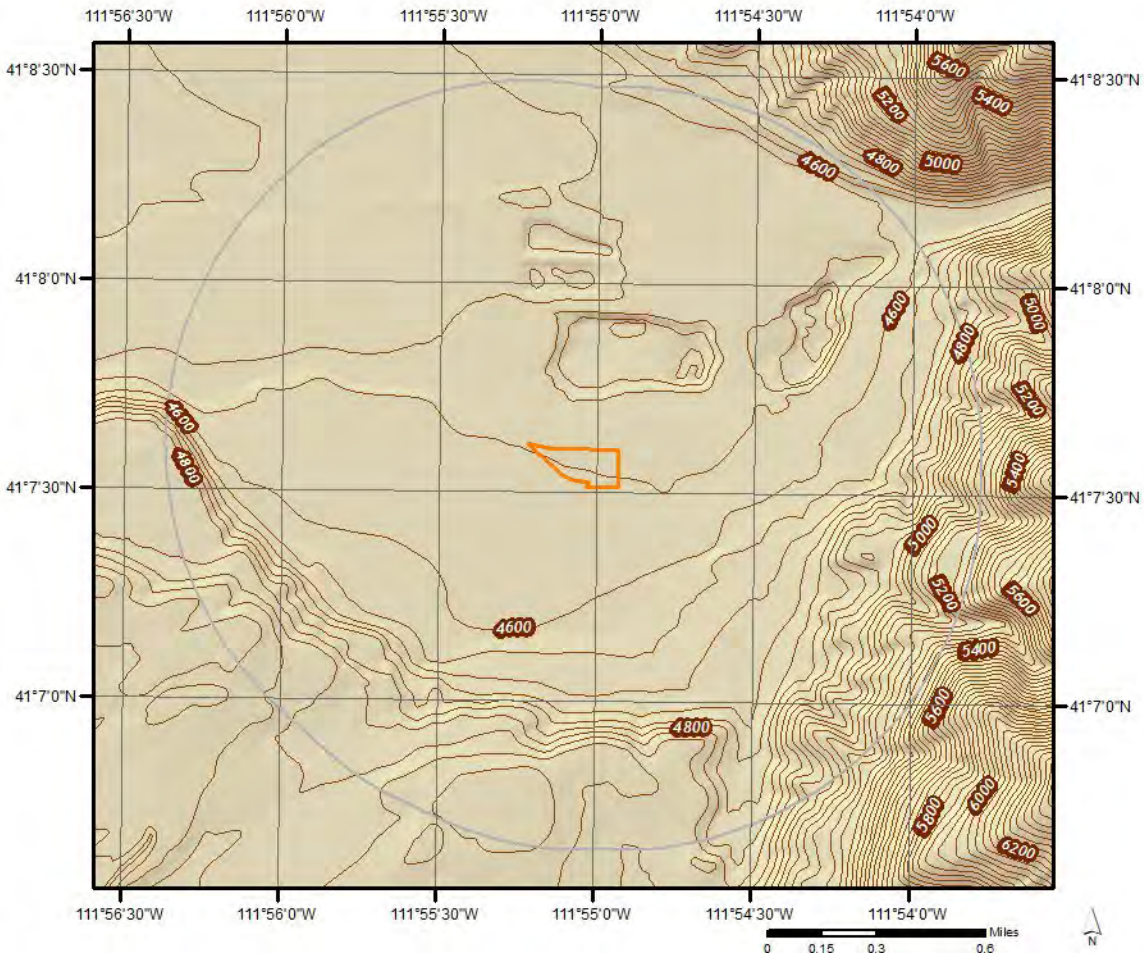
Source: USGS 7.5 Minute Topographic Map

Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 4,557.05 ft
Slope Direction: N



Hydrologic Information

Wetland

0 0.075 0.15 0.3 Miles

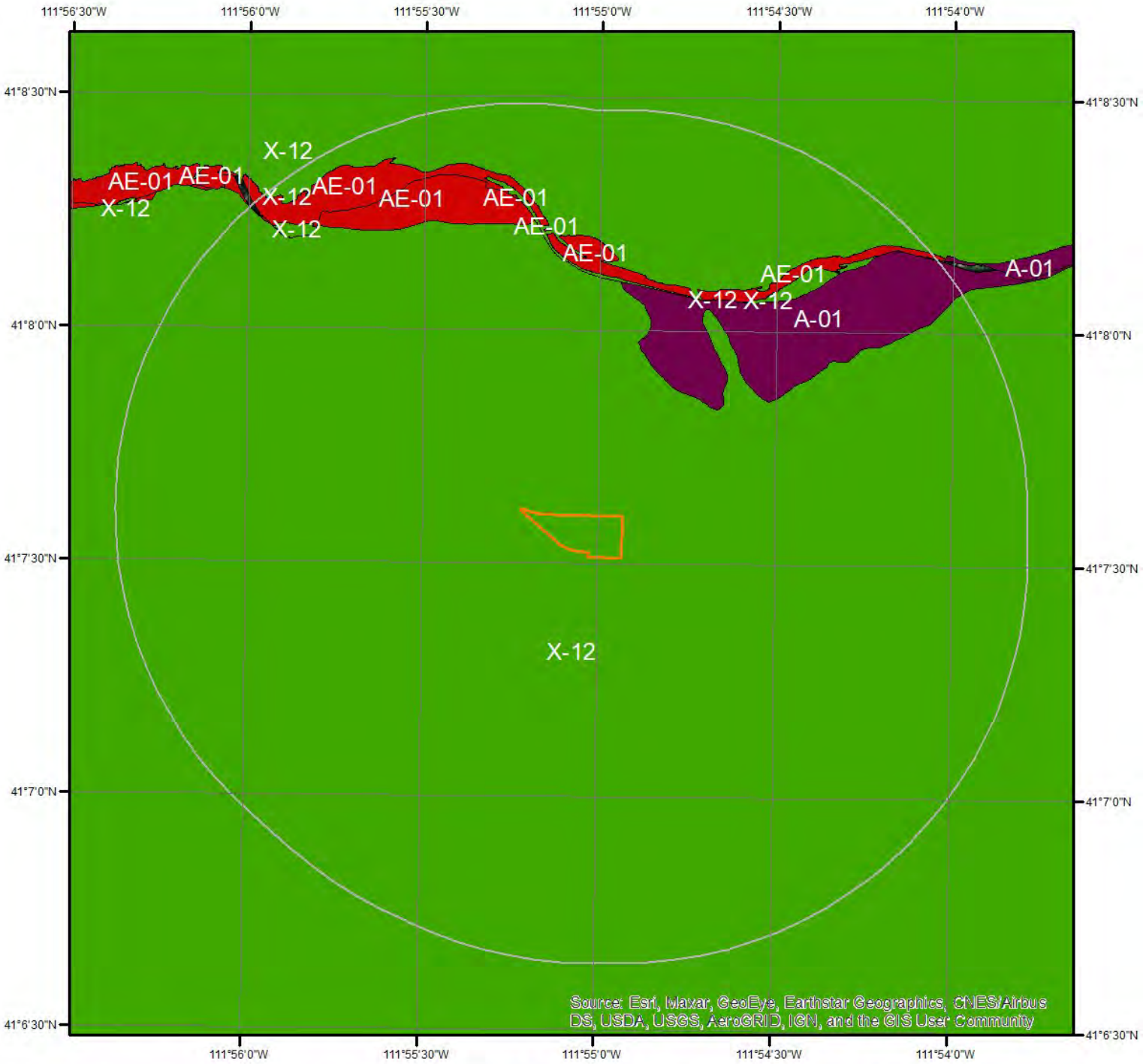
N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

Miles
0 0.2 0.4

N

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED

49011C0093E
49029C0075G
49057C0443F
49011C0231E
49011C0232E

ERIS

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

Available FIRM Panels in area:	49011C0093E(effective:2007-06-18) 49011C0232E(effective:2007-06-18) 49011C0230E(effective:2007-06-18) 49011C0089E(effective:2007-06-18) 49011C0231E(effective:2007-06-18) 49011C0094E(effective:2007-06-18) 49029C0075C(effective:2010-04-19) 49057C0444F(effective:2015-06-02) 49057C0443F(effective:2015-06-02) 49057C0439F(effective:2015-06-02)

Flood Zone A-01

Zone:	A
Zone subtype:	

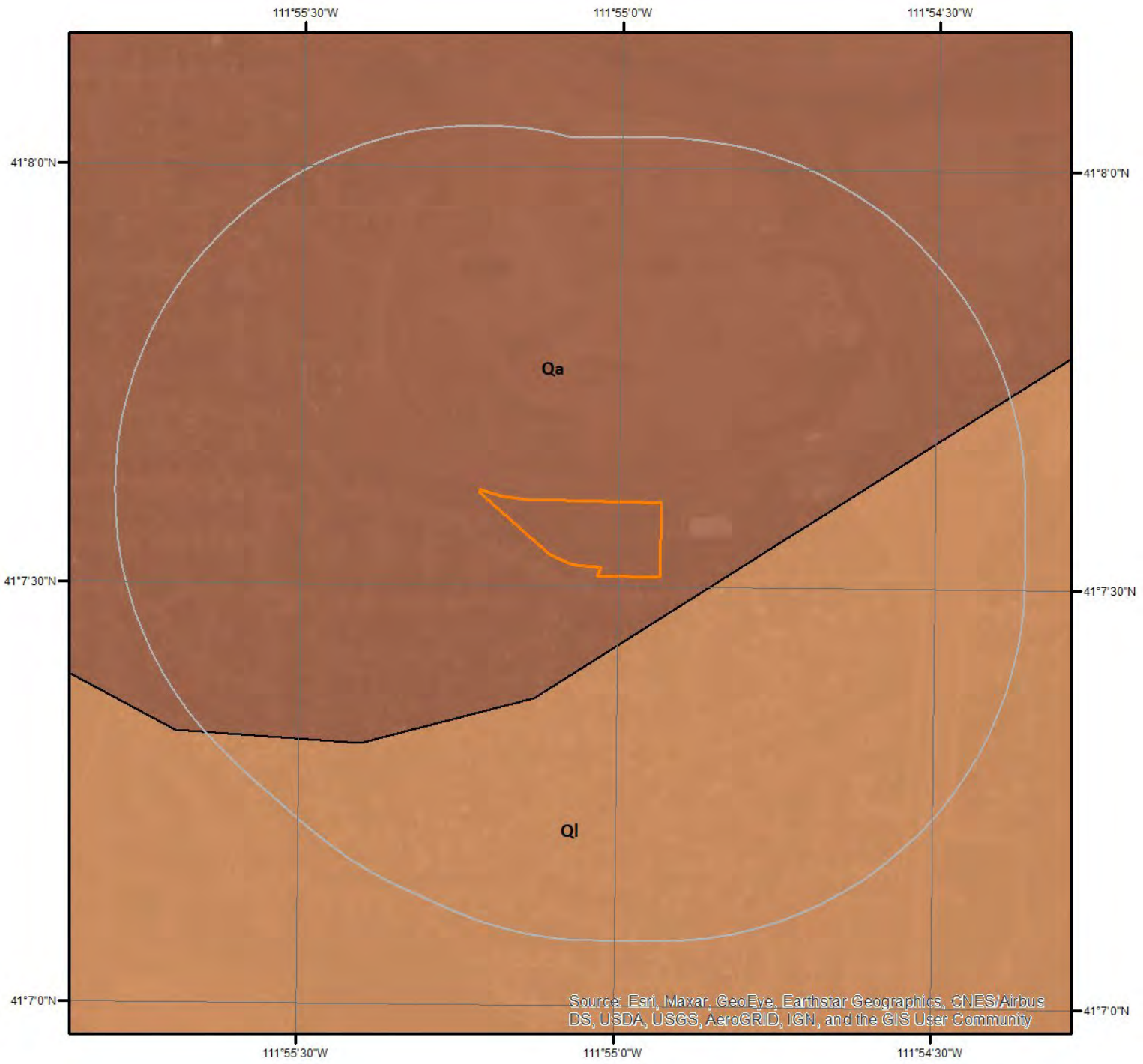
Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

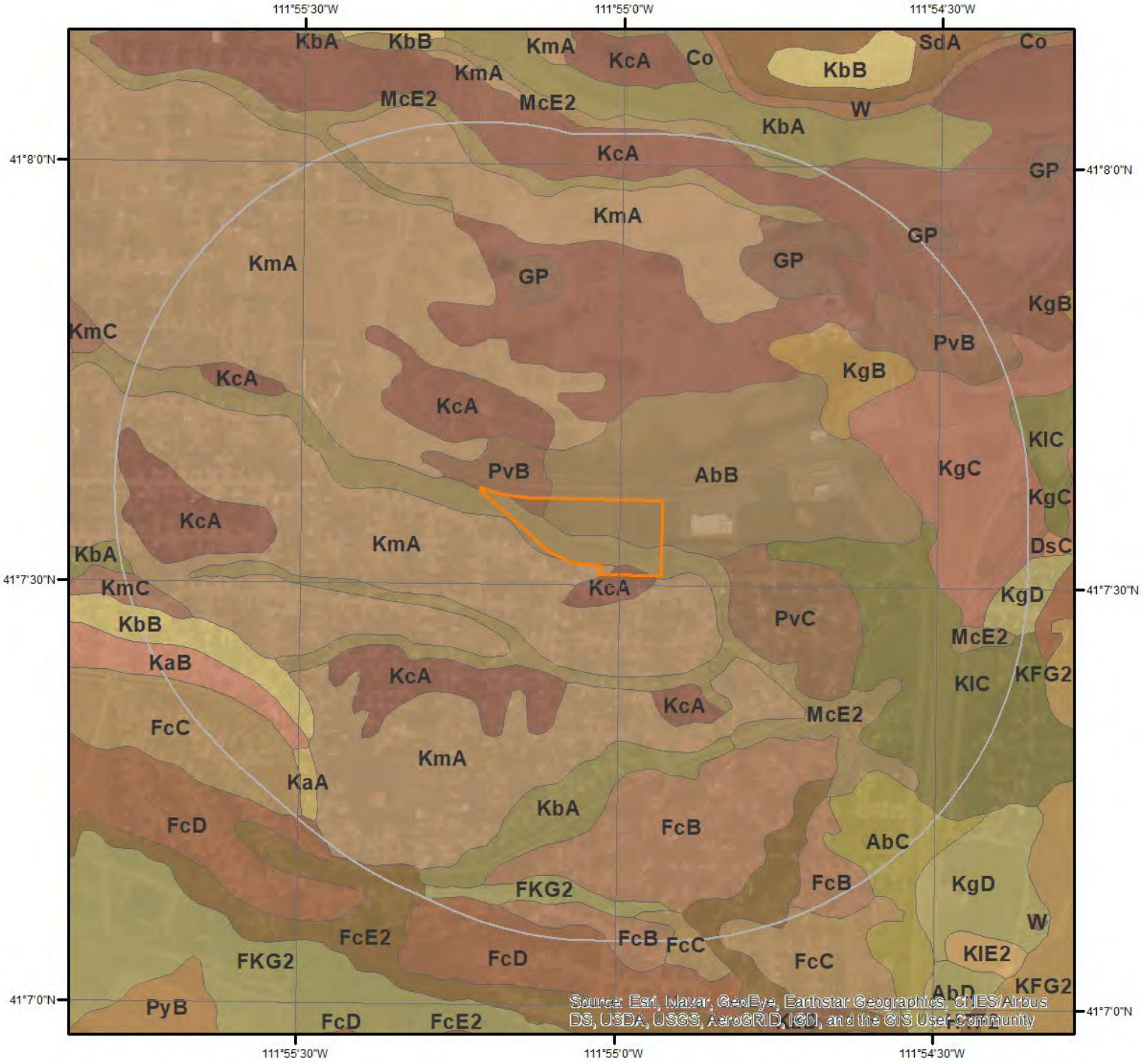
Geologic Unit Qa

Unit Name:	Quaternary alluvium and colluvium
Unit Age:	Quaternary
Primary Rock Type:	alluvium
Secondary Rock Type:	colluvium
Unit Description:	No description available.

Geologic Unit Ql

Unit Name:	Quaternary Lake Bonneville deposits
Unit Age:	Quaternary
Primary Rock Type:	clay or mud
Secondary Rock Type:	sand
Unit Description:	No description available.

Soil Information



SSURGO Soils

0 0.2 0.4 Miles

N

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

ERIS

Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit AbB (4.07%)

Map Unit Name:	Ackmen loam, 1 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Ackmen(100%)

horizon Ap(0cm to 15cm)	Loam
horizon AC(15cm to 81cm)	Loam
horizon C(81cm to 152cm)	Loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: AbB - Ackmen loam, 1 to 3 percent slopes

Component: Ackmen (100%)
The Ackmen component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on alluvial fans. The parent material consists of slope alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Map Unit AbC (1.32%)

Map Unit Name:	Ackmen loam, 3 to 6 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Ackmen(100%)

horizon Ap(0cm to 15cm)	Loam
horizon AC(15cm to 81cm)	Loam
horizon C(81cm to 152cm)	Loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: AbC - Ackmen loam, 3 to 6 percent slopes

Component: Ackmen (100%)
The Ackmen component makes up 100 percent of the map unit. Slopes are 3 to 6 percent. This component is on alluvial fans. The parent material consists of slope alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth)

is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Map Unit FcB (3.47%)

Map Unit Name:	Francis loamy fine sand, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Francis(100%)

horizon Ap(0cm to 18cm)	Loamy fine sand
horizon A12(18cm to 33cm)	Loamy fine sand
horizon C1(33cm to 58cm)	Loamy fine sand
horizon C2(58cm to 185cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: FcB - Francis loamy fine sand, 0 to 3 percent slopes

Component: Francis (100%)
The Francis component makes up 100 percent of the map unit. Slopes are 0 to 3 percent. This component is on lake terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY330UT Upland Sand (black Greasewood, Indian Ricegrass) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map Unit FcC (3.26%)

Map Unit Name:	Francis loamy fine sand, 3 to 6 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Francis(100%)

horizon Ap(0cm to 18cm)	Loamy fine sand
horizon A12(18cm to 33cm)	Loamy fine sand
horizon C1(33cm to 58cm)	Loamy fine sand
horizon C2(58cm to 185cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: FcC - Francis loamy fine sand, 3 to 6 percent slopes

Component: Francis (100%)
The Francis component makes up 100 percent of the map unit. Slopes are 3 to 6 percent. This component is on lake terraces. The

parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY330UT Upland Sand (black Greasewood, Indian Ricegrass) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map Unit FcD (4.59%)

Map Unit Name:	Francis loamy fine sand, 6 to 10 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Francis(100%)

horizon Apo(0cm to 18cm)	Loamy fine sand
horizon A12(18cm to 33cm)	Loamy fine sand
horizon C1(33cm to 58cm)	Loamy fine sand
horizon C2(58cm to 185cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: FcD - Francis loamy fine sand, 6 to 10 percent slopes

Component: Francis (100%)
The Francis component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on lake terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY330UT Upland Sand (black Greasewood, Indian Ricegrass) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map Unit FcE2 (4.11%)

Map Unit Name:	Francis loamy fine sand, 10 to 20 percent slopes, eroded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Francis(100%)

horizon Ap(0cm to 18cm)	Loamy fine sand
horizon A12(18cm to 33cm)	Loamy fine sand
horizon C1(33cm to 58cm)	Loamy fine sand
horizon C2(58cm to 185cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: FcE2 - Francis loamy fine sand, 10 to 20 percent slopes, eroded

Soil Information

Component: Francis (100%)
The Francis component makes up 100 percent of the map unit. Slopes are 10 to 20 percent. This component is on lake terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY330UT Upland Sand (black Greasewood, Indian Ricegrass) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit FKG2 (0.34%)

Map Unit Name:	Francis-Kidman complex, 20 to 50 percent slopes, eroded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Francis(70%)	
horizon Ap(0cm to 18cm)	Loamy fine sand
horizon A12(18cm to 33cm)	Loamy fine sand
horizon C1(33cm to 58cm)	Loamy fine sand
horizon C2(58cm to 185cm)	Fine sand
Kidman(30%)	
horizon H1(0cm to 28cm)	Fine sandy loam
horizon H2(28cm to 43cm)	Fine sandy loam
horizon H3(43cm to 69cm)	Fine sandy loam
horizon H4(69cm to 94cm)	Fine sandy loam
horizon H5(94cm to 124cm)	Very fine sandy loam
horizon H6(124cm to 152cm)	Very fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: FKG2 - Francis-Kidman complex, 20 to 50 percent slopes, eroded

Component: Francis (70%)
The Francis component makes up 70 percent of the map unit. Slopes are 20 to 50 percent. This component is on escarpments on lake terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY330UT Upland Sand (black Greasewood, Indian Ricegrass) ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Component: Kidman (30%)
The Kidman component makes up 30 percent of the map unit. Slopes are 20 to 30 percent. This component is on escarpments on lake terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent. There are no saline horizons within 30 inches of the soil surface.

Map Unit GP (0.99%)

Map Unit Name:	Gravel pits

Soil Information

No more attributes available for this map unit

Component Description:

Minor map unit components are excluded from this report.

Map Unit: GP - Gravel pits

Component: Gravel pits (100%)
Generated brief soil descriptions are created for major soil components. The Gravel pits is a miscellaneous area.

Map Unit KaA (0.1%)

Map Unit Name:	Kidman fine sandy loam, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kidman(100%)

horizon H1(0cm to 28cm)	Fine sandy loam
horizon H2(28cm to 43cm)	Fine sandy loam
horizon H3(43cm to 69cm)	Fine sandy loam
horizon H4(69cm to 94cm)	Fine sandy loam
horizon H5(94cm to 124cm)	Very fine sandy loam
horizon H6(124cm to 152cm)	Very fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KaA - Kidman fine sandy loam, 0 to 1 percent slopes

Component: Kidman (100%)
The Kidman component makes up 100 percent of the map unit. Slopes are 0 to 1 percent. This component is on lake plains. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent. There are no saline horizons within 30 inches of the soil surface.

Map Unit KaB (1.41%)

Map Unit Name:	Kidman fine sandy loam, 1 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kidman(100%)

horizon H1(0cm to 28cm)	Fine sandy loam
horizon H2(28cm to 43cm)	Fine sandy loam
horizon H3(43cm to 69cm)	Fine sandy loam

Soil Information

horizon H4(69cm to 94cm)	Fine sandy loam
horizon H5(94cm to 124cm)	Very fine sandy loam
horizon H6(124cm to 152cm)	Very fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KaB - Kidman fine sandy loam, 1 to 3 percent slopes

Component: Kidman (100%)
The Kidman component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on lake terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent. There are no saline horizons within 30 inches of the soil surface.

Map Unit KbA (4.74%)

Map Unit Name:	Kilburn sandy loam, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A11(0cm to 38cm)	Sandy loam
horizon A12(38cm to 89cm)	Extremely gravelly sandy loam
horizon B2(89cm to 152cm)	Extremely gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KbA - Kilburn sandy loam, 0 to 1 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 0 to 1 percent. This component is on deltas, stream terraces. The parent material consists of colluvium and/or slope alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit KbB (0.85%)

Map Unit Name:	Kilburn sandy loam, 1 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Soil Information

Kilburn(100%)

horizon A11(0cm to 38cm)	Sandy loam
horizon A12(38cm to 89cm)	Extremely gravelly sandy loam
horizon B2(89cm to 152cm)	Extremely gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KbB - Kilburn sandy loam, 1 to 3 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on stream terraces, deltas. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit KcA (15.68%)

Map Unit Name:	Kilburn stony sandy loam, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A11(0cm to 38cm)	Stony sandy loam
horizon A11(38cm to 89cm)	Stony sandy loam
horizon B2(89cm to 152cm)	Very gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KcA - Kilburn stony sandy loam, 0 to 3 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 0 to 3 percent. This component is on stream terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit KgB (0.65%)

Map Unit Name:	Kilburn gravelly sandy loam, 1 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Soil Information

Kilburn(100%)

horizon A11(0cm to 13cm)	Gravelly sandy loam
horizon A12(13cm to 28cm)	Gravelly sandy loam
horizon B2(28cm to 61cm)	Very cobbly sandy loam
horizon C(61cm to 152cm)	Very gravelly loamy coarse sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KgB - Kilburn gravelly sandy loam, 1 to 3 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on alluvial fans. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 7s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map Unit KgC (2.78%)

Map Unit Name:	Kilburn gravelly sandy loam, 3 to 6 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A11(0cm to 13cm)	Gravelly sandy loam
horizon A12(13cm to 28cm)	Gravelly sandy loam
horizon B2(28cm to 61cm)	Very cobbly sandy loam
horizon C(61cm to 152cm)	Very gravelly loamy coarse sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KgC - Kilburn gravelly sandy loam, 3 to 6 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 3 to 6 percent. This component is on alluvial fans. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map Unit KgD (0.34%)

Map Unit Name:	Kilburn gravelly sandy loam, 6 to 10 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is

	transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A11(0cm to 13cm)	Gravelly sandy loam
horizon A12(13cm to 28cm)	Gravelly sandy loam
horizon B2(28cm to 61cm)	Very cobbly sandy loam
horizon C(61cm to 152cm)	Very gravelly loamy coarse sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KgD - Kilburn gravelly sandy loam, 6 to 10 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on fans. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map Unit KlC (5.23%)

Map Unit Name:	Kilburn cobbly sandy loam, 3 to 10 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A1(0cm to 13cm)	Very cobbly sandy loam
horizon A2(13cm to 28cm)	Very cobbly sandy loam
horizon B(28cm to 61cm)	Very cobbly sandy loam
horizon C(61cm to 152cm)	Very cobbly loamy coarse sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KlC - Kilburn cobbly sandy loam, 3 to 10 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 3 to 10 percent. This component is on alluvial fans. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map Unit KmA (34.7%)

Map Unit Name:	Kilburn gravelly sandy loam, deep over clean sands, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null

Soil Information

Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A11(0cm to 38cm)	Gravelly sandy loam
horizon A12(38cm to 89cm)	Extremely gravelly sandy loam
horizon B2(89cm to 152cm)	Extremely gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KmA - Kilburn gravelly sandy loam, deep over clean sands, 0 to 3 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 0 to 3 percent. This component is on deltas, stream terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit KmC (0.24%)

Map Unit Name:	Kilburn gravelly sandy loam, deep over clean sands, 3 to 10 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Kilburn(100%)

horizon A11(0cm to 38cm)	Gravelly sandy loam
horizon A12(38cm to 89cm)	Extremely gravelly sandy loam
horizon B2(89cm to 152cm)	Extremely gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: KmC - Kilburn gravelly sandy loam, deep over clean sands, 3 to 10 percent slopes

Component: Kilburn (100%)
The Kilburn component makes up 100 percent of the map unit. Slopes are 3 to 10 percent. This component is on deltas, stream terraces. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit McE2 (8.68%)

Map Unit Name:	Marriott cobbly sandy loam, 10 to 30 percent slopes, eroded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null

Soil Information

Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Marriott(100%)

horizon A11(0cm to 5cm)	Cobbly sandy loam
horizon A12(5cm to 20cm)	Cobbly sandy loam
horizon B21(20cm to 28cm)	Cobbly fine sandy loam
horizon B22(28cm to 56cm)	Cobbly fine sandy loam
horizon Cca(56cm to 155cm)	Cobbly fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: McE2 - Marriott cobbly sandy loam, 10 to 30 percent slopes, eroded

Component: Marriott (100%)
The Marriott component makes up 100 percent of the map unit. Slopes are 10 to 30 percent. This component is on deltas, terraces. The parent material consists of alluvium and/or lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY306UT Upland Gravelly Loam (bonneville Big Sagebrush) ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent.

Map Unit PvB (1.2%)

Map Unit Name:	Pleasant View loam, 1 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Pleasant View(100%)

horizon Ap(0cm to 10cm)	Loam
horizon A12(10cm to 64cm)	Gravelly loam
horizon A13(64cm to 86cm)	Gravelly loam
horizon C1ca(86cm to 114cm)	Gravelly sandy loam
horizon C1ca(114cm to 142cm)	Gravelly sandy loam
horizon C3(142cm to 170cm)	Gravelly sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: PvB - Pleasant View loam, 1 to 3 percent slopes

Component: Pleasant View (100%)
The Pleasant View component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on alluvial fans. The parent material consists of slope alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent.

Soil Information

Map Unit PvC (1.25%)

Map Unit Name:	Pleasant View loam, 3 to 6 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Pleasant View(100%)

horizon Ap(0cm to 10cm)	Loam
horizon A12(10cm to 64cm)	Gravelly loam
horizon A13(64cm to 86cm)	Gravelly loam
horizon C1ca(86cm to 114cm)	Gravelly sandy loam
horizon C1ca(114cm to 142cm)	Gravelly sandy loam
horizon C3(142cm to 170cm)	Gravelly sandy loam

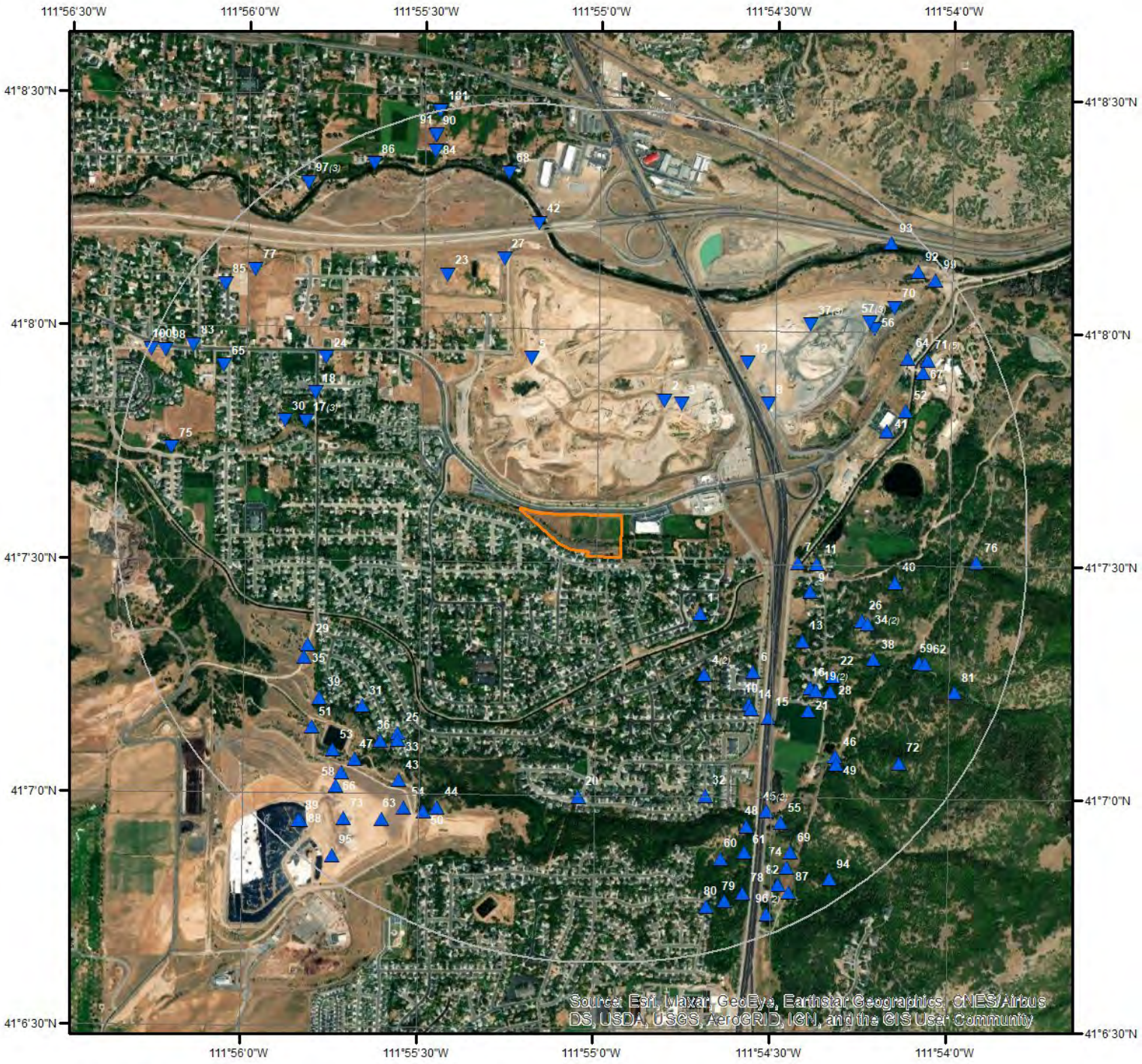
Component Description:

Minor map unit components are excluded from this report.

Map Unit: PvC - Pleasant View loam, 3 to 6 percent slopes

Component: Pleasant View (100%)
The Pleasant View component makes up 100 percent of the map unit. Slopes are 3 to 6 percent. This component is on alluvial fans. The parent material consists of slope alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R028AY310UT Upland Loam (bonneville Big Sagebrush) North ecological site. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.15 0.3 0.6 Miles

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
15	UT4900412	2843.85	SE
64	UTAH06008	4261.62	ENE

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-410751111544601	1584.55	NNE
12	USGS-410756111543201	2567.06	NE
20	USGS-410700111550001	3131.88	S
26	USGS-410723111541200	3249.19	ESE
42	USGS-10136600	3710.55	N
67	USGS-410755111540201	4346.26	ENE
87	USGS-410648111542401	4884.21	SSE
89	USGS-410656111554701	4943.02	SW
98	USGS-410757111561101	5059.58	WNW
99	USGS-410807111540001	5116.46	NE

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water System Facilities

Map Key	System Facility ID	Distance (ft)	Direction
100	06010WS001	5235.93	WNW

Water Rights Database

Map Key	Water Right No	Distance (ft)	Direction
1	31-3783	1271.61	SE
3	31-2658	1643.62	NE
4	31-2755	1889.33	SE
4	31-2744	1889.33	SE
5	31-3909	1946.69	NNW
6	31-4349	2288.95	SE
7	1931007M00	2307.43	E

Wells and Additional Sources Summary

8	31-2658	2401.79	NE
9	31-4239	2513.12	ESE
10	9331002M00	2544.37	SE
11	31-2575	2564.04	E
13	31-4305	2608.16	ESE
14	9331002M00	2609.93	SE
16	31-3321	2999.19	SE
17	35-5285	3013.45	WNW
17	31-4737	3013.45	WNW
17	31-4787	3013.45	WNW
18	31-5076	3057.00	WNW
19	31-4016	3088.32	SE
19	31-4130	3088.32	SE
21	31-4350	3164.85	SE
22	31-4017	3174.43	ESE
23	0435001M00	3175.14	NNW
24	31-3434	3192.39	NW
25	9435007M00	3230.20	SW
27	0935003M00	3250.92	NNW
28	31-2422	3254.78	ESE
29	31-4000	3265.99	WSW
30	31-4835	3269.87	WNW
31	9435007M00	3272.47	SW
32	31-4525	3298.55	SSE
33	9435007M00	3299.22	SW
34	31-4263	3327.51	ESE
34	31-4110	3327.51	ESE
35	0831001M00	3395.61	WSW
36	0831001M00	3457.01	SW
37	31-4806	3492.05	NE
37	31-4806	3492.05	NE
37	31-4806	3492.05	NE
38	31-2833	3556.78	ESE
39	1531008M00	3574.92	WSW
40	35-8009	3589.21	E
41	31-3259	3634.38	ENE
43	1031023M00	3714.21	SW
44	9631005M00	3774.90	SSW
45	31-5126	3822.48	SSE
45	31-4525	3822.48	SSE
46	35-8030	3823.86	SE
47	9435007M00	3862.24	SW
48	1931007M00	3871.31	SSE
49	35-5564	3899.98	SE
50	1131004M00	3906.96	SSW
51	0831001M00	3913.84	SW
52	1931007M00	3956.60	ENE
53	1031023M00	3958.96	SW
54	1131003M00	3981.02	SSW
55	31-4233	4043.66	SE
56	31-4806	4084.83	NE
57	31-4806	4090.92	NE
57	31-4806	4090.92	NE
57	31-4806	4090.92	NE
58	9435007M00	4102.24	SW
59	35-5563	4135.32	ESE
60	1731014M00	4144.25	SSE
61	1731014M00	4170.92	SSE
62	31-3843	4206.85	ESE
63	9631005M00	4258.00	SW
65	31-3026	4276.34	WNW
66	9435007M00	4289.94	SW
68	35-5180	4367.10	NNW
69	31-2826	4441.34	SSE
70	31-4806	4464.82	NE
71	35-10760	4474.51	ENE

Wells and Additional Sources Summary

71	35-10597	4474.51	ENE
71	35-8739	4474.51	ENE
71	35-10818	4474.51	ENE
71	35-11019	4474.51	ENE
72	35-8008	4512.81	SE
73	9631005M00	4545.30	SW
74	31-2644	4584.07	SSE
75	31-3586	4608.98	WNW
76	35-10486	4639.92	E
77	9931008M00	4642.16	NW
78	31-2824	4664.57	SSE
79	9631005M00	4684.97	SSE
80	1731014M00	4689.04	SSE
81	35-10453	4696.89	ESE
82	31-4126	4741.00	SSE
83	31-2801	4757.48	WNW
84	35-11520	4777.52	NNW
85	0931013M00	4821.69	NW
86	35-11361	4865.85	NNW
88	31-2989	4917.75	SW
90	35-10671	4972.38	NNW
91	35-10671	4979.93	NNW
92	1931003M00	4998.98	NE
93	35-8049	5001.74	NE
94	31-2823	5003.96	SE
95	9435007M00	5018.28	SW
96	31-2827	5031.89	SSE
96	31-2822	5031.89	SSE
97	35-8011	5053.22	NW
97	35-8739	5053.22	NW
97	35-8739	5053.22	NW
101	35-12762	5276.72	NNW

Wells and Additional Sources Detail Report

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	SE	0.54	2,843.85	4,698.35	PWSV

Address Line 2:	8069 J HIGHWAY 89
State Code:	UT
Zip Code:	
City Name:	SOUTH WEBER
Address Line 1:	
PWS ID:	UT4900412
PWS Type Code:	CWS
PWS Type Description:	Community Water System
Primary Source Code:	GW
Primary Source Desc:	Groundwater
PWS Activity Code:	I
PWS Activity Description:	Inactive
PWS Deactivation Date:	01/10/1979
Phone Number:	801-

--Details--

Population Served Count:	25
City Served:	
County Served:	
State Served:	UT
Zip Code Served:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	ENE	0.81	4,261.62	4,582.27	PWSV

Address Line 2:	
State Code:	UT
Zip Code:	84405
City Name:	OGDEN
Address Line 1:	7400 CORNIA DR
PWS ID:	UTAH06008
PWS Type Code:	CWS
PWS Type Description:	Community Water System
Primary Source Code:	SWP
Primary Source Desc:	Purchased Surface Water
PWS Activity Code:	A
PWS Activity Description:	Active
PWS Deactivation Date:	
Phone Number:	

Wells and Additional Sources Detail Report

--Details--

Population Served Count: 305
City Served:
County Served: Davis
State Served: UT
Zip Code Served:

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NNE	0.30	1,584.55	4,455.21	FED USGS

Organiz Identifier: USGS-UT
Organiz Name: USGS Utah Water Science Center
Well Depth: 230
Well Depth Unit: ft
Well Hole Depth:
W Hole Depth Unit:
Construction Date: 19641021
Source Map Scale: 24000
Monitoring Loc Name: (B- 5- 1)35aaa- 1
Monitoring Loc Identifier: USGS-410751111544601
Monitoring Loc Type: Well
Monitoring Loc Desc:
HUC Eight Digit Code: 16020102
Drainage Area:
Drainage Area Unit:
Contrib Drainage Area:
Contrib Drainage Area Unit:
Horizontal Accuracy: 1
Horizontal Accuracy Unit: seconds
Horizontal Collection Mthd: Interpolated from MAP.
Horiz Coord Refer System: NAD83
Vertical Measure: 4455.00
Vertical Measure Unit: feet
Vertical Accuracy: 5
Vertical Accuracy Unit: feet
Vertical Collection Mthd: Altimeter.
Vert Coord Refer System: NGVD29

Formation Type:
Aquifer Name:
Aquifer Type:
Country Code: US
Provider Name: NWIS
County: DAVIS
Latitude: 41.1307771
Longitude: -111.9135514

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	NE	0.49	2,567.06	4,528.59	FED USGS

Organiz Identifier: USGS-UT
Organiz Name: USGS Utah Water Science Center

Formation Type:
Aquifer Name:

Wells and Additional Sources Detail Report

Well Depth:	217	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	217	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	DAVIS
Construction Date:	19521217	Latitude:	41.132166
Source Map Scale:	24000	Longitude:	-111.9096624
Monitoring Loc Name:	(B- 5- 1)36bbb- 1		
Monitoring Loc Identifier:	USGS-410756111543201		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	4528		
Vertical Measure Unit:	feet		
Vertical Accuracy:	1		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Level or other surveyed method.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	S	0.59	3,131.88	4,684.10	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	DAVIS
Construction Date:		Latitude:	41.1166105
Source Map Scale:		Longitude:	-111.9174404
Monitoring Loc Name:	WEBER BASIN PUMP PL 3, UTAH		
Monitoring Loc Identifier:	USGS-410700111550001		
Monitoring Loc Type:	Atmosphere		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			

Contrib Drainage Area Unit:	
Horizontal Accuracy:	5
Horizontal Accuracy Unit:	seconds
Horizontal Collection Mthd:	Interpolated from MAP.
Horiz Coord Refer System:	NAD83
Vertical Measure:	4900.00
Vertical Measure Unit:	feet
Vertical Accuracy:	20
Vertical Accuracy Unit:	feet
Vertical Collection Mthd:	Interpolated from topographic map.
Vert Coord Refer System:	NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	ESE	0.62	3,249.19	4,789.54	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:	165	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	DAVIS
Construction Date:		Latitude:	41.1229993
Source Map Scale:		Longitude:	-111.9041067
Monitoring Loc Name:	(B- 5- 1)36cac- 1		
Monitoring Loc Identifier:	USGS-410723111541200		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	4800.00		
Vertical Measure Unit:	feet		
Vertical Accuracy:	50		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
42	N	0.70	3,710.55	4,510.53	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	DAVIS
Construction Date:		Latitude:	41.1370833
Source Map Scale:	24000	Longitude:	-111.9195556
Monitoring Loc Name:	WEBER RIVER AT I-84 AT UINTAH, UT		
Monitoring Loc Identifier:	USGS-10136600		
Monitoring Loc Type:	Stream		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:	1630		
Drainage Area Unit:	sq mi		
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	4510		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
67	ENE	0.82	4,346.26	4,600.64	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	DAVIS
Construction Date:		Latitude:	41.1318882
Source Map Scale:		Longitude:	-111.9013289
Monitoring Loc Name:	WEBER-DAVIS CANAL AT JOB CORPS CENTER		
Monitoring Loc Identifier:	USGS-410755111540201		
Monitoring Loc Type:	Stream: Canal		

Monitoring Loc Desc:	
HUC Eight Digit Code:	16020102
Drainage Area:	
Drainage Area Unit:	
Contrib Drainage Area:	
Contrib Drainage Area Unit:	
Horizontal Accuracy:	5
Horizontal Accuracy Unit:	seconds
Horizontal Collection Mthd:	Interpolated from MAP.
Horiz Coord Refer System:	NAD83
Vertical Measure:	
Vertical Measure Unit:	
Vertical Accuracy:	
Vertical Accuracy Unit:	
Vertical Collection Mthd:	
Vert Coord Refer System:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
87	SSE	0.93	4,884.21	4,829.31	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:	171	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	171	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	DAVIS
Construction Date:	19730905	Latitude:	41.1132771
Source Map Scale:	24000	Longitude:	-111.9074401
Monitoring Loc Name:	(B- 4- 1) 1bca- 1		
Monitoring Loc Identifier:	USGS-410648111542401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	4810.00		
Vertical Measure Unit:	feet		
Vertical Accuracy:	40		

Wells and Additional Sources Detail Report

Vertical Accuracy Unit:	feet
Vertical Collection Mthd:	Interpolated from topographic map.
Vert Coord Refer System:	NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	SW	0.94	4,943.02	4,850.08	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	Valley Fill
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	Basin and Range basin-fill aquifers
Well Depth:	544	Aquifer Type:	Confined single aquifer
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	544	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	DAVIS
Construction Date:	19650726	Latitude:	41.1156716
Source Map Scale:	24000	Longitude:	-111.9306518
Monitoring Loc Name:	(B- 4- 1) 3aad- 1		
Monitoring Loc Identifier:	USGS-410656111554701		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	4845		
Vertical Measure Unit:	feet		
Vertical Accuracy:	20		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
98	WNW	0.96	5,059.58	4,512.46	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:	350	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	350	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	DAVIS

Wells and Additional Sources Detail Report

Construction Date:	19531130	Latitude:	41.1324439
Source Map Scale:	24000	Longitude:	-111.937163
Monitoring Loc Name:	(B- 5- 1)27dcc- 1		
Monitoring Loc Identifier:	USGS-410757111561101		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	4512.00		
Vertical Measure Unit:	feet		
Vertical Accuracy:	3		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
99	NE	0.97	5,116.46	4,562.81	FED USGS

Organiz Identifier:	USGS-UT	Formation Type:	
Organiz Name:	USGS Utah Water Science Center	Aquifer Name:	
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	DAVIS
Construction Date:		Latitude:	41.1352215
Source Map Scale:		Longitude:	-111.9007733
Monitoring Loc Name:	SOUTH WEBER CANAL BELOW DIVERSION		
Monitoring Loc Identifier:	USGS-410807111540001		
Monitoring Loc Type:	Stream: Canal		
Monitoring Loc Desc:			
HUC Eight Digit Code:	16020102		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection	Interpolated from MAP.		

Wells and Additional Sources Detail Report

Mthd:
Horiz Coord Refer System: NAD83
Vertical Measure:
Vertical Measure Unit:
Vertical Accuracy:
Vertical Accuracy Unit:
Vertical Collection Mthd:
Vert Coord Refer System:

Public Water System Facilities

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
100	WNW	0.99	5,235.93	4,513.63	PWS

Facility ID: WS001
Federal ID: 3262
Facility Name: WELL # 1
Longitude: -111.937845
Latitude: 41.132469
Facility Type Code: WL
Facility Type Desc: Well
Facility Activity: A
Facility Activity Code:
Facility Activity Desc:
Enviro App Label: 06010WS001
Source Flag: Yes
Elevation: 0
Name: WELL # 1
Address: 06010
City: SOUTH WEBER WATER SYSTEM

System Facility ID: 06010WS001
System No: 06010
System Name: SOUTH WEBER WATER SYSTEM
System Type: C
System Activity: A
System Activity Code:
Systme Activity Desc:
System Population: 7000
System Popwhsale: 0
System Addr1: 1600 E SOUTH WEBER D
System Addr2:
System City: SOUTH WEBER
System State: UT
System ZIP: 84405
System phone: 801-479-3177
System Phone Ext:

Water Rights Database

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SE	0.24	1,271.61	4,591.09	WATER WELLS

Water Right No: 31-3783
Well ID No: 0
Change/ Exch No:
Source: Unnamed Spring
Uses: S
Uses Desc: S-Stockwatering
Status: UGWC
Status Desc: Undergrd Water Claim: undgrd water in use prior to 1935
Status of Application: P
Status of Application Desc: Perfected: proof filed, right certificated
Type of Right: Underground

Priority Dt: 1924
Cubic Ft/s: 0.022
Acre (Ft): 0
Lat: 41.1232133401776
Long: -111.911746637396
Location: S715 W295 E4 35 5N 1W SL

Wells and Additional Sources Detail Report

Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3783

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NE	0.31	1,643.62	4,452.23	WATER WELLS

Water Right No:	31-2658	Priority Dt:	19590429
Well ID No:	29290	Cubic Ft/s:	0.25
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1306729650149
Uses:	O	Long:	-111.912721720437
Uses Desc:	O-Other	Location:	S634 W558 NE 35 5N 1W SL
Status:	APPLCERT		
Status Desc:	Appl to Appropriate; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Abandonded Well		
Type of Right Desc:	well whose purpose and use have been permanently discontinued.		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2658		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	SE	0.36	1,889.33	4,635.00	WATER WELLS

Water Right No:	31-2755	Priority Dt:	19630729
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1210112765773
Uses:	D	Long:	-111.9115034827
Uses Desc:	D-Domestic	Location:	N1120 W200 SE 35 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2755		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	SE	0.36	1,889.33	4,635.00	WATER WELLS

Water Right No:	31-2744	Priority Dt:	19630712
Well ID No:	0	Cubic Ft/s:	2
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1210112765773

Wells and Additional Sources Detail Report

Uses:		Long:	-111.9115034827
Uses Desc:		Location:	N1120 W200 SE 35 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2744		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NNW	0.37	1,946.69	4,523.61	WATER WELLS

Water Right No:	31-3909	Priority Dt:	1930
Well ID No:	0	Cubic Ft/s:	0.011
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1322443928176
Uses:	S	Long:	-111.919830857766
Uses Desc:	S-Stockwatering	Location:	S80 E130 N4 35 5N 1W SL
Status:	UGWC		
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3909		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SE	0.43	2,288.95	4,664.67	WATER WELLS

Water Right No:	31-4349	Priority Dt:	19760825
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1211254363315
Uses:		Long:	-111.909217668947
Uses Desc:		Location:	N1155 E430 SW 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4349		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	E	0.44	2,307.43	4,597.98	WATER WELLS

Water Right No:	1931007M00	Priority Dt:	
Well ID No:	443429	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Piezometer	Lat:	41.1250671367991
Uses:		Long:	-111.907160927045
Uses Desc:		Location:	S53 E975 W4 36 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1931007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NE	0.45	2,401.79	4,516.27	WATER WELLS

Water Right No:	31-2658	Priority Dt:	19590429
Well ID No:	29289	Cubic Ft/s:	0.25
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1307054293068
Uses:	O	Long:	-111.90861516686
Uses Desc:	O-Other	Location:	S634 E573 NE 35 5N 1W SL
Status:	APPLCERT		
Status Desc:	Appl to Appropriate; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2658		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	ESE	0.48	2,513.12	4,640.18	WATER WELLS

Water Right No:	31-4239	Priority Dt:	19750326
Well ID No:	0	Cubic Ft/s:	0.06
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1240231416541
Uses:		Long:	-111.906547443191
Uses Desc:		Location:	S435 E1140 W4 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		

Wells and Additional Sources Detail Report

Status of Application:	T
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another
Type of Right:	Underground
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4239

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	SE	0.48	2,544.37	4,682.10	WATER WELLS

Water Right No:	9331002M00	Priority Dt:	
Well ID No:	1990	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1199845578124
Uses:		Long:	-111.909401612656
Uses Desc:		Location:	N740 E375 NW 01 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9331002M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.49	2,564.04	4,605.72	WATER WELLS

Water Right No:	31-2575	Priority Dt:	19550604
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1250140518461
Uses:	DS	Long:	-111.906230658062
Uses Desc:	D-Domestic; S-Stockwatering	Location:	S75 E1231 W4 36 5N 1W SL
Status:	APPLNPR		
Status Desc:	Appl to Appropriate; No Proof Required: applications filed from 1940's to 1961 for 0.015 cfs or less were not required to submit proof		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2575		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	ESE	0.49	2,608.16	4,680.77	WATER WELLS

Wells and Additional Sources Detail Report

Water Right No:	31-4305	Priority Dt:	19760326
Well ID No:	32394	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1222631441786
Uses:		Long:	-111.906904460581
Uses Desc:		Location:	S1075 E1035 W4 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4305		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	SE	0.49	2,609.93	4,685.97	WATER WELLS

Water Right No:	9331002M00	Priority Dt:	
Well ID No:	2193	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1198068292449
Uses:		Long:	-111.909308391503
Uses Desc:		Location:	N675 E400 NW 01 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9331002M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	SE	0.57	2,999.19	4,707.38	WATER WELLS

Water Right No:	31-3321	Priority Dt:	19650923
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1205865669557
Uses:		Long:	-111.906523473841
Uses Desc:		Location:	N951 E1170 SW 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		

Wells and Additional Sources Detail Report

Type of Right:	Underground
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3321

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	WNW	0.57	3,013.45	4,522.24	WATER WELLS

Water Right No:	35-5285	Priority Dt:	19811204
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1299319490112
Uses:	DI	Long:	-111.930497868316
Uses Desc:	D-Domestic; I-Irrigation	Location:	S930 W177 NE 34 5N 1W SL
Status:	APPLWD		
Status Desc:	Appl to Appropriate; Withdrawn		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-5285		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	WNW	0.57	3,013.45	4,522.24	WATER WELLS

Water Right No:	31-4737	Priority Dt:	19820608
Well ID No:	0	Cubic Ft/s:	0.045
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1299319490112
Uses:	DI	Long:	-111.930497868316
Uses Desc:	D-Domestic; I-Irrigation	Location:	S930 W177 NE 34 5N 1W SL
Status:	APPLWD		
Status Desc:	Appl to Appropriate; Withdrawn		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4737		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	WNW	0.57	3,013.45	4,522.24	WATER WELLS

Water Right No:	31-4787	Priority Dt:	19830805
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0

Wells and Additional Sources Detail Report

Source:	Underground Water Well	Lat:	41.1299319490112
Uses:	DI	Long:	-111.930497868316
Uses Desc:	D-Domestic; I-Irrigation	Location:	S930 W177 NE 34 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4787		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	WNW	0.58	3,057.00	4,516.66	WATER WELLS

Water Right No:	31-5076	Priority Dt:	19920707
Well ID No:	0	Cubic Ft/s:	1
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1309377024149
Uses:	DI	Long:	-111.930050896843
Uses Desc:	D-Domestic; I-Irrigation	Location:	S565 W50 NE 34 5N 1W SL
Status:	APPLREJ		
Status Desc:	Appl to Appropriate; Rejected		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-5076		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	SE	0.58	3,088.32	4,714.21	WATER WELLS

Water Right No:	31-4016	Priority Dt:	19710527
Well ID No:	33551	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1204762925206
Uses:		Long:	-111.906231496554
Uses Desc:		Location:	N910 E1250 SW 36 5N 1W SL
Status:	APPLDIS		
Status Desc:	Appl to Appropriate; Disallowed		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4016		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	SE	0.58	3,088.32	4,714.21	WATER WELLS

Water Right No:	31-4130	Priority Dt:	19730125
Well ID No:	0	Cubic Ft/s:	0.1
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1204762925206
Uses:		Long:	-111.906231496554
Uses Desc:		Location:	N910 E1250 SW 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4130		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SE	0.60	3,164.85	4,719.86	WATER WELLS

Water Right No:	31-4350	Priority Dt:	19760825
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1197596556483
Uses:		Long:	-111.906584709287
Uses Desc:		Location:	N650 E1150 SW 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4350		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	ESE	0.60	3,174.43	4,741.91	WATER WELLS

Water Right No:	31-4017	Priority Dt:	19710527
Well ID No:	0	Cubic Ft/s:	0.1
Change/ Exch No:		Acre (Ft):	0
Source:	Unnamed Spring	Lat:	41.1210041815237
Uses:	IS	Long:	-111.905439987511
Uses Desc:	I-Irrigation; S-Stockwatering	Location:	N1100 E1470 SW 36 5N 1W SL
Status:	APPLREJ		

Wells and Additional Sources Detail Report

Status Desc:	Appl to Appropriate; Rejected
Status of Application:	T
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another
Type of Right:	Surface
Type of Right Desc:	Streams, rivers, creeks, any water above ground
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4017

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	NNW	0.60	3,175.14	4,508.68	WATER WELLS

Water Right No:	0435001M00	Priority Dt:	
Well ID No:	29129	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1352075568659
Uses:		Long:	-111.923854038659
Uses Desc:		Location:	N972 E1673 SW 26 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=0435001M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	NW	0.60	3,192.39	4,512.72	WATER WELLS

Water Right No:	31-3434	Priority Dt:	1925
Well ID No:	0	Cubic Ft/s:	0.111
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1322130158575
Uses:	DIS	Long:	-111.929542357079
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	S102 E95 NW 35 5N 1W SL
Status:	UGWC		
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3434		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	SW	0.61	3,230.20	4,640.18	WATER WELLS

Wells and Additional Sources Detail Report

Water Right No:	9435007M00	Priority Dt:	
Well ID No:	6243	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1188244547455
Uses:		Long:	-111.925965948383
Uses Desc:		Location:	N290 E1120 NE 03 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9435007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	NNW	0.62	3,250.92	4,513.77	WATER WELLS

Water Right No:	0935003M00	Priority Dt:	
Well ID No:	432636	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1358138775099
Uses:		Long:	-111.921167900571
Uses Desc:		Location:	N1185 E2415 SW 26 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=0935003M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	ESE	0.62	3,254.78	4,747.79	WATER WELLS

Water Right No:	31-2422	Priority Dt:	19451227
Well ID No:	0	Cubic Ft/s:	0.06
Change/ Exch No:		Acre (Ft):	0
Source:	Unnamed Spring Area	Lat:	41.1204405369215
Uses:	D	Long:	-111.90554116296
Uses Desc:	D-Domestic	Location:	N895 E1440 SW 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application	Terminated: adjudication term; right most likely has been consolidated into another		

Wells and Additional Sources Detail Report

Desc:
Type of Right: Surface
Type of Right Desc: Streams, rivers, creeks, any water above ground
Web Link: https://www.waterrights.utah.gov/search/?q=31-2422

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	WSW	0.62	3,265.99	4,616.14	WATER WELLS

Water Right No: 31-4000
Priority Dt: 19701207
Well ID No: 33583
Cubic Ft/s: 0.1
Change/ Exch No:
Acre (Ft): 0
Source: Underground Water Well
Lat: 41.1219747742351
Uses:
Long: -111.930258298066
Uses Desc:
Location: N1450 W50 SE 34 5N 1W SL
Status: APPLLAP
Status Desc: Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time
Status of Application: T
Status of Application Desc: Terminated: adjudication term; right most likely has been consolidated into another
Type of Right: Underground
Type of Right Desc: Wells, tunnels, sumps, and undgrd drains
Web Link: https://www.waterrights.utah.gov/search/?q=31-4000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	WNW	0.62	3,269.87	4,528.48	WATER WELLS

Water Right No: 31-4835
Priority Dt: 19841129
Well ID No: 0
Cubic Ft/s: 1.5
Change/ Exch No:
Acre (Ft): 0
Source: Underground Water Well
Lat: 41.1299376644916
Uses: I
Long: -111.931489279954
Uses Desc: I-Irrigation
Location: S925 W450 NE 34 5N 1W SL
Status: APPLLAP
Status Desc: Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time
Status of Application: T
Status of Application Desc: Terminated: adjudication term; right most likely has been consolidated into another
Type of Right: Underground
Type of Right Desc: Wells, tunnels, sumps, and undgrd drains
Web Link: https://www.waterrights.utah.gov/search/?q=31-4835

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	SW	0.62	3,272.47	4,639.72	WATER WELLS

Water Right No: 9435007M00
Priority Dt:
Well ID No: 6238
Cubic Ft/s: 0

Wells and Additional Sources Detail Report

Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1197990334911
Uses:		Long:	-111.927686079131
Uses Desc:		Location:	N650 E650 NE 03 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9435007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	SSE	0.62	3,298.55	4,693.07	WATER WELLS

Water Right No:	31-4525	Priority Dt:	19780601
Well ID No:	0	Cubic Ft/s:	0.2
Change/ Exch No:		Acre (Ft):	0
Source:	George A. Hill Ditch	Lat:	41.1167012892826
Uses:	IS	Long:	-111.911425700874
Uses Desc:	I-Irrigation; S-Stockwatering	Location:	S450 W195 NE 02 4N 1W SL
Status:	APPLWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4525		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	SW	0.62	3,299.22	4,644.12	WATER WELLS

Water Right No:	9435007M00	Priority Dt:	
Well ID No:	6242	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1185773781757
Uses:		Long:	-111.925962475718
Uses Desc:		Location:	N200 E1120 NE 03 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		

Wells and Additional Sources Detail Report

Web Link: https://www.waterrights.utah.gov/search/?q=9435007M00

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	ESE	0.63	3,327.51	4,830.12	WATER WELLS

Water Right No:	31-4263	Priority Dt:	19750718
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1229049488755
Uses:		Long:	-111.903845201524
Uses Desc:		Location:	S850 E1880 W4 36 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4263		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	ESE	0.63	3,327.51	4,830.12	WATER WELLS

Water Right No:	31-4110	Priority Dt:	19720901
Well ID No:	33289	Cubic Ft/s:	0.06
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1229049488755
Uses:	DIS	Long:	-111.903845201524
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	S850 E1880 W4 36 5N 1W SL
Status:	APPLWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4110		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
35	WSW	0.64	3,395.61	4,632.93	WATER WELLS

Water Right No:	0831001M00	Priority Dt:	
Well ID No:	431059	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1215340618232
Uses:		Long:	-111.930433614606

Wells and Additional Sources Detail Report

Uses Desc:		Location:	N1290 W100 SE 34 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=0831001M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	SW	0.65	3,457.01	4,681.67	WATER WELLS

Water Right No:	0831001M00	Priority Dt:	
Well ID No:	431060	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1185432110005
Uses:		Long:	-111.926797042359
Uses Desc:		Location:	N190 E890 SW 35 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=0831001M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
37	NE	0.66	3,492.05	4,530.40	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20130630
Well ID No:	0	Cubic Ft/s:	3
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1335487121323
Uses:	O	Long:	-111.906671615641
Uses Desc:	O-Other	Location:	N396 E1119 SW 25 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Spring		
Type of Right Desc:	Concentrated discharge of ground water coming out at the surface as flowing water		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4806		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

37	NE	0.66	3,492.05	4,530.40	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20160615
Well ID No:	0	Cubic Ft/s:	3
Change/ Exch No:	a41773	Acre (Ft):	0
Source:	a spring (existing)	Lat:	41.1335487121323
Uses:	O	Long:	-111.906671615641
Uses Desc:	O-Other	Location:	N396 E1119 SW 25 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Spring		
Type of Right Desc:	Concentrated discharge of ground water coming out at the surface as flowing water		
Web Link:	https://www.waterrights.utah.gov/search/?q=a41773		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
37	NE	0.66	3,492.05	4,530.40	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20201229
Well ID No:	0	Cubic Ft/s:	3
Change/ Exch No:	a46572	Acre (Ft):	356.89
Source:	Underground Water Well	Lat:	41.1335487121323
Uses:	O	Long:	-111.906671615641
Uses Desc:	O-Other	Location:	N396 E1119 SW 25 5N 1W SL
Status:	APPLUNAP		
Status Desc:	Appl to Appropriate; Unapproved		
Status of Application:	U		
Status of Application Desc:	Unapproved		
Type of Right:	Spring		
Type of Right Desc:	Concentrated discharge of ground water coming out at the surface as flowing water		
Web Link:	https://www.waterrights.utah.gov/search/?q=a46572		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
38	ESE	0.67	3,556.78	4,805.63	WATER WELLS

Water Right No:	31-2833	Priority Dt:	1881
Well ID No:	0	Cubic Ft/s:	2
Change/ Exch No:		Acre (Ft):	0
Source:	Corbett Canyon Spring	Lat:	41.121623256865
Uses:	DI	Long:	-111.90352416655
Uses Desc:	D-Domestic; I-Irrigation	Location:	N1320 E2000 SW 36 5N 1W SL
Status:	DIL		
Status Desc:	Diligence Claim: claim on surface water filed prior to 1903		

Wells and Additional Sources Detail Report

Status of Application:	P
Status of Application Desc:	Perfected: proof filed, right certificated
Type of Right:	Surface
Type of Right Desc:	Streams, rivers, creeks, any water above ground
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2833

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
39	WSW	0.68	3,574.92	4,654.85	WATER WELLS

Water Right No:	1531008M00	Priority Dt:	
Well ID No:	438523	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1200684459412
Uses:		Long:	-111.929686770185
Uses Desc:		Location:	N754 E100 SW 35 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1531008M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
40	E	0.68	3,589.21	4,725.15	WATER WELLS

Water Right No:	35-8009	Priority Dt:	1850
Well ID No:	0	Cubic Ft/s:	0.43
Change/ Exch No:		Acre (Ft):	0
Source:	Harbertson Springs Nos. 1 & 2	Lat:	41.1243836105876
Uses:	IOS	Long:	-111.902550601256
Uses Desc:	I-Irrigation; O-Other; S-Stockwatering	Location:	S2840 W3055 NE 36 5N 1W SL
Status:	DEC		
Status Desc:	Decree: judgemental decision on a civil action in a district court		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-8009		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
41	ENE	0.69	3,634.38	4,588.88	WATER WELLS

Wells and Additional Sources Detail Report

Water Right No:	31-3259	Priority Dt:	1923
Well ID No:	0	Cubic Ft/s:	0.009
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1297914302088
Uses:	DS	Long:	-111.902992257182
Uses Desc:	D-Domestic; S-Stockwatering	Location:	S983 E2118 NW 36 5N 1W SL
Status:	UGWC		
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3259		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
43	SW	0.70	3,714.21	4,737.17	WATER WELLS

Water Right No:	1031023M00	Priority Dt:	
Well ID No:	434470	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.117147194042
Uses:		Long:	-111.925927855444
Uses Desc:		Location:	S321 E1124 NW 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1031023M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	SSW	0.71	3,774.90	4,809.89	WATER WELLS

Water Right No:	9631005M00	Priority Dt:	
Well ID No:	12914	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.11618996394
Uses:		Long:	-111.924095515761
Uses Desc:		Location:	S675 E1625 NW 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		

Wells and Additional Sources Detail Report

Type of Right:	Underground
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=9631005M00

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	SSE	0.72	3,822.48	4,718.32	WATER WELLS

Water Right No:	31-5126	Priority Dt:	19940211
Well ID No:	0	Cubic Ft/s:	0.3
Change/ Exch No:		Acre (Ft):	0
Source:	George A. Hill Ditch	Lat:	41.1161475705298
Uses:	IS	Long:	-111.90853178675
Uses Desc:	I-Irrigation; S-Stockwatering	Location:	S660 E600 NW 01 4N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-5126		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	SSE	0.72	3,822.48	4,718.32	WATER WELLS

Water Right No:	31-4525	Priority Dt:	19940211
Well ID No:	0	Cubic Ft/s:	0.2
Change/ Exch No:	a17835	Acre (Ft):	0
Source:	George A Hill Ditch	Lat:	41.1161475705298
Uses:	IS	Long:	-111.90853178675
Uses Desc:	I-Irrigation; S-Stockwatering	Location:	S660 E600 NW 01 4N 1W SL
Status:	APPLREJ		
Status Desc:	Appl to Appropriate; Rejected		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=a17835		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
46	SE	0.72	3,823.86	4,793.19	WATER WELLS

Water Right No:	35-8030	Priority Dt:	1865
Well ID No:	0	Cubic Ft/s:	0.92
Change/ Exch No:		Acre (Ft):	0

Wells and Additional Sources Detail Report

Source:	Corbert Hollow & Springs	Lat:	41.1181224612983
Uses:	DIOS	Long:	-111.905291463901
Uses Desc:	D-Domestic; I-Irrigation; O-Other; S-Stockwatering	Location:	N50 E1500 SW 36 5N 1W SL
Status:	DEC		
Status Desc:	Decree: judgemental decision on a civil action in a district court		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-8030		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
47	SW	0.73	3,862.24	4,773.92	WATER WELLS

Water Right No:	9435007M00	Priority Dt:	
Well ID No:	6241	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1178744040207
Uses:		Long:	-111.928022038531
Uses Desc:		Location:	S50 E550 SE 34 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9435007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
48	SSE	0.73	3,871.31	4,774.71	WATER WELLS

Water Right No:	1931007M00	Priority Dt:	
Well ID No:	443427	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Piezometer	Lat:	41.1156240946438
Uses:		Long:	-111.909457606707
Uses Desc:		Location:	S848 E343 NW 01 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1931007M00		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
49	SE	0.74	3,899.98	4,797.55	WATER WELLS

Water Right No:	35-5564	Priority Dt:	1897
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	1.34
Source:	Developed spring	Lat:	41.1178482154225
Uses:	DIS	Long:	-111.905251389512
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	S50 E1510 NW 01 4N 1W SL
Status:	UGWC		
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-5564		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
50	SSW	0.74	3,906.96	4,792.36	WATER WELLS

Water Right No:	1131004M00	Priority Dt:	
Well ID No:	434587	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1160206770458
Uses:		Long:	-111.924743427327
Uses Desc:		Location:	S697 W1210 N4 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1131004M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
51	SW	0.74	3,913.84	4,793.35	WATER WELLS

Water Right No:	0831001M00	Priority Dt:	
Well ID No:	431061	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1190385731653
Uses:		Long:	-111.930060722735
Uses Desc:		Location:	N380 W7 SE 34 5N 1W SL

Wells and Additional Sources Detail Report

Status:	APPLAPP
Status Desc:	Appl to Appropriate; Approved
Status of Application:	A
Status of Application Desc:	Approved
Type of Right:	Underground
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=0831001M00

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
52	ENE	0.75	3,956.60	4,595.85	WATER WELLS

Water Right No:	1931007M00	Priority Dt:	
Well ID No:	443430	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Piezometer	Lat:	41.1305357527884
Uses:		Long:	-111.902098771564
Uses Desc:		Location:	S657 W277 N4 36 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1931007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
53	SW	0.75	3,958.96	4,796.19	WATER WELLS

Water Right No:	1031023M00	Priority Dt:	
Well ID No:	434469	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1182010528962
Uses:		Long:	-111.929054100205
Uses Desc:		Location:	N72 E267 SW 35 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1031023M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
54	SSW	0.75	3,981.02	4,763.98	WATER WELLS

Water Right No:	1131003M00	Priority Dt:	
Well ID No:	434566	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Monitor	Lat:	41.1161636182725
Uses:		Long:	-111.925667151264
Uses Desc:		Location:	S680 E1192 NW 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1131003M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
55	SE	0.77	4,043.66	4,757.51	WATER WELLS

Water Right No:	31-4233	Priority Dt:	19750305
Well ID No:	32786	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1157549378701
Uses:	DI	Long:	-111.907836580144
Uses Desc:	D-Domestic; I-Irrigation	Location:	S805 E790 NW 01 4N 1W SL
Status:	APPLWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4233		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
56	NE	0.77	4,084.83	4,498.46	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20201229
Well ID No:	0	Cubic Ft/s:	3
Change/ Exch No:	a46572	Acre (Ft):	356.89
Source:	Unnamed Spring	Lat:	41.1334227884496
Uses:	O	Long:	-111.903670792232
Uses Desc:	O-Other	Location:	N399 W699 S4 25 5N 1W SL
Status:	APPLUNAP		
Status Desc:	Appl to Appropriate; Unapproved		
Status of Application:	U		
Status of Application	Unapproved		

Wells and Additional Sources Detail Report

Desc:	
Type of Right:	Surface
Type of Right Desc:	Streams, rivers, creeks, any water above ground
Web Link:	https://www.waterrights.utah.gov/search/?q=a46572

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NE	0.77	4,090.92	4,497.05	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20130630
Well ID No:	438927	Cubic Ft/s:	3
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1336354747415
Uses:	O	Long:	-111.903858918642
Uses Desc:	O-Other	Location:	N477 W750 S4 25 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4806		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NE	0.77	4,090.92	4,497.05	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20160615
Well ID No:	438927	Cubic Ft/s:	3
Change/ Exch No:	a41773	Acre (Ft):	0
Source:	a spring (existing)	Lat:	41.1336354747415
Uses:	O	Long:	-111.903858918642
Uses Desc:	O-Other	Location:	N477 W750 S4 25 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=a41773		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NE	0.77	4,090.92	4,497.05	WATER WELLS

Water Right No:	31-4806	Priority Dt:	20201229
Well ID No:	438927	Cubic Ft/s:	3

Wells and Additional Sources Detail Report

Change/ Exch No:	a46572	Acre (Ft):	356.89
Source:	Underground Water Well	Lat:	41.1336354747415
Uses:	O	Long:	-111.903858918642
Uses Desc:	O-Other	Location:	N477 W750 S4 25 5N 1W SL
Status:	APPLUNAP		
Status Desc:	Appl to Appropriate; Unapproved		
Status of Application:	U		
Status of Application Desc:	Unapproved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=a46572		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
58	SW	0.78	4,102.24	4,839.85	WATER WELLS

Water Right No:	9435007M00	Priority Dt:	
Well ID No:	6240	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1174027310293
Uses:		Long:	-111.928632592511
Uses Desc:		Location:	S220 E380 SE 34 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9435007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
59	ESE	0.78	4,135.32	4,906.11	WATER WELLS

Water Right No:	35-5563	Priority Dt:	19890120
Well ID No:	0	Cubic Ft/s:	0.27
Change/ Exch No:		Acre (Ft):	0
Source:	Corbet Creek	Lat:	41.1215030549467
Uses:	DIOS	Long:	-111.901344034902
Uses Desc:	D-Domestic; I-Irrigation; O-Other; S-Stockwatering	Location:	N1270 E2600 SW 36 5N 1W SL
Status:	APPLREJ		
Status Desc:	Appl to Appropriate; Rejected		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		

Wells and Additional Sources Detail Report

Web Link: https://www.waterrights.utah.gov/search/?q=35-5563

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
60	SSE	0.78	4,144.25	4,846.53	WATER WELLS

Water Right No:	1731014M00	Priority Dt:	
Well ID No:	441447	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Piezometer	Lat:	41.1144393469715
Uses:		Long:	-111.910675595181
Uses Desc:		Location:	S1276 E3 NW 01 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1731014M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
61	SSE	0.79	4,170.92	4,773.50	WATER WELLS

Water Right No:	1731014M00	Priority Dt:	
Well ID No:	441448	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Piezometer	Lat:	41.1146983199654
Uses:		Long:	-111.909521058089
Uses Desc:		Location:	S1185 E322 NW 01 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1731014M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	ESE	0.80	4,206.85	4,930.04	WATER WELLS

Water Right No:	31-3843	Priority Dt:	1888
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Corbett Creek	Lat:	41.1214748996093
Uses:	D	Long:	-111.901082227039

Wells and Additional Sources Detail Report

Uses Desc:	D-Domestic	Location:	N1259 E2672 SW 36 5N 1W SL
Status:	DIL		
Status Desc:	Diligence Claim: claim on surface water filed prior to 1903		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3843		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
63	SW	0.81	4,258.00	4,808.88	WATER WELLS

Water Right No:	9631005M00	Priority Dt:	
Well ID No:	12915	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1157570282611
Uses:		Long:	-111.926721545416
Uses Desc:		Location:	S825 E900 NW 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9631005M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
65	WNW	0.81	4,276.34	4,512.29	WATER WELLS

Water Right No:	31-3026	Priority Dt:	1920
Well ID No:	0	Cubic Ft/s:	0.013
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1318883793386
Uses:	DIS	Long:	-111.93437476887
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	S206 W1237 NE 34 5N 1W SL
Status:	UGWC		
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3026		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
66	SW	0.81	4,289.94	4,841.39	WATER WELLS

Water Right No:	9435007M00	Priority Dt:	
Well ID No:	6239	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1169062367962
Uses:		Long:	-111.928916038408
Uses Desc:		Location:	S400 E300 SE 34 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9435007M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
68	NNW	0.83	4,367.10	4,506.87	WATER WELLS

Water Right No:	35-5180	Priority Dt:	19800204
Well ID No:	0	Cubic Ft/s:	0.015
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.138890331284
Uses:	DIS	Long:	-111.921005967879
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	N2344 W168 S4 26 5N 1W SL
Status:	APPLCERT		
Status Desc:	Appl to Appropriate; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-5180		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
69	SSE	0.84	4,441.34	4,808.32	WATER WELLS

Water Right No:	31-2826	Priority Dt:	1880
Well ID No:	0	Cubic Ft/s:	0.001
Change/ Exch No:		Acre (Ft):	0
Source:	Hill`s Spring No. 1	Lat:	41.1146877666695
Uses:	DIS	Long:	-111.907382139792
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	N1433 E962 W4 01 4N 1W SL
Status:	DILWUC		

Wells and Additional Sources Detail Report

Status Desc:
Status of Application: P
Status of Application Desc: Perfected: proof filed, right certificated
Type of Right: Surface
Type of Right Desc: Streams, rivers, creeks, any water above ground
Web Link: https://www.waterrights.utah.gov/search/?q=31-2826

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
70	NE	0.85	4,464.82	4,513.32	WATER WELLS

Water Right No: 31-4806
Well ID No: 0
Change/ Exch No: a46572
Source: Unnamed Spring
Uses: O
Uses Desc: O-Other
Status: APPLUNAP
Status Desc: Appl to Appropriate; Unapproved
Status of Application: U
Status of Application Desc: Unapproved
Type of Right: Surface
Type of Right Desc: Streams, rivers, creeks, any water above ground
Web Link: https://www.waterrights.utah.gov/search/?q=a46572
Priority Dt: 20201229
Cubic Ft/s: 3
Acre (Ft): 356.89
Lat: 41.1341745117971
Long: -111.902693347017
Location: N670 W427 S4 25 5N 1W SL

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	ENE	0.85	4,474.51	4,598.87	WATER WELLS

Water Right No: 35-10760
Well ID No: 0
Change/ Exch No:
Source: Weber River
Uses: IO
Uses Desc: I-Irrigation; O-Other
Status: SHARCERT
Status Desc:
Status of Application: P
Status of Application Desc: Perfected: proof filed, right certificated
Type of Right: Rediversion
Type of Right Desc: Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.
Web Link: https://www.waterrights.utah.gov/search/?q=35-10760
Priority Dt: 19240825
Cubic Ft/s: 0
Acre (Ft): 1
Lat: 41.1323500712354
Long: -111.901114088781
Location: N1 E1 S4 25 5N 1W SL

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	ENE	0.85	4,474.51	4,598.87	WATER WELLS

Wells and Additional Sources Detail Report

Water Right No:	35-10597	Priority Dt:	19240825
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	3
Source:	Weber River	Lat:	41.1323500712354
Uses:	I	Long:	-111.901114088781
Uses Desc:	I-Irrigation	Location:	N1 E1 S4 25 5N 1W SL
Status:	SHARCERT		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Rediversion		
Type of Right Desc:	Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-10597		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	ENE	0.85	4,474.51	4,598.87	WATER WELLS

Water Right No:	35-8739	Priority Dt:	19820527
Well ID No:	0	Cubic Ft/s:	1500
Change/ Exch No:	a12307	Acre (Ft):	0
Source:	Weber River	Lat:	41.1323500712354
Uses:	P	Long:	-111.901114088781
Uses Desc:	P-Power	Location:	N1 E1 S4 25 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Rediversion		
Type of Right Desc:	Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.		
Web Link:	https://www.waterrights.utah.gov/search/?q=a12307		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	ENE	0.85	4,474.51	4,598.87	WATER WELLS

Water Right No:	35-10818	Priority Dt:	19240825
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	1
Source:	Weber River	Lat:	41.1323500712354
Uses:	I	Long:	-111.901114088781
Uses Desc:	I-Irrigation	Location:	N1 E1 S4 25 5N 1W SL
Status:	SHARCERT		
Status Desc:			
Status of Application:	P		

Wells and Additional Sources Detail Report

Status of Application Desc:	Perfected: proof filed, right certificated
Type of Right:	Rediversion
Type of Right Desc:	Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.
Web Link:	https://www.waterrights.utah.gov/search/?q=35-10818

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	ENE	0.85	4,474.51	4,598.87	WATER WELLS

Water Right No:	35-11019	Priority Dt:	19240825
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	1
Source:	Weber River	Lat:	41.1323500712354
Uses:	IO	Long:	-111.901114088781
Uses Desc:	I-Irrigation; O-Other	Location:	N1 E1 S4 25 5N 1W SL
Status:	SHAR		
Status Desc:			
Status of Application:			
Status of Application Desc:			
Type of Right:	Rediversion		
Type of Right Desc:	Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-11019		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
72	SE	0.85	4,512.81	5,050.12	WATER WELLS

Water Right No:	35-8008	Priority Dt:	1850
Well ID No:	0	Cubic Ft/s:	0.1
Change/ Exch No:		Acre (Ft):	0
Source:	Spring Area	Lat:	41.117924897698
Uses:	DIS	Long:	-111.902281193453
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	S1 W1 N4 01 4N 1W SL
Status:	DEC		
Status Desc:	Decree: judgemental decision on a civil action in a district court		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-8008		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
73	SW	0.86	4,545.30	4,835.62	WATER WELLS

Wells and Additional Sources Detail Report

Water Right No:	9631005M00	Priority Dt:	
Well ID No:	12916	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1157561397233
Uses:		Long:	-111.928536775279
Uses Desc:		Location:	S820 E400 NW 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9631005M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
74	SSE	0.87	4,584.07	4,793.46	WATER WELLS

Water Right No:	31-2644	Priority Dt:	19580830
Well ID No:	0	Cubic Ft/s:	0.022
Change/ Exch No:		Acre (Ft):	0
Source:	Hill Spring #2	Lat:	41.1141703649933
Uses:	DIS	Long:	-111.907538382773
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	N1245 E917 W4 01 4N 1W SL
Status:	APPLCERT		
Status Desc:	Appl to Appropriate; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2644		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
75	WNW	0.87	4,608.98	4,523.02	WATER WELLS

Water Right No:	31-3586	Priority Dt:	1927
Well ID No:	0	Cubic Ft/s:	0.022
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1289333856111
Uses:	DS	Long:	-111.936831110432
Uses Desc:	D-Domestic; S-Stockwatering	Location:	S1275 W1925 NE 34 5N 1W SL
Status:	UGWC		
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		

Wells and Additional Sources Detail Report

Type of Right:	Underground
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=31-3586

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
76	E	0.88	4,639.92	4,900.01	WATER WELLS

Water Right No:	35-10486	Priority Dt:	1874
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0.378
Source:	Schmaltz Spring	Lat:	41.1251026307228
Uses:	O	Long:	-111.898690587606
Uses Desc:	O-Other	Location:	S2703 E3285 NW 36 5N 1W SL
Status:	DECCERT		
Status Desc:	Decree: judgemental decision on a civil action in a district court; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Spring		
Type of Right Desc:	Concentrated discharge of ground water coming out at the surface as flowing water		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-10486		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	NW	0.88	4,642.16	4,503.59	WATER WELLS

Water Right No:	9931008M00	Priority Dt:	
Well ID No:	21022	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1353484336852
Uses:		Long:	-111.93294581757
Uses Desc:		Location:	N1050 W830 NE 34 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9931008M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
78	SSE	0.88	4,664.57	4,794.60	WATER WELLS

Water Right No:	31-2824	Priority Dt:	1880
Well ID No:	0	Cubic Ft/s:	0.005
Change/ Exch No:		Acre (Ft):	0

Wells and Additional Sources Detail Report

Source:	Hill West Spring	Lat:	41.1132179799939
Uses:	S	Long:	-111.909583677612
Uses Desc:	S-Stockwatering	Location:	N904 E350 W4 01 4N 1W SL
Status:	DILWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2824		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
79	SSE	0.89	4,684.97	4,858.46	WATER WELLS

Water Right No:	9631005M00	Priority Dt:	
Well ID No:	12913	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1129338093033
Uses:		Long:	-111.910447854526
Uses Desc:		Location:	S1825 E60 NE 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=9631005M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
80	SSE	0.89	4,689.04	4,889.63	WATER WELLS

Water Right No:	1731014M00	Priority Dt:	
Well ID No:	441446	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Piezometer	Lat:	41.1127319073908
Uses:		Long:	-111.911334040833
Uses Desc:		Location:	N732 W134 E4 02 4N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1731014M00		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
81	ESE	0.89	4,696.89	5,000.26	WATER WELLS

Water Right No:	35-10453	Priority Dt:	19970729
Well ID No:	0	Cubic Ft/s:	0.048
Change/ Exch No:		Acre (Ft):	2.664
Source:	Corbet Creek and Springs	Lat:	41.1204594239108
Uses:	DIOS	Long:	-111.899681589196
Uses Desc:	D-Domestic; I-Irrigation; O-Other; S-Stockwatering	Location:	N918 E426 S4 36 5N 1W SL
Status:	APPLCERT		
Status Desc:	Appl to Appropriate; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-10453		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
82	SSE	0.90	4,741.00	4,795.86	WATER WELLS

Water Right No:	31-4126	Priority Dt:	19730104
Well ID No:	33332	Cubic Ft/s:	0.1
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1135218702536
Uses:		Long:	-111.907954208543
Uses Desc:		Location:	N1010 E800 W4 01 4N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-4126		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.90	4,757.48	4,511.20	WATER WELLS

Water Right No:	31-2801	Priority Dt:	192809
Well ID No:	0	Cubic Ft/s:	0.018
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1326204738991
Uses:	DIS	Long:	-111.935848611855
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	N65 W1640 SE 27 5N 1W SL

Wells and Additional Sources Detail Report

Status:	UGWC
Status Desc:	Undergrd Water Claim: undgrd water in use prior to 1935
Status of Application:	P
Status of Application Desc:	Perfected: proof filed, right certificated
Type of Right:	Underground
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2801

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
84	NNW	0.90	4,777.52	4,502.88	WATER WELLS

Water Right No:	35-11520	Priority Dt:	20031208
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:	E4384	Acre (Ft):	1
Source:	East Canyon Reservoir	Lat:	41.1396447010397
Uses:	DIS	Long:	-111.924477589014
Uses Desc:	D-Domestic; I-Irrigation; S-Stockwatering	Location:	N50 E1500 W4 26 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=E4384		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
85	NW	0.91	4,821.69	4,504.48	WATER WELLS

Water Right No:	0931013M00	Priority Dt:	
Well ID No:	433116	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Cathodic Protection	Lat:	41.1348208757643
Uses:		Long:	-111.934351007286
Uses Desc:		Location:	N862 W1219 SE 27 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=0931013M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
86	NNW	0.92	4,865.85	4,493.96	WATER WELLS

Water Right No:	35-11361	Priority Dt:	20080730
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:	E4277	Acre (Ft):	0.54
Source:	East Canyon Reservoir	Lat:	41.1391602323179
Uses:	I	Long:	-111.927365315682
Uses Desc:	I-Irrigation	Location:	S118 E703 W4 26 5N 1W SL
Status:	APPLCERT		
Status Desc:	Appl to Appropriate; Certificated: official documentation serving as evidence of a perfected water right		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=E4277		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
88	SW	0.93	4,917.75	4,847.55	WATER WELLS

Water Right No:	31-2989	Priority Dt:	19650715
Well ID No:	35250	Cubic Ft/s:	0.1
Change/ Exch No:		Acre (Ft):	0
Source:	Underground Water Well	Lat:	41.1156851243207
Uses:	O	Long:	-111.930532538785
Uses Desc:	O-Other	Location:	S840 W150 NE 03 4N 1W SL
Status:	APPLWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Abandonded Well		
Type of Right Desc:	well whose purpose and use have been permanently discontinued.		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2989		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
90	NNW	0.94	4,972.38	4,505.83	WATER WELLS

Water Right No:	35-10671	Priority Dt:	19990202
Well ID No:	23617	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	1
Source:	Underground Water Well	Lat:	41.1401937582848
Uses:	DI	Long:	-111.924485299443
Uses Desc:	D-Domestic; I-Irrigation	Location:	N250 E1500 W4 26 5N 1W SL
Status:	FIXDLAP		
Status Desc:	Temp Applications (greater than 1 year) ; Permanently Lapsed: failed to show proof w/in allotted time		

Wells and Additional Sources Detail Report

Status of Application:	T
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another
Type of Right:	Abandonded Well
Type of Right Desc:	well whose purpose and use have been permanently discontinued.
Web Link:	https://www.waterrights.utah.gov/search/?q=35-10671

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
91	NNW	0.94	4,979.93	4,505.83	WATER WELLS

Water Right No:	35-10671	Priority Dt:	19990202
Well ID No:	28172	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	1
Source:	Underground Water Well	Lat:	41.140221502591
Uses:	DI	Long:	-111.924449370719
Uses Desc:	D-Domestic; I-Irrigation	Location:	N260 E1510 W4 26 5N 1W SL
Status:	FIXDLAP		
Status Desc:	Temp Applications (greater than 1 year) ; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-10671		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
92	NE	0.95	4,998.98	4,563.29	WATER WELLS

Water Right No:	1931003M00	Priority Dt:	
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Test	Lat:	41.135500846903
Uses:		Long:	-111.90161478965
Uses Desc:		Location:	N1150 W125 S4 25 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=1931003M00		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	NE	0.95	5,001.74	4,558.07	WATER WELLS

Water Right No:	35-8049	Priority Dt:	1890

Wells and Additional Sources Detail Report

Well ID No:	0	Cubic Ft/s:	0.27
Change/ Exch No:		Acre (Ft):	0
Source:	Weber River	Lat:	41.1365274267874
Uses:	I	Long:	-111.902859468453
Uses Desc:	I-Irrigation	Location:	N1470 E2180 SW 25 5N 1W SL
Status:	DEC		
Status Desc:	Decree: judgemental decision on a civil action in a district court		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-8049		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
94	SE	0.95	5,003.96	4,946.99	WATER WELLS

Water Right No:	31-2823	Priority Dt:	1880
Well ID No:	0	Cubic Ft/s:	0.021
Change/ Exch No:		Acre (Ft):	4.09
Source:	Hill East Spring	Lat:	41.1137469681163
Uses:	DI	Long:	-111.905517692156
Uses Desc:	D-Domestic; I-Irrigation	Location:	N1085 E1472 W4 01 4N 1W SL
Status:	DILWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2823		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
95	SW	0.95	5,018.28	4,863.85	WATER WELLS

Water Right No:	9435007M00	Priority Dt:	
Well ID No:	6237	Cubic Ft/s:	0
Change/ Exch No:		Acre (Ft):	0
Source:	Non-Production Well: Unknown	Lat:	41.1144340082694
Uses:		Long:	-111.929062705379
Uses Desc:		Location:	S1300 E250 SE 34 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Underground		

Wells and Additional Sources Detail Report

Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains
Web Link:	https://www.waterrights.utah.gov/search/?q=9435007M00

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
96	SSE	0.95	5,031.89	4,804.52	WATER WELLS

Water Right No:	31-2827	Priority Dt:	1880
Well ID No:	0	Cubic Ft/s:	0.04
Change/ Exch No:		Acre (Ft):	0
Source:	Jonnie Spring Area	Lat:	41.1124746455598
Uses:	I	Long:	-111.908448022058
Uses Desc:	I-Irrigation	Location:	N630 E660 W4 01 4N 1W SL
Status:	DILWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2827		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
96	SSE	0.95	5,031.89	4,804.52	WATER WELLS

Water Right No:	31-2822	Priority Dt:	1880
Well ID No:	0	Cubic Ft/s:	0.04
Change/ Exch No:		Acre (Ft):	0
Source:	Johnnie Spring Area	Lat:	41.1124746455598
Uses:	IS	Long:	-111.908448022058
Uses Desc:	I-Irrigation; S-Stockwatering	Location:	N630 E660 W4 01 4N 1W SL
Status:	DILWUC		
Status Desc:			
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=31-2822		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	NW	0.96	5,053.22	4,488.66	WATER WELLS

Water Right No:	35-8011	Priority Dt:	1851
Well ID No:	0	Cubic Ft/s:	2.86
Change/ Exch No:		Acre (Ft):	0
Source:	Weber River	Lat:	41.138465491572

Wells and Additional Sources Detail Report

Uses:	IS	Long:	-111.93046956501
Uses Desc:	I-Irrigation; S-Stockwatering	Location:	N2178 W136 SE 27 5N 1W SL
Status:	DEC		
Status Desc:	Decree: judgemental decision on a civil action in a district court		
Status of Application:	P		
Status of Application Desc:	Perfected: proof filed, right certificated		
Type of Right:	Surface		
Type of Right Desc:	Streams, rivers, creeks, any water above ground		
Web Link:	https://www.waterrights.utah.gov/search/?q=35-8011		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	NW	0.96	5,053.22	4,488.66	WATER WELLS

Water Right No:	35-8739	Priority Dt:	19890329
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:	a15038	Acre (Ft):	5000
Source:	Weber River	Lat:	41.138465491572
Uses:	IMO	Long:	-111.93046956501
Uses Desc:	I-Irrigation; M-Municipal ; O-Other	Location:	N2178 W136 SE 27 5N 1W SL
Status:	APPLAPP		
Status Desc:	Appl to Appropriate; Approved		
Status of Application:	A		
Status of Application Desc:	Approved		
Type of Right:	Rediversion		
Type of Right Desc:	Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.		
Web Link:	https://www.waterrights.utah.gov/search/?q=a15038		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	NW	0.96	5,053.22	4,488.66	WATER WELLS

Water Right No:	35-8739	Priority Dt:	19890329
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:	t89-35-03	Acre (Ft):	5000
Source:	Weber River	Lat:	41.138465491572
Uses:	IMO	Long:	-111.93046956501
Uses Desc:	I-Irrigation; M-Municipal ; O-Other	Location:	N2178 W136 SE 27 5N 1W SL
Status:	APPLEXP		
Status Desc:	Appl to Appropriate; Expired (temp water rights only)		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Rediversion		
Type of Right Desc:	Diversion point, which diverts water which was previously diverted and released upstream. Usually associated with reservoir storage.		
Web Link:	https://www.waterrights.utah.gov/search/?q=t89-35-03		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
101	NNW	1.00	5,276.72	4,511.56	WATER WELLS

Water Right No:	35-12762	Priority Dt:	20130618
Well ID No:	0	Cubic Ft/s:	0
Change/ Exch No:	E5319	Acre (Ft):	8
Source:	Wanship Reservoir	Lat:	41.141087870441
Uses:	I	Long:	-111.924261783607
Uses Desc:	I-Irrigation	Location:	N575 E1565 W4 26 5N 1W SL
Status:	APPLLAP		
Status Desc:	Appl to Appropriate; Permanently Lapsed: failed to show proof w/in allotted time		
Status of Application:	T		
Status of Application Desc:	Terminated: adjudication term; right most likely has been consolidated into another		
Type of Right:	Underground		
Type of Right Desc:	Wells, tunnels, sumps, and undgrd drains		
Web Link:	https://www.waterrights.utah.gov/search/?q=E5319		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *DAVIS* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *DAVIS* County

No Measures/Homes:	38
Geometric Mean:	1
Arithmetic Mean:	1.5
Median:	1.2
Standard Deviation:	1.2
Maximum:	4.3
% >4 pCi/L:	3
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the State of Utah's indoor radon survey. Data represent long-term alpha-track detector readings collected during 1987-88. Compiled from data in Sprinkel and Solomon (1990)

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Oil and Gas Wells — **OGW**

Oil and Gas Well Data made available by the Utah Automated Geographic Reference Center.

Appendix

Public Water System Facilities **PWS**

A list of Public Water System Facilities made available by the Utah Department of Environment Quality (DEQ) Division of Drinking Water. This dataset includes wells, springs, and surface-water intakes used by public water systems.

Water Rights Database **WATER WELLS**

A list of points of diversion (wells) from the Water Rights database. Uses included are domestic, irrigation, mining, municipal, power, and stockwatering. This data is provided by the Department of Natural Resources' Division of Water Rights.

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APPENDIX E

SUPPORTING DOCUMENTATION

SITE ASSESSMENT QUESTIONNAIRE

Property Name: Jane Poll Trust **Job No.:** _____

Property Address: Approx 2310 E. South Weber Dr., South Weber, Utah

Form Completed By: Farrell Poll **Date:** 08/18/2021

Your relationship to the property (Owner, Owner Representative, Property Manager, Tenant, etc.): Trustee

Section 1 Current and Historical Uses of Property

1. How long have you been associated with, or had knowledge of, the property?
   63+ years

2. Name(s) of current and any previous occupant(s) or provide a tenant list.
   I believe my father bought this farm from Adolf Fernelius in the 1940's.

3. Please describe the current use(s) of the property or indicate uses on the tenant list.
   Farming / Pasturing

4. Please describe the past (histories) uses of the property, with approximate dates.
   Farming, gardening, pasturing of cows and horses since the 1940's.

5. Has a previous Phase I ESA or other Environmental Investigation been done on the property? If possible, please provide a copy of these previous studies.
   No

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Site Assessment Questionnaire

Section 2 Potential Environmental Conditions

If you are aware of any of the conditions identified, please answer yes so that we can clarify all past and present environmental conditions.

Conditions	Yes	No	Unknown
1. **Industrial Uses of Subject or Adjoining Properties** Industrial uses including, but not limited to: gas/service stations, auto repair or painting, printing, dry cleaners, photo processing or chrome plating, smelting, petroleum refining, and/or other chemical manufacturing	☐	☑	☐
2. **Agricultural / Silva Culture / Aquaculture Uses** Crop production, concentrated animal feeding (poultry, cattle, fish, etc.)	☑	☐	☐
3. **Waste Storage or Disposal** Junkyard, recycling facility, battery storage, landfill, dump, wastewater lagoon	☐	☑	☐
4. **Equipment Use, Storage, or Abandonment** Production lines, hydraulic equipment, vehicles, heavy equipment Farming Equipment, Tractors)	☑	☐	☐
5. **Hazardous Materials** (greater than 5-gallon containers or 25-lb bags) Pesticides, paints, solvents, acids, bases, antifreeze, other regulated materials	☐	☑	☐
6. **Petroleum Hydrocarbons** (greater than 5-gallon containers) Gasoline, diesel, lubricating oil, waste oil, fuel soil, heating oil or bunker oil, kerosene, benzene, toluene, ethylbenzene, xylene, aviation or jet fuel	☐	☑	☐
7. **Spills or Releases of Petroleum Hydrocarbons or Hazardous Materials** Stained soil, dead vegetation, or any other evidence of a petroleum or chemical spill	☐	☑	☐
8. **PCBs** Transformers, hydraulic equipment	☐	☑	☐
9. **Surface Water Issues** Pits, ponds, or lagoons associated with wastewater storage	☐	☑	☐

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Site Assessment Questionnaire

		Yes	No	Unknown
10.	**Groundwater Issues** Monitoring or drinking water wells, injection wells, or drains that go directly into the ground	☐	☑	☐
11.	**Wastewater Issues** Floor drains and trenches, sumps, oil water separators on the site	☐	☑	☐
12.	**Underground Storage Tanks (USTs) / Above-ground Storage Tanks (ASTs)** UST / ASTs present or removed – If yes, please specify material stored: gasoline, diesel, fuel oil, used oil, and indicate capacity.	☐	☑	☐
13	**Asbestos Issues** Asbestos Survey, Inspection, Operation and Management Plans, Abatement Reports	☐	☑	☐
14.	**Septic Tanks and Leach Fields** Currently used or abandoned	☐	☑	☐
15.	**Utility Corridors** Oil or Gas Pipelines, Right-of-ways, Easements City Water, Secondary water Sewer, phone	☑	☐	☐
16.	**Regulatory Compliance** Stormwater Plans, Spill Prevention Plans, Air Permits, Wastewater Discharge Permits, UST Permits, 404 Wetlands Permit. If yes, specify which Plan or Permit.	☐	☑	☐
17.	**Natural Resource Issues** Wetlands and Riparian Areas, Critical Habitat, Threatened and Endangered Species, Historic or Cultural Resources	☐	☑	☐
18.	**Legal or Regulatory Actions** Are you aware of any governmental enforcement actions, environmental liens with regard to the property, pending lawsuits, or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the property against the owner or any tenant of the property?	☐	☑	☐

CMT ENGINEERING LABORATORIES

Site Assessment Questionnaire

Section 3 User Provided Information

User Provided Information	Yes	No	Unknown
1. **Environmental Liens** Environmental liens that are filed or recorded against the property. Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	☐	☑	☐
2. **AULs** Activity and use limitations that are in place on the property or have been filed or recorded against the property. Did a search of record land title records identify any AULs, such as engineering controls, land use restrictions, or intuitional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	☐	☑	☐
3. **Specialized Knowledge** Specialized knowledge or experience of the person seeking to qualify for the LLP. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	☐	☑	☐
4. **Fair Market Value of Property** Relationship of the purchase price to the fair market value of the property if it were not contaminated. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the property?	☐	☑	☐

CMT ENGINEERING LABORATORIES

Site Assessment Questionnaire

	Yes	No	Unknown
5. Commonly Known Information Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For Example			
a. Do you know the past uses of the property?	☑	☐	☐
b. Do you know the specific chemicals that are present or once were present at the property?	☑	☐	☐
c. Do you know the spills or other chemical releases that have taken place at the property? None	☐	☐	☑
d. Do you know of any environmental cleanups that have taken place at the property?	☐	☑	☐
6. Presence of Contamination The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any obvious indications that point to the presence or likely presence of releases at the property?	☐	☑	☐

I have completed the above questionnaire to the best of my knowledge.

Signature: Farrell Poll **Date:** 08/18/2021

Printed name: Farrell Poll **Company:**

Please return to CMT by email lindsey.bradshaw@cmtlaboratories.com)

CMT ENGINEERING LABORATORIES

APPENDIX F

STATEMENT OF QUALIFICATIONS

MARK **LARSEN, P.G., E.P.**

GEOLOGIST | ENVIRONMENTAL PROFESSIONAL

CONTACT

mark.larsen@cmtlaboratories.com

496 East 1750 North, Suite B,
Vineyard, Utah 84057

801.492.4132

cmtlaboratories.com

EDUCATION

Bachelor of Science Geology,
University of Utah, Salt Lake City,
1997

PROFESSIONAL LICENSES

Professional Geologist,
State of Utah,
License # 5293214-2250
Expires 3/31/23

AFFILLIATIONS

Association of Environmental and
Engineering Geologists (AEG)
Associated Member

PROFESSIONAL EXPERIENCE

Mr. Larsen is a senior engineering geologist in the CMT Vineyard, Utah office. Mr. Larsen is responsible for procuring new geologic and environmental site assessment work and ensuring that the work is completed in a responsive, responsible, and professional manner. Mr. Larsen also assists the engineers in our geotechnical division with the geologic aspects of geotechnical projects.

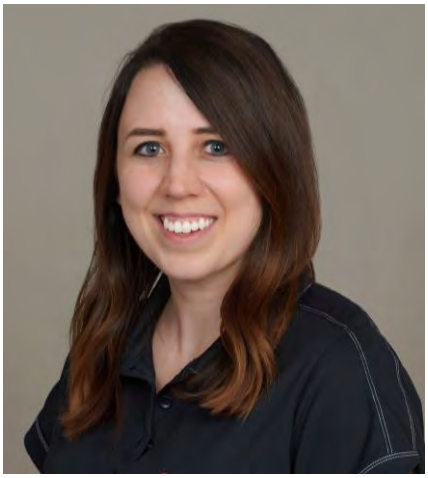
Mr. Larsen's experience includes all aspects of geologic site classification and geologic hazards evaluation for all sizes of projects from single-family residential to multi-story commercial structures. In his 22 years of experience, Mr. Larsen has served as a project engineering geologist for a variety of private residential, commercial, industrial, and government projects. These include surface fault rupture hazard studies, landslide/slope stability studies, rock fall hazard studies, and debris flow/alluvial fan flooding hazard studies. This work includes preparing the geologic study programs, overseeing and conducting the field work, geologic analysis, report preparation, and consultation with project geotechnical engineers, site owners/managers, and construction managers. Mr. Larsen has also had extensive experience conducting due diligence environmental assessments (Phase I ESA) for numerous properties.

CAPABILITIES

Geologic Hazards Assessment, Environmental Site Assessment, Geologic Site Characterization, Geotechnical Engineering Field Sampling

RELATED PROJECT EXPERIENCE

Mr. Larsen has performed numerous Phase I Environmental Site Assessments throughout the State of Utah.



LINDSEY **BRADSHAW**

ENVIRONMENTAL SPECIALIST | FULL SERVICE | MARKETING

CONTACT

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EDUCATION

Bachelor of Arts, Interior Design,
Utah State University,
2009

ASTM Phase I &II ESA Class,
Las Vegas,
2014

ACCOMPLISHMENTS

Conducted, written, and managed over 500 Environmental Site Assessments

PROFESSIONAL EXPERIENCE

Ms. Bradshaw is an environmental specialist with more than 8 years of experience, mostly along the Wasatch Front and Rocky Mountain region. She joined CMT May 1, 2017 as an environmental specialist working in our Vineyard Office in Utah County.

Ms. Bradshaw has served as a project environmental specialist manager for a variety of commercial, industrial and government projects. These include hotels, stores, schools, storage facilities, multi-tenant and single-family residential development, industrial warehouses, gas stations, and banks. As a project manager, she has successfully implemented the scope of work, managed labor and material costs, and prepared useful Phase I and II Environmental Site Assessment reports.

RELATED PROJECT EXPERIENCE

- Phase I, II, and III ESA, Maple Hills Residential Subdivision, West Jordan, Utah
- Phase I, II, and III ESA, Terrace Hill Residential Subdivision, West Jordan, Utah
- Phase I, II, and III ESA, 9th and 9th Development, Salt Lake City, Utah
- Phase I, II, and III ESA, Pilgrims Loop Office Building, Lehi, Utah
- Phase I, II, and III ESA, Proposed Retail Development, Morgan, Utah
- Phase I and II ESA, Apollo Road Warehouse Structures, Salt Lake City, Utah
- Phase I and II ESA, Existing Gas Station & Convenient Store, Riverdale, Utah
- Phase I and II ESA, Existing Gas Station and Convenient Store, Logan, Utah
- Phase I and II ESA, Medical Building & Parking Structure, Murray, Utah
- Phase I and II ESA, Proposed Office Structures, Millcreek, Utah
- Phase I and II ESA, Proposed Retail Development, Sandy, Utah
- Phase I and II ESA, Gun Range Development, Murray, Utah
- Phase I and II ESA, Semi-Truck and Trailer Facility, Salt Lake City, Utah
- Phase I and II ESA, Proposed Industrial Development, North Salt Lake, Utah
- Phase I and II ESA, Existing Retail Shops, Sandy, Utah
- Phase I and II ESA, Proposed Industrial Development, Salt Lake City, Utah

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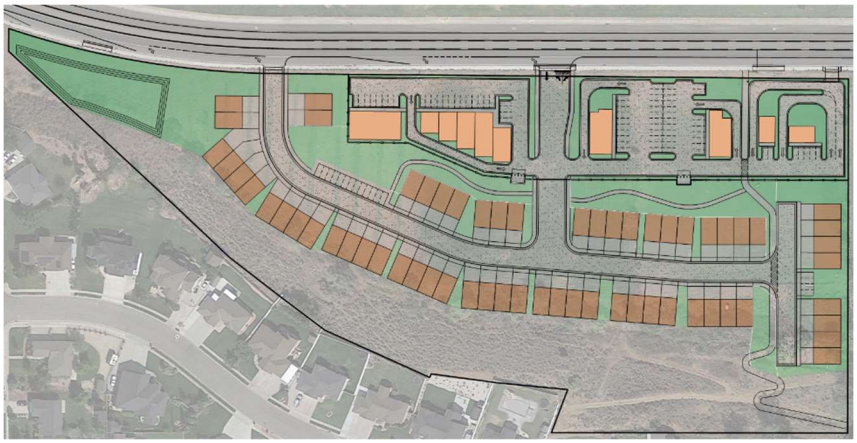
Traffic Impact Study

South Weber Gateway – South Weber, UT

Submitted to:

South Weber City
1600 East South Weber Drive
South Weber, UT 84405
801.479.3177



REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
12/01/2021
STATE OF UTAH

Prepared by:

Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, UT 84405
801.621.3100
www.reeve.co

Prepared: November 4, 2021
Revised: December 1, 2021
Reeve Job No.: 7152-05

Executive Summary

This study addresses the traffic impact associated with the proposed development located in South Weber, Utah. The residential section (R7) of the development consists of 62 Town Homes. The commercial section (CH) of the site contains 6 general retail buildings of various sizes. 5 of these buildings possess a drive-through with approximately 1,000 SF. The proposed site will utilize two accesses onto South Weber Drive (SR-60). The study intersections closest to the proposed development, and where the greatest impact is expected, was provided by the city for review.

Study Intersections:
The studied intersections are:

- South 2100 East and South Weber Drive
- West Access and South Weber Drive
- East Access and South Weber Drive
- South 2700 East and South Weber Drive

Study Objectives:
The objectives of this study are:

- Document how the study intersections and accesses currently operate.
- Forecast the amount of traffic expected to be generated by the proposed development.
- Determine how the study intersections and accesses will operate in the future with and without the proposed development.
- Analyze queueing for the study intersections.
- Recommend appropriate mitigation measures if poor operations are identified.

Results:
The principal results of the study are:

- The commercial (CH) section of the development is expected to generate 291 new trips during the AM peak hours and 308 new trips during the PM peak hours.
- The residential (R7) section of the development is expected to generate 35 new trips during the AM peak hours and 42 new trips during the PM peak hours.
- All studied intersections will remain at the existing intersection LOS after the completion of the South Weber Gateway development.

Recommendations:
Reeve and Associates recommends utilizing the existing two-way left-turn lane for left turning west bound traffic entering the development. Restriping for a right turn lane is recommended for east bound traffic entering the development at the East and West Access intersections. The existing right-of-way possesses ample space and existing asphalt width for this improvement.

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Table of Contents

Traffic Impact Study
South Weber Gateway – South Weber, UT

1.0 Introduction

1.1 Proposed Development

At the request of South Weber City, Reeve & Associates has performed a traffic impact analysis involving the South Weber Gateway, a proposed development containing CH and R7 zoning located in South Weber, Utah. Figure 1 contains a vicinity map showing the location of the proposed development. Site coordinates are: 41.126276°, -111.917349°.

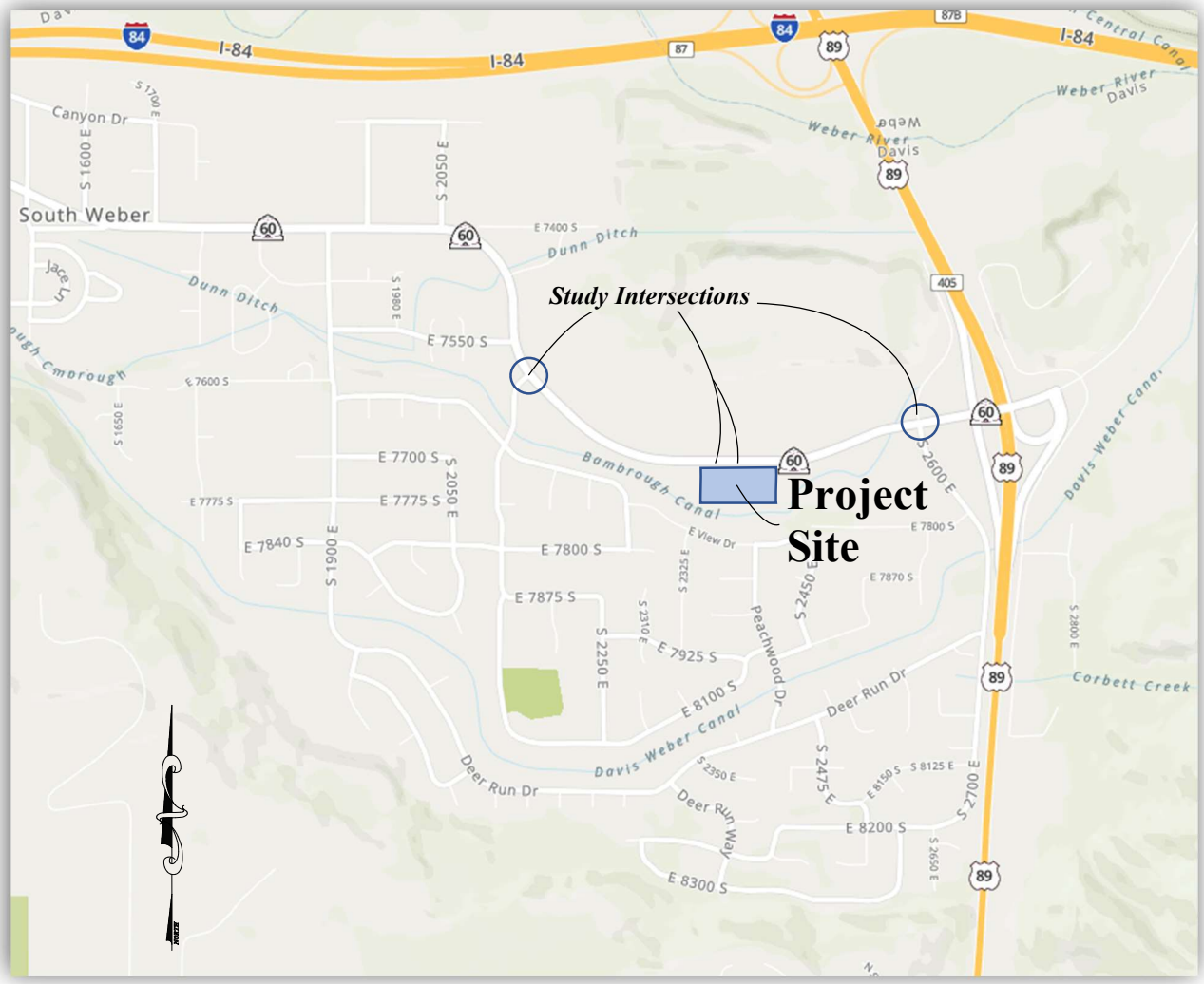
Following are key attributes of the proposed development:

a) Residential (R7) Zoning
    a. Multifamily Housing (Low-Rise) (ITE 220) 62 units.
b) Commercial (CH) Zoning
    a. Shopping Center (ITE 820) 12,089 SF.
    b. Fast-Food Restaurant with Drive-Through Window (ITE 934) 5,000 SF.
c) The site will have 2 accesses on to South Weber Drive. The layout of the site is designed in a way to centralize commercial traffic to the east site access.

1.2 Purpose of Study

The traffic study area was determined by analyzing the roadways to be influenced by the development, as well as the proposed access roads. Manual traffic counts were obtained by Reeve and Associates, and the highest volumes along South Weber Drive and the 2100 and 2700 E intersections were found during the AM peak hour. Trip generation for the proposed development was calculated, and the anticipated highest volumes were found during the PM peak hour. Manual traffic counts were obtained on November 17, 18 and 19, 2021.

Figure 1
Vicinity Map – South Weber Gateway



2.0 Analysis Method

2.1 Level of Service Analysis

For this traffic impact study, the LOS was determined by calculating the average delay time per vehicle in seconds using Synchro 10. Each LOS is associated with a designated range of delay times in seconds per vehicle.

Table 1 demonstrates the LOS for a signalized intersection based on the delay in seconds per vehicle.

Table 1 - Signalized Intersections Level of Service

LOS	*Intersection Delay per Vehicle (sec/veh)*
A	**≤ 10**
B	**> 10 - 20**
C	**> 20 - 35**
D	**> 35 - 55**
E	**> 55 - 80**
F	**> 80**

Source: Highway Capacity Manual (HCM 6th), Transportation Research Board National Research Council Washington D.C. 2000.

Table 2 demonstrates the LOS for an unsignalized intersection based on the delay in seconds per vehicle.

Table 2 - Unsignalized Intersections Level of Service

LOS	*Intersection Delay per Vehicle (sec/veh)*
A	**≤ 10**
B	**> 10 - 15**
C	**> 15 - 25**
D	**> 25 - 35**
E	**> 35 - 50**
F	**> 50**

Source: Highway Capacity Manual (HCM 6th), Transportation Research Board National Research Council Washington D.C. 2000.

According to the Highway Capacity Manual, most facilities are designed for a service flow rate at LOS D or better to ensure acceptable operating conditions to users.

3.0 Existing Conditions

3.1 Existing Corridor Characteristics

Table 3 – Corridor Characteristics

Name	*Classification*	*Speed Limit*	*Lanes*
South Weber Drive	Major Collector	45	Two Lanes with TWLTL
Access Roads	Private	25	Two Lanes
South 2100 East	Local	25	Two Lanes
South 2700 East	Local	35	Two Lanes

3.2 Existing Traffic Volumes

Manual traffic counts were obtained for the study intersections for both AM and PM peak hours. PM and AM counts were obtained on November, 17, 18 and 19, 2021. The peak hour for traffic on South Weber Drive is observed to be the AM Peak hour. The peak traffic generation for the proposed development is the PM peak hour utilizing the ITE traffic generation numbers. The existing traffic volumes assisted in determining the existing LOS and studying future impact, see Figure 2 and Figure 3.

3.3 Crash Data History

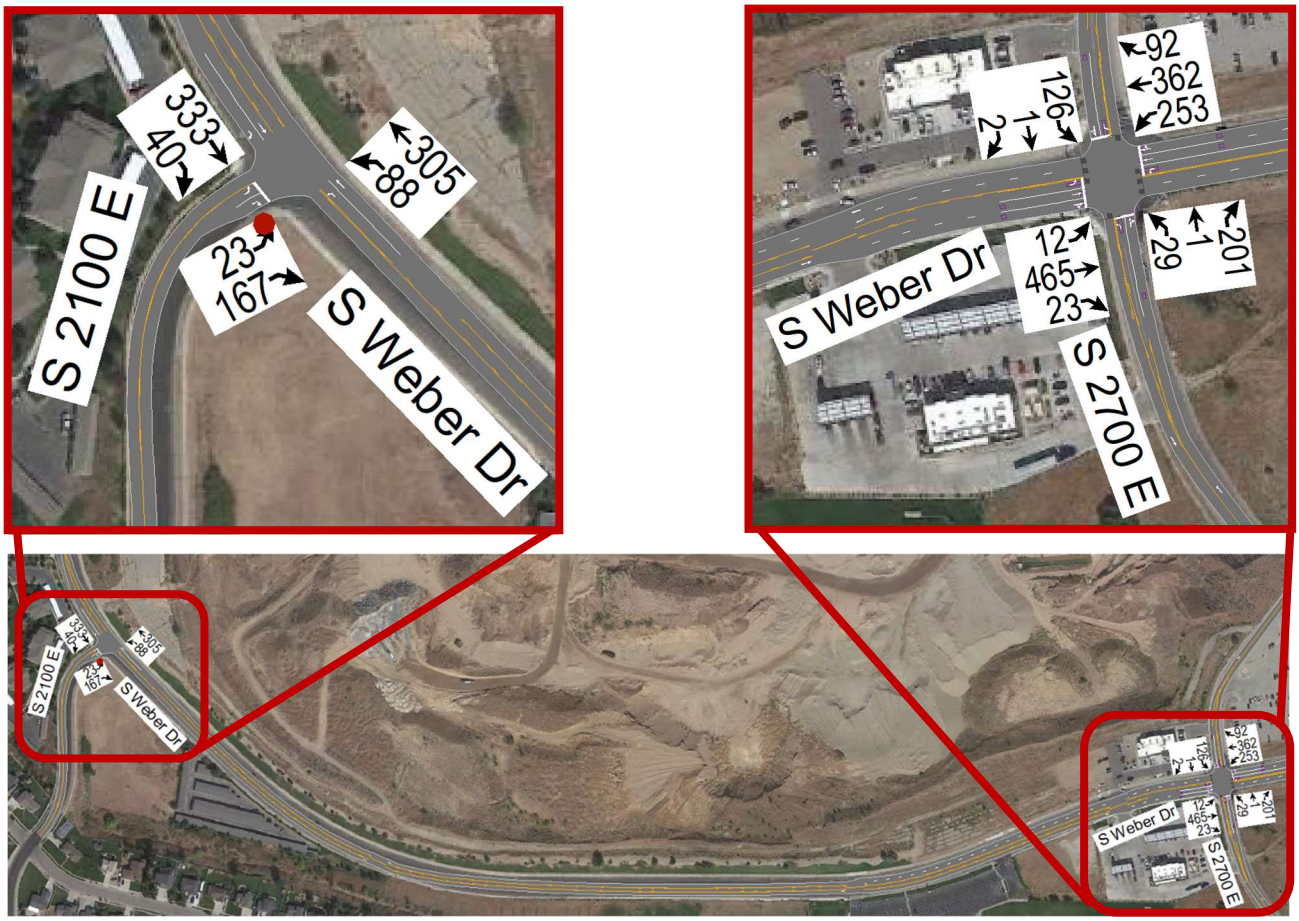
The crash history for the study area is provided by udps.numetric.net with only year filters applied.

Table 4 – 3-yr Crash History

	South 2100 East and South Weber Drive		South Weber Drive, Between Study Intersections		South 2700 East and South Weber Drive	
Year	**ID**	**Severity**	**ID**	**Severity**	**ID**	**Severity**
2018	**11108483**	No injury/PDO	**11071533**	No injury/PDO	**11045519**	No injury/PDO
2019	None Recorded		None Recorded		**1900538748** **1900589919**	No injury/PDO No injury/PDO
2020	None Recorded		None Recorded		**820622254** **820626969** **820625465** **820632519** **820626041**	No injury/PDO No injury/PDO Suspected Minor Injury Suspected Minor Injury Possible Injury

Figure 2
Existing Peak AM Traffic Volumes

Figure 3
Existing Peak PM Traffic Volumes



4.0 Projected Traffic

4.1 Trip Generation

The number of new trips generated for the proposed development were determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition (See Trip Generation in the Appendix).

The proposed development contains 62 Multifamily Housing (Low-Rise) (ITE 220) units, 12,069 SF of Shopping Centers (ITE 820), and 5,000 SF of Fast-Food Restaurants with Drive Windows (ITE 934).

Table 5 – Development Trip Generation

Peak Hour	*Number of Units*	*Trip Generation*	*% Entering*	*% Exiting*	*Trips Entering*	*Trips Exiting*
Multifamily Housing (Low-Rise)						
Total AM Peak	62	35	28%	72%	10	25
Total PM Peak	62	42	59%	41%	25	17
Shopping Center						
Total AM Peak	12,089 SF	36	54%	46%	20	17
Total PM Peak	12,089 SF	51	50%	50%	25	25
Fast-Food Restaurant with Drive-Through Window						
Total AM Peak	5,000 SF	255	52%	48%	133	122
Total PM Peak	5,000 SF	257	51%	49%	131	126
Combined AM		**326**	**50%**	**50%**	**162**	**164**
Combined PM		**349**	**52%**	**48%**	**181**	**168**

4.2 Trip Distribution

The trip distribution pattern is based on the manual traffic counts obtained by Reeve and Associates with consideration of access to the site and the regional transportation system. The resulting distribution of existing traffic along South Weber Drive during the AM peak hour is 70% east bound and 30% west bound, and 56% east bound and 44% west bound in the PM peak hour.

The proposed development contains both residential (R7) zoning, and commercial (CH) zoning. It is estimated that 70% of the residential traffic will use the West Access, and 95% of the commercial traffic will use the East Access. These trip distributions were used to assign the Peak Hour generated traffic at the study intersections to create trip assignments for the proposed development. See Figure 4 and Figure 5 for the trip distribution assignments for the development.

4.3 Total Projected Traffic

The Total Projected Traffic Volumes, Figure 6 and Figure 7, show the total traffic volumes for the new proposed development. Projected total traffic conditions include existing traffic volumes with the addition of the new generated trips described above.

4.4 Queuing Analysis

Queue lengths were calculated via traffic simulation in Synchro 10. Queue lengths were calculated to the 95th percentile queue lengths for each intersection. Sufficient queueing is anticipated for all studied intersections and accesses. See the full queuing analysis in the Appendix.

Table 6 – AM Queuing by Movement (95th percentile)

Studied Intersection	*AM Peak Hour*	*EB*	*WB*	*NB*	*SB*
South 2100 East and South Weber Drive	***Proposed***	L: 171 ft R: 85 ft	0 ft	L: 55 ft	-
West Access and South Weber Drive	***Proposed***	L: 14 ft	L: 17 ft	LR: 32 ft	-
East Access and South Weber Drive	***Proposed***	R: 5 ft	L: 44 ft	L: 51 ft R: 57 ft	-
South 2700 East and South Weber Drive	***Proposed***	L: 25 ft T: 142 ft TR: 147 ft	L: 88 ft T: 105 ft TR: 53 ft	L: 102 ft TR: 156 ft	L: 82 ft TR: 17 ft

Table 7 – PM Queuing by Movement (95th percentile)

Studied Intersection	*PM Peak Hour*	*EB*	*WB*	*NB*	*SB*
South 2100 East and South Weber Drive	***Proposed***	L: 47 ft R: 65 ft	0 ft	L: 57 ft	-
West Access and South Weber Drive	***Proposed***	0 ft	L: 23 ft	LR: 31 ft	-
East Access and South Weber Drive	***Proposed***	R: 5 ft	L: 50 ft	L: 67 ft R: 52 ft	-
South 2700 East and South Weber Drive	***Proposed***	L: 27 ft T: 132 ft TR: 140 ft	L: 124 ft T: 151 ft TR: 104 ft	L: 79 ft TR: 152 ft	L: 134 ft TR: 98 ft

Figure 4
Proposed Peak AM Trip Assignment

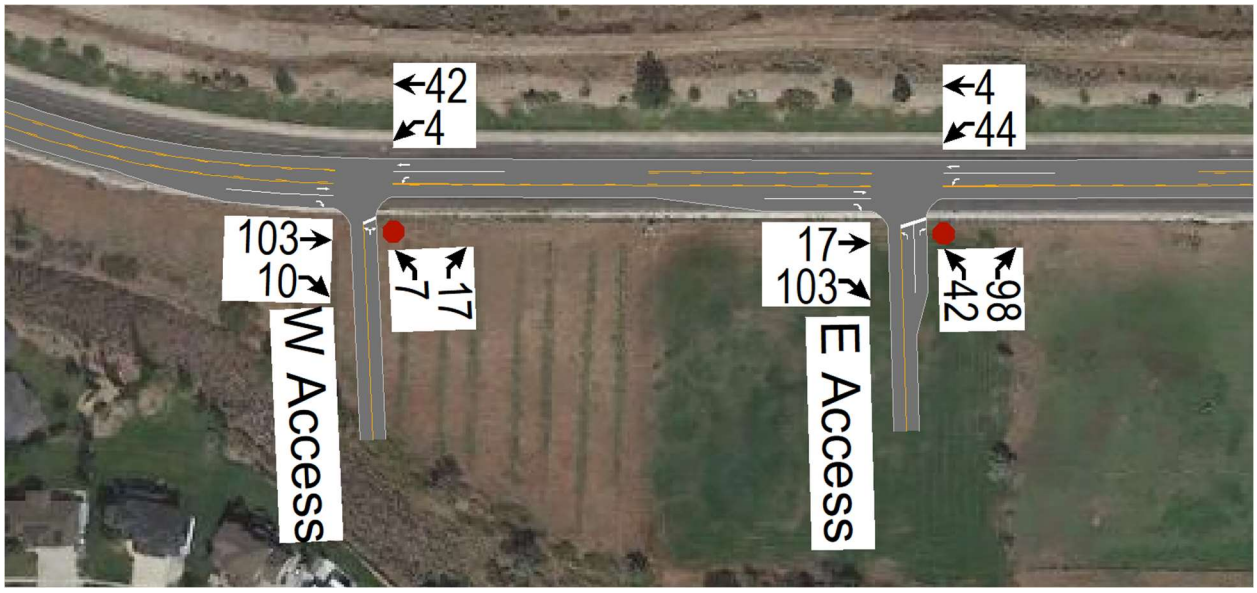


Figure 5
Proposed Peak PM Trip Assignment

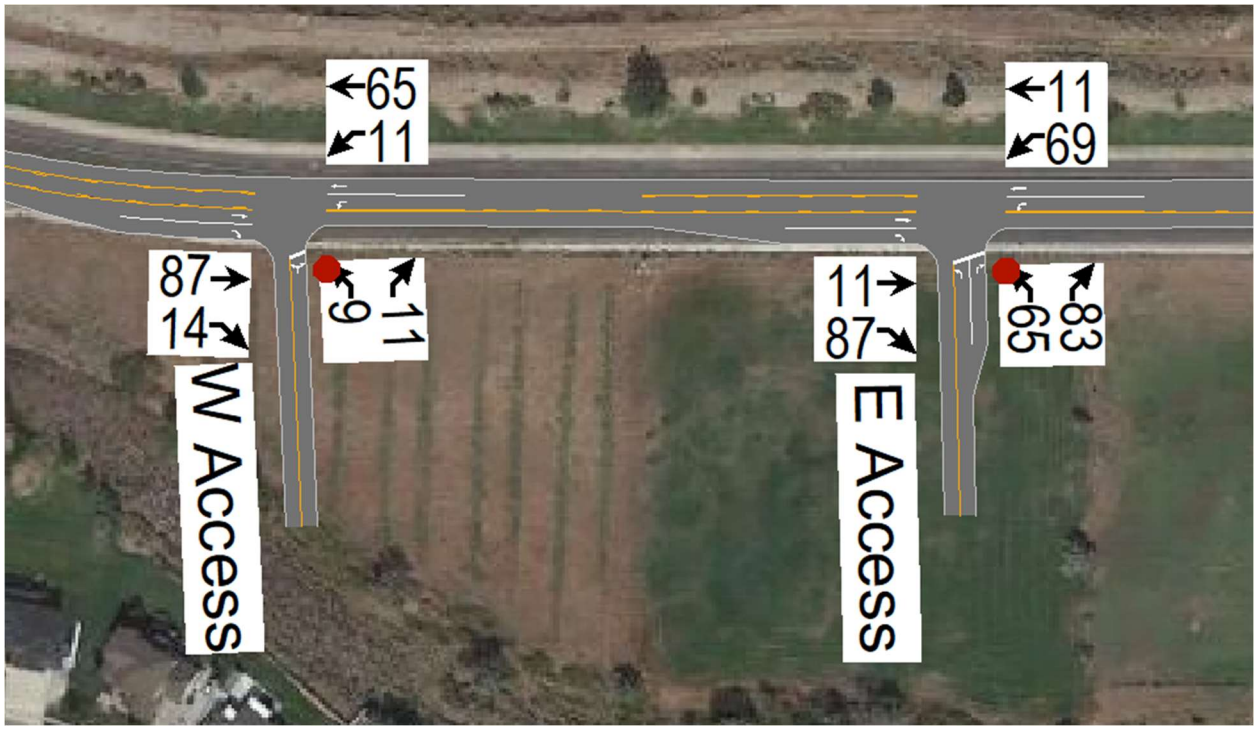


Figure 6
Proposed Peak AM Traffic Volumes

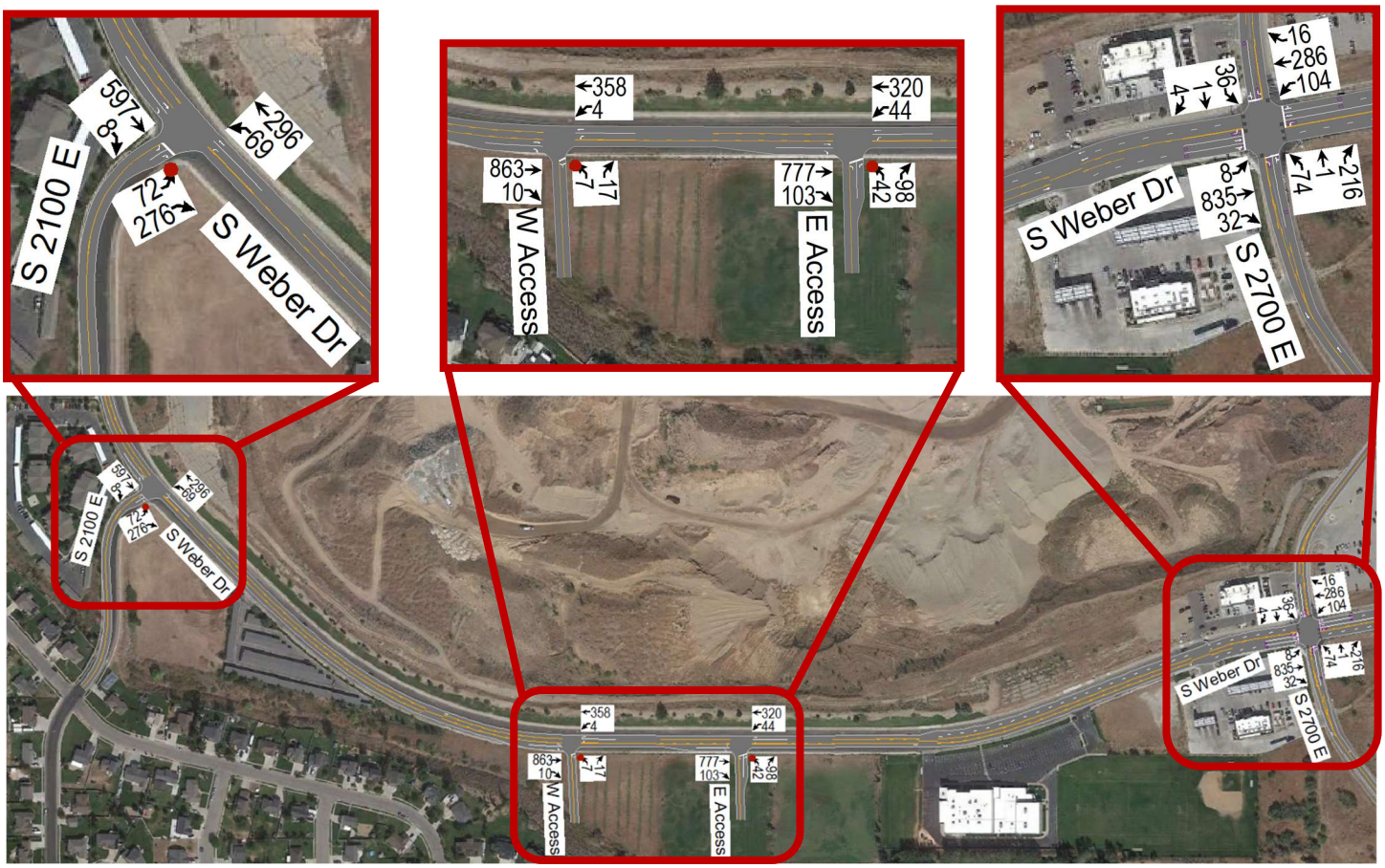
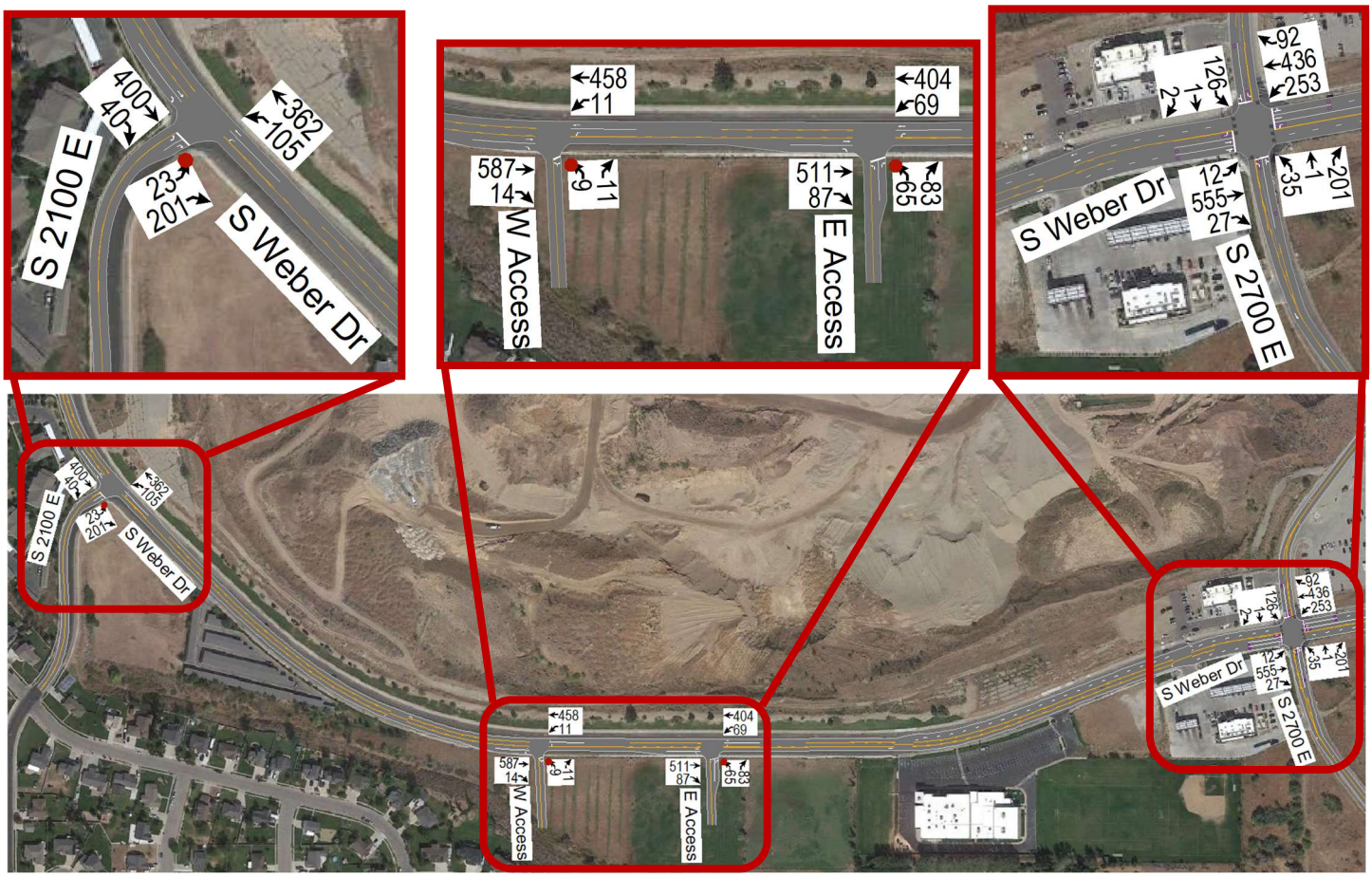


Figure 7
Proposed Peak PM Traffic Volumes



5.0 Conclusion

5.1 Results and Conclusion

The traffic impact analysis evaluated the intersections affected by the site generated traffic volumes based on current conditions and traffic patterns. This is done in conjunction with the projected traffic flows from the proposed development. The results of the study are shown in Table 8 and Table 9.

Table 8 – AM Approach LOS and Delay (s/veh)

Studied Intersection	*AM Peak Hour*	*EB*	*WB*	*NB*	*SB*	*Overall Intersection*
South 2100 East and South Weber Drive	***Existing***	C 17.9	A 0.0	A 1.7	- -	N/A
	Proposed	C 23.5	A 0.0	A 1.7	- -	N/A
West Access and South Weber Drive	***Proposed***	A 0.0	A 0.1	C 17.5	- -	N/A
East Access and South Weber Drive	***Proposed***	A 0.0	A 1.2	C 18.9	- -	N/A
South 2700 East and South Weber Drive	***Existing***	D 35.3	C 20.3	B 12.9	B 14.9	**C** **26.6**
	Proposed	D 48.3	C 21.0	B 12.9	B 14.9	**C** **34.2**

Source: Delay times and LOS determined using HCM 6th Edition in Synchro 10.

Table 9 – PM Approach LOS and Delay (s/veh)

Studied Intersection	*PM Peak Hour*	*EB*	*WB*	*NB*	*SB*	*Overall Intersection*
South 2100 East and South Weber Drive	***Existing***	B 12.4	A 0.0	A 1.9	- -	N/A
	Proposed	B 14	A 0.0	A 1.9	- -	N/A
West Access and South Weber Drive	***Proposed***	A 0.0	A 0.2	B 14.2	- -	N/A
East Access and South Weber Drive	***Proposed***	A 0.0	A 1.3	C 15.3	- -	N/A
South 2700 East and South Weber Drive	***Existing***	C 26.9	B 19.1	B 15.1	C 22.0	**C** **21.3**
	Proposed	C 30.1	C 20.4	B 15.1	C 22.0	**C** **23.1**

Source: Delay times and LOS determined using HCM 6th Edition in Synchro 10.

The principal findings from the traffic impact analysis have determined the following results. During the peak hours, all study intersections remained at the same LOS with the addition of the South Weber Gateway development. The two site access intersections will both operate at a lowest approach LOS of C.

The existing South 2700 East and South Weber Drive intersection will remain at the same lowest approach LOS of D. All studied intersections will have adequate queuing for the proposed development. All existing intersections will remain at their current overall intersection LOS during both AM and PM peak hours after the completion of this project.

Therefore, it is our professional opinion upon completion of this project, with the road improvements recommended in Section 5.2, the South Weber Gateway development should be permitted per the traffic data contained within this report.

5.2 Design Recommendations

Reeve and Associates recommends utilizing the existing two-way left-turn lane for left turning west bound traffic entering the development. Restriping for a right turn lane is recommended for east bound traffic entering the development at the East and West Access intersections. The existing right-of-way possesses ample space for this improvement. All improvements shall be to UDOT Standard Specifications & Standard Drawings, South Weber City General Plan Section 4, and South Weber City Development, Design, & Construction Standards.

Appendix

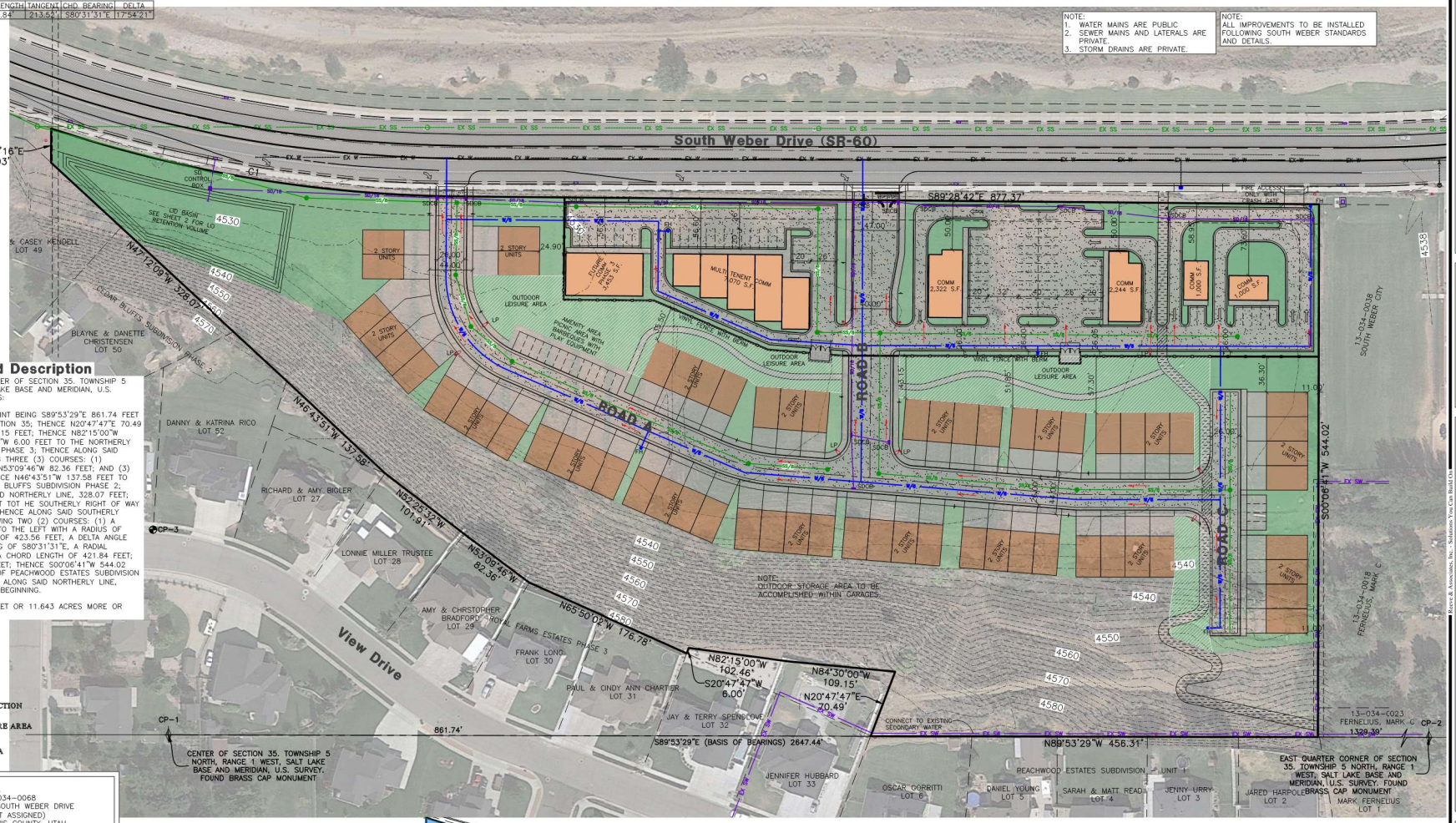
4 South Weber Gateway Development

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1355.32'	423.56'	421.84'	213.52'	S80°31'31"E	17°54'21"

NOTE:
1. WATER MAINS ARE PUBLIC.
2. SEWER MAINS AND LATERALS ARE PRIVATE.
3. STORM DRAINS ARE PRIVATE.

NOTE:
ALL IMPROVEMENTS TO BE INSTALLED FOLLOWING SOUTH WEBER STANDARDS AND DETAILS.



= DRAINAGE DIRECTION
= OUTDOOR LEISURE AREA
= LANDSCAPE AREA

As Surveyed Description

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TOT HE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

Site Information

APN# 13-034-0068
APPOX. 2350 EAST SOUTH WEBER DRIVE
(ADDRESS NOT ASSIGNED)
SOUTH WEBER, DAVIS COUNTY, UTAH

TOTAL PARCEL AREA	507,182 s.f./11.64 Acres
COMMERCIAL ZONE	HIGHWAY COMMERCIAL 2.60 ACRES 113,287 S.F.
COMMERCIAL BUILDINGS	6
COMMERCIAL BUILDING AREA	17,074 S.F. (15%)
COMMERCIAL LANDSCAPE AREA	19,167 S.F. (17%)
COMMERCIAL PAVEMENT AREA	77,046 S.F. (68%)
COMMERCIAL PARKING STALLS 3.5 PER 1,000 S.F. = 67 REQ.	75 PROVIDED
TOWNHOME ZONE	R7 9.05 ACRES (7 UNITS PER ACRE) 393,869 S.F.
TOWNHOME UNITS	62 (2 STORY UNITS)
TOWNHOME UNIT AREA	65,100 S.F. (17%)
TOWNHOME PAVEMENT	99,035 S.F. (25%)
TOTAL OPEN SPACE	229,734 S.F. (58%)
UNDISTURBED SLOPES	137,153 S.F.
LANDSCAPE AREA	92,580 S.F. (24%)
OUTDOOR LEISURE	38,050 S.F.
TOWNHOME PARKING	2.3 PER UNIT = 143 REQ. 4 PER UNIT PROVIDED (248) 17 SHARED STALLS PROVIDED

Vicinity Map
NOT TO SCALE

Phasing Map
SCALE: NONE

50 0 50 100 150
Scale: 1" = 50'

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

Developer Contact:
Brad Brown
Colliers International
6440 S Millrock Dr. Suite 500,
Salt Lake City, UT 84121
PH: (801) 947-8300

Project Contact:
Project Manager: Nate Reeve, P.E.
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801-621-3100

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 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

REVISIONS	DESCRIPTION
DATE	
11/15/21	JM REVISED
11/09/21	JM REVISED
11/04/21	JM REVISED
11/03/21	JM REVISED
09/14/21	JM REVISED
09/09/21	JM REVISED
07/28/21	JM REVISED
07/27/21	JM REVISED

South Weber Gateway
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Page 26 of 299
Not to be Recorded

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: MAY 2021
Name: SOUTH WEBER GATEWAY SKETCH PLAN
Number: 7152-05

Sheet 1 of 3 Sheets

Trip Generation
South Weber Gateway

11/29/21 JFL
7152-05

Input
Output

Townhomes

Land Use: Multifamily Housing (Low-Rise)
ITE Code: 220
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation

Building Units = 62
Trips per Unit = 0.56
Total Trips Generated = 35

Trip Directional Distribution: 28% entering, 72% exiting.
Entering = 10
Exiting = 25

P.M. Peak Hour Trip Generation

Building Units = 62
Trips per Unit = 0.67
Total Trips Generated = 42

Trip Directional Distribution: 59% entering, 41% exiting.
Entering = 25
Exiting = 17

General Commercial

Land Use: Shopping Center
ITE Code: 820
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation

Building Square Footage = 12,089
Trips per 1000 SF = 3.00
Total Trips Generated = 36

Trip Directional Distribution: 54% entering, 46% exiting.
Entering = 20
Exiting = 17

P.M. Peak Hour Trip Generation

Building Square Footage = 12089
Trips per 1000 SF = 4.21
Total Trips Generated = 51

Trip Directional Distribution: 50% entering, 50% exiting.
Entering = 25
Exiting = 25

Drive-through Restaurant

Land Use: Fast-Food Restaurant with Drive-Through Window
ITE Code: 934
per ITE Trip Generation Manual 10th Edition

A.M. Peak Hour Trip Generation

Building Square Footage = 5,000
Trips per 1000 SF = 50.97
Total Trips Generated = 255

Trip Directional Distribution: 52% entering, 48% exiting.
Entering = 133
Exiting = 122

P.M. Peak Hour Trip Generation

Building Square Footage = 5000
Trips per 1000 SF = 51.36
Total Trips Generated = 257

Trip Directional Distribution: 51% entering, 49% exiting.
Entering = 131
Exiting = 126

Total Site

A.M. Peak Hour Trip Generation

Total Trips Generated = 326

Trip Directional Distribution: 50% entering, 50% exiting.
Entering = 162
Exiting = 164

P.M. Peak Hour Trip Generation

Total Trips Generated = 349

Trip Directional Distribution: 52% entering, 48% exiting.
Entering = 181
Exiting = 168

Total Commercial

A.M. Peak Hour Trip Generation

Total Trips Generated = 291

Trip Directional Distribution: 52% entering, 48% exiting.
Entering = 152
Exiting = 139

P.M. Peak Hour Trip Generation

Total Trips Generated = 308

Trip Directional Distribution: 51% entering, 49% exiting.
Entering = 156
Exiting = 151

Intersection	
Int Delay, s/veh	5.3

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	72	240	520	8	60	256
Future Vol, veh/h	72	240	520	8	60	256
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	25	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	78	261	565	9	65	278

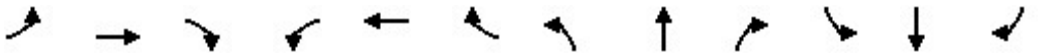
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	973	565	0	0	574	0
Stage 1	565	-	-	-	-	-
Stage 2	408	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	282	528	-	-	1009	-
Stage 1	573	-	-	-	-	-
Stage 2	676	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	264	528	-	-	1009	-
Mov Cap-2 Maneuver	394	-	-	-	-	-
Stage 1	573	-	-	-	-	-
Stage 2	633	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	17.9	0	1.7
HCM LOS	C		

Minor Lane/Major Mvmt	NWL	NWT	EBLn1	EBLn2	SET	SER
Capacity (veh/h)	1009	-	394	528	-	-
HCM Lane V/C Ratio	0.065	-	0.199	0.494	-	-
HCM Control Delay (s)	8.8	-	16.4	18.3	-	-
HCM Lane LOS	A	-	C	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.7	2.7	-	-

HCM 6th Signalized Intersection Summary
5: S 2700 E & S Weber Dr — AM Existing

11/23/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	724	28	104	248	16	64	1	216	36	1	4
Future Volume (veh/h)	8	724	28	104	248	16	64	1	216	36	1	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1856	966	1767	1900	1900	1366	1900	1900
Adj Flow Rate, veh/h	9	787	30	113	270	17	70	1	235	39	1	4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0	0	3	63	9	0	0	36	0	0
Cap, veh/h	475	988	38	287	949	59	706	3	729	404	151	603
Arrive On Green	0.07	0.28	0.28	0.07	0.28	0.28	0.45	0.45	0.45	0.45	0.45	0.45
Sat Flow, veh/h	1810	3546	135	1810	3369	211	1333	7	1604	836	332	1329
Grp Volume(v), veh/h	9	401	416	113	141	146	70	0	236	39	0	5
Grp Sat Flow(s),veh/h/ln	1810	1805	1876	1810	1763	1818	1333	0	1611	836	0	1661
Q Serve(g_s), s	0.2	14.4	14.4	3.0	4.4	4.4	2.1	0.0	6.6	2.2	0.0	0.1
Cycle Q Clear(g_c), s	0.2	14.4	14.4	3.0	4.4	4.4	2.2	0.0	6.6	8.7	0.0	0.1
Prop In Lane	1.00		0.07	1.00		0.12	1.00		1.00	1.00		0.80
Lane Grp Cap(c), veh/h	475	503	523	287	496	512	706	0	732	404	0	754
V/C Ratio(X)	0.02	0.80	0.80	0.39	0.28	0.29	0.10	0.00	0.32	0.10	0.00	0.01
Avail Cap(c_a), veh/h	811	503	523	618	496	512	706	0	732	404	0	754
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.0	23.4	23.4	17.4	19.6	19.7	11.1	0.0	12.2	15.0	0.0	10.5
Incr Delay (d2), s/veh	0.0	12.4	12.0	0.9	1.4	1.4	0.3	0.0	1.2	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	7.1	7.3	1.2	1.8	1.9	0.6	0.0	2.3	0.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.0	35.8	35.4	18.3	21.1	21.1	11.4	0.0	13.4	15.5	0.0	10.5
LnGrp LOS	B	D	D	B	C	C	B	A	B	B	A	B
Approach Vol, veh/h		826			400			306			44	
Approach Delay, s/veh		35.3			20.3			12.9			14.9	
Approach LOS		D			C			B			B	

Timer - Assigned Phs	2	3	4	6	7	8
Phs Duration (G+Y+Rc), s	36.3	9.7	24.0	36.3	9.5	24.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	19.0	18.0	19.5	19.0	18.0	19.5
Max Q Clear Time (g_c+I1), s	8.6	5.0	16.4	10.7	2.2	6.4
Green Ext Time (p_c), s	1.2	0.2	1.4	0.1	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	26.6
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	6.7

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	72	276	597	8	69	296
Future Vol, veh/h	72	276	597	8	69	296
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	25	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	78	300	649	9	75	322

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1121	649	0	0	658	0
Stage 1	649	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	230	473	-	-	939	-
Stage 1	524	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	212	473	-	-	939	-
Mov Cap-2 Maneuver	348	-	-	-	-	-
Stage 1	524	-	-	-	-	-
Stage 2	581	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	23.5	0	1.7
HCM LOS	C		

Minor Lane/Major Mvmt	NWL	NWT	EBLn1	EBLn2	SET	SER
Capacity (veh/h)	939	-	348	473	-	-
HCM Lane V/C Ratio	0.08	-	0.225	0.634	-	-
HCM Control Delay (s)	9.2	-	18.3	24.9	-	-
HCM Lane LOS	A	-	C	C	-	-
HCM 95th %tile Q(veh)	0.3	-	0.8	4.3	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	863	10	4	358	7	17
Future Vol, veh/h	863	10	4	358	7	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	105	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	938	11	4	389	8	18

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	949	0	1335	938
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	397	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	732	-	171	323
Stage 1	-	-	-	-	384	-
Stage 2	-	-	-	-	683	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	732	-	170	323
Mov Cap-2 Maneuver	-	-	-	-	293	-
Stage 1	-	-	-	-	384	-
Stage 2	-	-	-	-	680	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	17.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	314	-	-	732	-
HCM Lane V/C Ratio	0.083	-	-	0.006	-
HCM Control Delay (s)	17.5	-	-	9.9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	777	103	44	320	42	98
Future Vol, veh/h	777	103	44	320	42	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	105	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	845	112	48	348	46	107

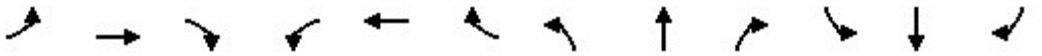
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	957	0	1289	845
Stage 1	-	-	-	-	845	-
Stage 2	-	-	-	-	444	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	727	-	182	366
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	651	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	727	-	170	366
Mov Cap-2 Maneuver	-	-	-	-	302	-
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	608	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	18.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	302	366	-	-	727	-
HCM Lane V/C Ratio	0.151	0.291	-	-	0.066	-
HCM Control Delay (s)	19	18.8	-	-	10.3	-
HCM Lane LOS	C	C	-	-	B	-
HCM 95th %tile Q(veh)	0.5	1.2	-	-	0.2	-

HCM 6th Signalized Intersection Summary
5: S 2700 E & S Weber Dr — AM Proposed

11/29/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	835	32	104	286	16	74	1	216	36	1	4
Future Volume (veh/h)	8	835	32	104	286	16	74	1	216	36	1	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1856	966	1767	1900	1900	1366	1900	1900
Adj Flow Rate, veh/h	9	908	35	113	311	17	80	1	235	39	1	4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0	0	3	63	9	0	0	36	0	0
Cap, veh/h	455	987	38	256	957	52	706	3	729	404	151	603
Arrive On Green	0.07	0.28	0.28	0.07	0.28	0.28	0.45	0.45	0.45	0.45	0.45	0.45
Sat Flow, veh/h	1810	3544	137	1810	3400	185	1333	7	1604	836	332	1329
Grp Volume(v), veh/h	9	462	481	113	161	167	80	0	236	39	0	5
Grp Sat Flow(s),veh/h/ln	1810	1805	1875	1810	1763	1822	1333	0	1611	836	0	1661
Q Serve(g_s), s	0.2	17.4	17.4	3.0	5.0	5.1	2.4	0.0	6.6	2.2	0.0	0.1
Cycle Q Clear(g_c), s	0.2	17.4	17.4	3.0	5.0	5.1	2.6	0.0	6.6	8.7	0.0	0.1
Prop In Lane	1.00		0.07	1.00		0.10	1.00		1.00	1.00		0.80
Lane Grp Cap(c), veh/h	455	503	522	256	496	513	706	0	732	404	0	754
V/C Ratio(X)	0.02	0.92	0.92	0.44	0.32	0.33	0.11	0.00	0.32	0.10	0.00	0.01
Avail Cap(c_a), veh/h	791	503	522	586	496	513	706	0	732	404	0	754
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.0	24.5	24.5	18.2	19.9	19.9	11.2	0.0	12.2	15.0	0.0	10.5
Incr Delay (d2), s/veh	0.0	24.5	23.8	1.2	1.7	1.7	0.3	0.0	1.2	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	9.9	10.2	1.2	2.1	2.2	0.7	0.0	2.3	0.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.1	49.0	48.3	19.4	21.6	21.6	11.5	0.0	13.4	15.5	0.0	10.5
LnGrp LOS	B	D	D	B	C	C	B	A	B	B	A	B
Approach Vol, veh/h		952			441			316			44	
Approach Delay, s/veh		48.3			21.0			12.9			14.9	
Approach LOS		D			C			B			B	

Timer - Assigned Phs	2	3	4	6	7	8
Phs Duration (G+Y+Rc), s	36.3	9.7	24.0	36.3	9.5	24.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	19.0	18.0	19.5	19.0	18.0	19.5
Max Q Clear Time (g_c+I1), s	8.6	5.0	19.4	10.7	2.2	7.1
Green Ext Time (p_c), s	1.2	0.2	0.1	0.1	0.0	1.3

Intersection Summary	
HCM 6th Ctrl Delay	34.2
HCM 6th LOS	C

SimTraffic Simulation Summary
Baseline AM Proposed 11/29/2021

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	7:57	7:57	7:57	7:57	7:57	7:57
End Time	9:00	9:00	9:00	9:00	9:00	9:00
Total Time (min)	63	63	63	63	63	63
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1884	1902	1899	1888	1768	1867
Vehs Exited	1875	1887	1915	1894	1769	1867
Starting Vehs	38	34	50	45	44	42
Ending Vehs	47	49	34	39	43	37
Travel Distance (mi)	1265	1266	1278	1286	1197	1258
Travel Time (hr)	44.9	44.6	44.7	45.3	41.4	44.2
Total Delay (hr)	12.4	11.9	11.7	12.3	10.4	11.7
Total Stops	1390	1448	1389	1392	1268	1375
Fuel Used (gal)	46.7	46.9	47.5	47.7	43.4	46.4

Interval #0 Information Seeding

Start Time	7:57
End Time	8:00
Total Time (min)	3

Volumes adjusted by Growth Factors.
No data recorded this interval.

Interval #1 Information Recording

Start Time	8:00
End Time	9:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1884	1902	1899	1888	1768	1867
Vehs Exited	1875	1887	1915	1894	1769	1867
Starting Vehs	38	34	50	45	44	42
Ending Vehs	47	49	34	39	43	37
Travel Distance (mi)	1265	1266	1278	1286	1197	1258
Travel Time (hr)	44.9	44.6	44.7	45.3	41.4	44.2
Total Delay (hr)	12.4	11.9	11.7	12.3	10.4	11.7
Total Stops	1390	1448	1389	1392	1268	1375
Fuel Used (gal)	46.7	46.9	47.5	47.7	43.4	46.4

Intersection: 5: S 2700 E & S Weber Dr

Movement	EB	EB	EB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	TR	L	TR
Maximum Queue (ft)	34	163	161	123	122	78	141	182	99	29
Average Queue (ft)	6	92	94	47	55	14	46	94	32	3
95th Queue (ft)	25	142	147	88	105	53	102	156	82	17
Link Distance (ft)		272	272		383	383		278		293
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	100			185			120		100	
Storage Blk Time (%)		4					1	5	1	
Queuing Penalty (veh)		0					1	4	0	

Intersection: 12: S Weber Dr & S 2100 E

Movement	EB	EB	SE	NW
Directions Served	L	R	R	L
Maximum Queue (ft)	235	75	11	66
Average Queue (ft)	71	63	0	27
95th Queue (ft)	171	85	8	55
Link Distance (ft)	628			
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		25	100	100
Storage Blk Time (%)	32	53		0
Queuing Penalty (veh)	89	38		0

Intersection: 15: W Access

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	28	27
Average Queue (ft)	3	13
95th Queue (ft)	17	32
Link Distance (ft)		201
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	105	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 17: E Access

Movement	EB	WB	NB	NB
Directions Served	R	L	L	R
Maximum Queue (ft)	4	52	59	78
Average Queue (ft)	0	19	22	31
95th Queue (ft)	5	44	51	57
Link Distance (ft)			191	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100	105		60
Storage Blk Time (%)			1	1
Queuing Penalty (veh)			1	0

Network Summary

Network wide Queuing Penalty: 134

Intersection	
Int Delay, s/veh	3.2

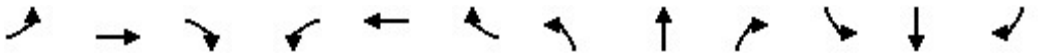
Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	23	167	333	40	88	305
Future Vol, veh/h	23	167	333	40	88	305
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	25	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	182	362	43	96	332

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	886	362	0	0	405	0
Stage 1	362	-	-	-	-	-
Stage 2	524	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	318	687	-	-	1165	-
Stage 1	709	-	-	-	-	-
Stage 2	598	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	292	687	-	-	1165	-
Mov Cap-2 Maneuver	412	-	-	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	549	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	12.4	0	1.9
HCM LOS	B		

Minor Lane/Major Mvmt	NWL	NWT	EBLn1	EBLn2	SET	SER
Capacity (veh/h)	1165	-	412	687	-	-
HCM Lane V/C Ratio	0.082	-	0.061	0.264	-	-
HCM Control Delay (s)	8.4	-	14.3	12.1	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	1.1	-	-

HCM 6th Signalized Intersection Summary
5: S 2700 E & S Weber Dr — PM Existing — 11/23/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	465	23	253	362	92	29	1	201	126	1	2
Future Volume (veh/h)	12	465	23	253	362	92	29	1	201	126	1	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1856	966	1767	1900	1900	1366	1900	1900
Adj Flow Rate, veh/h	13	505	25	275	393	100	32	1	218	137	1	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0	0	3	63	9	0	0	36	0	0
Cap, veh/h	429	905	45	472	909	229	649	3	657	372	232	463
Arrive On Green	0.07	0.26	0.26	0.14	0.33	0.33	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	1810	3501	173	1810	2790	702	1335	7	1604	849	565	1131
Grp Volume(v), veh/h	13	260	270	275	247	246	32	0	219	137	0	3
Grp Sat Flow(s),veh/h/ln	1810	1805	1869	1810	1763	1729	1335	0	1611	849	0	1696
Q Serve(g_s), s	0.3	8.7	8.8	7.2	7.7	7.8	1.0	0.0	6.5	9.2	0.0	0.1
Cycle Q Clear(g_c), s	0.3	8.7	8.8	7.2	7.7	7.8	1.1	0.0	6.5	15.7	0.0	0.1
Prop In Lane	1.00		0.09	1.00		0.41	1.00		1.00	1.00		0.67
Lane Grp Cap(c), veh/h	429	467	483	472	574	564	649	0	660	372	0	695
V/C Ratio(X)	0.03	0.56	0.56	0.58	0.43	0.44	0.05	0.00	0.33	0.37	0.00	0.00
Avail Cap(c_a), veh/h	765	467	483	689	574	564	649	0	660	372	0	695
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.9	22.5	22.5	14.8	18.5	18.5	12.5	0.0	14.1	19.5	0.0	12.2
Incr Delay (d2), s/veh	0.0	4.7	4.6	1.1	2.3	2.5	0.1	0.0	1.3	2.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	3.9	4.0	2.6	3.1	3.1	0.3	0.0	2.4	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.9	27.2	27.1	15.9	20.8	21.0	12.7	0.0	15.5	22.3	0.0	12.2
LnGrp LOS	B	C	C	B	C	C	B	A	B	C	A	B
Approach Vol, veh/h		543			768			251			140	
Approach Delay, s/veh		26.9			19.1			15.1			22.0	
Approach LOS		C			B			B			C	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		33.2	14.2	22.6		33.2	9.5	27.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.3	18.1	18.1		20.3	18.0	18.2				
Max Q Clear Time (g_c+I1), s		8.5	9.2	10.8		17.7	2.3	9.8				
Green Ext Time (p_c), s		1.0	0.5	1.7		0.2	0.0	1.7				

Intersection Summary												
HCM 6th Ctrl Delay			21.3									
HCM 6th LOS			C									

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	23	201	400	40	105	362
Future Vol, veh/h	23	201	400	40	105	362
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	25	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	218	435	43	114	393

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1056	435	0	0	478	0
Stage 1	435	-	-	-	-	-
Stage 2	621	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	252	625	-	-	1095	-
Stage 1	657	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	226	625	-	-	1095	-
Mov Cap-2 Maneuver	354	-	-	-	-	-
Stage 1	657	-	-	-	-	-
Stage 2	484	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	14	0	1.9
HCM LOS	B		

Minor Lane/Major Mvmt	NWL	NWT	EBLn1	EBLn2	SET	SER
Capacity (veh/h)	1095	-	354	625	-	-
HCM Lane V/C Ratio	0.104	-	0.071	0.35	-	-
HCM Control Delay (s)	8.7	-	15.9	13.8	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	1.6	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	587	14	11	458	9	11
Future Vol, veh/h	587	14	11	458	9	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	105	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	638	15	12	498	10	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	653	0	1160	638
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	522	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	943	-	218	480
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	599	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	943	-	215	480
Mov Cap-2 Maneuver	-	-	-	-	353	-
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	591	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	413	-	-	943	-
HCM Lane V/C Ratio	0.053	-	-	0.013	-
HCM Control Delay (s)	14.2	-	-	8.9	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	2.4

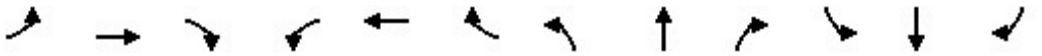
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	511	87	69	404	65	83
Future Vol, veh/h	511	87	69	404	65	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	105	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	555	95	75	439	71	90

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	650	0	1144	555
Stage 1	-	-	-	-	555	-
Stage 2	-	-	-	-	589	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	946	-	223	535
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	558	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	946	-	205	535
Mov Cap-2 Maneuver	-	-	-	-	342	-
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	514	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.3	15.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	342	535	-	-	946	-
HCM Lane V/C Ratio	0.207	0.169	-	-	0.079	-
HCM Control Delay (s)	18.2	13.1	-	-	9.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.8	0.6	-	-	0.3	-

HCM 6th Signalized Intersection Summary
5: S 2700 E & S Weber Dr — PM Proposed — 11/23/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	555	27	253	436	92	35	1	201	126	1	2
Future Volume (veh/h)	12	555	27	253	436	92	35	1	201	126	1	2
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1900	1900	1856	966	1767	1900	1900	1366	1900	1900
Adj Flow Rate, veh/h	13	603	29	275	474	100	38	1	218	137	1	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	0	0	3	63	9	0	0	36	0	0
Cap, veh/h	397	907	44	438	945	198	649	3	657	372	232	463
Arrive On Green	0.07	0.26	0.26	0.14	0.33	0.33	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	1810	3506	168	1810	2901	608	1335	7	1604	849	565	1131
Grp Volume(v), veh/h	13	310	322	275	287	287	38	0	219	137	0	3
Grp Sat Flow(s),veh/h/ln	1810	1805	1870	1810	1763	1746	1335	0	1611	849	0	1696
Q Serve(g_s), s	0.3	10.8	10.8	7.2	9.2	9.3	1.2	0.0	6.5	9.2	0.0	0.1
Cycle Q Clear(g_c), s	0.3	10.8	10.8	7.2	9.2	9.3	1.3	0.0	6.5	15.7	0.0	0.1
Prop In Lane	1.00		0.09	1.00		0.35	1.00		1.00	1.00		0.67
Lane Grp Cap(c), veh/h	397	467	483	438	574	569	649	0	660	372	0	695
V/C Ratio(X)	0.03	0.66	0.67	0.63	0.50	0.50	0.06	0.00	0.33	0.37	0.00	0.00
Avail Cap(c_a), veh/h	733	467	483	655	574	569	649	0	660	372	0	695
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.0	23.2	23.2	15.4	19.0	19.0	12.6	0.0	14.1	19.5	0.0	12.2
Incr Delay (d2), s/veh	0.0	7.3	7.1	1.5	3.1	3.2	0.2	0.0	1.3	2.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	5.0	5.2	2.6	3.8	3.8	0.4	0.0	2.4	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.0	30.5	30.3	16.9	22.1	22.2	12.8	0.0	15.5	22.3	0.0	12.2
LnGrp LOS	B	C	C	B	C	C	B	A	B	C	A	B
Approach Vol, veh/h		645			849			257			140	
Approach Delay, s/veh		30.1			20.4			15.1			22.0	
Approach LOS		C			C			B			C	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		33.2	14.2	22.6		33.2	9.5	27.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.3	18.1	18.1		20.3	18.0	18.2				
Max Q Clear Time (g_c+I1), s		8.5	9.2	12.8		17.7	2.3	11.3				
Green Ext Time (p_c), s		1.1	0.5	1.6		0.2	0.0	1.8				

Intersection Summary	
HCM 6th Ctrl Delay	23.1
HCM 6th LOS	C

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	4:57	4:57	4:57	4:57	4:57	4:57
End Time	6:00	6:00	6:00	6:00	6:00	6:00
Total Time (min)	63	63	63	63	63	63
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1986	2021	2032	2036	1948	2005
Vehs Exited	1990	2028	2043	2026	1957	2008
Starting Vehs	41	45	43	33	37	37
Ending Vehs	37	38	32	43	28	36
Travel Distance (mi)	1177	1200	1188	1215	1146	1185
Travel Time (hr)	41.7	43.5	42.8	43.4	41.2	42.5
Total Delay (hr)	10.6	11.9	11.4	11.2	10.8	11.2
Total Stops	1431	1513	1489	1441	1431	1462
Fuel Used (gal)	44.0	45.6	45.4	45.2	43.2	44.7

Interval #0 Information Seeding

Start Time	4:57
End Time	5:00
Total Time (min)	3

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	5:00
End Time	6:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1986	2021	2032	2036	1948	2005
Vehs Exited	1990	2028	2043	2026	1957	2008
Starting Vehs	41	45	43	33	37	37
Ending Vehs	37	38	32	43	28	36
Travel Distance (mi)	1177	1200	1188	1215	1146	1185
Travel Time (hr)	41.7	43.5	42.8	43.4	41.2	42.5
Total Delay (hr)	10.6	11.9	11.4	11.2	10.8	11.2
Total Stops	1431	1513	1489	1441	1431	1462
Fuel Used (gal)	44.0	45.6	45.4	45.2	43.2	44.7

Intersection: 5: S 2700 E & S Weber Dr

Movement	EB	EB	EB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	TR	L	T	TR	L	TR	L	TR
Maximum Queue (ft)	33	151	167	151	174	154	120	185	123	137
Average Queue (ft)	7	84	90	76	89	46	27	89	78	16
95th Queue (ft)	27	132	140	124	151	104	79	152	134	98
Link Distance (ft)		272	272		383	383		278		293
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	100			185			120		100	
Storage Blk Time (%)		4		0	0		0	4	7	0
Queuing Penalty (veh)		1		0	0		0	1	0	0

Intersection: 12: S Weber Dr & S 2100 E

Movement	EB	EB	NW
Directions Served	L	R	L
Maximum Queue (ft)	74	70	73
Average Queue (ft)	17	39	29
95th Queue (ft)	47	65	57
Link Distance (ft)	628		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		25	100
Storage Blk Time (%)	8	26	0
Queuing Penalty (veh)	15	6	0

Intersection: 15: W Access

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	29	37
Average Queue (ft)	5	10
95th Queue (ft)	23	31
Link Distance (ft)		201
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	105	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 17: E Access

Movement	EB	WB	NB	NB
Directions Served	R	L	L	R
Maximum Queue (ft)	8	66	89	75
Average Queue (ft)	0	22	33	26
95th Queue (ft)	5	50	67	52
Link Distance (ft)			191	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100	105		60
Storage Blk Time (%)			2	0
Queuing Penalty (veh)			2	0

Network Summary

Network wide Queuing Penalty: 25

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PLANNING MEMORANDUM

SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director

Re: Landscape Ordinance Review

PURPOSE

Discuss a draft ordinance and any revision to that draft for final submission.

BACKGROUND

Due to current impacts of the prolonged drought across the state, it has become necessary to reduce water usage to preserve this resource for future generations. A particular concern for water usage is the impact that landscape maintenance has on the supply. Excessive watering for non-native and drought intolerant vegetation brings a need for change.

Weber Basin as well as other water districts throughout the state are implementing incentive programs to help users convert current vegetation to a more water-wise solution, and are encouraging municipalities to update ordinances to promote, encourage, or require water-wise landscaping on new construction. Weber Basin has provided a draft ordinance for cities to consider. Cities must adopt a water-wise landscape ordinance in order to qualify for incentive programs.

At the October Planning Commission, the commission heard a presentation from Weber Basin Water Conservancy District about the programs that are available and discussed what changes they would implement in a draft ordinance. City Staff has reviewed the ordinance and made some revisions. The Planning Commission will discuss those revisions and finalize an ordinance for consideration.

WATER EFFICIENT LANDSCAPE ORDINANCE

ORDINANCE NUMBER <CITY ORDINANCE NUMBER>

Section 1. Preamble

A. Whereas, water is an increasingly scarce resource, of limited supply, and are subject to ever increasing demands;

B. Whereas, it is the policy of <CITY NAME> to promote the conservation and efficient use of water and to prevent waste of this valuable resource;

C. Whereas, <CITY NAME> recognizes that landscapes provide areas for active and passive recreation;

D. Whereas; landscape design, installation, maintenance and management can and should be water efficient;

E. Whereas, <CITY NAME> desires to promote the design, installation and maintenance of landscapes that are both attractive and water efficient;

F. Whereas, <CITY NAME> can accomplish these goals by adopting this ordinance; and,

G. Whereas, <CITY NAME> has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so.

Section 2. Ordaining Clause

Be it ordained by the <CITY NAME>, that the Water Efficient Landscape Ordinance, Number <CITY ORDINANCE NUMBER>.

Section 3. Title, Water Efficient Landscape Requirements

A. An ordinance amending the Zoning Code of the City of <CITY NAME> so as to add a Water Efficient Landscape Ordinance of minimum landscape requirements. This ordinance shall be referred to as "<CITY NAME> City Water Efficient Landscape Ordinance".

Section 4. Purpose

The City Council has found that it is in the public interest to conserve the public's water resources and to promote water efficient landscaping. The purpose of this ordinance is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish a structure for designing, installing and maintaining water efficient landscapes throughout the City.

Section 5. Definitions

The following definitions shall apply to this ordinance:

Applied Water: The portion of water supplied by the irrigation system to the landscape.

Bubbler: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.

Drip Emitter: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

Effective Precipitation: The portion of total precipitation which becomes available for plant growth.

Established Landscape: The point at which plants in the landscape have developed significant root growth into the soil.

Establishment Period: the first year after installing the plant in the landscape.

Evapotranspiration (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.

Grading Plan: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

Hardscape: Patios, decks and paths. Does not include driveways and sidewalks.

Irrigation System Audit: an in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Irrigation Landscaped Area: All portions of a development site to be improved with plantings and irrigation. Natural open space areas shall not be included in the irrigated landscape area.

Irrigation Efficiency: the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

Irrigation Plan: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Architect: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

Landscape Education Package: A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.

Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as

plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

Landscape Zone: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

Landscaping: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

Localscapes®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).

Maximum Applied Water Allowance (MAWA): the upper limit of annual applied water for the established landscaped area as specified in Section 8. It is based upon the area's reference evapotranspiration, a plant adjustment factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA.

Microclimate: The climate of a very small restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.

Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Plant Adjustment Factor: A reference evapotranspiration factor, also referred to as a crop coefficient which is a value to indicate water needs of various plant types for optimum growth or yield. It is a factor to provide acceptable appearance and function of the plant.

Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

Pop-up Spray Head: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

Rehabilitated Landscaping: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

Rotor Spray Head: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

Smart Automatic Irrigation Controller: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

Special Landscape Area: (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

Spray Sprinkler: An irrigation head that sprays water through a nozzle.

Stream Sprinkler: An irrigation head that projects water through a gear rotor in single or multiple streams.

Turf: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

Waste of Water: shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.
2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

Section 6. Applicability of Water Efficient Landscape Ordinance

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private commercial and industrial development projects, developer-installed landscaping in multi-family and single-family residential projects~~, and homeowner provided landscape improvements within the front, side, and rear yards of single and two family dwellings~~.

Section 7. Landscape Design Standards

A. Plant Selection.

1. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally-adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.
2. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water- conserving plants for erosion control and soil stabilization.
3. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants, that do not a mass planting of any type of plant material requiring uniform overhead spray irrigation.

   Note: Please see Exhibit A for a list of recommended plants for various landscape situations and conditions (not a comprehensive list).

Commented [TC1]: We will have to get Exhibit A from the Water District.

B. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.

C. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions.

D. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:

1. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
2. Low-growing trees shall be selected for spaces under utility wires;
3. Select trees from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
4. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
5. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles; and
6. Trees less than a two-inch caliper shall be double-staked until the trees mature to a two-inch caliper.

Section 8. Irrigation Design Standards

A. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All

controllers shall be equipped with automatic rain delay or rain shut-off capabilities and shall be setup to operate in "smart" mode.

B. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

C. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.

D. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.

E. Sprinklers shall have matched precipitation rates with each control valve circuit.

F. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

G. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

H. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.

I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

J. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation or other environmental conditions not suitable for irrigation.

K. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

L. Meter Installation: Meters shall be specified by the <CITY NAME> for the particular installation and shall report instantaneous flow in gallons per minute (gpm) and totalized flow in gallons via encoded register output. <DEFINE INSTALLATION REQUIREMENTS INCLUDING METER MANUFACTURER AND ENCLOSURE DEPTHS ETC>

M. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. <DEFINE AMR TRANSMITTER AND INSTALLATION REQUIREMENTS>

Commented [TC2]: We will need to get this information from Brandon Jones or Mark Larsen.

Each new development or rehabilitated landscape that uses primary potable water for landscape irrigation must provide a water budget calculation to demonstrate a Maximum Applied Water Allowance (MAWA) for the new landscape or development. For parcels using secondary water,

the MAWA is determined by the secondary water provider based on parcel size and is referred to as an allocation.

The Maximum Applied Water Allowance shall be calculated using the following equation:

MAWA = (ETo) (0.62)(1.15)[(0.8 x LA) + (0.3 x SLA)]
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year) as calculated from weather data at the closest available weather station.
0.62 = Conversion Factor (to gallons)
1.15= Delivery Inefficiency Factor (sprinkler system uniformity etc.)
0.8 = ET Adjustment Factor (ETAF), plant factor or crop coefficient (.8 standard for cool season turf)
LA = Landscape Area including SLA (square feet)
0.3 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

ETo values can be obtained directly from the USU Climate Center where a data base of weather data from local stations is collected, analyzed, and stored. If you cannot find the ET data you need, please contact the City.

Additional details and examples of calculations are found in Appendix A

Section 9. Landscapes in New Single-family Residential Developments

A. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall provide water-efficient landscaping to prospective home buyers, such as the Localscapes design style when the landscape is installed by the homebuilder/developer. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.

B. Homebuilders and/or developers who construct model homes for a designated subdivision shall install water-efficient landscaping, such as the Localscapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.

C. New Construction homes shall have landscaping and irrigation plans approved by the City Planning Department prior to issuance of building permits, for which no variance may be granted, and which meet the aforementioned requirements.

D. Model homes shall include an informational brochure on water-efficient landscaping or Localscapes. Localscapes brochures can be obtained from the City Planning Department.

~~E. When buyers or owners are installing their own landscaping on new home construction, a time frame for landscaping to be completed shall be 18 months from the time of occupancy to complete the front yard and no more than three years to complete the total landscape.~~

Commented [TC3]: This section we tried to craft it so that if a developer is putting in the landscaping we would require waterwise landscaping. If a home owner is putting in the landscaping we would not have the same requirements, however, we would still encourage it.

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Section 10. Prohibition on Restrictive Covenants Requiring Uniform Plant Material Irrigated with Spray Irrigation

A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:

1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 40% of the landscaped area; or

2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or

3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

Commented [TC4]: How do we feel about this condition?

Section 11. Landscapes in Commercial, Industrial, and Institutional Developments

A. Commercial, industrial and institutional landscapes shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

Section 12. Documentation for Commercial, Industrial, and Institutional Projects

Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect and shall consist of the following items:

A. Project Data Sheet. The Project Data Sheet shall contain the following:

1. Project name and address;

2. Applicant or applicant agent's name, address, phone number, and email address;

3. Landscape architect's name, address, phone number, and email address; and

4. Landscape contractor's name, address, phone number and email address, if available at this time.

B. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:

1. Location of all plant materials, a legend with botanical and common names, and size of plant materials;

2. Property lines and street names;

3. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
4. Existing trees and plant materials to be removed or retained;
5. Scale: graphic and written;
6. Date of Design;
7. Designation of a landscape zone, and
8. Details and specifications for tree staking, soil preparation, and other planting work.

C. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

1. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
2. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
3. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers, and
4. Installation details for irrigation components.

D. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:

1. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
2. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

Section 13. Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects

A. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins.

B. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.

C. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department.

D. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the City.

E. The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

Section 14. Prohibited Watering Practices

Regardless of the age of a development (commercial, industrial, office, or residential), water shall be properly used. Waste of water is prohibited.

Section 15. Enforcement, Penalty for Violations

The Public Works Director, Planning Services Director, ~~Utilities Director~~ and other employees of the Public ~~Utilities~~ Works Department are authorized to enforce all provisions of this Ordinance.

Any consumer who violates any provisions of this Ordinance shall be issued a written notice of violation. This notice shall be affixed to the property where the violation occurred. The notice will describe the violation and order that it be corrected, cured or abated immediately or within times specified by the City. Failure to receive a notice shall not invalidate further actions by the City. If the order is not complied with, the City may terminate water service to the customer and/or issue a citation.

Section 16. Effective Date

This ordinance shall be effective as of <EFFECTIVE DATE>.

Dated: _____	<CITY NAME>
	By: _____
	Its: _____ Mayor
[Municipal Recorder Attestation and Seal]	

Appendix A

The Maximum Applied Water Allowance shall be calculated using the equation:
MAWA = (ETo) (0.62) (1.15) [(0.8 x LA) + (0.3 x SLA)]

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project. The ETo values used in these calculations are examples only but are real ETo values from Weber Basin's weather station and should be substituted for

actual ETo values for your specific city. For actual irrigation scheduling, automatic smart irrigation controllers are required and shall use current reference evapotranspiration data (most of which is part of each controller company's supporting weather network) or soil moisture sensor data.

(1) Example MAWA calculation: a hypothetical landscape project in Layton Utah with an irrigated landscape area of 20,000 square feet without any Special Landscape Area (SLA= 0, no edible plants, or recreational areas). To calculate MAWA, the annual reference evapotranspiration value for Layton is 32.8 inches as documented from the Weber Basin weather station data.

MAWA = (ETo) (0.62) (1.15) [(0.8 x LA) + (0.3 x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
1.15= Delivery Inefficiency Factor (sprinkler system uniformity etc.)
0.8 = ET Adjustment Factor (ETAF) typical for cool season turf
LA = Landscape Area including SLA (square feet)
0.3 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

MAWA = (32.8 inches) (0.62) (1.15) [(0.8 x 20,000 square feet) + (0.3 x 0)] = **374,182 gallons per year** (or 1.15 AF/yr)

(2) In this next hypothetical example, the landscape project in Ogden Utah has the same ETo value of 32.8 inches and a total landscape area of 15,000 square feet. Within the 15,000 square foot project, there is now a 2,000 square foot area planted with edible plants. This 2,000 square foot area is considered to be a Special Landscape Area.

MAWA = (ETo) (0.62) (1.15) [(0.8 x LA) + (0.3 x SLA)]

MAWA = (32.8 inches) (0.62) (1.15) [(0.8 x 15,000 square feet) + (0.3 x 2,000 square feet)]
= 20.34 x [12,000 + 600] gallons per year **= 280,696.8 gallons per year** (or .86 AF/year)