

SOUTH WEBER CITY COUNCIL SPECIAL MEETING AGENDA

PUBLIC NOTICE is hereby given that the City Council of **SOUTH WEBER, Davis County, Utah** will meet in a **SPECIAL** public meeting **TUESDAY, 27 NOVEMBER 2012** at the City Council Chambers, 1600 E South Weber Dr, South Weber, UT commencing at **5:30 p.m.**

COUNCIL MEETING:

5:30 p.m. **PLEDGE OF ALLEGIANCE** – Councilmember Poll
 PRAYER - Councilmember Poff
 APPROVAL OF AGENDA
 DECLARATION OF CONFLICT OF INTEREST

*** PUBLIC HEARING** **5:35 p.m.** **ORDINANCE 12-09: Amendment To City's Zoning Map – Change of Zoning Parcels #13-011-0155 and #13-021-0126 from Residential Low Moderate (RLM) to Residential Moderate (RM) Zone, approximate location 1200 E South Weber Drive; Applicant Stephen Fackrell**

*** PUBLIC HEARING** **5:40 p.m.** **RESOLUTION 12-32: Final Plat – Cottonwood Cove Subdivision (55 lots) located at approximately 1200 E South Weber Drive; Applicant Stephen Fackrell**

6:00 p.m. **RESOLUTION 12-33: Cost Share Agreement for Regional Detention Basin and Waterline Upsizing**

6:10 p.m. **ADJOURN**

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

CITY OFFICE BUILDING
CITY WEBSITE www.southwebercity.com
UT PUBLIC NOTICE WEBSITE www.pmn.utah.gov

EACH MEMBER OF GOVERNING BODY
THOSE LISTED ON THE AGENDA
SOUTH WEBER ELEMENTARY
SOUTH WEBER FAMILY ACTIVITY CENTER

DAVIS COUNTY CLIPPER
STANDARD-EXAMINER
SALT LAKE TRIBUNE
DESERET NEWS

DATE: 21 NOVEMBER 2012

CITY RECORDER: Erika J. Ahlstrom

**SUPPORTING DOCUMENTATION FOR AGENDA ITEMS ARE
AVAILABLE FOR REVIEW AT www.southwebercity.com**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ERIKA AHLSTROM, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177)

Agenda times are approximate and may be move in order, sequence and time to meet the needs of the Council.

ORDINANCE 12-09

AMENDMENT TO CITY'S ZONING MAP – CHANGE OF ZONING Parcels 13-011-0155 and 13-021-0126 from Residential Low Moderate (RLM) to Residential Moderate (RM) Zone

WHEREAS, the property owners of Parcels #13-011-0155 and 13-021-0126 have made application for change of zoning of said parcel from current Residential Low Moderate (RLM) Zone to Residential Moderate (RM); and

WHEREAS, on 23 August 2012, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning; and

WHEREAS, on 13 November 2012, the City Council held a public hearing to consider the application for change of zoning; and

WHEREAS, in the opinion of the South Weber City Council, rezoning of the property described in this ordinance is consistent with the City's General Plan, and the City Council determined that it is in the best interest of the City to approve this change of zoning.

BE IT THEREFORE ORDAINED by the South Weber City Council that the Zoning Map referred to in section 10-1-5 is amended as follows:

Section I. The following portion of real property is hereby rezoned from the present
Residential Low Moderate (RLM) to Residential Moderate (RM)

Property Owner: Stephen J. Fackrell
Property Address: Approx. 1200 East South Weber Drive
Parcel of Property: Davis Co. Parcels 13-011-0155 and 13-021-0126
Total Number of Acres: 13.28

Legal Description: PART OF THE SE & SW ¼ OF SEC 28, & 27 RESPECTIVELY, T5N-R1W, SLB&M, DESC AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESC IS N 89°49'55" W 2660.73 FT AS MEASURED ON THE GROUND ALG THE S LINE OF THE SE ¼ OF SD SEC 28): BEG AT A PT OF RECORD ON THE N BNDRY OF SOUTH WEBER DR, A 60 FT RD, SD PT BEING LOC N 0°22'00" E 769.44 FT (BY RECORD) FR THE SE COR OF SD SEC 28; & RUN TH N 86°15'00" W ALG THE N LINE OF SD SOUTH WEBER DR 91.59 FT TO THE BEG OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FT (LC BEARS N 46°52'30" E 29.19 FT); TH NE'LY ALG THE ARC OF SD CURVE 32.72 FT; TH N 82.22 FT TO THE BEG OF A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FT (LC BEARS N 02°49'26" E 35.97 FT); TH S 50°42'32" E 19.58 FT; TH N 00°22'00" E 26.03 FT TO THE BEG OF A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FT (LC BEARS N 06°03'53" E 89.36 FT); TH N'LY ALG THE ARC OF SD CURVE 89.50 FT TO THE MOST S'LY PT OF PPTY CONV AS PARCEL 2, IN QC DEED RECORDED 03/09/2012 AS E# 2648291 BK 5475 PG 907; TH ALG THE E LINE OF SD PPTY THE FOLLOWING COURSE: N'LY 24.11 FT ALG THE ARC OF A 215.00 FT RADIUS CURVE TO THE LEFT (LC BEARS N 13°17'49" E 24.10 FT) TO THE MOST S'LY PT OF PPTY CONV AS PARCEL 1, IN QC DEED RECORDED 03/09/2012 AS E# 2648302 BK 5475 PG 942; TH ALG THE E LINE OF SD PPTY THE FOLLOWING THREE COURSES: N'LY 1.33 FT ALG THE ARC OF 450.00 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 14°54'56" E 1.33 FT) TO THE BEG OF A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FT (LC BEARS N 05°30'00" E 82.52 FT); TH N'LY ALG THE ARC OF SD CURVE 82.90 FT; TH N 04°00'00" W 17.51 FT; TH N 67°41'28" W 28.22 FT; TH N 74°31'10" W 71.35 FT TO A BNDRY LINE AGMT RECORDED IN BK 3165 PG 77; TH N 84°09'05" W ALG SD BNDRY LINE AGMT 313.26 FT; TH N 408.44 FT TO THE S LINE OF FORT LANE (NOT YET RECORDED) TO A PT ON A 3095.00 FT RAD CURVE TO THE RIGHT; TH NW'LY ALG SD STR & ARC THROUGH A CENTRAL ANGLE OF 05°24'26" A DIST OF 292.09 FT (CHORD BEARS N 62°44'52" W 291.98 FT) TO A PT OF TANGENCY; TH N 60°02'39" W ALG THE S LINE OF SD STR 287.01 FT TO A BNDRY LINE AGMT RECORDED IN BK 3274 PG 380;

TH N 00°22'00" E ALG SD BNDRY LINE AGMT 139.50 FT TO A PT ON THE S'LY LINE OF INTERSTATE HWY 84; TH SE'LY ALG SD S'LY LINE OF I-84 SE'LY 1063.07 FT ALG THE ARC OF A 2994.79 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°20'18" (CHORD BEARS S 63°23'43" E 1057.50 FT); TH S 00°22'00" W ALG SD RECORD SEC LINE 40.70 FT TO A PT ON A NON-TANGENT CURVE; TH SE'LY 23.44 FT ALG THE ARC OF A 1007.91 FT RAD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°19'56" (CHORD BEARS S 05°25'01" E 23.44 FT) TO A PT OF TANGENCY; TH S 06°05'00" E 28.33 FT TO A PT OF CURVATURE; TH SE'LY 22.53 FT ALG THE ARC OF A 21.00 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°28'41" (CHORD BEARS S 36°49'20" E 21.47 FT) TO THE N LINE SD SOUTH WEBER DR; TH N 86°15'00" W ALG THE N LINE OF SD SOUTH WEBER DR 18.55 FT TO THE POB. CONT. 16.59 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY. CONTAINS: 578,493 SQ.FT./13.28 ACRES

Section II. New zoning maps will be prepared to reflect the change of zoning.

Section III. This ordinance shall take effect upon posting.

PASSED AND ADOPTED by the City Council of South Weber City, South Weber, Davis County, Utah, this 27th day of November, 2012.

MAYOR: Jeffery G. Monroe

ATTEST:

Erika J. Ahlstrom, City Recorder

CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that *Ordinance 12-09: Amendment to City's Zoning Map – Change of Zoning* was passed and adopted the 27th day of November 2012, and certify that copies of the foregoing Ordinance 12-09 were posted in the following locations within the municipality this ____ day of _____, 2012.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive
4. South Weber City website www.southwebercity.com
5. Utah Public Notice Website www.pmn.utah.gov

Erika J. Ahlstrom, City Recorder

APPLICATION FOR CHANGE OF ZONING

South Weber City
1600 East South Weber Drive
South Weber, Utah 84405
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # 2012-3 Fee \$ 400- Receipt # 13074173 Date Received 8/2/12

Owner of Property Stephen J. Fackrell

Applicant's Name Stephen J. Fackrell
Mailing Address 2720 N. 350 W. #108 City, State, Zip Layton, UT 84041
Phone 801-773-1910 Fax 801-773-1925 Email stephenf@pinnacle-eng-svy.com

Agent's Name _____
Mailing Address _____ City, State, Zip _____
Phone _____ Fax _____ Email _____

Request: 13.28 Acres/Sq. Feet be changed from R-LM zone to R-M zone
_____ Acres/Sq. Feet be changed from _____ zone to _____ zone

Property Address: 1200 East South Weber Drive

Parcel Number(s): 13-011-0155, 13-021-0126 Total Acres or Sq. Feet: 13.28 ACRES

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

SEE ATTACHED.

What is the proposed use?

Residential Subdivision

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

THE ADJOINING ZONES TO THE EAST AND SOUTH ARE ZONE M SANDWICHED
BETWEEN 1-80 AND IS THE SUBJECT PROPERTY LM. BASED ON
THESE ADJOINING ZONES IT SEEMS ONLY PRACTICAL THAT THE SUBJECT
SITE CONFORM TO THE ADJOINER PARTICULARLY WITH 1-80 TO THE NORTH

PART OF THE SE & SW 1/4 OF SEC 28, & 27 RESPECTIVELY, T5N-R1W, SLB&M, DESC AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESC IS N 89°49'55" W 2660.73 FT AS MEASURED ON THE GROUND ALG THE S LINE OF THE SE 1/4 OF SD SEC 28); BEG AT A PT OF RECORD ON THE N BNDRY OF SOUTH WEBER DR, A 60 FT RD, SD PT BEING LOC N 0°22'00" E 769.44 FT (BY RECORD) FR THE SE COR OF SD SEC 28; & RUN TH N 86°15'00" W ALG THE N LINE OF SD SOUTH WEBER DR 91.59 FT TO THE BEG OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FT (LC BEARS N 46°52'30" E 29.19 FT); TH NE'LY ALG THE ARC OF SD CURVE 32.72 FT; TH N 82.22 FT TO THE BEG OF A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FT (LC BEARS N 02°49'26" E 35.97 FT); TH S 50°42'32" E 19.58 FT; TH N 00°22'00" E 26.03 FT TO THE BEG OF A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FT (LC BEARS N 06°03'53" E 89.36 FT); TH N'LY ALG THE ARC OF SD CURVE 89.50 FT TO THE MOST S'LY PT OF PPTY CONV AS PARCEL 2, IN QC DEED RECORDED 03/09/2012 AS E# 2648291 BK 5475 PG 907; TH ALG THE E LINE OF SD PPTY THE FOLLOWING COURSE: N'LY 24.11 FT ALG THE ARC OF A 215.00 FT RADIUS CURVE TO THE LEFT (LC BEARS N 13°17'49" E 24.10 FT) TO THE MOST S'LY PT OF PPTY CONV AS PARCEL 1, IN QC DEED RECORDED 03/09/2012 AS E# 2648302 BK 5475 PG 942; TH ALG THE E LINE OF SD PPTY THE FOLLOWING THREE COURSES: N'LY 1.33 FT ALG THE ARC OF 450.00 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 14°54'56" E 1.33 FT) TO THE BEG OF A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FT (LC BEARS N 05°30'00" E 82.52 FT); TH N'LY ALG THE ARC OF SD CURVE 82.90 FT; TH N 04°00'00" W 17.51 FT; TH N 67°41'28" W 28.22 FT; TH N 74°31'10" W 71.35 FT TO A BNDRY LINE AGMT RECORDED IN BK 3165 PG 77; TH N 84°09'05" W ALG SD BNDRY LINE AGMT 313.26 FT; TH N 408.44 FT TO THE S LINE OF FORT LANE (NOT YET RECORDED) TO A PT ON A 3095.00 FT RAD CURVE TO THE RIGHT; TH NW'LY ALG SD STR & ARC THROUGH A CENTRAL ANGLE OF 05°24'26" A DIST OF 292.09 FT (CHORD BEARS N 62°44'52" W 291.98 FT) TO A PT OF TANGENCY; TH N 60°02'39" W ALG THE S LINE OF SD STR 287.01 FT TO A BNDRY LINE AGMT RECORDED IN BK 3274 PG 380; TH N 00°22'00" E ALG SD BNDRY LINE AGMT 139.50 FT TO A PT ON THE S'LY LINE OF INTERSTATE HWY 84; TH SE'LY ALG SD S'LY LINE OF I-84 SE'LY 1063.07 FT ALG THE ARC OF A 2994.79 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°20'18" (CHORD BEARS S 63°23'43" E 1057.50 FT). TH S 00°22'00" W ALG SD RECORD SEC LINE 40.70 FT TO A PT ON A NON-TANGENT CURVE; TH SE'LY 23.44 FT ALG THE ARC OF A 1007.91 FT RAD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°19'56" (CHORD BEARS S 05°25'01" E 23.44 FT) TO A PT OF TANGENCY; TH S 06°05'00" E 28.33 FT TO A PT OF CURVATURE; TH SE'LY 22.53 FT ALG THE ARC OF A 21.00 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°28'41" (CHORD BEARS S 36°49'20" E 21.47 FT) TO THE N LINE SD SOUTH WEBER DR; TH N 86°15'00" W ALG THE N LINE OF SD SOUTH WEBER DR 18.55 FT TO THE POB. CONT. 16.5958 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

CONTAINS: 578,493 SQ.FT./13.28 ACRES

Lot #	Area sq. ft.	Frontage at setback lin. ft.	
1	17,102	170.24	100' or more
2	17,766	143.07	100' or more
3	12,425	105.00	100' or more
4	11,136	106.07	100' or more
5	11,154	105.19	100' or more
6	17,834	143.42	100' or more
7	15,409	96.00	
8	12,346	104.10	100' or more
9	14,431	84.66	<90
10	11,727	81.93	<90
11	10,098	82.76	<90
12	12,997	100.00	100' or more
13	14,120	100.00	100' or more
14	15,273	100.00	100' or more
15	16,307	100.00	100' or more
16	11,050	97.19	
17	12,101	90.18	
18	10,286	99.96	
19	12,252	103.00	100' or more
20	9,902	94.79	
21	16,900	85.19	<90
22	14,074	85.33	<90
23	14,391	85.19	<90
24	9,541	94.80	
25	12,178	108.70	100' or more
26	12,207	105.20	100' or more
27	12,267	100.80	100' or more
28	9,212	113.95	100' or more
29	10,246	103.07	
30	9,008	81.31	<90
31	9,002	88.55	<90
32	9,075	93.12	
33	9,000	84.84	<90
34	9,148	80.49	<90
35	9,058	90.61	
36	9,010	104.31	100' or more
37	9,101	92.27	
38	9,751	93.88	
39	10,332	92.46	
40	10,107	91.84	
41	9,823	90.16	
42	11,734	90.19	
43	11,604	110.58	100' or more
44	12,130	100.08	100' or more
45	11,612	110.05	100' or more
46	9,761	97.61	
47	10,357	119.43	100' or more
48	9,901	99.01	
49	9,609	99.02	
50	15,392	90.19	
51	15,440	90.19	
52	13,798	90.19	
53	9,115	89.91	<90
54	9,000	90.00	
55	9,139	90.63	

Total Subdivision	
Total Subdivision Area	23.49 acres
Density allowed with 70' Road width	2.80 lots/acre
Lots Allowed	59 lots
Lots as Designed	55 lots
Density as designed	2.34 lots/acre

Phase 1 lots 1-19	
area in acres	8.59
Smallest Lot Area (sq. ft.)	10,098
Average Lot Area (sq. ft.)	13,484
Shortest Frontage	81.93
Average Frontage	105.94
% Frontage <90'	16%
% Frontage 100' or more	63%
Lots per acre	2.21

Phase 2 (cumulative) lots 1-27	
area in acres	11.70
Smallest Lot Area (sq. ft.)	9,541
Average Lot Area (sq. ft.)	13,232
Shortest Frontage	81.93
Average Frontage	102.70
% Frontage <90'	22%
% Frontage 100' or more	56%
Lots per acre	2.31

Phase 3 (cumulative) lots 1-45	
area in acres	18.17
Smallest Lot Area (sq. ft.)	9,000
Average Lot Area (sq. ft.)	11,916
Shortest Frontage	80.49
Average Frontage	99.66
% Frontage <90'	22%
% Frontage 100' or more	44%
Lots per acre	2.48

Phase 4 (cumulative) lots 1-55	
area in acres	23.49
Smallest Lot Area (sq. ft.)	9,000
Average Lot Area (sq. ft.)	11,777
Shortest Frontage	80.49
Average Frontage	98.92
% Frontage <90'	20%
% Frontage 100' or more	38%
Lots per acre	2.34

SUBDIVISION: Cottonwood Cove

PROPERTY PARCEL NUMBER(S): 13-011-0155, 13-021-0126

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis) §

I/We Stephen J. Fackrell, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at 2720 N. 350 W. #108, Layton, UT, swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief.

Dated this 28 day of June, 2012.

Signed:

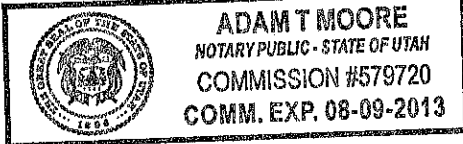
[Signature]
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this 28

day of June, 2012.

S
E
A
L



[Signature]
Notary Public

AGENT AUTHORIZATION

State of Utah)
County of Davis) §

I/We Community United Methodist Church, the sole owner(s) of the real property located at 1200 East South Weber Drive, South Weber, Utah, hereby appoint Pinnacle Engineering & Land Surveying, LLC as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

Dated this 26th day of June, 2012.

Signed:

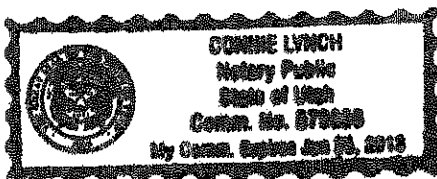
[Signature]
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this 26th

day of June, 2012.

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[Signature]
Notary Public

SOUTH WEBER CITY PLANNING COMMISSION

Staff Backup Report

Item No: **RES 12-32 Cottonwood Cove Subdivision Final Plat**

Date: **November 27, 2012 (Public Hearing)**

BACKGROUND

Cottonwood Cove is a proposed 55 lot subdivision located at approximately 1200 East and South Weber Drive. The project will be completed in phases; four plats will be recorded together.

A public hearing was held before the Planning Commission on August 23 at which the developer was given conditions. The subdivision plat was readdressed by the Planning Commission on October 25, at which the PC recommended approval of the final plat with conditions. (The conditions may be found in the PC meeting minutes and in the City Engineer's memos attached.)

The following are issues that are still surrounding the development that are addressed as stated below:

Cost Share: The City and Developer are proposing a cost share agreement for regional storm water detention basin and waterline upsizing. See Res 12-33 for more details.

Buffer Zone: The buffer behind the residences backing I-84 is being addressed through the Covenants, Conditions & Restrictions (CC&R's) at the recommendation of the Planning Commission. It was deemed achieving the desired buffer would be most feasible through this route.

Ingress/Egress: The development has a proposed ingress/egress that connects Canyon Drive to 1375 East to achieve the second access point required by city code. The proposed road would be installed on an existing right of way easement that the city holds over the Harold & LouAnn Ray property. The road needs to be asphalted, however, the existing easement states "the right to install road base." The developer has been informed they will have to address this issue in order to meet the paved road requirement. If the developer is unable to get the easement amended to allow for an asphalted surface, there are alternative options for road locations in order to meet the second access requirement. However these options may require remanding back to the Planning Commission.

RECOMMENDATION

The Planning Commission has recommended approval of this subdivision.

Staff recommends approval of this subdivision as long as the road connecting Canyon Drive and 1375 East is paved as per city code.

RESOLUTION 12-32

FINAL PLAT: COTTONWOOD COVE SUBDIVISION

WHEREAS, the South Weber City Planning Commission reviewed final plat for Cottonwood Cove 55-lot Subdivision located at approx. 1200 East South Weber Drive, at a public hearing on 23 August 2012 and a public meeting on 25 October 2012, and has recommended approval of the final plat subject to conditions; and

WHEREAS, a review by staff of the final plat and plans has determined the conditions set by the Planning Commission have been met; and

WHEREAS, the South Weber City Council reviewed the final plat for said subdivision at a public hearing on 27 November 2012.

BE IT THEREFORE RESOLVED by the South Weber City Council that the final plat of Easton Village Subdivision Phase One is hereby approved subject to the following conditions:

1. Plat and Improvements: The subdivision is being proposed with four individual plats. All four must be recorded together and escrow must be secured for improvements for all four plats. In order to meet ingress/egress requirements the four plats must be built as one development.
2. Storm Drain: Prior to recording of the plat, a development agreement shall be finalized between the developer and the City for the construction of a regional detention basin and appurtenances located within the Cottonwood Cove Phase 4 Subdivision at Parcel A.
3. Ingress/Egress: The road connecting Canyon Drive to 1375 East must be open as a public road. It is an easement for public ingress/egress, but not a public right of way. The road shall be paved with 3" thick asphalt (26' wide) on top of 8" thick road base (30' wide). Livestock fencing shall be installed along the road.
4. Retaining Wall: The design for the retaining wall by the Bouchard property shall be approved by a professional engineer and included with the improvement plans.
5. Improvements Required Prior To Building Permit: Before the issuance of any building permits, improvements as indicated on improvement plans must be completed, inspected and approved by the city, and all professional fees incurred to date shall be paid in full prior to any building permits being issued.
6. Escrow: Prior to recording of the final plat, the developer will be required to enter into an escrow agreement with the City to ensure completion of all public improvements to be installed as required by subdivision approval. The escrow amount shall be equal to the City Engineer's approved estimated cost of all required public improvements plus 15% of the total cost of all required improvements for contingencies, plus an additional 10% of the total cost of all required improvements as a guarantee fee, for a total of 125% of the City Engineer's approved estimated cost of all required improvements.
7. Recording Period: The developer shall submit the plat and developers agreement to the City within 120 days from the date of approval, along with a check for recording fees [SWC Code Code 11-2-2(C)], for recording of the plat with the County Recorder's office. Plats not recorded within 120 days of final approval by the City Council shall be null and void and must be resubmitted to the City Council.

RESOLUTION 12-32

FINAL PLAT – COTTONWOOD COVE SUBDIVISION

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8. Electronic Data: The developer shall submit electronic copies (both dwg and pdf formats) of the plat and construction drawings prior to recording of the plat. Electronic data should be compatible with AutoCAD2008 or earlier.
9. Preconstruction: Prior to construction, the developer and construction contractor must hold a preconstruction conference with the City Engineer and City staff to review construction requirements.
10. Official Construction Drawings: Prior to the preconstruction meeting, two sets of mylar drawings must be submitted to the City Engineer to serve as official construction drawings.
11. Commencement of Work: No work on improvements shall be commenced until finalized construction drawings have been approved by the City, final approval of the subdivision plan has been issued by the City Council, the plat has been recorded with the county, escrow funds secured and proof provided to the City, and a Preconstruction Meeting held with the City Engineer and other applicable entities. [SWC Code 11-4-2(D)].
12. Fire Protection: The size of buildings shall be compared to the available fire flows in the area in order to establish whether or not fire sprinklers will be required, as determined by the Fire Chief.
13. Inspection and Release of Escrow Funds. The City shall inspect improvements throughout construction. The Developer shall be responsible to pay professional fees incurred for inspections. The City shall notify Escrow's agent in writing as to the installation of the improvement and the amount to be released. Escrow is entitled to release funds from this account only after receiving written notification from the City.
14. Conditional Acceptance: Notwithstanding the fact that the land on which the improvements will be located is dedicated at the time of the recording of a plat, the city shall not be responsible for the improvements, their construction, and/or maintenance until after a minimum one year guarantee period has expired and there is an official acceptance of the dedicated property and improvements by the city.
15. Professional Fees: Prior to recordation of the final plat, the developer will be required to pay all professional fees in full.

PASSED AND APPROVED by the City Council of South Weber this **27th day of November, 2012.**

MAYOR: Jeffery G. Monroe

ATTEST:

Erika J. Ahlstrom, City Recorder

For Office Use Only

Fees received by: SWC Date of submittal: 9/10/12
Amount Paid: 700 Receipt #: 13074363

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

PC/CC Meeting Date: TBD



Final Plan Application

Project/Subdivision Name: Cottonwood Cove
Approx. Location: 1200 East South Weber Drive
Parcel Number(s): 13-021-0126, 13-011-0155 Total Acres: 23.46
Current Zone: R-M 13-021-0138, 13-021-0139
Surrounding Land Uses: Traffic (I-80), Agriculture, Residential
Number of Lots: 56 # Lots Per Acre: 2.39
Phase: of PUD: Yes ☒

Contact Information

Developer or Agent

Name: Stephen Fackrell
Company Name:
Address: 2720 N. 350 W. #108
City/State/Zip: Layton, UT 84041
Phone: 801-629-7271 Fax: 801-773-1925
Email: stephenf@pinnacle-eng-svy.com

Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

Developer's Engineer

Name:
Company: Pinnacle Engineering & Land Surveying
License #:
Address: 2720 N. 350 W. #108
City/State/Zip: Layton, UT 84041
Phone: 801-773-1910 Fax: 801-773-1925
Email: stephenf@pinnacle-eng-svy.com

Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

Surveyor

☒ Check here if same as Engineer

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

Property Owner(s)

☐ Check here if same as Developer

Stephen Fackrell (Developer) AND
Name: Community Methodist Church / Pastor Diane Bell
Address: 1163 West 4800 South
City/State/Zip: Ogden, UT 84405
Phone: 801-528-8510 Fax:
Email: dianebell7@msn.com

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

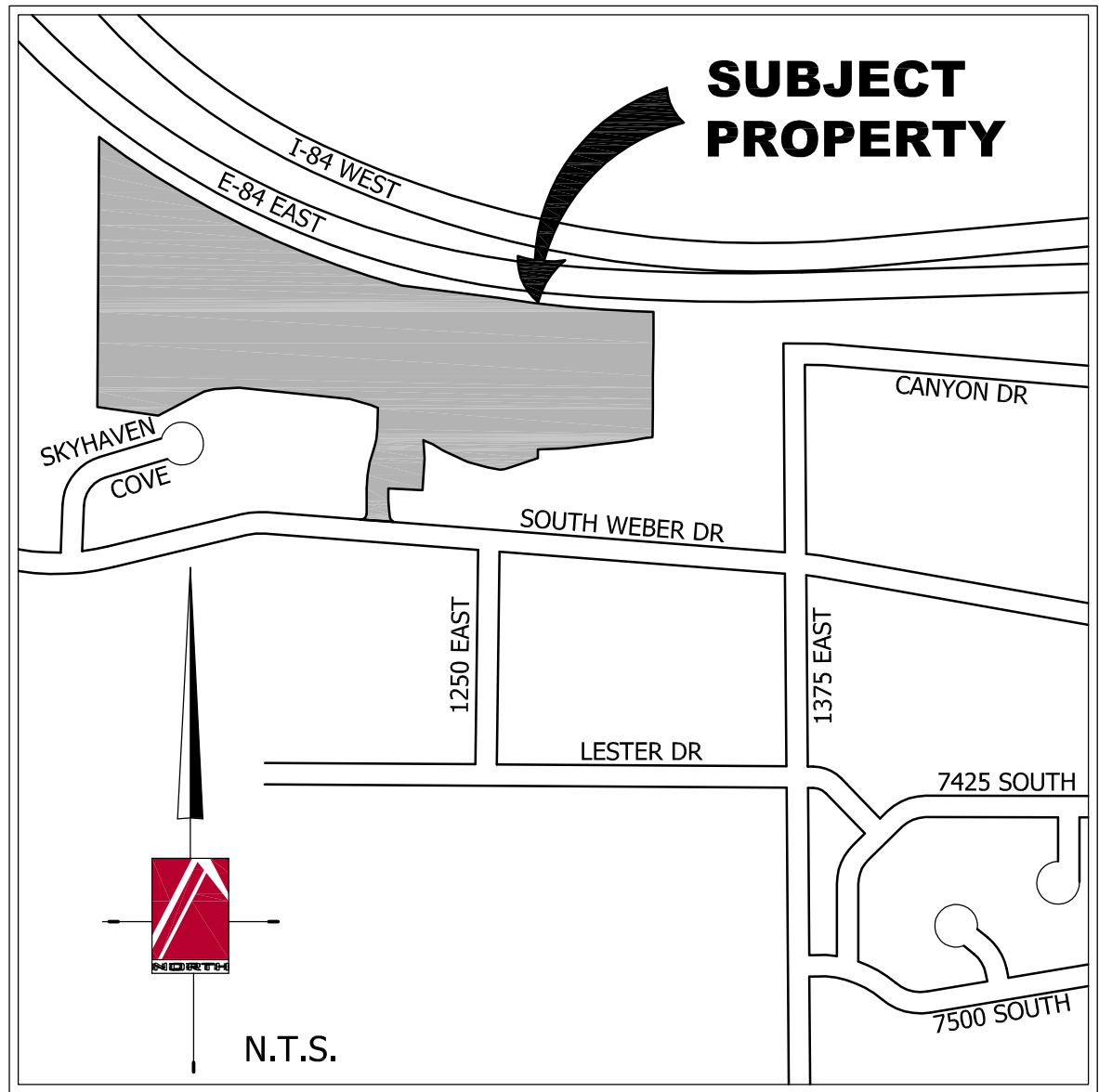
COTTONWOOD COVE SUBDIVISION

7200 SOUTH, 1200 EAST

SOUTH WEBER CITY, UTAH

CURRENT ZONE: R-M

VICINITY MAP



UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT SOUTH WEBER CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

GENERAL NOTES

- ALL WORK WITHIN THE SOUTH WEBER CITY RIGHT OF WAY SHALL CONFORM TO THE SOUTH WEBER CITY STANDARDS & SPECIFICATIONS.
- ALL WORK WITHIN THE UDOT RIGHT OF WAY SHALL CONFORM TO THE UDOT STANDARDS & SPECIFICATIONS.
- ALL WORK PERFORMED ON SOUTH WEBER CITY OWNED UTILITES & CONNECTIONS THERETO SHALL CONFORM TO THE SOUTH WEBER CITY STANDARDS & SPECIFICATIONS.
- ALL WORK PERFORMED ON SOUTH WEBER WATER IMPROVEMENT DISTRICT OWNED UTILITIES AND CONNECTIONS THERETO SHALL CONFORM TO THE SOUTH WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.
- THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- BENCHMARK IS: THE TOP OF WEBER COUTY MONUMENT NO. 51127-4-5261. ELEV = 4488.72

GOVERNING AGENCIES

CITY SOUTH WEBER CITY 1600 EAST SOUTH WEBER DR. SOUTH WEBER, UT 84050 PHONE: 801-479-3177 FAX: 801-479-0066	TRANSPORTATION SOUTH WEBER CITY ENGINEER BRANDON JONES 1716 EAST 5600 SOUTH OGDEN, UT 84403 PHONE: 801-476-9767 PHONE: 801-476-9768	SOUTH WEBER DRIVE UDOT REGION 1 166 SOUTH SOUTHWELL STREET OGDEN, UT 84404 PHONE: 801-620-1600 FAX: 80-620-1665
FIRE INSPECTION SOUTH WEBER CITY FIRE MARSHALL 1600 EAST SOUTH WEBER DR. SOUTH WEBER, UT 84050 PHONE: 801-479-3177 FAX: 801-479-0066	SEWER SOUTH WEBER CITY PUBLIC WORKS 1600 EAST SOUTH WEBER DR. SOUTH WEBER, UT 84050 PHONE: 801-479-3177 FAX: 801-479-0066	STORM DRAIN SOUTH WEBER CITY PUBLIC WORKS 1600 EAST SOUTH WEBER DR. SOUTH WEBER, UT 84050 PHONE: 801-479-3177 FAX: 801-479-0066
CULINARY WATER SOUTH WEBER CITY PUBLIC WORKS 1600 EAST SOUTH WEBER DR. SOUTH WEBER, UT 84050 PHONE: 801-479-3177 FAX: 801-479-0066	SECONDARY WATER SOUTH WEBER WATER IMPROVEMENT DIST. 1716 E 7650 SOUTH SOUTH WEBER, UT 84050 CONTACT PERSON PHONE: 801-475-4749	POWER ROCKY MOUNTAIN POWER SALT LAKE CITY, UT ED ZIEBER 801-543-3017
NATURAL GAS QUESTAR CORPORATION 180 EAST 100 SOUTH SALT LAKE CITY, UT 84145 MIKE DAVIS 801-395-6806	TELEPHONE CENTURYLINK CORPORATION 1425 WEST 3100 SOUTH SALT LAKE CITY, UT 84119 GARY WEAVER: 801-626-5380	

DEVELOPER

STEPHEN J FACKRELL


2720 NORTH 350 WEST SUITE 108

LAYTON, UT 84041

TEL: 801-773-1910

FAX: 801-773-1935

ENGINEER / SURVEYOR



2720 North 350 West Suite #108

Layton, UT 84041

Phone: (801) 773-1910

Fax: (801) 773-1925

DRAWING INDEX

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23 1100 EAST PLAN & PROFILE STA 3+50 TO 6+50


24 1250 EAST PLAN & PROFILE STA 0+50 TO 4+00

25 1300 EAST PLAN & PROFILE STA 0+50 TO 4+00

26 SKYHAVEN STORM DRAIN OUTFALL

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28 SWPPP



CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

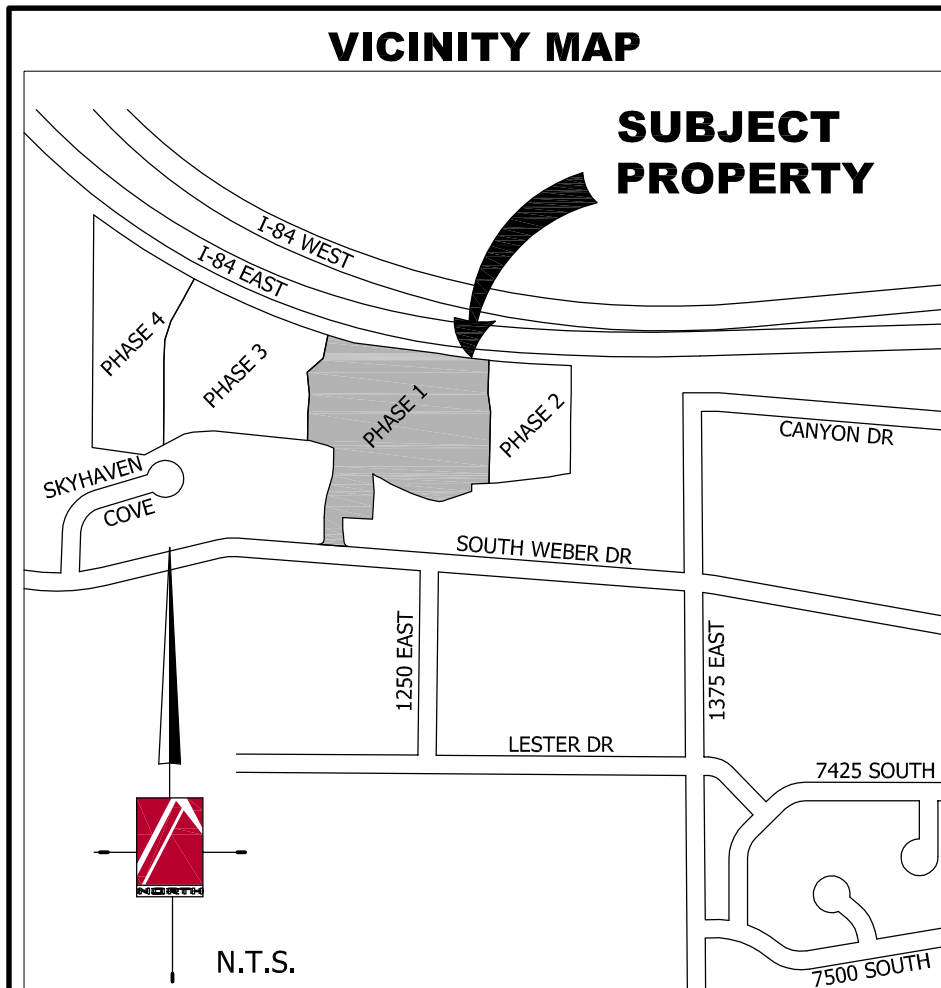
LAND SURVEYING

COTTONWOOD COVE SUBDIVISION

SHEET 01 OF 28

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

PROJECT: S11-077 COTTONWOOD COVE SUBDIVISION DWG: 11-077 CONST 3.DWG 10/31/2012 10:26 AM



NOTES:

1- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10 FEET WIDE AROUND SUBDIVISION BOUNDARY AND ALONG ROAD FRONTAGES AND 5 FEET WIDE ON SIDE LOT LINES FOR A TOTAL OF 10 FEET WHERE SHOWN ON THIS PLAT.

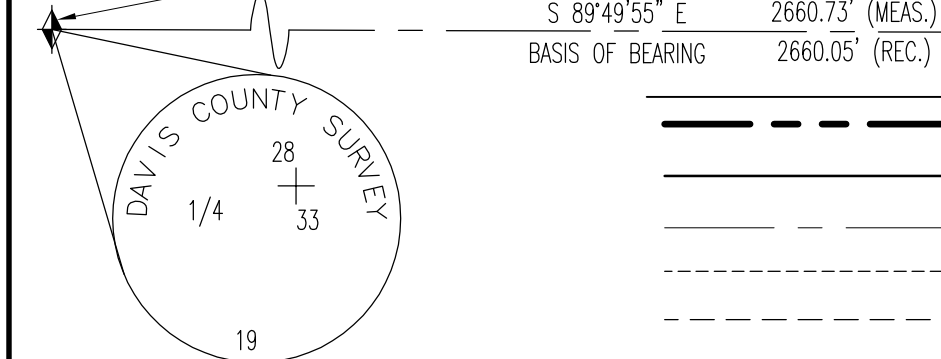
2- BUILDABLE AREA ENVELOPES ARE AS FOLLOWS:
20 FOOT FRONT YARD SETBACK
25 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK ON CORNER LOTS

3- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY V2 GEOTECHNICAL, P.C., DATED FEBRUARY 26, 2007; AND SUBSEQUENT ADDENDUM LETTERS DATED SEPTEMBER 22, 2007 AND AUGUST 7, 2012. THIS INCLUDES EXCAVATION OBSERVATIONS ON EACH LOT BY THE GEOTECHNICAL ENGINEER AFTER THE EXCAVATION IS COMPLETE BUT BEFORE THE FOUNDATIONS ARE POURED OR STRUCTURAL FILL IS PLACED

4- A SLOPE EASEMENT IS PLACED ON LOTS 1,2, AND 19 FOR THE PURPOSE OF MAINTAINING THE STABILITY OF THE HILLSIDE OR SLOPE. NO CONSTRUCTION OR EXCAVATION MAY TAKE PLACE WITHIN THE SLOPE EASEMENT UNLESS APPROVED BY SOUTH WEBER CITY PRIOR TO CONSTRUCTION.

5. DRIVE ACCESS TO 1200 EAST / OLD FORT ROAD IS RESTRICTED TO ALL LOTS HAVING ANOTHER FRONTAGE. DRIVE ACCESS FOR LOTS 3,16,18 AND 19 SHALL BE TO CANYON DRIVE.

6. ABANDONED PIPES ARE LOCATED ON LOTS 12-17. THE OWNER WILL BE RESPONSIBLE TO BE REMOVE THESE PIPES UNDER ANY NEW STRUCTURE AND PLUG THE EXPOSED ENDS WITH CONCRETE.



SOUTH WEBER IRRIGATION CO.

THE RECORDATION OF THIS PLAT WILL VACATE THE EXISTING EASEMENT AND/OR RIGHT-OF-WAY OWNED BY THE SOUTH WEBER IRRIGATION COMPANY FOR THE CANAL EASEMENT THAT HAS BEEN ABANDONED. THIS ACTION IS HEREBY SANCTIONED AND MADE PERMANENT BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE OF SAID COMPANY HEREON CONTAINED.

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF SOUTH WEBER DITCH COMPANY.

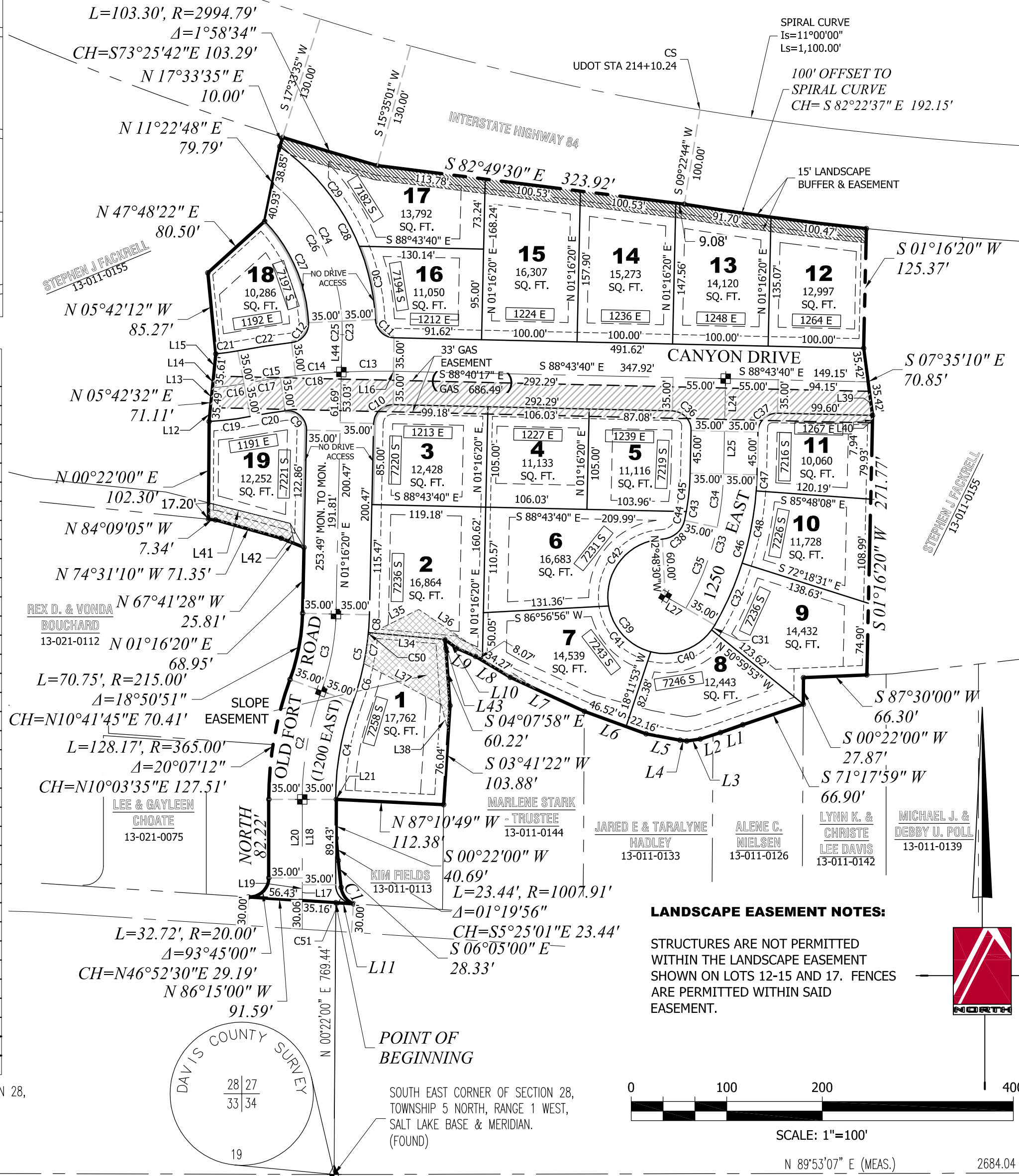
SOUTH WEBER IRRIGATION CO. REPRESENTATIVE

11-077

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COTTONWOOD COVE PHASE 1 SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, UTAH



LANDSCAPE EASEMENT NOTES:

STRUCTURES ARE NOT PERMITTED WITHIN THE LANDSCAPE EASEMENT SHOWN ON LOTS 12-15 AND 17. FENCES ARE PERMITTED WITHIN SAID EASEMENT.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	22.53'	21.00'	61°28'41"	S 36°49'20" E 21.47'
C2	115.88'	330.00'	20°07'11"	N 10°03'35" E 115.29'
C3	82.24'	250.00'	18°50'51"	N 10°41'45" E 81.87'
C4	103.59'	295.00'	20°07'11"	S 10°03'35" W 103.06'
C5	93.75'	285.00'	18°50'51"	S 10°41'45" W 93.33'
C6	42.42'	285.00'	8°31'43"	N 15°51'10" E 42.38'
C7	30.42'	285.00'	6°07'00"	N 08°31'58" E 30.40'
C8	18.63'	285.00'	3°44'40"	N 03°08'39" E 18.62'
C9	34.58'	20.00'	99°03'15"	S 48°15'17" E 30.43'
C10	31.42'	20.00'	90°00'00"	S 46°16'20" W 28.28'
C11	30.01'	20.00'	85°58'15"	N 45°44'33" W 27.27'
C12	30.12'	20.00'	86°16'42"	N 40°17'51" E 27.35'
C13	54.42'	750.00'	4°09'26"	S 89°11'37" W 54.41'
C14	48.15'	750.00'	3°40'41"	S 85°16'33" W 48.14'
C15	54.47'	750.00'	4°09'41"	S 81°21'22" W 54.46'
C16	33.34'	300.00'	6°22'02"	S 82°27'33" E 33.32'
C17	38.52'	750.00'	2°56'33"	S 80°44'49" W 38.51'
C18	64.10'	750.00'	4°53'49"	S 84°40'00" W 64.08'
C19	43.43'	335.00'	7°25'42"	N 82°59'23" E 43.40'
C20	36.72'	715.00'	2°56'33"	N 80°44'49" E 36.72'
C21	23.22'	265.00'	5°01'16"	N 81°47'10" E 23.22'
C22	57.01'	785.00'	4°09'41"	N 81°21'22" E 57.00'
C23	14.06'	200.00'	4°01'45"	N 00°44'30" W 14.06'
C24	166.91'	200.00'	47°48'53"	N 26°39'52" W 162.10'
C25	14.36'	200.00'	4°06'50"	N 00°47'05" W 14.36'
C26	166.61'	200.00'	47°43'49"	N 26°42'24" W 161.83'
C27	118.16'	165.00'	41°01'52"	N 23°21'26" W 115.65'
C28	214.40'	235.00'	52°16'24"	N 28°53'37" W 207.04'
C29	135.40'	235.00'	33°00'44"	N 38°31'28" W 133.53'
C30	79.00'	235.00'	19°15'41"	N 12°23'16" W 78.63'
C31	6.09'	60.00'	05°48'59"	N 33°01'25" E 6.09'
C32	71.10'	327.87'	12°25'26"	N 23°54'12" E 70.96'
C33	147.44'	292.87'	28°50'35"	S 15°41'38" W 145.88'
C34	56.24'	292.87'	11°00'06"	S 06°46'23" W 56.15'
C35	91.20'	292.87'	17°50'29"	S 21°11'40" W 90.83'
C36	31.42'	20.00'	90°00'00"	N 43°43'40" W 28.28'
C37	31.42'	20.00'	90°00'00"	S 46°16'20" W 28.28'
C38	32.69'	25.00'	74°55'04"	S 49°43'58" W 30.41'
C39	248.27'	60.00'	237°04'35"	S 31°20'48" E 105.42'
C40	71.88'	60.00'	68°38'13"	N 70°15'01" E 67.66'
C41	68.82'	60.00'	65°46'44"	S 42°34'41" E 65.10'
C42	101.49'	60.00'	96°55'00"	S 38°44'00" W 89.82'
C43	49.52'	257.87'	11°00'06"	S 06°46'23" W 49.44'
C44	9.35'	257.87'	02°04'41"	S 11°14'05" W 9.35'
C45	40.16'	257.87'	8°55'25"	N 05°44'02" E 40.12'
C46	165.05'	327.87'	28°50'35"	N 17°09'23" E 147.05'
C47	16.74'	327.87'	2°55'32"	N 02°44'06" E 16.74'
C48	77.22'	327.87'	13°29'37"	N 10°56'40" E 77.04'
C49	77.22'	327.87'	13°29'37"	N 24°26'17" E 77.04'
C50	2.28'	285.00'	0°27'29"	N 05°14'44" E 2.28'
C51	30.01'	20.00'	85°59'41"	S 42°59'18" E 27.27'

SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, (FOUND NAIL & WASHER)

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

QUESTAR GAS COMPANY

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.

QUESTAR GAS COMPANY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

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

SOUTH WEBER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

SOUTH WEBER CITY ENGINEER

CITY COUNCIL APPROVAL

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

ATTEST:

SOUTH WEBER CITY RECORDER SOUTH WEBER CITY MAYOR

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS COTTONWOOD COVE PHASE 1 SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST & SOUTHWEST 1/4 OF SECTION 28, & 27 RESPECTIVELY, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 88°49'55" WEST 2660.73 FEET AS MEASURED ON THE GROUND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28); BEGINNING AT A POINT OF RECORD ON THE NORTH BOUNDARY OF SOUTH WEBER DRIVE, A 60 FOOT ROAD, SAID POINT BEING LOCATED NORTH 0°22'00" EAST 769.44 FEET (BY RECORD) FROM THE SOUTHEAST CORNER OF SAID SECTION 28; & RUNNING THENCE NORTH 86°15'00" WEST ALONG THE NORTH LINE OF SAID SOUTH WEBER DRIVE 91.59 FEET; THENCE NORTHEASTERLY 32.72 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93°45'00" (CHORD BEARS NORTH 46°52'30" EAST 29.19 FEET); THENCE NORTH 82°22' FEET; THENCE NORTHEASTERLY 128.17 FEET ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°07'12" (CHORD BEARS NORTH 10°03'35" EAST 127.51 FEET); THENCE NORTHEASTERLY 70.72 FEET ALONG THE ARC OF A 215.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°50'51" (CHORD BEARS NORTH 10°41'45" EAST 70.41 FEET); THENCE NORTH 01°16'20" EAST ALONG AN EXISTING FENCE LINE 88.95 FEET TO THE PROPERTY DESCRIBED IN BOOK 864 PAGE 887; THENCE NORTH 67°41'28" WEST 25.81 FEET; THENCE NORTH 74°31'10" WEST 71.35 FEET TO A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 3163, PAGE 77; THENCE NORTH 84°09'05" WEST ALONG SAID BOUNDARY LINE AGREEMENT 7.34 FEET; THENCE NORTH 00°22'00" EAST 102.30 FEET; THENCE NORTH 05°42'32" EAST 71.11 FEET; THENCE NORTH 05°42'12" WEST 85.27 FEET; THENCE NORTH 47°48'22" EAST 80.50 FEET; THENCE NORTH 1°22'48" EAST 79.79 FEET; THENCE NORTH 17°33'35" EAST 10.00 FEET; TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF SAID INTERSTATE HIGHWAY THE FOLLOWING (3) COURSES: (1) SOUTHEASTERLY 103.30 FEET ALONG THE ARC OF A 2994.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°58'34" (CHORD BEARS SOUTH 73°25'42" EAST 103.29 FEET); TO A POINT LOCATED 130.00 FEET SOUTH 15°35'01" WEST ON A LINE PERPENDICULAR TO THE EAST BOUNDARY SURVEY LINE OF SAID I-84 AT STATION 214+10.24 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP OF THE UDOT FOR PROJECT NUMBER I-80N-67746, ON SHEET 11; (2) SOUTH 82°49'30" EAST 323.92 FEET TO A POINT LOCATED 100.00 FEET SOUTH 09°22'44" WEST ON A LINE PERPENDICULAR TO SAID EAST BOUNDARY SURVEY LINE OF SAID I-84 AT STATION 214+10.24; & (3) SOUTHEASTERLY 192.18 FEET ALONG A SPIRAL CURVE TO THE LEFT WHICH IS OFFSET 100 FEET SOUTHERLY FROM SAID EAST BOUNDARY SURVEY LINE OF INTERSTATE HIGHWAY 84, FOR WHICH THE SPIRAL CURVE DATA IS GIVEN ON SAID OFFICIAL RIGHT OF WAY MAP AS BEGINNING AT ENGINEER'S STATION 214+10.24 AT A POINT OF TRANSITION FROM CONCENTRIC CURVE TO SPIRAL CURVE, AT WHICH POINT SAID CONCENTRIC CURVE HAS A RADIUS OF 2864.79 FEET, A SPIRAL LENGTH OF 1100 FT, & A SPIRAL ANGLE OF 1°00'00" (CHORD BEARS SOUTH 82°22'37" EAST 192.14 FEET); THENCE SOUTH 01°16'20" WEST 125.37 FEET; THENCE SOUTH 07°35'10" EAST 70.85 FEET; THENCE SOUTH 01°16'20" WEST 271.77 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & DOWNS RECORDED AS ENTRY 2338115 BOOK 4463 PAGE 484-497; THENCE SOUTHERLY ALONG SAID AGREEMENT THE FOLLOWING (2) COURSES: (1) SOUTH 87°30'00" WEST 66.30 FEET; & (2) SOUTH 00°22'00" WEST 27.87 FEET TO A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING ON A BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & NELSON RECORDED AS ENTRY 2338113 BOOK 4463 PAGE 486-489; THENCE SOUTHERLY ALONG SAID FENCE LINE & SAID AGREEMENT THE FOLLOWING (3) COURSES: (1) SOUTH 71°17'59" WEST 66.90 FEET; (2) SOUTH 70°46'58" WEST 24.76 FEET; & (3) SOUTH 72°07'39" WEST 22.21 FEET TO A POINT ON THE BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & HALEY RECORDED AS ENTRY 2338114 BOOK 4463 PAGE 490-493; THENCE SOUTHERLY & NORTHEASTERLY ALONG SAID FENCE LINE & SAID AGREEMENT THE FOLLOWING (4) COURSES: (1) SOUTH 82°05'24" WEST 14.30 FEET; (2) NORTH 83°19'25" WEST 7.06 FEET; (3) NORTH 79°21'39" WEST 36.18 FEET; & (4) NORTH 70°02'03" WEST 66.67 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING DITCH, SAID POINT BEING ON A BOUNDARY LINE AGREEMENT RECORDED BETWEEN COTTONWOOD COVE, LLC & STARK AS ENTRY 2338117 BOOK 4463 PAGE 502-505; THENCE NORTHEASTERLY ALONG SAID NORTH LINE & AGREEMENT THE FOLLOWING (4) COURSES: (1) NORTH 85°18'10" WEST 86.30 FEET; (2) NORTH 59°00'59" WEST 42.34 FEET; (3) NORTH 86°26'33" WEST 21.44 FEET; & (4) NORTH 53°44'29" WEST 15.81 FEET; THENCE SOUTH 07°32'46" EAST 9.34 FEET; THENCE SOUTH 00°22'00" EAST 60.42 FEET; THENCE SOUTH 05°42'12" WEST 103.38 FEET; THENCE NORTH 87°10'49" WEST ALONG SAID AGREEMENT 112.38 FEET TO THE RECORD EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°22'00" WEST ALONG SAID RECORD SECTION LINE 40.69 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 23.44 FEET ALONG THE ARC OF A 1007.91 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°19'56" (CHORD BEARS SOUTH 05°25'01" EAST 23.44 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 06°05'00" EAST 28.33 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 22.53 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 67°28'11" (CHORD BEARS SOUTH 38°42'00" EAST 21.47 FEET) TO THE NORTH LINE SAID SOUTH WEBER DRIVE; THENCE NORTH 86°15'00" WEST ALONG THE NORTH LINE OF SAID SOUTH WEBER DRIVE 18.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 376.504 SQ.FT. (8.64 ACRES)

STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

DATE _____
WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT OF LAND COTTONWOOD COVE PHASE 1 SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

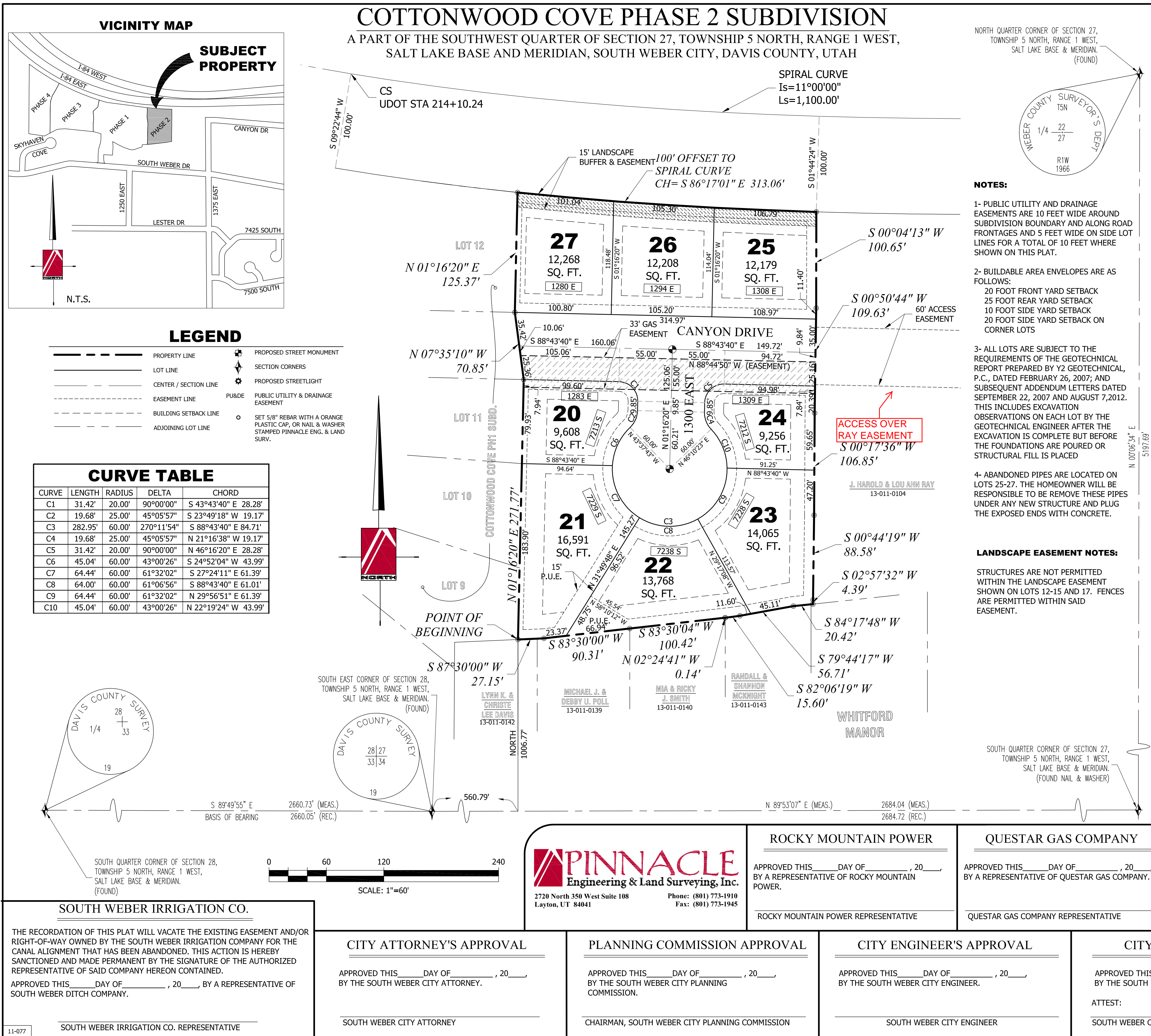
ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis, in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

COTTONWOOD COVE PHASE 1 SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, STEPHEN J FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

COTTONWOOD COVE PHASE 2 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°49'55" WEST 2660.73 FEET AS MEASURED ON THE GROUND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28 OF SAID TOWNSHIP AND RANGE):

BEGINNING AT THE SOUTHEAST CORNER OF COTTONWOOD COVE PHASE 1 SUBDIVISION (NOT YET RECORDED), SAID POINT BEING ON A BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & DAVIES RECORDED AS ENTRY# 2339115 BOOK 4463 PAGE 494-497, SAID POINT BEING LOCATED NORTH 89°53'07" EAST ALONG QUARTER SECTION LINE 560.79 FEET AND NORTH 1006.77 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, AND RUNNING THENCE NORTHERLY ALONG THE BOUNDARY OF SAID PHASE 1 THE FOLLOWING (3) COURSES: (1) NORTH 07°16'20" EAST 271.77 FEET, (2) NORTH 07°35'10" WEST 70.85 FEET, AND (3) NORTH 07°16'20" EAST 125.37 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP OF THE UDOT FOR PROJECT NUMBER 1-80N-6/7/46, ON SHEET 11, SAID POINT BEING ON A SPIRAL CURVE TO THE LEFT, WHICH POINT IS OFFSET 100 FEET SOUTHERLY FROM THE EAST BOUND SURVEY LINE OF SAID INTERSTATE HIGHWAY 84, FOR WHICH SPIRAL CURVE THE CENTERLINE DATA AS GIVEN AS BEGINNING AT ENGINEER'S STATION 214+10.24 AT A POINT OF TRANSITION FROM CONCENTRIC CURVE TO SPIRAL CURVE, AT WHICH POINT SAID CONCENTRIC CURVE HAS A RADIUS OF 2864.79 FEET, A SPIRAL LENGTH OF 1100 FT, & A SPIRAL ANGLE OF 11°00'00"; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY FOLLOWING SAID 100' OFFSET LINE ALONG A SPIRAL CURVE TO THE LEFT FOR 313.13 FEET (CHORD BEARS SOUTH 86°17'01" EAST 313.06 FEET) TO A POINT LOCATED SOUTH 01°44'24" WEST 100 FEET SOUTHERLY FROM AND PERPENDICULAR TO SAID SURVEY LINE AT ENGINEER'S STATION 219+02.22; THENCE SOUTHERLY ALONG AN EXISTING FENCE LINE THE FOLLOWING (5) COURSES: (1) SOUTH 07°04'13" WEST 100.65 FEET, SOUTH 00°50'44" WEST 109.63', SOUTH 00°04'13" WEST 100.65 FEET, SOUTH 02°57'32" WEST 4.39' FEET TO THE NORTH LINE OF AN EXISTING DITCH AND A POINT ON A BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & THE MCKNIGHTS THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE AGREEMENT & THE NORTH LINE OF A DITCH THE FOLLOWING (3) COURSES: (1) SOUTH 84°17'48" WEST 20.42 FEET, (2) SOUTH 79°44'17" WEST 56.71 FEET, & (3) SOUTH 82°06'19" WEST 15.60 FEET; THENCE NORTH 02°24'41" WEST 0.14 FEET TO A POINT ON THE NORTH LINE OF SAID DITCH, SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & SMITH RECORDED AS ENTRY# 2339112 BOOK 4463 PAGE 482-486; THENCE SOUTH 83°30'04" WEST ALONG SAID AGREEMENT 100.42 FEET TO A POINT LOCATED 4 FEET NORTH OF AN EXISTING DITCH (MORE OR LESS), SAID POINT BEING ON A BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & POLL RECORDED AS ENTRY# 2339111 BOOK 4463 PAGE 477-481; THENCE SOUTH 83°30'00" WEST ALONG SAID AGREEMENT 90.31 FEET TO A POINT ON A SAID BOUNDARY LINE AGREEMENT BETWEEN COTTONWOOD COVE, LLC & DAVIES; THENCE SOUTH 87°30'00" WEST 27.15 FEET ALONG SAID AGREEMENT TO THE POINT OF BEGINNING.

CONTAINING: 135,504 SQ. FT. (3.11 ACRES)

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

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

COTTONWOOD COVE PHASE 2 SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

COTTONWOOD COVE PHASE 2 SUBDIVISION

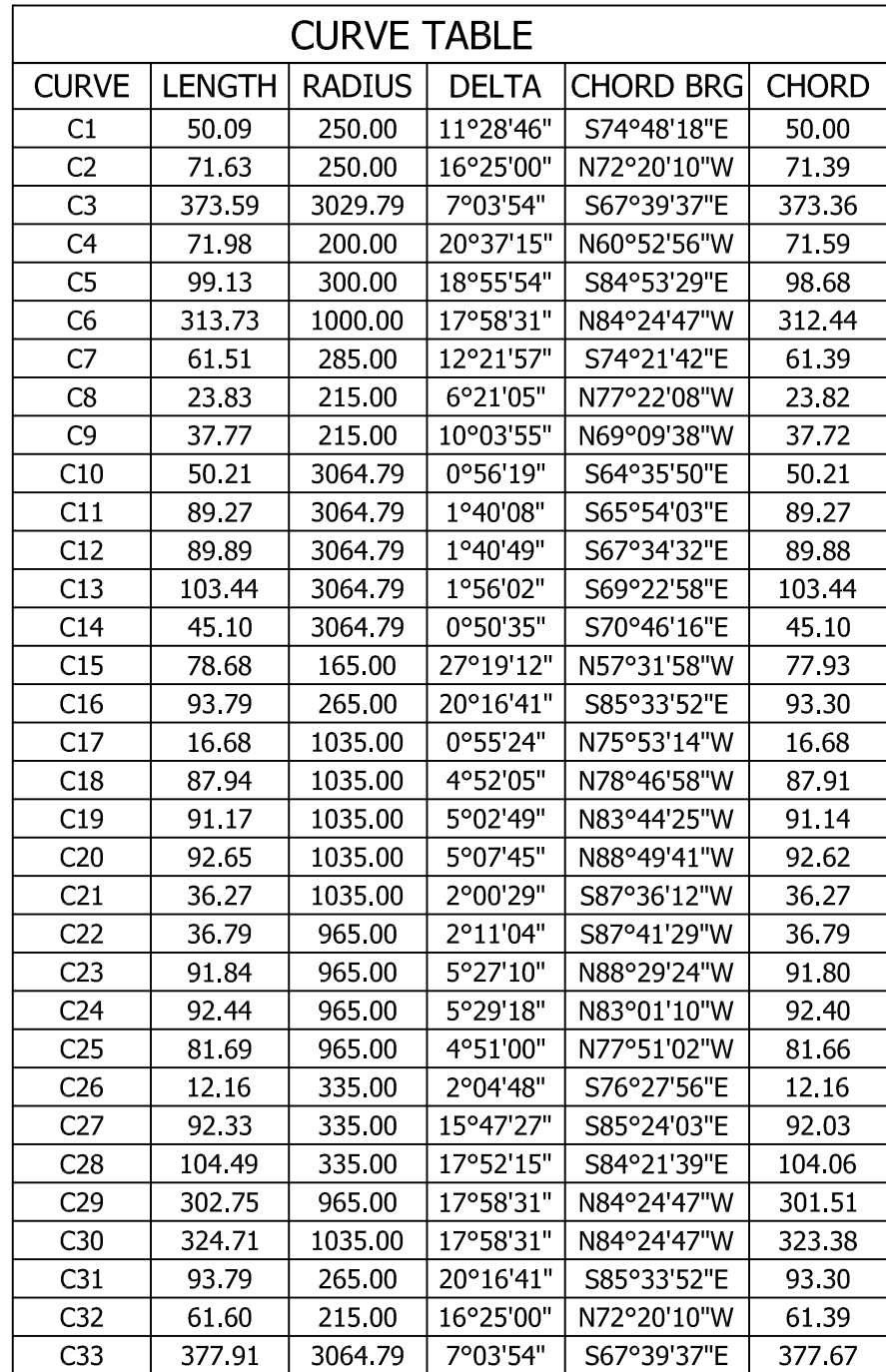
A PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

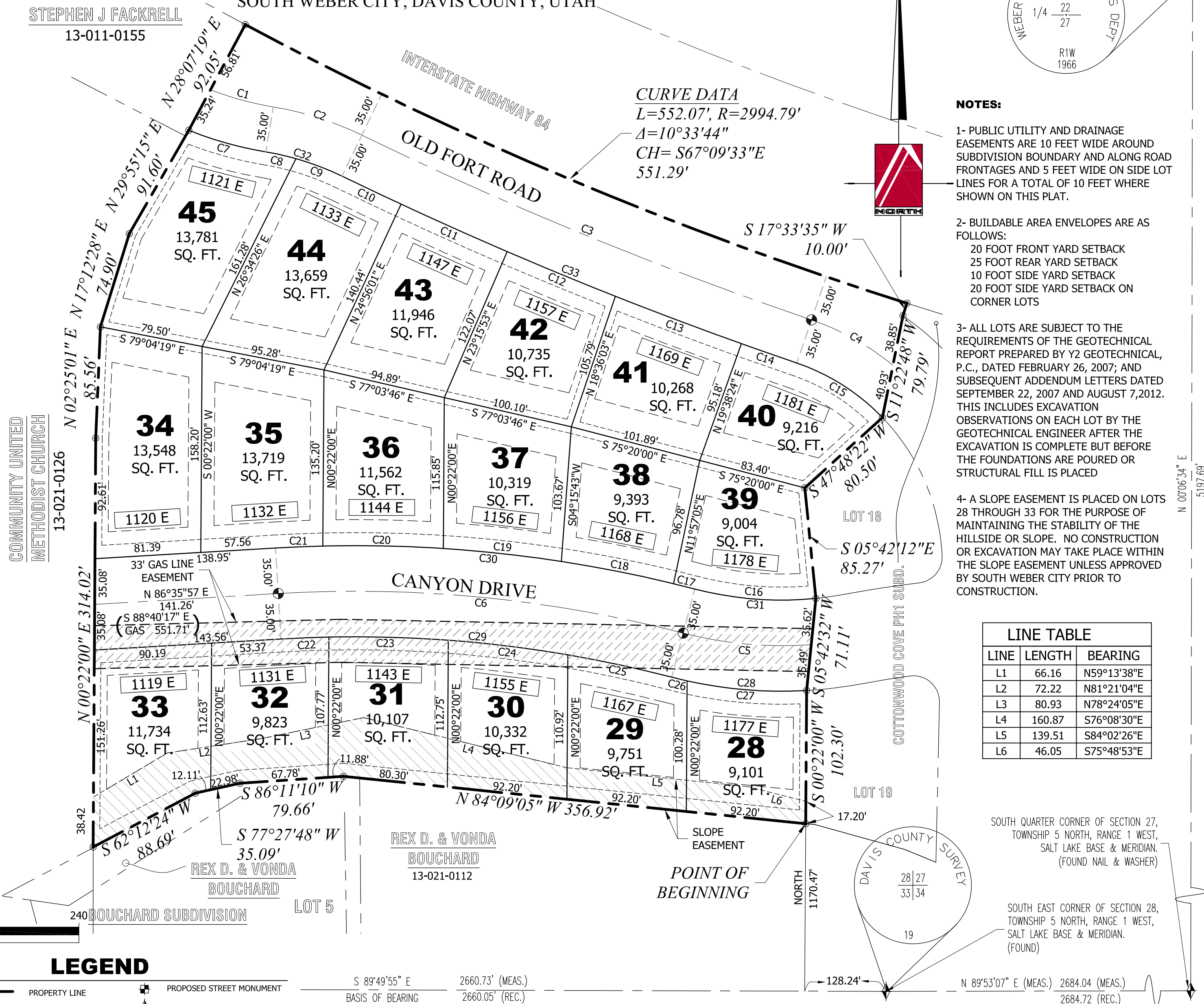
BY: _____
DEPUTY RECORDER



SOUTH WEBER IRRIGATION CO. REPRESENTATIVE

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

STEPHEN J FACKRELL
13-011-0155



LINE TABLE		
LINE	LENGTH	BEARING
L1	66.16	N59°13'38"E
L2	72.22	N81°21'04"E
L3	80.93	N78°24'05"E
L4	160.87	S76°08'30"E
L5	139.51	S84°02'26"E
L6	46.05	S75°48'53"E

NOTES:

1- PUBLIC UTILITY AND DRAINAGE
EASEMENTS ARE 10 FEET WIDE AROUND
SUBDIVISION BOUNDARY AND ALONG ROAD
FRONTAGES AND 5 FEET WIDE ON SIDE LOT
LINES FOR A TOTAL OF 10 FEET WHERE
SHOWN ON THIS PLAT.

2- BUILDABLE AREA ENVELOPES ARE AS FOLLOWS:

20 FOOT FRONT YARD SETBACK
25 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK
CORNER LOTS

3- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY Y2 GEOTECHNICAL, P.C., DATED FEBRUARY 26, 2007; AND SUBSEQUENT ADDENDUM LETTERS DATED SEPTEMBER 22, 2007 AND AUGUST 7, 2012. THIS INCLUDES EXCAVATION OBSERVATIONS ON EACH LOT BY THE GEOTECHNICAL ENGINEER AFTER THE EXCAVATION IS COMPLETE BUT BEFORE THE FOUNDATIONS ARE POURED OR STRUCTURAL FILL IS PLACED

4- A SLOPE EASEMENT IS PLACED ON LOTS 28 THROUGH 33 FOR THE PURPOSE OF MAINTAINING THE STABILITY OF THE HILLSIDE OR SLOPE. NO CONSTRUCTION OR EXCAVATION MAY TAKE PLACE WITHIN THE SLOPE EASEMENT UNLESS APPROVED BY SOUTH WEBER CITY PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, STEPHEN J FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

COTTONWOOD COVE PHASE 3 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°49'55" WEST 2660.73 FEET AS MEASURED ON THE GROUND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28):

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF COTTMOWOOD PASS, PHASE 1 SUBDIVISION (NOT YET RECORDED), SAID POINT BEING ON A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 3165, PAGE 77, SAID POINT BEING LOCATED NORTH 89°49'56" EAST 126.24 FEET ALONG QUARTER SECTION LINE 128.24 FEET AND NORTH 117°04' FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28, AND RUNNING THENCE NORTH 84°05'05" WEST ALONG SAID BOUNDARY LINE AGREEMENT 356.69 FEET TO A POINT LOCATED NORTH 07°57'50" WEST 91° FEET FROM THE NORTHEAST CORNER OF LOT 5 OF THE BOULCHARD SUBDIVISION, THENCE SOUTHERLY ALONG THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN BOOK 3274 PAGE 378 THE FOLLOWING (3) COURSES: (1) SOUTH 86°11'10" WEST 79.66 FEET, (2) SOUTH 77°27'48" WEST 35.09 FEET, & (3) SOUTH 62°12'24" WEST 88.69 FEET; THENCE NORTH 02°22'00" EAST 314.02 FEET; THENCE NORTH 02°25'01" EAST 85.56 FEET; THENCE NORTH 171°28'28" EAST 74.90 FEET; THENCE NORTH 29°55'15" EAST 91.60 FEET; THENCE NORTH 28°07'19" EAST 92.05 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP FOR PROJECT NUMBER 180M-67746, ON SHEET 11; THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE OF SAID INTERSTATE HIGHWAY 552.07 FEET ALONG THE ARC OF A 259.479 FEET RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 103°34'42" (CHORD BEARS SOUTH 67°09'33" EAST 51.62 FEET) TO THE NORTHEASTLY CORNER OF SAID PHASE 1; THENCE SOUTHERLY ALONG THE BOUNDARY OF SAID PHASE 1 THE FOLLOWING (6) COURSES: (1) SOUTH 17°33'35" WEST 10.00 FEET, (2) SOUTH 112°28'48" WEST 79.79 FEET, (3) SOUTH 47°42'22" WEST 80.50 FEET, (4) SOUTH 05°42'12" EAST 85.27 FEET, (5) SOUTH 05°42'32" WEST 71.11 FEET, (6) SOUTH 02°22'00" WEST 102.30 FEET TO THE POINT OF BEGINNING.

CONTAINING: 277,722 SQ. FT. (6.38 ACRES)

DATE _____

STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

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

COTTONWOOD COVE PHASE 3 SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER , AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

COTTONWOOD COVE PHASE 3 SUBDIVISION

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

DAVIS COUNTY RECORDER

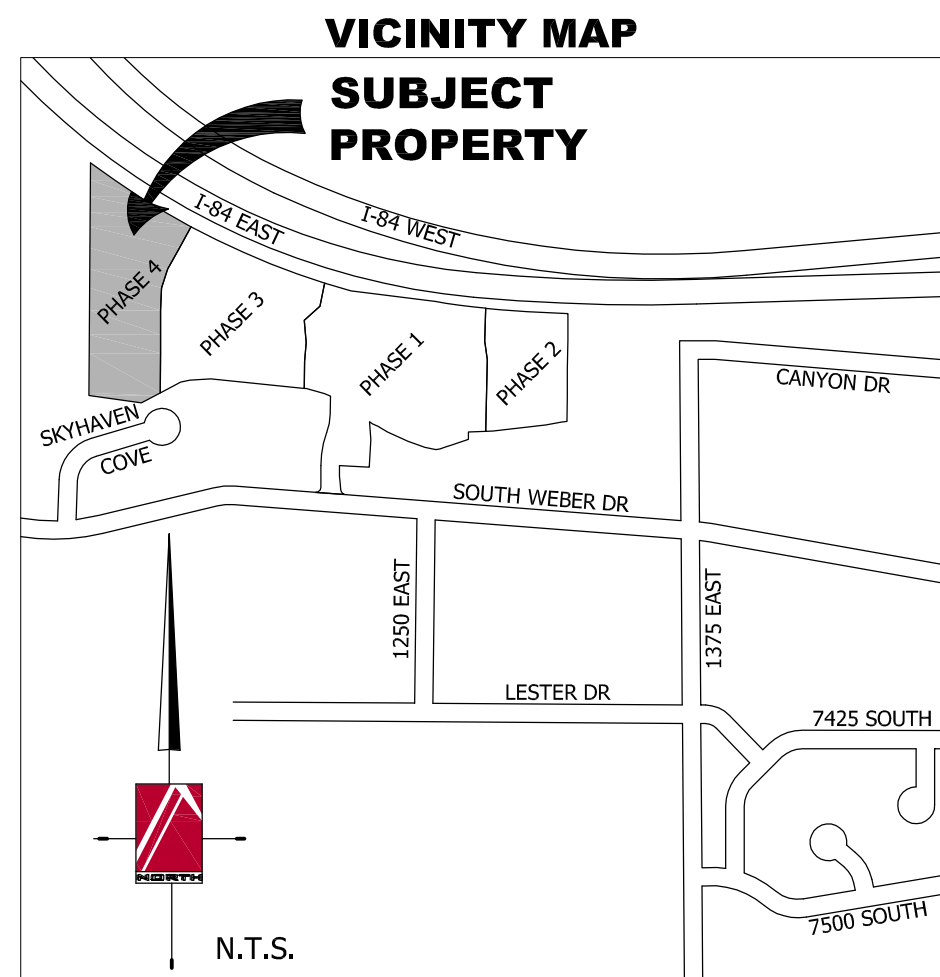
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

11-077

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



NOTES:

1- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10 FEET WIDE ALROUND SUBDIVISION BOUNDARY AND ALONG ROAD FRONTAGES AND 5 FEET WIDE ON SIDE LOT LINES FOR A TOTAL OF 10 FEET WHERE SHOWN ON THIS PLAT.

2- BUILDABLE AREA ENVELOPES ARE AS FOLLOWS:
20 FOOT FRONT YARD SETBACK
25 FOOT REAR YARD SETBACK
10 FOOT SIDE YARD SETBACK
20 FOOT SIDE YARD SETBACK ON CORNER LOTS

3- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY Y2 GEOTECHNICAL, P.C., DATED FEBRUARY 26, 2007; AND SUBSEQUENT ADDENDUM LETTERS DATED SEPTEMBER 22, 2007 AND AUGUST 7, 2012. THIS INCLUDES EXCAVATION OBSERVATIONS ON EACH LOT BY THE GEOTECHNICAL ENGINEER AFTER THE EXCAVATION IS COMPLETE BUT BEFORE THE FOUNDATIONS ARE POURED OR STRUCTURAL FILL IS PLACED

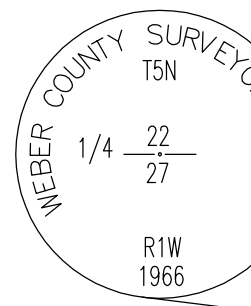
4- A SLOPE EASEMENT IS PLACED ON LOTS 50 THROUGH 52 FOR THE PURPOSE OF MAINTAINING THE STABILITY OF THE HILLSIDE OR SLOPE. NO CONSTRUCTION OR EXCAVATION MAY TAKE PLACE WITHIN THE SLOPE EASEMENT UNLESS APPROVED BY SOUTH WEBER CITY PRIOR TO CONSTRUCTION.

5. DRIVE ACCESS TO 1200 EAST / OLD FORT ROAD IS RESTRICTED TO ALL LOTS HAVING ANOTHER FRONTAGE. LOT 46 DRIVE ACCESS SHALL BE TO 1100 EAST.



COTTONWOOD COVE PHASE 4 SUBDIVISION

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



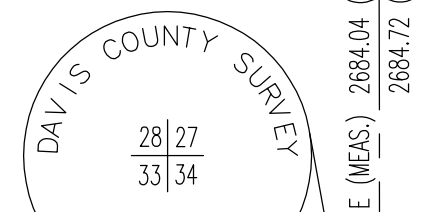
NORTH QUARTER CORNER OF SECTION 27,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN.
(FOUND)

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.87	N30°37'43"E
L2	45.94	N30°37'43"E
L3	48.10	S30°37'43"W
L4	66.71	S30°37'43"W
L5	23.44	N81°14'31"E
L6	91.04	S65°01'24"E
L7	67.15	S80°33'42"E
L8	53.48	N85°54'13"E
L9	50.52	N62°01'19"E

CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	245.21	3029.79	4°38'14"	S56°01'52"E	245.15	C12	86.19	435.00	11°21'10"	S21°58'50"W	86.05
C2	71.63	250.00	16°25'00"	N50°08'29"W	71.39	C13	91.53	435.00	12°03'22"	S10°16'35"W	91.36
C3	118.39	250.00	27°07'56"	S55°29'57"E	117.28	C14	29.47	435.00	3°52'54"	S02°18'27"W	29.46
C4	54.57	250.00	12°30'20"	N52°05'49"W	54.46	C15	30.10	20.00	86°13'57"	N43°28'59"E	27.34
C5	17.07	250.00	3°54'40"	N43°53'19"W	17.06	C16	32.73	20.00	93°46'03"	S46°31'01"E	29.20
C6	46.21	250.00	10°35'28"	S47°13'43"E	46.15	C17	55.53	365.00	8°43'02"	S04°43'31"W	55.48
C7	72.17	250.00	16°32'28"	S60°47'41"E	71.92	C18	103.51	365.00	16°14'52"	S17°12'28"W	103.16
C8	211.27	400.00	30°15'43"	S15°29'51"W	208.82	C19	33.74	365.00	5°17'48"	S27°58'49"W	33.73
C9	222.77	3064.79	4°09'53"	S56°16'03"E	222.72	C20	33.81	20.00	96°50'50"	S79°03'08"W	29.92
C10	31.06	20.00	88°58'42"	N13°51'38"W	28.03	C21	77.87	285.00	15°39'17"	S60°21'05"E	77.63
C11	22.56	435.00	2°58'18"	S29°08'34"W	22.56	C22	229.75	435.00	30°15'43"	S15°29'51"W	227.09
C12	192.78	365.00				C23	192.78	365.00	30°15'43"	S15°29'51"W	190.55

N 00°06'34" E
5197.69'

SOUTH QUARTER CORNER OF SECTION 27,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN.
(FOUND NAIL & WASHER)

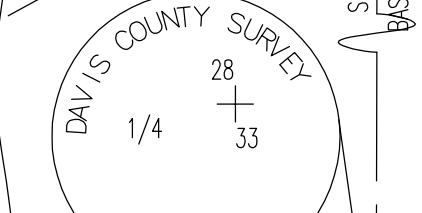


SOUTH EAST CORNER OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN.
(FOUND)

POINT OF
BEGINNING

REX D. & VONDA
BOUCHARD
13-021-0107

NORTH
1150.97'



SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN.
(FOUND)

EVERGREEN SOD LLC
13-021-0025
(CURRENT ZONE: A)

LEGEND

PROPERTY LINE	PROPOSED STREET MONUMENT
LOT LINE	SECTION CORNERS
CENTER / SECTION LINE	PROPOSED STREETLIGHT
EASEMENT LINE	PURIDE
BUILDING SETBACK LINE	PUBLIC UTILITY & DRAINAGE EASEMENT
ADJOINING LOT LINE	SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West Suite 108
Layton, UT 84041
Phone: (801) 773-1918
Fax: (801) 773-1945

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN
POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

QUESTAR GAS COMPANY

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.

QUESTAR GAS COMPANY REPRESENTATIVE

SOUTH WEBER IRRIGATION CO.

THE RECORDATION OF THIS PLAT WILL VACATE THE EXISTING EASEMENT AND/OR RIGHT-OF-WAY OWNED BY THE SOUTH WEBER IRRIGATION COMPANY FOR THE CANAL ALIGNMENT THAT HAS BEEN ABANDONED. THIS ACTION IS HEREBY SANCTIONED AND MADE PERMANENT BY THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE OF SAID COMPANY HEREON CONTAINED.

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF
SOUTH WEBER DITCH COMPANY.

SOUTH WEBER IRRIGATION CO. REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

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

SOUTH WEBER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SOUTH WEBER CITY PLANNING
COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

SOUTH WEBER CITY ENGINEER

CITY COUNCIL APPROVAL

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

ATTEST:

SOUTH WEBER CITY RECORDER SOUTH WEBER CITY MAYOR

SURVEYOR'S CERTIFICATE

I, STEPHEN J FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

COTTONWOOD COVE PHASE 4 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°49'55" WEST 2660.73 FEET AS MEASURED ON THE GROUND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28):

BEGINNING AT THE SOUTHWESTERLY CORNER OF COTTONWOOD COVE PHASE 3 SUBDIVISION (NOT YET RECORDED), SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN BOOK 3274 PAGE 378, SAID POINT BEING LOCATED NORTH 89°49'55" WEST ALONG QUARTER SECTION LINE 675.50 FEET AND NORTH 1150.97 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28, AND RUNNING THENCE ALONG SAID NORTH LINE SOUTH 62°12'24" WEST 80.41'; TO THE NORTHERLY LINE OF BOUCHARD SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE NORTH 81°50'35" WEST ALONG THE NORTH LINE OF SAID BOUCHARD SUBDIVISION 200.96 FEET TO A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 3274 PAGE 380; THENCE NORTH 02°22'00" EAST ALONG SAID BOUNDARY LINE AGREEMENT 883.02 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE HIGHWAY 84 AS DEPICTED ON THE OFFICIAL RIGHT OF WAY MAP FOR PROJECT NUMBER I-80N-67746, ON SHEET 11; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF SAID INTERSTATE HIGHWAY 452.23 FEET ALONG THE ARC OF A 2994.79 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°39'07" (CHORD BEARS SOUTH 57°33'07" EAST 451.80 FEET) TO THE NORTHWESTERLY CORNER OF SAID PHASE 3; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PHASE 3 THE FOLLOWING (5) COURSES: (1) SOUTH 28°07'19" WEST 92.05 FEET, (2) SOUTH 29°55'15" WEST 91.60 FEET, (3) SOUTH 17°12'28" WEST 74.90 FEET, (4) SOUTH 02°25'01" WEST 85.56 FEET, (5) SOUTH 02°22'00" WEST 314.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 232,629 SQ. FT. (5.34 ACRES)

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

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

COTTONWOOD COVE PHASE 4 SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY SOUTH WEBER CITY, AND ALSO DEDICATE TO SOUTH WEBER CITY THAT CERTAIN PARCEL SHOWN HEREON AS PARCEL A, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A STORM WATER DETENTION POND, AS WELL AS OTHER PUBLIC UTILITIES AND OR DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF SOUTH WEBER CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

COTTONWOOD COVE PHASE 4 SUBDIVISION

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

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

11-077

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

Application for Final Subdivision Approval, Cottonwood Cove, 55 Lots, located at approximately 1200 E South Weber Drive. Applicant: Stephen Fackrell

Brandon Jones, City Engineer, stated this is being proposed with four individual plats, but the developer has informed him that the intention is to do all four phases at the same time. Stephen Fackrell stated they have had a lot of interest with this development so they decided to move forward with recording all four phases. Brandon stated the developer has been working on the items listed on his memo of 17 October 2012. He feels the developer should be able to complete those items before going on the City Council agenda. Brandon explained that there needs to be a Cost Share Agreement between the City and the Developer. This agreement needs to handle the up-size of the waterline down Old Fort Road, the storm drain outfall line from Skyhaven Cove and the upsize of the detention basin to create a regional detention basin.

Commissioner Grubb asked about CC&R's. The developer stated they are waiting for updated CC&R's from DR Horton. Commissioner Grubb suggested the CC&R's be approved prior to City Council. Brandon stated in order to meet the existing code and maintain two points of ingress/egress for the development, all four phases should receive final approval together and the access road connecting to Canyon Drive should be open as a public road. If a gate is installed at the end of the improved Canyon Drive, making it an emergency access only, then a turnaround would be required. He does not recommend this. Brandon stated the code requires this to be left open. Stephen Fackrell stated it will be a dedicated 60' wide ingress/egress road. Commissioner Grubb is concerned about the city being burdened with the cost to maintain that road with snow removal, etc.

Brandon stated he is concerned about the long-term maintenance of the landscape berm and the burden this places on the City. For a variety of reasons, he recommends that the berm and its associated easement not be required. Instead, he recommends some type of buffer that requires no city maintenance (e.g. fencing, some specific high-profile landscaping for those lots in the CC&R's, etc.). Commissioner Grubb suggested the CC&R's include the landscaping. He doesn't want the berm to be a long term burden on the city. Stephen Fackrell suggested making the homeowner aware of the fact that there needs to be some type of barrier, whether that is a fence, shed, landscaping, etc. He would recommend putting a note on the plat. It was stated that the city doesn't enforce the CC&R's, but they can enforce a note on the plat. Commissioner Grubb stated originally, the berm was an attempt to help buffer the development from the highway as well as create a visual landscape that flows with existing trees along Highway 84. He would like to see a landscape berm required on the easement, plat, and CC&R's. Emily stated the building inspector is concerned about enforcement.

Commissioner Grubb moved to recommend to the City Council approval of the final plat for Cottonwood Cove, 55 Lots, located at approximately 1200 E South Weber Drive. Applicant: Stephen Fackrell with the following conditions:

- 1. Complete items listed on City Engineer's memo of 17 October 2012 with an amendment to item #4 - keep the landscape berm on the plat and address the maintenance and landscape berm in the CC&R's.**
- 2. Submit CC&R's to the city staff prior to City Council.**
- 3. Recommend access road, Canyon Drive, be left open.**

Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, Stott, and Westbrook voted yes. The motion carried.

ADJOURN: Commissioner Westbrook moved to adjourn the Planning Commission meeting at 7:10 p.m. Commissioner Hyde seconded the motion. Commissioners Grubb, Hyde, Stott, and Westbrook voted yes. The motion carried.

APPROVED: _____ Date
Chairperson, Delene Hyde

Attest: _____
Deputy Recorder: Emily A. Thomas

Transcriber: Michelle Clark

Commissioner Westbrook moved to open the public hearing for Rezone Application #2012-03. Commissioner Grubb seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

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

Rezone Application #2012-03: Rezone Parcels 13-011-0155 & 13-021-0126 from Residential Low Moderate (RLM) to Residential Moderate (RM). Approximate location of parcels: 1200 E South Weber Drive. Applicant: Stephen Fackrell:

Scott Hess, City Planner, stated this change of zoning request is part of a larger subdivision application for the Cottonwood Cove subdivision. The property is currently split between two zoning designations with the east side of 1200 East being RM, and the west side of 1200 East being R-LM. The General Plan projected land use map currently agrees with these zoning designations, but staff feels that this was overlooked in the last update, and should be corrected to have a single zoning designation across the site.

Commissioner Hyde asked if there was any public comment.

Jeff Brown, 1084 E. Skyhaven Cove, asked if the city has done all the necessary testing for water. He is concerned with limited water for resident's who are already living in the city.

Scott stated water shares are provided as part of the subdivision. There is not a water pressure issue with this subdivision. The developer has provided enough water. The aquifer is adequate for this subdivision as well.

LeRoy Kapp, 4410 Orchard in Ogden, has a farm west of this subdivision. He explained that everyone west of Lynn Poll's property use the South Weber Ditch Irrigation System. He explained that property through Fort Lane is on a different water system.

Kim Field, 1206 E. South Weber Drive, is concerned about the development sitting like it has in the past. She is also concerned about turning lanes.

Leland Martineau, of Pinnacle Engineering, explained that there are certain requirements that UDOT has for this subdivision. He stated UDOT requires a two-way left turn lane between 1200 East and 1250 East.

Commissioner Westbrook moved to close the public hearing for Rezone Application #2012-03. Commissioner Grubb seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

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

Commissioner Grubb moved to recommend approval of Rezone Application #2012-03. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

Commissioner Grubb moved to open the public hearing for the Preliminary Application for Cottonwood Cove. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

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

Application for Preliminary Subdivision Approval, Cottonwood Cove, 55 Lots, located at approximately 1200 E South Weber Drive. Applicant: Stephen Fackrell: Scott Hess, City Planner, stated Cottonwood Cove is a proposed 55 lot subdivision located at approximately 1200 East and South Weber Drive. The project will be completed in phases. The dwelling units per acre is 2.8. The rezone will allow an additional 7 lots.

Leland Martineau stated this design allows the developer a better traffic flow without a lot of cul-de-sacs and other connecting roads. He feels it is a solid subdivision design.

Commissioner Hyde asked if there was any public comment.

Sam Stanger, 7240 S. 1375 E., stated creating smaller lots will turn this subdivision into starter homes. He stated his subdivision has larger lots with CC&R's where people want to stay for a while. He encouraged the Planning Commission to have the developer come back with ¼ acre lots.

Commissioner Westbrook moved to close the public hearing for the Preliminary Application for Cottonwood Cove. Commissioner Grubb seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

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

Scott Hess stated the majority of the lots are 12,000 sq. ft. to 15,000 sq. ft. The minimum frontage is 90 ft. and most are 100 ft. Scott stated the developer didn't maximize the density that they could have.

Mike Hale, 7240 S. 1375 E., questioned the calculations.

Scott reviewed the City Engineer letter of 16 August 2012. He read the letter as follows:

Our office has completed a review of the overall Preliminary Plat for the Cottonwood Cove Subdivision. We recommend approval subject to the following items being addressed before resubmitting for final approval from the Planning Commission.

1. The developer must obtain approval from UDOT for the proposed change of use for the access to South Weber Drive (SR-60) at 1200 East.
2. In order to maintain two points of ingress/egress for the development, the access road and easement connecting to Canyon Drive on the east must be built in such a way that the public can actively use the gravel road if they so choose. This access is not just an emergency access.

3. The plans indicate that the old South Weber Ditch “can be abandoned per Louise Cooper at South Weber Secondary Water Company.” The City needs this in writing. Also, the easement for this ditch will need to be vacated.

4. Street lights need to be spaced according to the City Standards.

5. There are many minor redline changes to the improvement plans with regards to some of the utilities. We would like to meet with the developer to discuss these changes.

PREPARATION OF THE FINAL PLAT

6. The Boundary Description closes, but there are many discrepancies between the text of the Boundary Description and the graphic description on the plat (including the curve and line tables). Both the Boundary Description and what is drawn on the plat need to match exactly.

7. A note will need to be added stating, “All lots are subject to the requirements of the geotechnical report produced by Y2 Geotechnical, P.C., dated February 26, 2007; and subsequent addendum letters dated September 22, 2007 and August 7, 2012. This includes excavation observations on each lot by the geotechnical engineer after the excavation is complete but before the foundations are poured or structural fill is placed.”

8. A slope easement needs to be added to the plat on Lots 1, 2, 19, 28-33 and 50-52 where the hillside is steep. Also, a note explaining the easement needs to be added, “No construction or excavation may take place within the slope easement unless approved by South Weber City prior to construction for the stated purpose of maintaining the stability of the slope/hillside.”

9. Addresses will need to be added. We will provide these to the developer.

10. Rocky Mountain Power and Questar Gas have significant facilities throughout this development. A signature block should be provided on the plat for each of these companies. Their signing of the plat will signify their approval of their associated utilities throughout the subdivision. Plans should be submitted to these companies for their approval so they are prepared to sign the plat when the development is approved.

11. The radius for the bulb in the cul-de-sacs needs to be 60’.

12. The only driveways allowed onto Old Fort Road and 1200 East are Lots 1, 2, 17 and 40-45. A note indicating this should be added to the plat.

13. The waterline in 1200 East and Old Fort Road should be 10” as shown. A reimbursement agreement for this up-size from 8” will need to be developed and agreed upon prior to final approval from the City Council.

14. We have run an updated storm water model for this area and the areas surrounding that drain into it. According to our model, the detention basin needs to be 1.5 AF, total volume. This will be considered a small regional detention basin because it will serve more ground than just this development (i.e. Skyhaven Cove, South Weber Drive, etc.). An agreement with a cost share analysis will need to be entered into in order for the City to pay for its portion of the detention basin upsize.

15. The outfall line from Skyhaven Cove is being connected and tied into this development and detention basin. The cost for construction of this line should be included in the cost share agreement mentioned above.

16. The ditch crossing on 1200 East needs to be removed and the upstream (eastside) needs to be piped into the storm drain system.

17. There are sections of existing sewer line that are not currently shown as being relocated, but will need to be relocated in order to be under the asphalt.

Scott questioned the six trail parking spaces and what plantings will go along the I-84 berm. He stated lots 7 & 8 are not deep. The density does meet the zone requirements. The detention basin needs to be grassed with sprinklers.

Leland stated there is an asphalt trail and concrete island which will help to avoid the power pole. He suggested providing trail parking for those who want to use it. Concerning the berm, Leland stated they will be using the original plan. Scott stated they need to re-submit that plan. Concerning the lots 7 & 8, he feels the houses will fit. Concerning the detention basin, Leland stated he is aware of that. Scott stated a plan for the detention basin needs to be submitted. Leland stated concerning the Bouchard rock wall. He stated they will remove the rock wall and install redi-rock, plants and a sprinkling system at their expense.

Scott stated the Fire Chief noted the need to verify all fire hydrant locations – they cannot exceed 250' in distance apart.

Leland stated the plan is to get this subdivision into the hands of one builder. Sam Stanger questioned the maintenance of the gravel road that borders the Ray property as well as dust issues. Emily stated snow removal will be difficult for the city staff.

Commissioner Westbrook stated his issue is water needs considering the recent letter South Weber residents received from South Weber Water Improvement District concerning rationing water. Leland stated with the history of this subdivision, South Weber Water Improvement District has told us they will provide water. Commissioner Grubb stated the city needs a letter from them on file. He also recommended the developer look at CC&R's for this subdivision. He stated this subdivision currently has CC&R's recorded with this subdivision. Commissioner Grubb would like this subdivision to be a sense of community and not necessarily an eye sore. He does believe that individuals have a right to build a smaller home.

Commissioner Grubb asked about the secondary access road being a gravel road base. Scott stated it has to be an improved road that the Fire Chief would approve. Commissioner Grubb stated if the road is for public use and city maintenance then he feels that road should to be a minimum of asphalt. Leland explained that the road is there because the code requires a second access for emergency purposes. He stated the developer can't get that property. Commissioner Grubb stated the Planning Commission can recommend whether or not there is a crash gate, gravel road, or asphalt. Scott stated when this subdivision was originally approved it was for a crash gate. This road is an access easement. Commissioner Grubb feels the road shouldn't be a public road.

Commissioner Grubb moved to recommend approval of the preliminary application for Cottonwood Cove, 55 Lots, located at approximately 1200 E. South Weber Drive for Stephen Fackrell with the following conditions:

- 1. Complete items from City Engineer's letter 16 August 2012 with the amendment that the access road connecting to Canyon Drive to the east not be a public access road.**
- 2. Provide letter from South Weber Water Improvement District regarding secondary water.**
- 3. Recommend CC&R's.**

4. Recommend agreement for improvement on 1200 East along the Bouchard property.
5. Require landscape plan for berms and detention basin.
6. Verify fire hydrant location as shown on staff report 23 August 2012.

Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

Commissioner Westbrook moved to open the public hearing for Rezone Application #2012-04. Commissioner Grubb seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

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

Rezone Application #2012-04: Parcel to Rezone: #13-030-0084, located at approx 1550 East and 7400 South. Application to rezone from current Commercial (C) zoning to Residential Moderate (RM), Property Owner Kay Martinez, Authorized Agent Marino Toulatos

Ryan Hales, representing Kay Martinez, stated the change of zoning request is on a 1.38 acre parcel of property on the corner of Sandalwood Drive and 1550 East. The current zone is Commercial and they are requesting a rezone to Residential Moderate, which is consistent with the city's master plan.

Commissioner Hyde asked if there was any public comment.

William Carroll, 7437 S. 1550 E., (see attached e-mail).

Helen Schenk, 1685 E. South Weber Drive, asked about what the proposal is for. Scott stated the rezone is for smaller lot single family homes. The maximum density would allow for three lots.

Jed Schenk, 1650 E. Bateman Way, stated the town homes have put a lot of burden on the twelve homes that are already there. He stated currently those twelve homes have to maintain the road and the four parks.

Zach Hibbert, 1573 Sandalwood Dr., stated he lives directly across the street from this proposed development. He isn't in favor of three new lots. He enjoys the current view he has of the mountains. He lives on Sandalwood Drive and is not owned by Sandalwood Cove, he asked if he will be trespassing. He isn't sure there should be more vehicles on that road.


Commissioner Grubb moved to close the public hearing for Rezone Application #2012-04. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

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

Commissioner Hyde asked about the cost for the 12 homes. Jed Schenk stated it is difficult for those twelve homes to keep up on the private road and now two or three more homes will go in and won't be paying for maintenance on that road. Mr. Schenk stated those who live in

MEMORANDUM

TO: South Weber City Planning Commission

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

CC: Scott Hess – South Weber City Planner
Mark B. Larsen – South Weber City Public Works Director
Emily Thomas – South Weber City Deputy Recorder

RE: **COTTONWOOD COVE SUBDIVISION**
Final Review

Date: October 17, 2012

Our office has completed a review of the Final Plats and Improvement Plans for the Cottonwood Cove Subdivision. We recommend approval subject to the following items being addressed before submitting for final approval from the City Council.

GENERAL

1. The developer has received an approval letter from UDOT for the proposed access to South Weber Drive (SR-60) at 1200 East. The only remaining requirement is that the asphalt thickness on South Weber Drive be 8" thick instead of 6" thick.
2. The subdivision is being proposed in four phases. In order to meet the existing code and maintain two points of ingress/egress for the development, all four phases should receive final approval together and the access road connecting to Canyon Drive should be open as a public road. If a gate is installed at the end of the improved Canyon Drive (making it an emergency access only), then a turnaround would be required. We do not recommend this. We believe that the code requires this to be left open.
3. Street lights need to be adjusted from what is shown and spaced according to the City Standards.
4. We are concerned about the long-term maintenance of the landscape berm and the burden this places on the City. For a variety of reasons, we recommend that the berm and its associated easement not be required. Instead, we recommend some type of buffer that requires no city maintenance (e.g. fencing, some specific high-profile landscaping for those lots in the CC&R's, etc.).
5. There needs to be a Cost Share Agreement developed between the City and the Developer. This agreement needs to handle the up-size of the waterline down Old Fort Road, the storm drain outfall line from Skyhaven Cove and the upsize of the detention basin to create a regional detention basin.

6. The retaining wall by Bouchard's property will need to be designed and stamped by a professional engineer and submitted to the City Engineer for review and approval prior to it being constructed.

FINAL PLATS

7. South Weber Irrigation Company has issued a letter indicating their willingness to vacate their existing easement/ROW along the alignment of their abandoned canal. There is a signature block on all four plats for the irrigation company. This needs to be labeled correctly as the "South Weber Irrigation Company." Also, the following note needs to be added in order for the easement to be vacated when the plat is recorded: "The recordation of this plat will vacate the existing easement and/or right-of-way owned by the South Weber Irrigation Company for the canal alignment that has been abandoned. This action is hereby sanctioned and made permanent by the signature of the authorized representative of said company hereon contained."
8. The plats need to show the adjacent ground with current ownership, not future phases.
9. The radius for the bulb in the cul-de-sacs needs to be 60'.

IMPROVEMENT PLANS


10. Although a "Will-Serve" letter has been received from the South Weber Water Improvement District, we would recommend that the plans be submitted to them for a review of their infrastructure needs.
11. The typical x-sections need to show a City Standard Chip & Seal coat.
12. Some of the existing pipes to be abandoned are located where some building pads are proposed to be. Any pipes or structures within the building pads will need to be removed and backfilled. Any pipes or structures outside of these building pads will need to be abandoned properly by removing the upper portions of structures and backfilling as well as plugging abandoned sections of pipe.
13. The inlet/outlet pipe into the detention basin needs a flared end section with a grate.
14. A concrete emergency spillway needs to be installed on the north side, west end of the detention basin. The spillway elevation needs to be set at 4453.00.
15. The outlet control structure needs to be modified as follows:
 - a. The lid needs to be solid (no grate) with a manhole access.
 - b. The spill wall needs to be eliminated including the orifice plat.
 - c. A non-rising stem 24" slide gate with an operator nut needs to be installed on the outlet. A corresponding valve lid needs to be installed directly above the operator nut in the lid of the structure to allow access for operating the slide gate. The inside height of the structure needs to be such that the slide gate can open completely.
16. The outlet pipe (from the control structure to the culvert going under I-84) needs to be changed to a 24" pipe to allow an adequate outlet capacity of a minimum of 10cfs. The grades of the outlet pipe and the culvert across I-84 does not allow for this flow.

However, the hydraulic grade line when the detention basin is full should provide the needed capacity if the outlet pipe is 24" and the connecting structure is sealed (see #17).

17. The structure connecting the two new outlet pipes to the existing culvert going under I-84 needs to be a solid structure or precast structure strapped together and have a bolt-down ring and cover. In large storms when the pond fills, it will become pressurized. In order for the flows to get through the culvert under I-84, it needs to remain sealed and strapped together.
18. The storm drain pipe size through the throat of the 1300 East cul-de-sac is shown as 15". This pipe should be at least 18" to handle all the upstream flows.
19. Increase the slope of the 15" pipe on the top and bottom of the hill from Skyhaven Cove to 2.0%, or upsize the pipe to 18".
20. There needs to be culinary water valves added to the following locations:
 - a. The west leg of the intersection at Old Fort Road and 1100 East.
 - b. The west leg of the intersection at Canyon Drive and 1100 East.

MEMORANDUM

TO: South Weber City Planning Commission

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

CC: Scott Hess – South Weber City Planner
Mark B. Larsen – South Weber City Public Works Director
Emily Thomas – South Weber City Deputy Recorder

RE: **COTTONWOOD COVE SUBDIVISION**
Preliminary Review

Date: August 16, 2012

Our office has completed a review of the overall Preliminary Plat for the Cottonwood Cove Subdivision. We recommend approval subject to the following items being addressed before resubmitting for final approval from the Planning Commission.

GENERAL

1. The developer must obtain approval from UDOT for the proposed change of use for the access to South Weber Drive (SR-60) at 1200 East.
2. In order to maintain two points of ingress/egress for the development, the access road and easement connecting to Canyon Drive on the east must be built in such a way that the public can actively use the gravel road if they so choose. This access is not just an emergency access.
3. The plans indicate that the old South Weber Ditch “can be abandoned per Louise Cooper at South Weber Secondary Water Company.” The City needs this in writing. Also, the easement for this ditch will need to be vacated.
4. Street lights need to be spaced according to the City Standards.
5. There are many minor redline changes to the improvement plans with regards to some of the utilities. We would like to meet with the developer to discuss these changes.

PREPARATION OF THE FINAL PLAT

6. The Boundary Description closes, but there are many discrepancies between the text of the Boundary Description and the graphic description on the plat (including the curve and line tables). Both the Boundary Description and what is drawn on the plat need to match exactly.
7. A note will need to be added stating, “All lots are subject to the requirements of the geotechnical report produced by Y² Geotechnical, P.C., dated February 26, 2007; and subsequent addendum letters dated September 22, 2007 and August 7, 2012. This

includes excavation observations on each lot by the geotechnical engineer after the excavation is complete but before the foundations are poured or structural fill is placed.”

8. A slope easement needs to be added to the plat on Lots 1, 2, 19, 28-33 and 50-52 where the hillside is steep. Also, a note explaining the easement needs to be added, “No construction or excavation may take place within the slope easement unless approved by South Weber City prior to construction for the stated purpose of maintaining the stability of the slope/hillside.”
9. Addresses will need to be added. We will provide these to the developer.
10. Rocky Mountain Power and Questar Gas have significant facilities throughout this development. A signature block should be provided on the plat for each of these companies. Their signing of the plat will signify their approval of their associated utilities throughout the subdivision. Plans should be submitted to these companies for their approval so they are prepared to sign the plat when the development is approved.
11. The radius for the bulb in the cul-de-sacs needs to be 60’.
12. The only driveways allowed onto Old Fort Road and 1200 East are Lots 1, 2, 17 and 40-45. A note indicating this should be added to the plat.

WATER

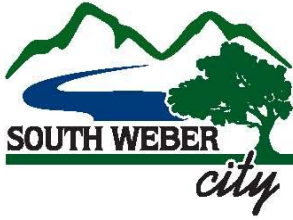
13. The waterline in 1200 East and Old Fort Road should be 10” as shown. A reimbursement agreement for this up-size from 8” will need to be developed and agreed upon prior to final approval from the City Council.

STORM DRAIN

14. We have run an updated storm water model for this area and the areas surrounding that drain into it. According to our model, the detention basin needs to be 1.5 AF, total volume. This will be considered a small regional detention basin because it will serve more ground than just this development (i.e. Skyhaven Cove, South Weber Drive, etc.). An agreement with a cost share analysis will need to be entered into in order for the City to pay for its portion of the detention basin upsize.
15. The outfall line from Skyhaven Cove is being connected and tied into this development and detention basin. The cost for construction of this line should be included in the cost share agreement mentioned above.
16. The ditch crossing on 1200 East needs to be removed and the upstream (eastside) needs to be piped into the storm drain system.

SEWER

17. There are sections of existing sewer line that are not currently shown as being relocated, but will need to be relocated in order to be under the asphalt.



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: South Weber City Planning Commission
From: Mark Larsen
CC: South Weber City Council
Date: 10/18/2012
Re: Cottonwood cove
Planning Commission,

Here are my thoughts on Cottonwood cove I think this will make a nice Addison to our city. The first big thing I see it there is only one way in and out there needs to be at least two ingress and egress roads to this development.

10-14-12: DEVELOPMENT STANDARDS:

H. Streets And Ways: Streets, roadways, and private accessways shall follow as nearly as possible the natural terrain. The following additional standards shall apply:

1. At least two (2) ingress and egress routes shall be provided for each subdivision or condominium project, in the long range development plans of the development unless it is determined by the planning commission that it is not feasible due to topography or other constraints. If so determined, additional development requirements may be imposed in order to mitigate circumstances of a single access;

In my opinion the developer needs to secure the second means of ingress and egress that is just part of developing property, or this subdivision needs to be denied. This road is not only for fire department access it is for mobility and transportation of the people that live there.

The city will not be in control of the berm on the north of canyon drive. So Planning Commission need to talk about how the landscape will be maintained and by whom. One option is to do a concrete wall or a home owners association to maintain the berm. The holding pond will be maintained by the city public works staff so it will need to be installed to city standards. The sod will need to be changed to a blend of Kentucky blue grass that will stay green in the summer. The sprinkler controller will need to be a ESP Rainbird type controller the developer will need to provide a power pedestal for this controller. The developer will need to provide and pay for the water shares and any connection fees for this holding pond. All valve wires need to be installed in gray PVC conduit the conduit need to extend in to the valve boxes a minimum of 1 inch. All pipes and wires under concrete must be in a sleeve that is large enough to remove pipes and wires if needed.

The front setback shows as 20' are code requires 25'.

Thank you for your time

Mark Larsen

Emily Thomas

From: THOMAS A GRAYDON <utgraydons@msn.com>
Sent: Wednesday, October 10, 2012 10:51 PM
To: brandonj@jonescivil.com; Emily Thomas
Subject: Re: Cottonwood Cove Comments

Follow Up Flag: Follow up
Flag Status: Flagged

I reviewed the plans. Hydrant locations and spacing are acceptable. I did not see any details for the proposed gate on the temporary access road. This must be approved prior to installation. The access road calls for 8" of base. By code the road must be capable of supporting at least 75,000 pounds. Brandon, will the proposed temp access road support 75,000 pounds? If not the road will need to be redesigned to support 75,000 pounds. Also please note there should be nothing placed above ground within a 3' radius of any hydrant such as a cable box, mail box, sign, fence ect. This ensures proper access and room to connect to the hydrant from all sides. If you have any questions please give me a call.

Tom

Thomas A. Graydon, Chief
South Weber Fire Department
801-476-8907 Station
801-391-9070 Mobile
801-475-6487 Fax

----- Original Message -----

From: [Emily Thomas](#)
To: brandonj@jonescivil.com ; utgraydons@msn.com
Sent: Wednesday, October 03, 2012 9:13 AM
Subject: Cottonwood Cove Comments

Hi,

Please provide your comments/memos for the Cottonwood Cove subdivision no later than October 16 so this item can be on the October Planning Commission meeting.

Thanks,

Emily Thomas
Deputy Recorder
South Weber City

Follow South Weber City:
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www.facebook.com



State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

JOHN R. NJORD, P.E.
Executive Director

CARLOS M. BRACERAS, P.E.
Deputy Director

September 20, 2012

Randall Vickers, P.E.
Meridian Engineering, Inc.
9217 South Redwood Rd., Suite A
West Jordan, UT 84088

RE: **SR-60, Cottonwood Cove in South Weber**
ID# 08-0021

Dear Mr. Vickers:

The UDOT Region One Engineering staff has reviewed and **approved with below condition** the request for **SR-60, Cottonwood Cove in South Weber**. At this time a bonded contractor may fill out the **Online Permit Application**:

- **HMA depth must be 8", not 6"**

Go to: www.udot.utah.gov

- Click drop down arrow on "Doing Business" tab
- Go to: "UDOT Permits"
- Click: "Apply Online"
- Create User Name, Password and Register "Online Permit System"
- Fill out encroachment permit application

If you have any further questions or concerns, please contact me at 801-620-1604

Sincerely,

Tommy H. Vigil
Region Right of Way Control Coordinator

THV/kn

cc: Kris Peterson, P.E.
Darin Duersch, P.E.
Darin K. Fristrup, P.E.
Brent DeYoung, P.E.
Gordon Young
Kelly Moffitt

E 2413016 B 4683 P 1439-1441
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2008 02:39 PM
FEE \$0.00 Pgs: 3
DEP RT REC'D FOR SOUTH WEBER CITY

pt 13-011-0104

RIGHT OF WAY AND EASEMENT GRANT

The undersigned, Harold J. Ray and Lou Ann Ray, hereinafter referred to as GRANTOR, for the sum of TEN DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign, grant, convey and set over unto, South Weber City, hereinafter referred to as GRANTEE, its successors and assigns, an exclusive and perpetual right of way of ingress and egress, over and through a parcel of the GRANTOR'S land, hereinafter described on the attached Exhibit "A" which by reference is made a part, for the express purpose of:

Grading of easement estate, together with the right to install road base on easement estate and general maintenance of easement estate.
Use of easement estate for vehichular and pedestriant traffic
including but not limited to vehicles and equipment required for the construction of improvements and utility lines expressed herein. *

Also for maintenance, repair, alteration or replacement of lines and equipment required for installing and maintaining public utilities, included but not limited to telephone lines, communication lines, fiber optic cables, culinary water, secondary water, storm drain lines, land drain lines, electrical, natural gas and sewer lines and equipment.

This right-of-way and easement grant shall be binding upon and inure to the benefit of the guests, invitees, successors and assigns of the GRANTOR and GRANTEE.

This grant of easement is predicated upon the following:

1. Grantee will be responsible for all maintenance and repair of the lines or equipment used and required for the purposes stated above.
2. Grantor and Grantee, their guests, successsors and or assigns will not park or store any vehicle or equipment on the easement estate, other than those vehicles and equipment which are required to install the lines and equipment of the utilities specified herein. Any equipmentso parked or stored will be parked or stored in a manner which would allow access over and across the easement estate for emergency vehicles.
3. Grantor and Grantee, their guests, successors and or assigns will not erect, construct or cause to be built any fence, gate or other structure over or across the easement estate, other than temporary structures required to install and erect the utility lines or equipments stated herein.
4. Grantee understands that the estate granted herein is not intended to convey any equitable interest in the real property described and Grantee forever waives any equitable interest or claim in and to the real property described herein.

IN WITNESS WHEREOF, the GRANTOR has executed this right-of-way and easement grant this day of September 2008. This document may be signed in counter parts and when all counter parts are combined as one shall be deemed a full and complete agreement.

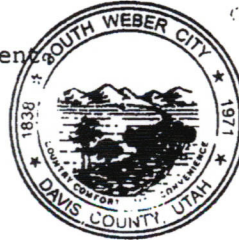
Harold J. Ray
Harold J. Ray

Lou Ann Ray
Lou Ann Ray

Approved and accepted as to content

South Weber City

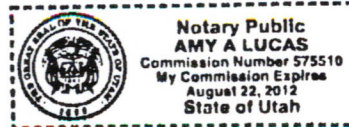
By: Paul Weber
Its: MAYOR



State of Utah
County of Weber

On this the 25th day of September 2008, personally appeared before me, Harold J. Ray and Lou Ann Ray, the signer of the foregoing agreement who duly acknowledged to me that they executed the same.

Amy A Lucas
Notary Public



State of Utah
County of Davis

On this the 6th day of October 2008, personally appeared before me,

in the capacity of Mayor of South Weber City, who duly acknowledged to me that the foregoing agreement was executed under the powers granted to the signed, under the operating agreement of said L.L.C.

Cynthia Benson
Notary Public

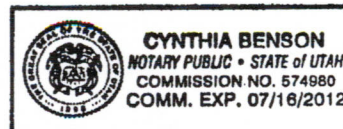
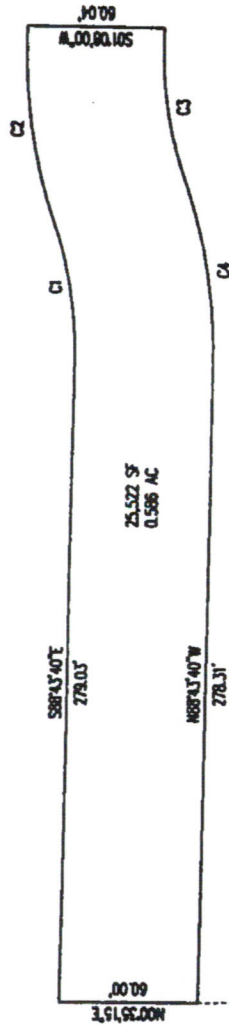


EXHIBIT "A"



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	CH BEARING
C1	18°29'50"	170.00	59.33	29.97	S80.03°
C2	27°44'48"	230.00	87.30	44.18	S86.77°
C3	27°44'48"	170.00	84.30	31.68	S86.08°
C4	18°29'50"	230.00	80.77	40.35	S87.19°

UTILITY PARCEL

AN EASEMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CANYON DRIVE, A 60 FOOT ROAD, AT A POINT 874.14 FEET N88°53'27"E ALONG THE SOUTHERLY SECTION LINE AND 1272.56 FEET N00°05'30"W FROM THE FOUND DAVIS COUNTY MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SAID SECTION 27, (THE BASIS OF BEARING FOR THIS PROPERTY, AS MEASURED BETWEEN THE BRASS CAP MONUMENTS LOCATED AT THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M. IS N88°53'27"E 2884.114 FEET), AND SAID PROPOSED RIGHT OF WAY LINE, 278.03 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 170.00 FEET AND DELTA ANGLE OF 18°29'50" (CHORD BEARS N07°16'25"E 59.03 FEET); THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE 59.33 FEET TO A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 230.00 FEET AND DELTA ANGLE OF 27°44'48" (CHORD BEARS N82°08'54"E 86.77 FEET); THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE 87.30 FEET; THENCE S07°08'00"W 60.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 170.00 FEET AND DELTA ANGLE OF 27°44'48" (CHORD BEARS S82°28'54"W 68.08 FEET); THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE 86.50 FEET TO A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 230.00 FEET AND DELTA ANGLE OF 19°59'50" (CHORD BEARS S87°16'25"W 79.87 FEET); THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE 80.27 FEET; THENCE N88°43'40"W 278.31 FEET ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 25.522 SQUARE FEET IN AREA OR 0.586 ACRES, MORE OR LESS.

DAVIS COUNTY SECTION
MONUMENT, ACCEPTED BY SURVEYOR'S
AS THE SOUTHWEST CORNER OF SECTION
27, T. 5 N., R. 1 W., S.L.B. & M.
FOUND BRASS CAP IN RING AND LID.

DAVIS COUNTY SECTION
MONUMENT, ACCEPTED BY SURVEYOR'S
AS THE SOUTH QUARTER CORNER OF SECTION
27, T. 5 N., R. 1 W., S.L.B. & M.
FOUND BRASS CAP IN RING AND LID.



N88°53'27"E 874.14'

N88°53'27"E 2884.114'
BASIS OF BEARING

When Recorded, Mail to:
D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Boyd K. Martin

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
COTTONWOOD COVE SUBDIVISION**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTONWOOD COVE SUBDIVISION (this "Declaration"), is made this ____ day of December, 2012, by D.R. HORTON, INC., a Delaware corporation ("Declarant").

RECITALS:

A. Declarant owns certain real property (the "Property") located in Davis County, Utah, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

B. Declarant intends to develop a residential subdivision on the Property. Declarant will develop and convey all of the Property within the Subdivision subject to a general plan of development and subject to certain covenants, conditions and restrictions, all as set forth in this Declaration, which are deemed to be covenants running with the land, mutually burdening and benefiting all of the Property and each of the Lots.

ARTICLE I

DECLARATION

1.1 Declarant hereby declares that all of the Property shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to and in strict accordance with all of the terms and conditions of this Declaration, including without limitation all of the covenants, conditions and restrictions set forth herein, all of which are created for the mutual benefit of the Owners of the Property and the Lots. It is the intention of the Declarant in imposing the covenants, conditions and restrictions set forth in this Declaration to create a generally uniform pattern of development of the Property and to protect and enhance the property values and aesthetic values of the Property by eliminating inconsistent uses or improvements, all for the mutual protection and benefit of the Owners of the Lots. All of the terms and conditions of this Declaration, including without limitation all covenants, conditions and restrictions set forth herein, are intended to and shall in all cases run with the title of the land comprising the Property and shall be binding upon the Owners, their successors, assigns, heirs, lien holders, and any other person holding any interest in the Property and shall inure to the benefit of all other Property in the Subdivision. All of the terms and conditions of this Declaration, including without limitation the covenants, conditions and restrictions set forth herein, shall be binding upon Declarant as well as all of Declarant's successors in interest, and may be enforced by Declarant, by the Architectural/Technical Committee, or by any Owner.

Notwithstanding the foregoing, no provisions of this Declaration shall prevent Declarant from the completion of the Subdivision Improvements, or from using any Lot owned by Declarant as a model home, temporary construction or sales office, nor limit Declarant's right to post signs or engage in other reasonable activities on the Property incidental to sales or construction which are in compliance with the applicable ordinances of South Weber City.

ARTICLE II

DEFINITIONS

2.2 Unless the context clearly requires the application of a more general meaning, the following terms, whether capitalized or not, when used in this Declaration, shall have the following meanings:

"Architectural/Technical Committee" shall mean the committee created under Article IV of this Declaration.

"Declarant" shall mean and refer to D.R. Horton, Inc., a Delaware corporation.

"Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Cottonwood Cove Subdivision, together with any subsequent amendments or additions, and any other matters or conditions shown on the official Plat of Cottonwood Cove Subdivision, which are incorporated into this Declaration by reference.

"Dwelling" shall mean the single family residence built or to be built on any Lot.

"Excavation" shall mean any disturbance to the surface of the land, including the removal of native vegetation, and also including trenching which results in removal of soil or rock from a depth of more than 12 inches from the natural surface of the land, or any grading of the surface. Excavation shall include any activities for which an excavation or grading permit would be required under the ordinances and regulations as adopted by South Weber City

"Fill" shall mean the depositing of earth, soil, rock or other materials to the surface of the land, whether imported from offsite or resulting from the regrading of excavated material from on-site, to raise the natural elevation of the surface. Fill shall also include any fill material as defined under the ordinances and regulations as adopted by South Weber City.

"Improvements" shall mean all structures and appurtenances of every type and kind, including but not limited to buildings, Dwellings, garages and storage buildings.

"Lot" shall mean any numbered building Lot shown on the Plat of Cottonwood Cove Subdivision.

"Owner" shall mean the person or persons having title to any Lot as shown on the Plat of Cottonwood Cove Subdivision. Owner shall mean the person holding fee simple title, including the Declarant, and buyers under any contract for deed, but shall exclude any person or entity holding title for purposes of securing performance of an obligation.

“Permitted Improvements” shall mean any Improvements installed, constructed, maintained or allowed to stand on the Property in conformity with this Declaration.

“Person” shall mean a natural person or any legal entity with a right to hold title to real property in its own name in the State of Utah.

“Plat” shall mean the Plat of Cottonwood Cove Subdivision, Phase 1, as approved by South Weber City and recorded in the office of the Recorder of Davis County, Utah, and any amendments that may be made from time to time, including the addition of subsequent phases of the Subdivision, if any, provided that such subsequent phase of the Subdivision is made subject to the provisions of this Declaration by a supplemental declaration stating that such subsequent phase has been added to the Subdivision and is subject to this Declaration. Any such subsequent declaration must be recorded in the Office of the Recorder of Davis County, Utah.

“Property” shall mean all of the land described on the Plat, including Lots and Roadways.

“Public View” shall mean that the object, Improvement, or activity on the Property is or would be in the line of sight originating from a point five feet above the surface of any public streets, including Roadways within the Subdivision.

“Roadway” shall mean those portions of the Property that have been or will be dedicated to South Weber City as a public way.

“Subdivision” shall mean the subdivision known as Cottonwood Cove Subdivision, Phase 1 and all Lots and other Property within the Subdivision as shown on the Plat, and as it may be amended or expanded from time to time.

“South Weber City ” shall mean the City of South Weber, a Utah municipal corporation, and its appropriate departments and officials.

ARTICLE III

PURPOSE OF DECLARATION

3.1 It is the purpose and intention of Declarant that the Property be developed and maintained as a high quality, attractive and well-designed residential development. It is the purpose of this Declaration that the natural beauty, serenity, views and present surroundings of the Property shall be protected as much as possible in connection with the Improvements to be constructed on the Property and the uses permitted on the Property as set forth in this Declaration.

ARTICLE IV

ARCHITECTURAL/TECHNICAL COMMITTEE

4.1 Introduction. It is the intention and purpose of this Declaration to impose architectural design standards of a type and nature that result in Dwellings and Permitted Improvements which are compatible with a high quality, attractive and well-designed residential

development. The placement, dimensions and materials of the Permitted Improvements will be guided, but still allow for diversity in style and vitality in design. To accomplish this goal, the Declarant hereby establishes the Architectural/Technical Committee, which is empowered to oversee and enforce the provisions of this Declaration.

4.2 Architectural/Technical Committee Created. The Architectural/Technical Committee will consist of two (2) people appointed by the Declarant, who do not need to be Owners. At the time Dwellings have been constructed on 100% of the Lots, all two members of the Architectural/Technical Committee will be elected by the Lot Owners. The above percentages are to be based on the total number of Lots in the Subdivision so that the Declarant is able to remain active in the administration and enforcement of this Declaration while Lots are being marketed.

4.3 Approval by Architectural/Technical Committee. No Improvements of any kind, including without limitation the construction or installation of any Dwelling, garage, out building or any other permanent structure may be constructed, installed, maintained or allowed to stand in the Subdivision without the prior written approval of the Architectural/Technical Committee. The construction of all Improvements must occur within the portion of a Lot which is approved for the construction of Improvements by the ordinances of South Weber City and also in compliance with all set back requirements set forth in this Declaration. No Excavation, Fill, grading, filling or draining shall be made without the prior written approval of the Architectural/Technical Committee. Approval of the Architectural/Technical Committee will be sought in the following manner:

(a) *Plans submitted.* A complete set of plans for the construction of any Improvement as described in Section 4.3 must be signed by the applicant and submitted to the Architectural/Technical Committee for review. It is recommended that preliminary plans be submitted before the expense of final construction drawings is incurred. The plans must be in sufficient detail to show the location on the Lot of the Improvements, including without limitation the exterior walls of any Dwelling and all other structures to be built with it; detailed drawings of all elevations of all buildings showing locations of windows, doors, roof pitches, decks and other exterior elements; a list of exterior and roofing materials and/or a sample, including color samples. In the case of an addition or modification to an existing Dwelling, the Architectural/Technical Committee may waive any of the foregoing requirements.

(b) *Review.* The Architectural/Technical Committee shall exercise its best judgment in overseeing the construction of all Improvements on the Property within the Subdivision. The Architectural/Technical Committee shall consider the materials to be used on the external features of all Improvements, including but not limited to exterior colors, harmony of external design with existing structures within the Subdivision, location with respect to topography and finished grade elevations and harmony of landscaping with the natural settings and surroundings. While in receipt of a complete submission of the plans, the Architectural/Technical Committee will review the plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If the plans do not comply, the plans will be rejected. If the plans are in compliance, the Architectural/Technical Committee will stamp and approve the plans. The Architectural/Technical Committee may approve the plans subject to specific modifications or

conditions. Owners may desire to submit preliminary plans to the Architectural/Technical Committee for informal and preliminary approval or disapproval. The Architectural/Technical Committee will review preliminary plans and the Architectural/Technical Committee will make its comments known to the Owner. However, no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission of plans as set forth in this Declaration. All preliminary sketches will be kept by the Architectural/Technical Committee. Upon final approval, the Architectural/Technical Committee and the Owner will each sign a copy of the approved plans, which shall be left with the Architectural/Technical Committee. Any construction that is not in strict compliance with the approved plans is prohibited. Notwithstanding any provisions in the Declaration, all construction of any nature upon any of the Lots within the Subdivision shall be performed in compliance with the requirements of the land management code and the building and zoning ordinances of all governmental entities having jurisdiction with respect to the Subdivision.

(c) *Written Record.* The Architectural/Technical Committee will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years.

(d) *Failure to Act.* If the Architectural/Technical Committee has not approved or rejected any submission within 45 days after the submission of complete plans, the submission shall be deemed to have been disapproved.

(e) *Permits and Approvals from South Weber City.* Notwithstanding any other provision of this Declaration to the contrary, prior to commencing the construction of any Improvements on any Lot, the Owner of each Lot must obtain from South Weber City all necessary permits and approvals required by South Weber City in connection with the construction of any such Improvements.

4.4 Variances. The Architectural/Technical Committee has the authority to deviate from the requirements contained in this Declaration under extenuating circumstances, when compliance with this Declaration would create an unreasonable hardship or burden for a Lot Owner. No such variance may be granted without the unanimous written consent of the Architectural/Technical Committee. The Architectural/Technical Committee does not, however, have the authority to deviate beyond the requirements of the land management code and the building code and zoning ordinances of all governmental entities having jurisdiction with respect to the Subdivision.

4.5 General Design Review. The Architectural/Technical Committee will use its best efforts to provide a consistent pattern of enforcement and consistent application of this Declaration that results in a high quality, attractive, and well-designed residential development.

4.6 Declarant and Architectural/Technical Committee not Liable. The Declarant and the Architectural/Technical Committee and its members shall not be liable to the applicant or to the Owners of any Lots within the Subdivision for damages or any other remedy as the result of their actions, inactions, or approval or disapproval of any set of plans submitted to the Architectural/Technical Committee for review. In the absence of bad faith or malicious actions, the Owners shall have no claim against the Declarant, the Architectural/Technical Committee or

its members as a result of the performance or failure to perform the duties created by this Declaration. Any person or persons acquiring title to any Lot in the Subdivision shall be deemed to have agreed and covenanted that such Owner will not bring any action or suit to recover damages against the Declarant or the Architectural/Technical Committee or its members, or the advisors, officers, employees or agents of the any of the foregoing, as a result of the performance by the Architectural/Technical Committee of its duties and responsibilities under this Declaration. Each Owner has the right to enforce this Declaration against another Owner.

4.7 Limitations on Review. The Architectural/Technical Committee's review is limited to those matters expressly described in this Declaration. The Architectural/Technical Committee shall have no authority over the enforcement of building codes, zoning ordinances, or other statutes, laws, or ordinances affecting the development or improvement of the Property and shall have no liability to any Owner whose plans were approved in a manner that included any such violation. The Architectural/Technical Committee shall not be responsible for reviewing, nor shall the approval by the Architectural/Technical Committee of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or compliance with any applicable building codes, zoning ordinances, or other statutes, laws or ordinances affecting the development or improvement of the Property. The structural integrity of any Improvements constructed within the Subdivision is not the responsibility of the Architectural/Technical Committee. Corrections or changes to plans as may be subsequently required to bring them into conformity with any applicable statutes, laws or ordinances must be reviewed and approved by the Architectural/Technical Committee prior to construction.

4.8 Approval to Proceed. The Architectural/Technical Committee shall stamp, date and sign the plans and deliver the plans to the applicant once the plans for any Permitted Improvements have been approved.

ARTICLE V

RESTRICTIONS ON ALL PROPERTY

The following restrictions on use apply to all Property within the Subdivision:

5.1 Governing Regulations. The lawfully enacted zoning regulations of South Weber City and of any other governmental body having jurisdiction with respect to the Property, including without limitation any and all applicable building, fire, and health codes, are in full force and effect in the Subdivision, and no Lot may be occupied in a manner that is in violation of any such statute, law, ordinance or regulation. If the provisions of this Declaration are more stringent than any applicable governmental statute, law, ordinance or regulation, it is the intent that the provisions of this Declaration shall control. This Declaration shall not authorize any uses, improvements, or activities that are prohibited by any local, state or federal statute, law, ordinance or regulation.

5.2 No Mining Uses. No mining, quarrying, tunneling, excavating or drilling for any substances within the earth, including but not limited to oil, gas, minerals, gravel, sand, rock and earth, shall ever be permitted on the Property within the Subdivision. The foregoing limitation

shall not preclude drilling and excavation in connection with the construction of roads, utility lines and other Permitted Improvements.

5.3 No Business or Commercial Uses. The Property within the Subdivision shall be used for residential purposes only. No portion of the Subdivision may be used for any commercial or business use, provided however that nothing in this provision is intended to prevent (a) the Declarant from using one or more Lots for purposes of a construction office or sales office during the actual period of construction of the Subdivision Improvements or until the Lots are sold, or (b) the use by any Owner of his Lot for a home occupation. No home occupation will be permitted, however, which requires or encourages the Owner's clients, customers, patients or others to come to the Lot to conduct business, or which requires any employees outside of the Owner's immediate family or household to come to the Lot to conduct business. No signs or other advertisements relating to any such home occupation shall be placed upon any of the Property within the Subdivision, nor shall any such sign or advertisement be visible from the outside of any of the Permitted Improvements constructed on the Property. No retail sales of any kind may be made in the Subdivision. All home occupations operated or conducted from any of the Lots within the Subdivision shall comply with all applicable local, state or federal statutes, laws, ordinances and regulations, including without limitation all statutes, laws, ordinances and regulations pertaining to licensing and permitting for the operation of any such home occupation.

5.4 Restrictions on Signs. No signs will be permitted on any Lot or within the Subdivision, except for traffic control and directional signs for Roadways placed by South Weber City or temporary signs warning of some immediate danger and except for such other signs as may be approved by the Architectural/Technical Committee. Signs indicating a Lot is for sale may be placed in accordance with South Weber City sign regulations. The Declarant may erect a sign acceptable to South Weber City at the entrance to the Subdivision announcing the availability of Lots and giving sales information. An entrance monument for the Subdivision may be constructed by Declarant, at Declarant's sole discretion.

5.5 Dwelling to be Constructed First. No garage, storage unit, or other out-building may be constructed on any Lot prior to the construction of the Dwelling on such Lot.

5.6 Animals. No animals, livestock or poultry of any kind shall be raised or kept on any Lot, except that dogs, cats and other domesticated household pets may be kept on a Lot, provided that they are not kept or maintained for any commercial purpose, and provided further that all pets must be restrained upon the Owner's Lot in a humane and sanitary manner. Enclosures, kennels, runs and the leash areas must be kept clean and sanitary and must be located not less than forty (40) feet from any neighboring Dwelling. No pets may be kept in unreasonable numbers, as determined by the sole discretion of the Architectural/Technical Committee, and the Architectural/Technical Committee may establish rules and restrictions from time to time concerning specific breeds or types of animals which may be kept on any Lot. No boarding of animals for hire shall be allowed within the Subdivision. Owners are required to be in control over their respective animals and pets in order to protect inhabitants of the Subdivision and other animals kept within the Subdivision. No dangerous animals will be allowed in the Subdivision. The Owner of each Lot shall make such Permitted Improvements as are necessary to assure that animals kept on such Owner's Lot do not trespass on other Lots.

5.7 No Hazardous Activity. No activity may be conducted on any Lot that is, or would be considered by a reasonable person to be, unreasonably dangerous or hazardous, or which would cause the cancellation of conventional property casualty insurance. This includes, without limitation, the storage of caustic, toxic, flammable, explosive or hazardous materials in excess of those reasonable and customary for household uses.

5.8 No Unsightliness. No unsightliness is permitted on any Lot. This requirement shall prohibit, without limitation, the open storage of any building materials (except during the construction of any Dwelling or Improvements); open storage or parking of construction equipment, trucks larger than pick-up trucks (except during periods of actual loading and unloading); accumulations of lawn or tree clippings or trimmings; accumulations of construction debris or waste; household refuse or garbage except as stored in tight containers in an enclosure such as a garage.

5.9 No Annoying Lights. No outdoor lighting shall be permitted except for lighting that is designed to aim downward and limit the field of light to the confines of the Lot on which it is installed. This shall not apply to street lighting maintained by South Weber City.

5.10 No Transient Lodging Uses. The Lots are to be used for residential housing purposes only and shall not be rented in whole or in part for transient lodging purposes, boarding house, “bed and breakfast,” or other uses for providing accommodations to travelers.

5.11 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept on any Lot, except in sanitary containers approved by the Architectural/Technical Committee. All equipment for the storage or disposal of waste or rubbish shall be kept in a clean and sanitary condition and must meet the approval of the Architectural/Technical Committee.

5.12 Parking and Storage of Personal Property. No personal property, including but not limited to boats, trailers, campers and motorized vehicles, shall be placed or stored upon any Lot prior to the time the Owner thereof is ready to commence the construction of Permitted Improvements, and thereafter all such personal property shall be placed within the property lines of the Lot and not within the streets and shall be placed in such a manner as not to constitute an aesthetical nuisance upon the rights of other Lot Owners. The Owner of each Lot shall be obligated to construct on such Lot sufficient on-site parking on the Lot to accommodate all automobiles placed or parked on the Lot. No storage of any articles, material, equipment or vehicles of any nature is permitted in the front yard portion of any Lot, except that regularly used passenger cars and light pickup trucks may be parked on the driveway areas in the front yard. Boats, trailers, campers, motorized vehicles and all other types of recreational and/or accessory equipment shall be restored and repaired only in side or rear yards, garages, or driveways acceptable to the Architectural/Technical Committee. No automobiles, trucks, campers, trailers, boats, equipment, recreational vehicles, motor homes or other similar vehicles shall be parked or stored on a public street or right of way for more than seven (7) consecutive days without the express written consent of the Architectural/Technical Committee.

5.13 Outdoor Furniture. All furniture placed on the front porches and other outdoor areas within any Lot that is within Public View must be of a type and quality generally characterized as “outdoor furniture.”

ARTICLE VI

RESTRICTIONS ON LOTS

6.1 Dwelling and Ancillary Structures: No Dwelling or other Improvements shall be placed, erected, altered, or permitted to remain on any Lot other than one (1) single family Dwelling and one (1) garage together with related nonresidential Improvements which have been approved by the Architectural/Technical Committee. At the time of construction of the single family Dwelling on any Lot, said Lot must also be improved with a garage with at least a two (2) car capacity. The Dwelling on each Lot shall be used for private residence purposes only, and no structure of any kind shall be moved from any other location and placed upon a Lot, nor shall any incomplete building or Improvement of any type be permitted to remain incomplete on a Lot for a period in excess of one (1) year from the date the Improvement was started, unless otherwise approved by the Architectural/Technical Committee. No structure of a temporary character nor any trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently. No structure greater than one hundred (100) square feet in area may be built upon any Lot without the prior written consent of the Architectural/Technical Committee.

6.2 Finished Area Above Grade. The Dwelling constructed on each Lot in the Subdivision shall have the following minimum finished area above grade, which shall be determined according to the following table. The number of square feet in the table refers to the minimum size of the finished area above grade, excluding the garage:

<u>Lot Designation</u>	<u>Minimum Area of Single Story Dwelling</u>	<u>Minimum Area of Two Story Dwelling</u>
Lots 101 through 151, inclusive.	1,600 square feet	2,000 square feet

No multi-level or split-level homes shall be allowed.

6.3 Completion of Dwelling. All construction and alteration work shall be prosecuted diligently, and each Dwelling which is commenced on any Lot shall be entirely completed within twelve (12) months after commencement of construction. A three (3) month grace period after the initial twelve (12) month period has expired may be granted by the Architectural/Technical Committee upon the showing of just cause for such grace period.

6.4 Towers, Satellite Receivers and Antennas: No towers, exposed or outside radio, television or other electronic antennae, with the exception of television receiving antennae, shall be allowed or permitted to remain on any Lot. Satellite receivers, in excess of eighteen (18) inches in diameter, must have an enclosure to screen them from view from any surrounding Lot Owner.

6.5 Used or Temporary Structures: No used or previously erected or temporary house, structure, house trailer, mobile home, camper, or nonpermanent outbuilding shall be placed, erected, or allowed to remain on any Lot except during construction periods, and no Dwelling shall be occupied in any manner prior to its completion and approval in accordance with Article V hereof.

6.6 Minimum Architectural Requirements: The following shall be considered to be minimum architectural requirements with respect to Dwellings constructed within the Subdivision, although the Architectural/Technical Committee shall have broad discretion in the approval of plans for Dwellings constructed in the Subdivision and shall be entitled to consider factors in addition to the following minimum requirements:

(a) Exterior materials on all Dwellings shall be limited to brick, stone, stucco, rock, hardy board, hardy plank or hardy shingle. LP siding or similar manufactured materials of equal quality. Upon the express written approval of the Architectural/Technical Committee, other exterior building materials may be used. Exceptions to the foregoing requirements may be allowed to accommodate an architectural duplication of a certain era or style, such as Victorian.

(b) No dome, A-frame or modified A-frame Dwellings shall be allowed or constructed.

(c) No prefabricated Dwellings or trailers shall be allowed or constructed.

(d) Roofs on all buildings shall be constructed with a minimum pitch angle of 5:12. All roofs shall be made of fire resistant dimensional shingles or other roofing materials approved by the Architectural/Technical Committee. The shingles must be a minimum of 25 year dimensional shingles.

(e) All buildings, structures and improvements on any Lot shall comply with the construction guidelines and specifications of the planning and building department of the governmental authority having jurisdiction over the Subdivision.

6.7 Slope and Drainage Control. No Improvement, planting or other material shall be placed or permitted to remain, nor shall any other activities be undertaken, which may damage or interfere with established slope ratios, which create erosion or sliding problems, or which may change the direction or flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control areas of each Lot and all Improvements within them shall be maintained continuously by the Owner of the Lot, except for those Improvements for which a public authority or utility company is responsible. All Lot Owners shall retain and control all water runoff from such Owner's Lot or Lots, so as not to damage or hinder other Lots or Owners.

6.8 Landscaping. The Landscaping of the front yard of each Lot, including the planting of grass or the placement of sod, and the planting of at least a minimal number of shrubs or trees on the Lot, must be completed within eighteen (18) months from the time the construction of the Dwelling is commenced. The Owner of each Lot within the Subdivision shall keep such Owner's Lot clean of weeds and trash. If the Owner fails to do so, the Declarant or the Architectural/Technical Committee shall have the right to cause such maintenance work to be done and to cause the cost of such maintenance work to be charged to and paid by the Owner of

such Lot. The recordation by the Declarant and/or the Architectural/Technical Committee in the Office of the Recorder of Davis County, Utah of a Notice of Charge against the Owner of any Lot shall constitute a lien against such Lot, which lien shall remain in effect until such amount, together with interest thereon at the rate of eighteen percent (18%) per annum from the date of such Notice of Charge, is paid. Thereupon the Notice of Charge shall be released of record.

6.9 Landscape Easement: A 15 foot wide landscape easement through lots backing on to Interstate 84 has been recorded on the plat, said lots being lots 12, 13, 14, 15, 17, 25, 26 and 27. Out-buildings or other structures are not permitted within the landscape easement. Fences are permitted within said easement. A berm has been constructed within said easement. The owners of said lots shall be responsible to construct and maintain a landscape buffer on said berm and easement. A master planting plan is included herein as exhibit B. An equal or better planting plan must be approved by the Architectural/Technical committee within 6 months from the time the construction of the dwelling is commenced. Otherwise, the owner will be obligated to use the master planting plan held by said committee. The landscape buffer and a pressure irrigation system must be completed within 18 months from the time the construction of the dwelling is commenced. If the Owner fails to do so, the Declarant or the Architectural/Technical Committee shall have the right to cause such to be constructed and to cause the cost of such construction to be charged to and paid by the Owner of such lot. The recordation by the Declarant and/or the Architectural/Technical Committee in the Office of the Recorder of Davis County, Utah of a Notice of Charge against the Owner of any Lot shall constitute a lien against such Lot, which lien shall remain in effect until such amount, together with interest thereon at the rate of eighteen percent (18%) per annum from the date of such Notice of Charge, is paid. Thereupon the Notice of Charge shall be released of record.

ARTICLE VII

OWNERS' MAINTENANCE OBLIGATIONS

7.1 Duty to Maintain. It is the obligation of the Owner of each Lot to maintain properly his Lot and the Improvements to the Lot in a good state of repair and an attractive, safe, and healthy condition at all times in order to preserve and enhance the enjoyment of the Subdivision.

7.2 Alterations of Exterior Appearance. The Owners will maintain their Lots and Improvements in substantially the same condition and appearance as that approved by the Architectural/Technical Committee. No subsequent exterior alterations, improvements or remodeling, whether structural or cosmetic, will be made without the advance written consent of the Architectural/Technical Committee.

7.3 Repair Following Damage. In the event of casualty loss or damage to the Improvements, the Owner will be entitled to reconstruct the Improvements as they existed prior to the damage or loss without review by the Architectural/Technical Committee, provided however that alterations or deviations from the originally approved plans will require review. Nothing in this Declaration is intended to prevent an Owner who has suffered property damage or loss from taking temporary measures to secure the property and prevent further damage, or to

prevent injury or dangerous conditions following loss or damage, before reconstruction begins. Such temporary measures may be taken without the consent or approval of the Architectural/Technical Committee, provided that any such measures must be of a temporary nature, and repair or reconstruction must begin as soon as circumstances will permit. No damaged structure will be permitted to remain on any Lot for more than 90 days without repairs commencing, and any damaged structure which does remain unrepaired after 90 days following the occurrence of damage is deemed a nuisance which may be abated by the Architectural/Technical Committee.

ARTICLE VIII

CONSTRUCTION COVENANTS

8.1 Introduction. In order to minimize the disturbance of the Property within the Subdivision during any construction activities, and to minimize the inconvenience to adjoining Owners, the following construction regulations shall be enforced. These regulations shall be made a part of the construction contract between the Owner and the builder of each Dwelling or other Improvements on a Lot. The Owner shall be bound by these regulations, and violations committed by the builder or its employees, subcontractors or others shall be deemed a violation by the Owner for which the Owner shall be liable.

8.2 Construction Debris Removal. The builder must comply with the ordinances of South Weber City and the requirements of the Architectural/Technical Committee requiring the placement and maintenance of a trash container or dumpster on the Lot. The builder shall collect trash at the end of each work day and deposit construction trash, packing material, unusable scraps, and other debris in a suitable container, protected from the wind. Such container shall be regularly serviced. No trash may be burned, buried, or otherwise disposed of on the Property. No concrete trucks may be cleaned out on the Lot, the Property or anywhere within the Subdivision.

8.3 Construction Area Appearance. The Lot must be maintained in a reasonably organized and neat condition at all times during the construction of a Dwelling or other Improvements. Once the Dwelling is enclosed, materials shall be stored inside the Dwelling and out of sight, whenever practical and possible.

8.4 Sanitary Facilities. The builder is responsible for the installation and maintenance of an approved portable toilet facility during construction. The portable toilet must be located on the Lot at a location approved by the Architectural/Technical Committee and must be removed from the site at such time as the permanent plumbing system is operational.

8.5 Construction Parking and Vehicles. Construction crews must park their vehicles on the Lot on which they are working or on the street in front of such Lot and shall not use or park on any other Lot or any other Property within the Subdivision. All vehicles must be parked to allow the free flow of traffic within the Subdivision.

8.6 Removal of Mud. The builder is responsible for cleaning up and removing mud from the construction site that is deposited on the Roadways of the Subdivision.

8.7 Duration of Construction. No construction shall be undertaken without a building permit and all other necessary permits from South Weber City and any other governmental entity having jurisdiction over construction on the site. No materials, tools, temporary offices or portable toilets, excavation or construction equipment or similar materials or equipment may be delivered to the site prior to the issuance of the permit(s). It is the obligation of the Owner to proceed with construction with all reasonable speed once construction has commenced, and in any event, all exterior surfaces of the Dwelling shall be substantially complete within a period of six months from commencement. All landscaping and soil stabilization work must be completed as soon as possible after completion of the exterior of the Dwelling, but in no event later than the summer following completion of the exterior of the Dwelling.

8.8 Repair of Damage. Each Owner is responsible for the prompt repair of any damage to any Property within the Subdivision caused by or incidental to such Owner's construction, including without limitation any cracked or broken sidewalks. The Declarant or the Architectural/Technical Committee, if necessary, may initiate legal action against any Owner for the repair of damage that occurs from construction activity pertaining to that Owner's Lot. The Declarant or the Architectural/Technical Committee shall be entitled to record a Notice of Charge against such Owner's Lot until all such damage is repaired and paid for, in the manner described in Section 6.8 above.

ARTICLE IX

GENERAL PROVISIONS

9.1 The covenants, conditions, and restrictions contained in this Declaration may be enforced as follows:

9.2 Violation Constitutes Nuisance. The violation of the provisions of this Declaration is deemed to be a nuisance, and the Owner of the Property on which the violation occurs is responsible for the removal or abatement of the nuisance.

9.3 Remedies.

(a) Any single or continuing violation of the covenants contained in this Declaration may be enjoined in an action brought by the Declarant (for so long as the Declarant is the Owner of any Lot), by any other Owner, or by the Architectural/Technical Committee in its own name. In any action brought to enforce these covenants, the prevailing party shall be entitled to recover as part of its judgment all of the reasonable costs of enforcement, including attorneys' fees and costs of litigation.

(b) Nothing in this Declaration shall be construed as limiting the rights and remedies that may exist at common law or under applicable federal, state, or local laws and ordinances pertaining to health, safety, abatement of nuisances or other matters. The remedies available under this Declaration are to be construed as being in addition to all other remedies available at law.

(c) The remedies available under this Declaration and at law or equity generally are not to be considered as exclusive, but rather as cumulative.

(d) The delay or failure by anyone to take enforcement action with respect to any violation of this Declaration shall not be construed as a waiver of the covenants contained in this Declaration with respect to such violation or with respect to any other violations.

9.4 Severability. Each of the covenants, conditions, restrictions and provisions contained in this Declaration shall be independent of the others, and in the event that any covenant, condition, restriction or provision of this Declaration is found to be invalid, unenforceable or illegal by a court of competent jurisdiction, the remaining covenants, conditions, restrictions and provisions of this Declaration shall remain in full force and effect.

9.5 Limited Liability. Neither the Declarant, or the Architectural/Technical Committee or its individual members, nor any Owner shall have personal liability to any other Owner for actions or inactions taken pursuant to the terms of this Declaration, provided that any such actions or inactions are the result of the good faith exercise of their judgment or authority under this Declaration and without malice.

9.6 Term of Declaration, Renewal. This Declaration shall expire fifty years from the date it is first recorded with the Recorder of Salt County, Utah, provided however that in the last year prior to expiration, the Owners of eighty percent (80%) of the Lots may, by written notice which is recorded with the Recorder of Utah County, Utah, agree to extend the term of this Declaration for a period of an additional twenty years, and at the end of each additional period of twenty years thereafter, the Owners of eighty percent (80%) of the Lots may, by written notice which is recorded with the Recorder of Utah County, Utah, agree to extend the term of this Declaration for a period of twenty additional years.

9.7 Amendment, Mortgagee Not Bound. At any time while this Declaration is in effect, the Owners of eighty percent (80%) of the Lots subject to this Declaration may amend the provisions of this Declaration, provided that if the Declarant owns or controls an interest in all or a portion of the Additional Land at the time of the proposed amendment, the consent of the Declarant will be required. Any such consent shall be in the exclusive judgment of the Declarant. Any amendment must be in writing and must be properly recorded in the office of the Recorder of Davis County, Utah. No amendment will be binding upon the holder of any mortgage or trust deed on any Lot which mortgage or trust deed is of record at the time of the amendment, unless the mortgage or trust deed holder joins in the amendment. This Declaration may not be repealed by amendment.

9.8 Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Subdivision is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the provisions of this Declaration against such Owner's Lot, whether or not there is any reference to this Declaration in the instrument by which such Owner acquires an interest in any Lot.

9.9 Reservation of Easements. Easements affecting the Lots within the Subdivision are reserved as shown on the Plat for utility installation and maintenance, drainage and other purposes as designated on the Plat.

9.10 Notices. All notices under this Declaration are deemed effective 72 hours after mailing, whether delivery is proved or not, provided that any mailed notice must have postage pre-paid and be sent to the last known address of the party to receive notice. Notices delivered by hand are effective upon delivery.

9.11 Liberal Interpretation. The provisions of this Declaration shall be interpreted liberally to further the goal of creating a uniform plan for the development of the Subdivision. Section headings are inserted for convenience only and shall not be considered in the interpretation of the provisions. The singular shall include the plural, and the plural shall include the singular. Any reference to gender is intended to include masculine, feminine and neuter as well.

9.12 No Public Right or Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any part of the Subdivision to the public or for any public use, except as specifically shown on the Plat.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the date first above written.

D.R. HORTON, INC.,
a Delaware corporation

By: _____

Title: _____

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this _____ day of December, 2012 by _____ in his capacity as the _____ of D.R. Horton, Inc., a Delaware corporation.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

**EXHIBIT “A”
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR COTTONWOOD COVE SUBDIVISION**

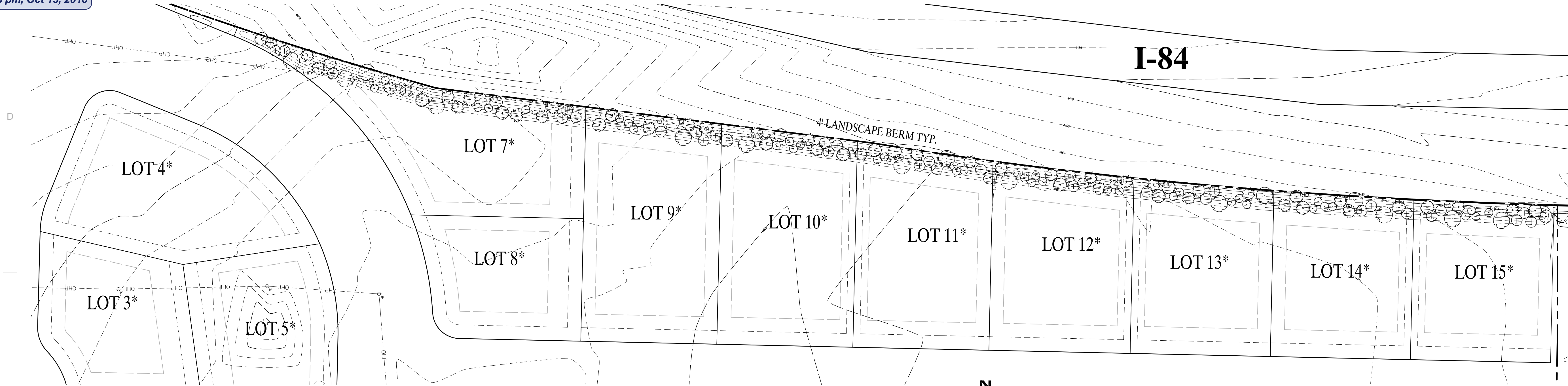
Legal Description of the Property

All of Lots 1 through 56, inclusive of Cottonwood Cove Subdivision, according to the official plat thereof on file and of record in the Office of the Recorder of Davis County, Utah.

EXHIBIT B

SEE THE LANDSCAPING PLAN ON THE 2 FOLLOWING LARGE-FORMAT SHEETS.

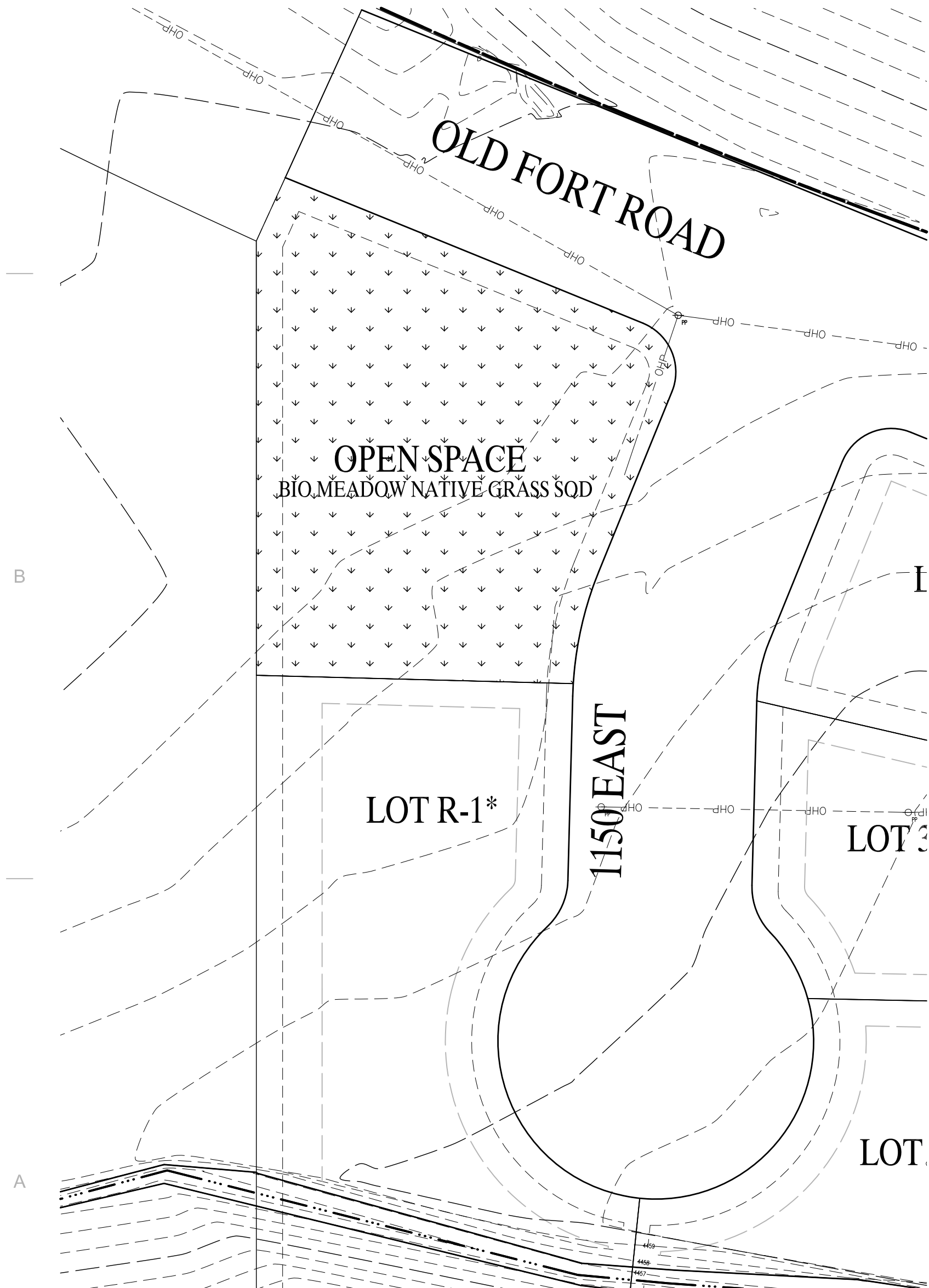
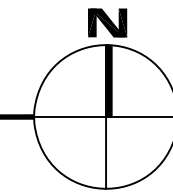
RECEIVED
By ethomas at 3:18 pm, Oct 13, 2010



PLANTING PLAN



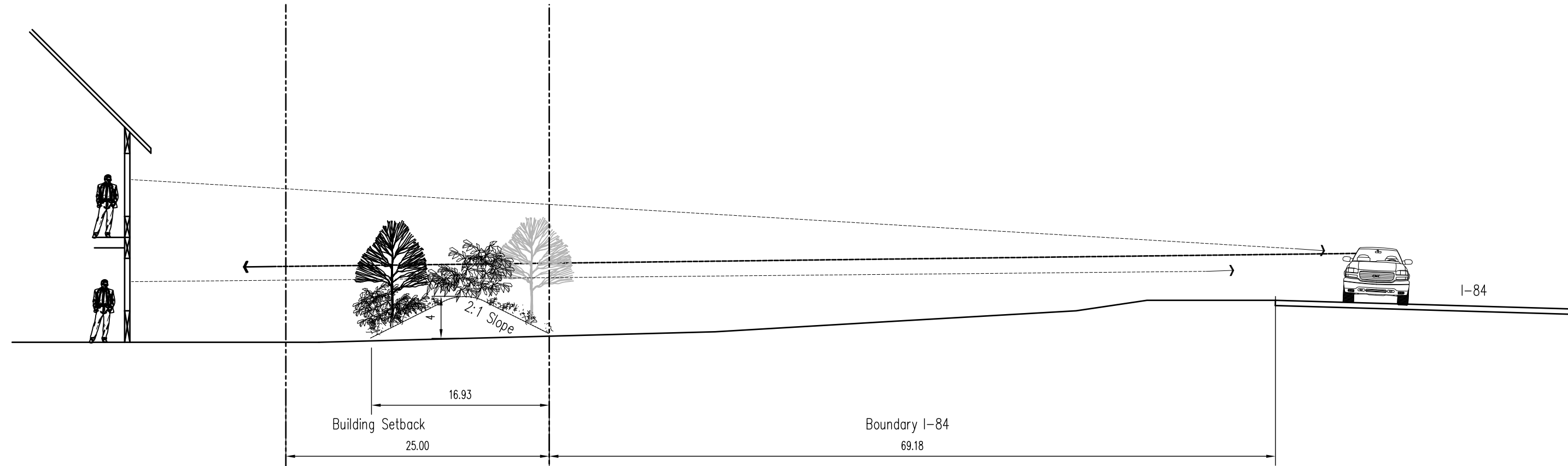
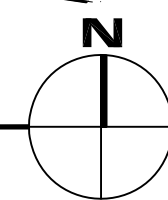
SCALE: 1" = 40'-0" 09.23.10



PLANTING PLAN



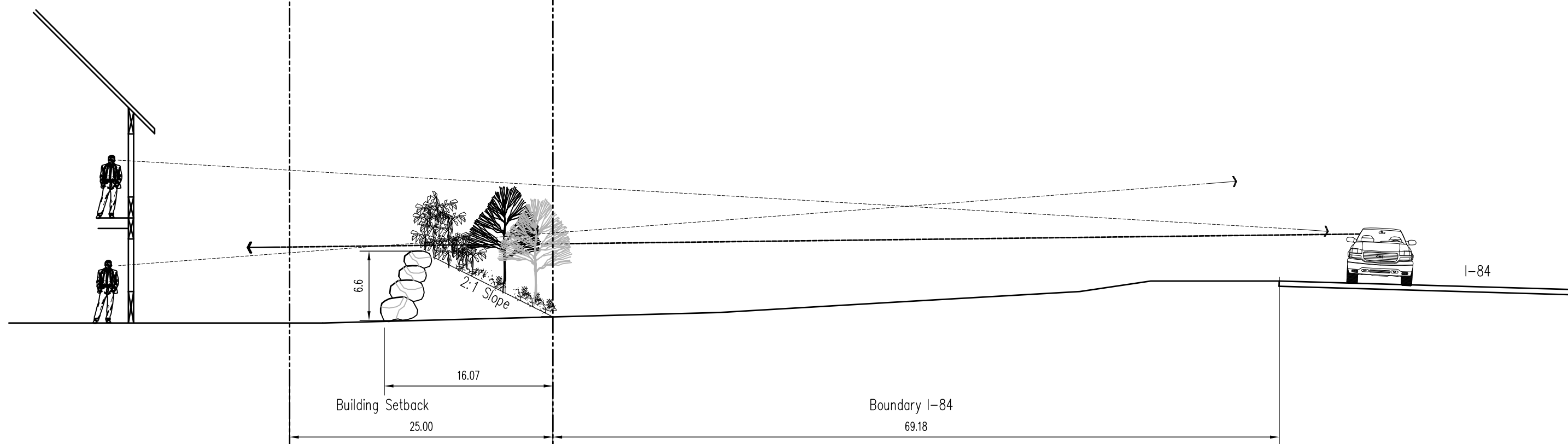
SCALE: 1" = 40'-0" 09.23.10



EARTH BERM SECTION AT LOT 12



SCALE: 1" = 10'-0" 09.23.10



EARTH BERM / ROCK WALL SECTION AT LOT 12



SCALE: 1" = 10'-0" 09.23.10



COTTONWOOD
COVE

SOUTH WEBER
UTAH

PROJECT NO. 2010-030

DRAWN BY: C.W. CHECKED BY: C.W.

ISSUED:

NO.	DATE	DESCRIPTION
1	10.12.10	CITY SUBMITTAL

REVISIONS:

NO.	DATE	DESCRIPTION
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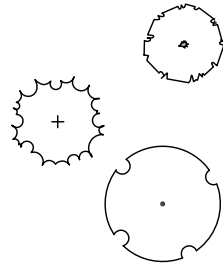
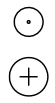
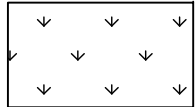
LANDSCAPE
PLANTING
PLAN

CONSTRUCTION
DOCUMENTS

SHEET NUMBER

L100

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	Size
	Prunus x Cistena 'Schmidtciis'	Big Cis Plum	1" cal.
	Pinus mugo	Mugo Pine	2'-3'
	Malus 'David'	David Crabapple	1" cal.
SHRUBS			
	Physocarpus opulifolius 'Coppertina'	Ninebark - Coppertina	5 gal.
	Syringa vulgaris Sensation	Sensation Lilac	5 gal.
	BIO MEADOW NATIVE GRASS SOD		

PLANTING NOTES

ALL PLANTS SHALL CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY ITEMS OR UTILITIES NOT NOTED TO BE REMOVED AND SHALL BEAR THE COST OF REPAIR TO ORIGINAL CONDITION.

CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT NOTED TO BE REMOVED AND REPAIR TO EXISTING CONDITION AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INSTALL 2" TOP SOIL IN ALL AREAS WHERE BIO MEADOW SOD IS BEING INSTALLED.

CONTRACTOR SHALL PROVIDE IRRIGATION PERMANENT SYSTEM FOR BIO MEADOW SOD AREA.

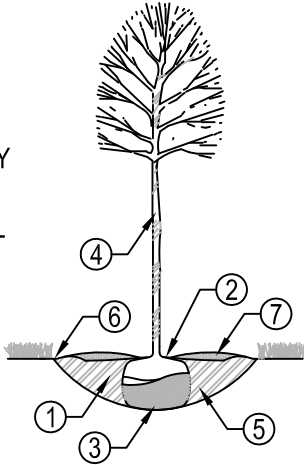
CONTRACTOR SHALL PROVIDE TEMPORARY DRIP IRRIGATION SYSTEM TO ESTABLISH TREES AND SHRUBS. DRIP IRRIGATION SHALL BE MAINTAINED UNTIL INDIVIDUAL LOTS ARE BUILT UPON AT WHICH TIME HOMEOWNER SHALL PROVIDE IRRIGATION TO TREES AND SHRUBS.

ROCKY MOUNTAIN POWER REQUIRES A 25' MIN. CLEARANCE FROM POWER LINES. EXISTING POWER LINES ALONG NORTHERN PROPERTY LINES OF LOTS 7, 9-15 ARE APPROXIMATELY 36' FROM EXISTING GRADE. CONTRACTOR SHALL PLACE TREES AT APPROPRIATE LOCATION ON BERM TO MAINTAIN 25' CLEARANCE OF POWER LINES AT MATURE HEIGHT.

1. EXCAVATE SHALLOW PLANTING HOLE MIN. 3X ROOT BALL DIAMETER. DEPTH SHALL BE NO GREATER THAN ROOT BALL. BREAK UP SOIL IN LARGE AREA AROUND TREE. ROUGHEN SIDES OF THE HOLE.

2. IDENTIFY TRUNK FLARE. REMOVE SOIL FROM ROOT BALL IF NOT VISIBLE.

3. PLACE TREE IN PLANTING HOLE. PLANT SO THAT BASE OF TRUNK FLARE IS 1" - 2" HIGHER THAN ADJACENT GRADE. LIFT TREE BY ROOT BALL ONLY. DO NOT LIFT TREE BY TRUNK. COMPACT SOIL UNDER ROOT BALL TO MINIMIZE SETTLEMENT.



4. STRAIGHTEN TREE TRUNK IN THE HOLE. DO NOT USE TRUNK AS LEVER OR HANDLE, LIFT TREE BY ROOT BALL ONLY.

5. FILL THE PLANTING HOLE WITH BACK FILL MIX. FILL 1/3 FULL, GENTLY PACK SOIL AROUND BASE OF ROOT BALL. FOR B&B MATERIAL CUT AND REMOVE STRING AND WIRE FROM AROUND TRUNK AND TOP 1/3 OF ROOT BALL. FILL REMAINDER OF HOLE IN 4" LIFTS, SETTLE WITH WATER.

6. CUT A 36" CIRCLE IN SOD FOR MULCHED AREA IF PLANTED IN SOD.

7. MULCH BASE OF TREE 2" DEEP X 36" MIN. DIA. MAINTAIN 2"-3" CLEARANCE BETWEEN TRUNK AND MULCH.

A1 DECEDUOUS TREE

NTS

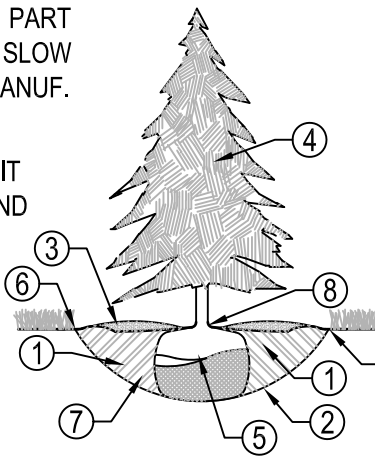
I-dtp01

1. PLANTING MIX SHALL BE WELL MIXED IN THE FOLLOWING RATIO: 4 PARTS APPROVED TOPSOIL, 1 PART SOIL-AID OR PEAT MOSS AND A SLOW RELEASE FERTILIZER AS PER MANUF. RECOMMENDATIONS.

2. ROUGHEN THE SIDES OF THE PIT IF REQUIRED FOR MOISTURE AND ROOT PENETRATION.

3. MULCH 2" DEEP -- MAINTAIN 2"-3" OF CLEARANCE BETWEEN MULCH AND BASE OF TRUNK.

4. PRUNE ANY DEAD OR BROKEN BRANCHES. THIN BRANCHES ONLY WHEN DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVAL OF THE CENTRAL LEADER IS NOT ALLOWED.



5. IF B&B AND/OR IN A WIRE BASKET, TURN DOWN TOP 1/3 OF BURLAP ON BALL AND REMOVE THE TOP 1/3 OF THE WIRE BASKET.

6. CUT A 24" DIAMETER CIRCLE AROUND THE TRUNK OF THE TREE FOR WATER BASIN.

7. PLANT TREE IN A SHALLOW PIT ON UNDISTURBED SOIL. PIT DIAMETER SHALL BE 3X THE BALL DIAMETER.

8. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE IN CONTAINER.

A2 EVERGREEN TREE

NTS

I-dtp03



COTTONWOOD COVE

SOUTH WEBER UTAH

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NO.	DATE	DESCRIPTION
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LANDSCAPE SCHEDULE & NOTES

CONSTRUCTION DOCUMENTS

SHEET NUMBER

L101