SOUTH WEBER CITY PLANNING COMMISSION AGENDA

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

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A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

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THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:

6:30 P.M. Pledge of Allegiance
Approval of Meeting Minutes – Chair Osborne
- February 9, 2017

Approval of Agenda
Declaration of Conflict of Interest
Oath of Office – Commissioner Timothy Grubb

6:35 P.M. Public Hearing and Action on Preliminary/Final Subdivision: Application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. 0.57 acres, by applicants Rhett and Becca Reisbeck

6:50 P.M. Action on Amended Preliminary Subdivision: Application for Hidden Valley Meadows (formerly Bambrough Property) (24 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson

7:10 P.M. Action on Final Subdivision: Application for Hidden Valley Meadows Phase 1 (14 lots) located at approx. 475 E. 6650 S. (Parcel 13-023-0070), approx. 6.69 acres, by applicant Bruce Nilson

7:25 P.M. City Council seeking recommendation on future 6650 S. improvements

7:40 P.M. Public Comments – Please keep public comments to 3 minutes or less per person

7:45 P.M. Planning Commissioner Comments (Johnson, Pitts, Grubb, Osborne)

7:50 P.M. Adjourn

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

CITY OFFICE BUILDING
Utah Public Notice website
www.utah.gov/pmn

www.southwebercity.com
TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA

DATE: March 2, 2017

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ELYSE GREINER, RECORDER

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

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

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **9 February 2017** **TIME COMMENCED:** **6:30 p.m.**

PRESENT: **COMMISSIONERS:** **Debi Pitts**
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

CITY RECORDER: **Elyse Greiner**

CITY MANAGER: **Tom Smith**

Transcriber: Minutes transcribed by Michelle Clark

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

PLEDGE OF ALLEGIANCE: Commissioner Pitts

VISITORS: Margene, Bambrough, Kelly Bambrough, Judy Bambrough, DJ Bambrough, Jeremy Stoker, Kent Bambrough, Mark Staples, Dan Murray, Brent Poll, Delene Hyde, Bruce Nilson, Seth Blair, Arleen Blair, Judy Sargent, Trevor Schenck, Traci & Rose Kenny, Daren Gardner, Bryan and Janene Braden, Roger & Raelene Miller, LaRae Harper, Bo Call, Barbara Shupe, Dan Shupe, Scott Logerquist, Jarrel Coy, Lynn Poll, Cymbre Rowser, Dan Rowser, Cheryl Bambrough, Linda Byram, Monte Byram, Lindsey Stark, Kyle Shupe, Tim Grubb, Blake Terry, Becky Terry, and Tani Lynch.

APPROVAL OF MEETING MINUTES

- **December 8, 2016**

Commissioner Pitts moved to approve the meeting minutes of 8 December 2016 as written. Commissioner Johnson seconded the motion. Commissioners Osborne, Pitts, and Johnson voted yes. Commissioner Walton abstained as he was excused from the meeting. The motion carried.

APPROVAL OF THE AGENDA: Commissioner Johnson moved to approve the agenda as amended with a change to the parcel #13-023-01812 to be corrected to parcel #13-023-0182. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

2017 Position Appointments – Chair, Co-Chair, Sketch Plan Liaison, & City Council Liaison Schedule:

Commissioner Pitts moved to appoint Rob Osborne as Planning Commission Chairperson. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Walton moved to appoint Debi Pitts as Planning Commission Co-Chairperson. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Osborne moved to appoint Wes Johnson as Planning Commission Sketch Plan Liaison. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Johnson moved to approve the City Council Liaison Schedule. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

2017 City Council Liaison Schedule

February – Walton
March- Osborne
April- Johnson
May- New Appointment
June- Pitts
July- Walton
August- Osborne
September- Johnson
October- New Appointment
November- Pitts
December- Walton

Business Use in C-H Zone: Mountain Land Physical Therapy:
Dan Murray, 1907 N. 400 W., Centerville, UT, said the property is currently zoned C-H. Any type of service use would need to come before the Planning Commission for approval.

Jeremy Stoker, 1910 E. 7775 S., gave a brief history of Mountain Land Physical Therapy, who is interested in conducting a business in this building.

Commissioner Pitts moved to approve the business use of Mountain Land Physical Therapy as compatible in the C-H Zone. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing for consideration of closing/dead-ending west end of 6650 S. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing and Action: Consideration of closing/dead-ending west end of 6650 S.: Brandon Jones, City Engineer, said 6650 South is a narrow street. He identified the street in the upcoming Old Maple Farms Subdivision. He then discussed possible cross sections for the future of 6650 S. improvements. He said based on feedback and various meetings, he has tried to put together a 50' ROW with 33" of pavement, parking on both sides, and no sidewalk. He said wider pavement will allow for safer walking on the asphalt. It will required more property for ROW. Total cost would be $545K. He then reviewed a 40' ROW which he does not recommend. He said it would have 24" pavement, no on-street parking, and no sidewalk. Total cost would be $480K.

Brandon said an open house was held in December 2016 to discuss options for 6650 South. Discussion included improving the street with a hammerhead turnaround. He said the option most likely was to dead end 6650 S. at the west end and install a T hammerhead.

Brandon reviewed Option 1A that has improvements to 6650 South. There would be 33" of asphalt on the entire length of the street. The curbing will help with storm drain.

Commissioner Osborne asked for public comment.

Delene Hyde, 349 E. 6650 S., said everyone was in favor of dead ending 6650 South with the upcoming soccer complex. She feels widening the road will make it more dangerous. She said there will be 200 vehicles an hour going down that road. She wonders if this is coming before the Planning Commission because of a developer. She said the increased traffic on 6650 South is a safety issue. She feels Nilson Homes shouldn't go through until the road is widened. She suggested going back to the general plan. She asked the Planning Commission to listen to the residents on that street.

Daren Gardner, 307 E. 6650 S., said not one of the Planning Commission members was at the open house. He is concerned about spending that much money on a road that no one uses.

Roger Miller, 290 E. 6650 S., said it is ridiculous to not dead end this street, especially, when there is a homeowner willing to dedicate property.

Tim Grubb, 6926 S. 475 E., discussed grandfathering and proposals. He said there is a soccer field that will bring a lot of traffic. He said we all know Maple Farms Subdivision will help with

the traffic flow. He feels dead ending 6650 South is more cost effective and a temporary fix. He said dead ending that road will lessen the impact of traffic. He said the master plan is there for a reason. He isn't sure if everyone is looking at the big picture.

Commissioner Osborne asked Delene Hyde about her vision for 6650 South when she served on the Planning Commission. Delene said she it has never been on her mind to make improvements to 6650 S. Brandon asked about installing stakes so that individuals can visually see where the road would be.

Lynn Poll, 826 E. South Weber Drive, said the soccer field is going to be done before Old Maple Farms Subdivision and he would like to know how the traffic will be handled until then.

Trevor Schenk, 6455 S. Raymond Drive, said when that soccer complex came before the City, he attended the meetings and was concerned about the increase in traffic. He said if the Planning Commission would have listened to the residents, they could have issued impact fees to the soccer complex for road issues.

Jody Schenk, 6455 S. Raymond Drive, questioned the traffic pattern for Heather Cove Subdivision and feels the Planning Commission has forgotten about them.

Trace Kenny, 463 E. 6650 S., said there will be traffic issues with soccer parents flying down that road because they are late. He doesn't have issues with water ponding in front of his home.

Gerald Coy, 401 E. 6650 S., said he is concerned about safety. He said that street has been an issue because it is narrow. He is concerned about by widening the street, creating safety issues. He is also concerned about speeding.

Cheryl Bambrough, 390 E. 6650 S., said there are school buses, driving schools, etc. using 6650 S. She thanked Commissioner Johnson for coming down to talk to the residents.

Rose Kenny, 463 E. 6650 S., said residents living along 6650 South did get building permits for their homes and they were approved. She doesn't feel that it is okay that now it is no longer okay and take land from them because minds were changed on the general plan. She gave a brief history of when they built their home and had a survey to tell them where to put the sidewalk. She is okay with the drainage issues. She said the pond has been there for 22 years and it hasn't hurt anybody including them.

Commissioner Johnson moved to close the public hearing for consideration of closing/dead-ending the west end of 6650 S. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

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Commissioner Johnson said he has driven 6650 South many times and it is not a safe road. He said it was built as a community road. He said after talking to residents, he said the consensus has been to dead end that road. He discussed changing the road pattern coming out of Silver Oak Lane and making is a left turn only. He said by doing that it will reduce the amount of traffic on 6650 South.

Commissioner Pitts moved to table the consideration of closing/dead-ending the west end of 6650 S. until the end of meeting. Commissioner Walton seconded the motion. Commissioners Pitts, Osborne, and Walton voted yes. Commissioner Johnson voted no. The motion carried 3 to 1.

Commissioner Walton moved to open the public hearing for Application for property located at approximately 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approximately 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson. Commissioner Pitts seconded the motion. Commissioners Pitts, Osborne, and Walton voted yes. Commissioner Johnson voted no. The motion carried 3 to 1.

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

Public Hearing and Action on Rezone: Application for property located at approx. 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson: This application is a request to rezone property located at approx. 475 E. 6600 S. (Parcel 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM).

Commissioner Osborne asked if there is any public comment.

Brent Poll, 7605 S. 1375 E., said he is representing the South Weber Coalition. He discussed the pollution dumped from Hill Air Force Base. He said studies have been conducted and there is a huge amount of pollution affecting South Weber City. He asked if the Planning Commission has warned the people about this risk. He said they have a responsibility to the citizens of this City. He then discussed the arsenic found on the Poll property. He said this contamination moves through the groundwater. He would like to know who is warning people before they move in.

Delene Hyde, 349 E. 6650 S., asked about the size of the lots. Barry said it is 1.85 lots per acre. He said the overall density meets the recommendation of the master plan.

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

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Commissioner Johnson asked Mr. Nilson if he is the owner of parcel 13-023-0182. Mr. Nilson said it is under contract.

Commissioner Walton moved recommend approval of the application for property located at approximately 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approximately

13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson. Commissioner Pitts seconded the motion. Commissioners Pitts, Osborne, and Walton voted yes. Commissioner Johnson voted no with stipulation that under contract doesn't tell him a lot. The motion carried 3 to 1.

Mr. Nilson said the property owners have submitted the application for rezone.

Commissioner Pitts moved to open the public hearing for Preliminary Subdivision: Application for Bambrough property (24 lots) located at approximately 475 E. 6500 S. (Parcel 13-023-0070), approximately 12.98 acres, by applicant Bruce Nilson. Commissioner Walton seconded the motion. Commissioners Pitts, Johnson, and Osborne voted yes. The motion carried.

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

Public Hearing and Action on Preliminary Subdivision: Application for Bambrough Property (24 lots) located at approx. 475 E. 6600 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson:

Commissioner Osborne asked for public comment.

Delene Hyde, 349 E. 6650 S., asked about a stub road. It was stated the stub is into the Winchester property. She asked about a possible stub to her property so that she can build. She said this developer has another out of this property to 475 East. She said if the general plan isn't working for the Planning Commission then this should be denied.

Beau Call, 1601 S. 475 E., said he is concerned about the stub to Winchester and what that will do to his future development.

Tim Grubb, 6926 S. 475 E., he is confused why the stub would go there.

Mark Staples, of Nilson Homes, said over a year ago they approached the Bambrough family concerning this property. He said they have approached Mr. Dale Winchester and at the time they weren't interested in developing. He said they have explored options and feels this plan does that. He said they have worked with the City concerning 6650 South. He said they looked at making a contribution to the City to make some improvements on 6650 if they want to. He said they have committed a contribution for any road in the City and are willing to put it up front as part of the approval process. He said they have done a traffic study and will agree a share of what our impact will be to the City. He said the price point of these homes is not starter homes.

Daren Gardner, 307 E. 6650 S., said if Mr. Nilson is going to make a contribution to the City why doesn't Mr. Nilson make an offer to the Miller's and go out 475 East.

Delene Hyde, 349 E. 6650 S., said this looks to her as bribery. She said it is on the general plan that they have that road and it needs to go to 475 East.

Mark Staples said this proposal didn't come from Nilson Homes. He said they are not in the business of bribery. This came after working with the City staff.

Stan Sargent, 6753 S. 475 E., is concerned if Mr. Nilson purchases the Miller property and it is a 600 ft. of road, what is going to happen with the snow.

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

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Commissioner Osborne discussed needing a stub off the bottom cul-de-sac to follow the general plan. Brandon Jones, City Engineer, said the City did meet with surrounding property owners and those property owners were not interested in a stub.

Brandon Jones, City Engineer's reviewed his memo of 6 February 2017 which is as follows:

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

HISTORY / BACKGROUND

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

Due to the amount of undeveloped ground "in the backyards" of the existing homes surrounding the Bambrough property, and the potential of this development to diminish the ability of these properties to develop in the future, the Staff felt that it would be important to invite all of the surrounding property owners to a Resident Meeting (Open House style). This meeting was held on September 12, 2016. At this meeting, the residents who attended were informed of the proposed development and given the opportunity to collaborate with the developer in the use of their property, if they desired. The location for connecting roads and development along those roads was also discussed in depth. The developer followed up with a few property owners as a result of this meeting. However, in the end, no property owners were willing to work with the developer to build a connecting road to 475 East. So, as a result, the Staff gave the developer the direction to locate a stub road at a location where it appeared there was the greatest development potential.
A Sketch Plan meeting was held the following day on September 13, 2016 to discuss the results of the Resident Meeting and review what the developer proposed.
A second Sketch Plan meeting was held on December 12, 2016. The developer proposed revisions based on the previous meetings. More discussion took place and comments were given. The plans we received for review are the result of all the feedback, discussions and direction given.

GENERAL PLAN - TRANSPORTATION

Brandon stated this property is relatively unique. It is surrounded by existing homes that front 6650 South, 475 East and South Weber Drive with few locations to build connecting streets (without demolishing an existing home). The Vehicle Transportation Map in the General Plan conceptually shows a future Minor Collector Road connecting from 475 East to South Weber Drive through the

Bambrough property. As it specifically relates to this area, Page 24 of the General Plan states: "*As development to the south of this section of 6650 South occurs, secondary access could be allowed, provided there is a primary access onto South Weber Drive or 475 East.*" Page 25 of the General Plan states, "*It is also recommended that the existing 6650 St. be improved. The extent of the improvements and the additional right-of-way needed to accommodate that improvement is dependent on the feasibility of the associated improvements.*" Brandon said after discussion tonight on 6650 South, it is apparent that residents don't want 6650 South improved.
The developer is proposing 24 lots with the primary access being on 6650 South and a stub for a future secondary connection to 475 East. Because this IS NOT consistent with the statement on page 24 in the General Plan, the developer is proposing to share in the cost of improvements on 6650 South, which IS consistent with the statement on page 25. Another factor is that the City's Code allows for a maximum of 30 homes on a single access. The proposed access complies with the City's Code as it relates to access with 6650 South in its current condition.
Ultimately, the Planning Commission needs to decide if what the developer is proposing is acceptable.
Brandon said after discussions tonight. His recommendation would be to connect to 475 East.

GENERAL

1. Water Source. The Water Capital Facilities Plan (CFP) was adopted on June 14, 2016. The Impact Fee Facilities Plan (IFFP) is also complete. Zions Bank Public Finance is currently finalizing the Impact Fee Analysis (IFA). Once this is adopted, the provision for collecting Weber Basin's impact fee with each building permit will be in place. The collection of this impact fee will automatically contract the City for the additional culinary water needed for each new resident. Thus ensuring that the City always maintains sufficient water supply. Due to noticing and implementation requirements, we anticipate the impact fees being in place by Summer 2017. We would recommend that no building permits be issued until these impact fees are in place.

2. Geotechnical Report. A geotechnical study was performed by GSH and a report dated August 18, 2016 was submitted.

a. Basements. The geotechnical report indicates groundwater elevations as shallow as 3.4 feet below the existing grade, and recommends that the lowest habitable floor needs to be a minimum of 3.0 feet above the existing groundwater elevation. The developer is proposing to construct homes with basements. Due to the presence of shallow groundwater, we would recommend one of the following:

i. Not allow basements at all, OR

ii. Have the geotech specifically address the construction of basements in more detail and measure the elevation of the lowest habitable floor off of a fixed improvement in the development (e.g. Curb & Gutter) so that implementation of the recommendation can be easily applied by the Building Official.

b. Groundwater. There is no land drain system being proposed for this development, due to the unavailability of a storm drain system that is deep enough to make a difference. This also has influence on the geotech's recommendation for basement elevations.

c. Backfill. Some of the native soils may meet the City Standard backfill requirements, but it is likely that it will be labor-intensive to use these soils during construction. We anticipate the majority of the backfill will need to be imported.

d. Pavement. A minimum of 3" asphalt and 12" roadbase over properly prepared subgrade will be required; unless a different design is desired and approved.

3. South Weber Irrigation Ditch and Off Site Drainage. The old South Weber ditch runs along the south property line of the proposed development. The ditch is no longer used to convey irrigation

water, but still receives drainage water, mainly from pipes. We have been made aware of an agreement that SWIC has with DWCCC to receive groundwater drainage that is collected up by the canal to ensure its stability and is discharged into the ditch. The developer is proposing to collect this drainage and pipe it into the City's storm water system. There needs to be more investigation into the specific location(s) where this and any other drainage is coming from. We propose that we work with the developer to continue to identify the best way to collect all drainage and get it into the City's storm water system.

4. Future Drainage of South property. Due to the natural topography of the property south of the proposed development, it will be difficult for any future development to drain this property back to South Weber Drive. Therefore, the storm drain system in this development should be extended to the south subdivision boundary. We recommend working with the developer to find the best location for this extension. The City should be responsible for any extension and/or upsizing of the storm drain that is not associated with the development. If this is the case, then the City's participation should be formalized in a Cost Share Agreement.

5. There is no existing storm drain system in 6650 South. The cost for the piping from 475 East to the development is the developer's responsibility.

POTENTIAL FEES PAID TO THE CITY

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

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

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

PLAT

8. The streets need to be given names, if desired. Otherwise, we will assign coordinate numbers.
9. Addresses for the lots will be provided by our office.
10. All existing buildings and/or structures that are to be removed should be labeled accordingly.
11. The following note should be added:

    "All lots are subject to the requirements of the Geotechnical Report prepared by GSH, dated August 18, 2016."

12. If the developer decides to make the detention basin permanent, it needs to be labeled as a parcel and dedicated to the City in the Owner's Dedication. Otherwise, it should be shown as a lot, not "Temp. Basin."
13. If it is the developer's intent to maintain ownership of "Parcel A," then a note should be added indicating the intended ownership, and should also indicate that it is not a building lot.

14. The current South Weber Irrigation easement for the ditch should be shown and vacated with the plat; this is the desire of the SWIC. A signature block should be provided for them in order to show acceptance of this vacation.
15. The appropriate drainage easement(s) will need to be provided for the drainage facilities along the south property line and between lots, where needed. Depending on what facilities are finalized, these easements may be public or private. For facilities owned and maintained by the City, the easement must be a minimum width of 15 feet.
16. Survey Monuments in the street should be minimized to only those necessary.

IMPROVEMENT PLANS

17. Once final plans have been completed, these should be submitted to South Weber Irrigation Company for their review and approval. A letter approving the proposed connections, improvements, changes, etc. will be required prior to final approval.
18. Street lights need to be as follows: Cobra head style (400 Watt equivalent LED) at the intersections and post style (Washington Acorn 250 Watt equivalent LED) at a maximum spacing of 300'.
19. The curb, gutter and sidewalk along 6650 South should align with the cross section adopted by the Council.
20. Based on the storm drain calculations provided, it appears that there is not enough property (or elevation) to provide the required volume in the detention basin. The calculations indicate some retention. Retention is not allowed in this area because there is a storm drain system available. If the developer desires to build a permanent basin, it appears more property will be required.
21. Waterways are not allowed. Nor is drainage allowed to run past ADA ramps. Storm drain inlet boxes are to be placed at the end of all upstream radii in intersections. More inlet boxes are needed. Exact locations can be determined with the final plans.

Barry Burton, City Planner, said after discussions tonight, he disagrees with Delene Hyde because there have been several discussions concerning the safety issues of 6650 South. Commissioner Walton discussed the general plan identifying a minor collector through the Bambrough property.

Barry Burton, City Planner's, memo of 7 February 2017 concerning the Bambrough Subdivision is as follows:

Zoning:

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

Plat/Layout:

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

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

but the developer is vested under the current condition. To me this seems to be the most fair and legally defensible position to take.

The title report does not raise any red flags.

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

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

Recommendation:

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

Mark Staples said they expect to be treated fairly, just like the residents want to be treated fairly. Commissioner Walton discussed conflicts with minor collector going through to 475 East and improvements to 6650 South. Brandon said if the developer is willing to construct a road to 475 East then there should be no problems. He said the issues with 6650 South may need a general plan amendment. Bruce Nilson said he received Brandon and Barry's memos and having read them before this meeting it says recommending to approve. He said 6650 South was tabled and now we are trying to make a decision on a possible new proposal from Commissioner Johnson, and he is confused. Commissioner Johnson discussed the original Sketch Plan showing the road going through 475 East.

Commissioner Johnson is concerned because what the City does with 6650 South will affect this development. Commissioner Pitts discussed dead ending 6650 South being temporary. It was stated until the Kendell property develops. Barry discussed making variations to the master plan if the Planning Commission has good cause. He also discussed the fact that a developer has made application and a decision needs to be made within a certain amount of time.

Discussion took place regarding whether or not a stub can be put into the Hyde property. The Planning Commission discussed item #2A of Brandon's memo concerning basements or no basements. Brandon said no building permits until impact fees are in place.

Commissioner Osborne moved to recommend approval of the Preliminary Subdivision: Application for Bambrough property (24 lots) located at approximately 475 E. 6500 S. (Parcel 13-023-0070), approximately 12.98 acres, by applicant Bruce Nilson subject to the following conditions:

1. **Complete items in Brandon Jones's memo of 6 February 2017**
2. **Complete items in Barry Burton's memo of 7 February 2017**
3. **Main entrance from 475 East**
4. **No building permits issued until new water impact fee is in place**
5. **All associated fees are paid**

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

Action on Final Subdivision: Application for Ferndale Subdivision (3 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres, by applicant Lynn Poll: **Lynn Poll, 826 E. South Weber Drive,** said he has worked with the City Engineer concerning installation of holding tanks. He then discussed the road width. Commissioner Osborne said the 70' ROW is as per City ordinance. He said 925 East 7375 South is not going to be widened. He said the City is not condemning any property. It is only on Mr. Poll property. Barry said this meets all the requirements and he would recommend approval.

Barry Burton's memo of 3 February 2017 concerning the Ferndale Subdivision is as follows:

Zoning:

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

Plat/Layout:

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

The geotechnical study does not raise any particular concerns.

Recommendation:

I would recommend approval of the final plat.

Commissioner Walton moved to recommend approval of Final Subdivision: Application for Ferndale Subdivision (3 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103, approx. 3.08 acres, by applicant Lynn Poll. Commissioner Johnson seconded the motion. Commissioners Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

Consideration of closing/dead-ending west end of 6650 S.: Commissioner Osborne recommended dead ending 6650 South with a "T" hammerhead turnaround and no improvements (curb, gutter, and sidewalk) to the road itself.

Commissioner Pitts moved to recommend to the City Council that upon completion of Silver Oak Lane connecting to 6650 S. and Old Maple Farms Road connecting to 475 E., to temporarily dead end 6650 South with the installation of a hammerhead turnaround until Old Maple Farms Road is developed to South Weber Drive. The dead end will be located to the east of Silver Oak Lane on 6650 S. No other improvements on 6650 South be put in at this time. Commissioner Walton seconded the motion. Commissioners Pitts, Osborne, and Walton voted yes. Commissioner Johnson voted no. The motion carried 3 to 1.

PUBLIC COMMENTS:

Rose Kenny 463 E. 6650 S., asked if this goes to City Council and they deny it. It is up for more discussion. Commissioner Osborne said this is a recommendation to the City Council.

PLANNING COMMISSION COMMENTS:

Commissioner Johnson: Thanked individuals for their input. He said there is a vacancy coming up on the Planning Commission.

CITY MANAGER ITEMS:

UDOT Open House: UDOT Open House for expansion of Highway 89 to Highway 84. February 16th from 4:30 p.m. to 7:30 p.m.

Planning Commission Liaison to City Council: He recommended the Planning Commission take the responsibility to attend the City Council meeting when it is their turn.

ADJOURNED: Commissioner Pitts moved to adjourn the Planning Commission meeting at 9:38 p.m. Commissioner Walton seconded the motion. Commissioners Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

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

_____
Transcriber: Michelle Clark

_____
Attest: City Recorder: Elyse Greiner

SOUTH WEBER CITY
PLANNING COMMISSION MEETING
WORK MEETING

DATE OF MEETING: **9 February 2017** **TIME COMMENCED:** **6:00 p.m.**

PRESENT: **COMMISSIONERS:** **Debi Pitts**
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER: **Brandon Jones**

CITY PLANNER: **Barry Burton**

CITY RECORDER: **Elyse Greiner**

CITY MANAGER: **Tom Smith**

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Brent Poll, Dan Murray, Jeremy Stoker, Delene Hyde, Bruce Nilson, Margene Bambrough, Kelly Bambrough, Judy Bambrough, DJ Bambrough, Kent Bambrough, and Mark Staples.

Approval of Minutes of 8 December 2017: **no discussion on this item**

Business Use in C-H Zone: Mountain Land Physical Therapy: Barry said the current C-H Zone does not allow this type of use in this zone; however, the Commercial Zone (C) does. He said depending on the Planning Commissions feelings, they may want to look at this. He said as this property continues to develop, he feels it may be difficult to find interest. Commissioner Johnson feels this is a good use of that property. Commissioner Pitts agreed. Barry said the code allows for a revision to allow compatible uses. Dan Murray said the list of permitted uses is very limited for this zone, whether it be insurance companies, salons etc. He feels a few businesses will help bring more in. He anticipates possibly requesting a rezone at the west end of the property for office space because he has had a lot of interest for those types of businesses.

Public Hearing and Action: Consideration of closing/dead-ending west end of 6650 S.: Commissioner Osborne said this item was discussed at the City Council meeting on 7 February 2017. He said the City Council has referred this item to the Planning Commission for their recommendation. Commissioner Osborne doesn't see how this road can be dead-ended, because of the number of homes along 6650 South and the addition of Bambrough Subdivision, the number of units would be higher than 30 homes and would require another ingress/egress. Brandon Jones suggested the Planning Commission make a decision concerning the cross sections of 6650 South. He said it can't be City standard so it needs to be addressed specifically.

Public Hearing and Action on Rezone: Application for property located at approx. 475 E. 6650 S. (Parcels 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM), by applicant Bruce Nilson: This application is a request to rezone property located at approx. 475 E. 6600 S. (Parcel 13-023-0070 & 13-023-0182), approx. 13.173 acres, be rezoned from Agricultural Zone (A) and Residential Low Zone (R-L) to Residential Low Moderate Zone (R-LM).

Public Hearing and Action on Preliminary Subdivision: Application for Bambrough Property (24 lots) located at approx. 475 E. 6600 S. (Parcel 13-023-0070), approx. 12.98 acres, by applicant Bruce Nilson:

Brandon Jones, City Engineer's memo of 6 February 2017 is as follows:

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

HISTORY / BACKGROUND

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

Due to the amount of undeveloped ground "in the backyards" of the existing homes surrounding the Bambrough property, and the potential of this development to diminish the ability of these properties to develop in the future, the Staff felt that it would be important to invite all of the surrounding property owners to a Resident Meeting (Open House style). This meeting was held on September 12, 2016. At this meeting, the residents who attended were informed of the proposed development and given the opportunity to collaborate with the developer in the use of their property, if they desired. The location for connecting roads and development along those roads was also discussed in depth. The developer followed up with a few property owners as a result of this meeting. However, in the end, no property owners were willing to work with the developer to build a connecting road to 475 East. So, as a result, the Staff gave the developer the direction to locate a stub road at a location where it appeared there was the greatest development potential.
A Sketch Plan meeting was held the following day on September 13, 2016 to discuss the results of the Resident Meeting and review what the developer proposed.
A second Sketch Plan meeting was held on December 12, 2016. The developer proposed revisions based on the previous meetings. More discussion took place and comments were given. The plans we received for review are the result of all the feedback, discussions and direction given.

GENERAL PLAN - TRANSPORTATION

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

additional right-of-way needed to accommodate that improvement is dependent on the feasibility of the associated improvements."
The developer is proposing 24 lots with the primary access being on 6650 South and a stub for a future secondary connection to 475 East. Because this IS NOT consistent with the statement on page 24 in the General Plan, the developer is proposing to share in the cost of improvements on 6650 South, which IS consistent with the statement on page 25. Another factor is that the City's Code allows for a maximum of 30 homes on a single access. The proposed access complies with the City's Code as it relates to access with 6650 South in its current condition.
Ultimately, the Planning Commission needs to decide if what the developer is proposing is acceptable.

GENERAL
1. Water Source. The Water Capital Facilities Plan (CFP) was adopted on June 14, 2016. The Impact Fee Facilities Plan (IFFP) is also complete. Zions Bank Public Finance is currently finalizing the Impact Fee Analysis (IFA). Once this is adopted, the provision for collecting Weber Basin's impact fee with each building permit will be in place. The collection of this impact fee will automatically contract the City for the additional culinary water needed for each new resident. Thus ensuring that the City always maintains sufficient water supply. Due to noticing and implementation requirements, we anticipate the impact fees being in place by Summer 2017. We would recommend that no building permits be issued until these impact fees are in place.

2. Geotechnical Report. A geotechnical study was performed by GSH and a report dated August 18, 2016 was submitted.

a. Basements. The geotechnical report indicates groundwater elevations as shallow as 3.4 feet below the existing grade, and recommends that the lowest habitable floor needs to be a minimum of 3.0 feet above the existing groundwater elevation. The developer is proposing to construct homes with basements. Due to the presence of shallow groundwater, we would recommend one of the following:

i. Not allow basements at all, OR

ii. Have the geotech specifically address the construction of basements in more detail and measure the elevation of the lowest habitable floor off of a fixed improvement in the development (e.g. Curb & Gutter) so that implementation of the recommendation can be easily applied by the Building Official.

b. Groundwater. There is no land drain system being proposed for this development, due to the unavailability of a storm drain system that is deep enough to make a difference. This also has influence on the geotech's recommendation for basement elevations.

c. Backfill. Some of the native soils may meet the City Standard backfill requirements, but it is likely that it will be labor-intensive to use these soils during construction. We anticipate the majority of the backfill will need to be imported.

d. Pavement. A minimum of 3" asphalt and 12" roadbase over properly prepared subgrade will be required, unless a different design is desired and approved.

3. South Weber Irrigation Ditch and Off Site Drainage. The old South Weber ditch runs along the south property line of the proposed development. The ditch is no longer used to convey irrigation water, but still receives drainage water, mainly from pipes. We have been made aware of an agreement that SWIC has with DWCCC to receive groundwater drainage that is collected up by the canal to ensure its stability and is discharged into the ditch. The developer is proposing to collect this drainage and pipe it into the City's storm water system. There needs to be more investigation into the specific location(s) where this and any other drainage is coming from. We propose that we work with

the developer to continue to identify the best way to collect all drainage and get it into the City's storm water system.

4. Future Drainage of South property. Due to the natural topography of the property south of the proposed development, it will be difficult for any future development to drain this property back to South Weber Drive. Therefore, the storm drain system in this development should be extended to the south subdivision boundary. We recommend working with the developer to find the best location for this extension. The City should be responsible for any extension and/or upsizing of the storm drain that is not associated with the development. If this is the case, then the City's participation should be formalized in a Cost Share Agreement.

5. There is no existing storm drain system in 6650 South. The cost for the piping from 475 East to the development is the developer's responsibility.

POTENTIAL FEES PAID TO THE CITY

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

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

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

PLAT

8. The streets need to be given names, if desired. Otherwise, we will assign coordinate numbers.
9. Addresses for the lots will be provided by our office.
10. All existing buildings and/or structures that are to be removed should be labeled accordingly.
11. The following note should be added:

    "All lots are subject to the requirements of the Geotechnical Report prepared by GSH, dated August 18, 2016."

12. If the developer decides to make the detention basin permanent, it needs to be labeled as a parcel and dedicated to the City in the Owner's Dedication. Otherwise, it should be shown as a lot, not "Temp. Basin."
13. If it is the developer's intent to maintain ownership of "Parcel A," then a note should be added indicating the intended ownership, and should also indicate that it is not a building lot.
14. The current South Weber Irrigation easement for the ditch should be shown and vacated with the plat; this is the desire of the SWIC. A signature block should be provided for them in order to show acceptance of this vacation.
15. The appropriate drainage easement(s) will need to be provided for the drainage facilities along the south property line and between lots, where needed. Depending on what facilities are finalized,

these easements may be public or private. For facilities owned and maintained by the City, the easement must be a minimum width of 15 feet.

16. Survey Monuments in the street should be minimized to only those necessary.

IMPROVEMENT PLANS

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

18. Street lights need to be as follows: Cobra head style (400 Watt equivalent LED) at the intersections and post style (Washington Acorn 250 Watt equivalent LED) at a maximum spacing of 300'.

19. The curb, gutter and sidewalk along 6650 South should align with the cross section adopted by the Council.

20. Based on the storm drain calculations provided, it appears that there is not enough property (or elevation) to provide the required volume in the detention basin. The calculations indicate some retention. Retention is not allowed in this area because there is a storm drain system available. If the developer desires to build a permanent basin, it appears more property will be required.

21. Waterways are not allowed. Nor is drainage allowed to run past ADA ramps. Storm drain inlet boxes are to be placed at the end of all upstream radii in intersections. More inlet boxes are needed. Exact locations can be determined with the final plans.

Barry Burton, City Planner's, memo of 7 February 2017 concerning the Bambrough Subdivision is as follows:

Zoning:

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

Plat/Layout:

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

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

The title report does not raise any red flags.

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

an enforceable plan for allowing basements is a manner that they will not be in danger of flooding from ground water.

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

Recommendation:

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

Action on Final Subdivision: Application for Ferndale Subdivision (3 lots) located at approx. 7375 S. 900 E. (Parcel 13-021-0103), approx. 3.08 acres, by applicant Lynn Poll: Barry Burton said the City is not proposing a road widening of 925 East 7375 South Streets. He said some residents have misunderstood this.

ADJOURNED: 6:30 p.m.

APPROVED: _____ **Date**

Chairperson: Rob Osborne

_____

Transcriber: Michelle Clark

_____

Attest: City Recorder: Elyse Greiner

PUBLIC HEARING NOTICE

Notice is hereby given that on Thursday, March 9, 2017, at approx. 6:30 p.m., in the South Weber City Council Chambers, 1600 E. South Weber Dr., South Weber, Davis County, Utah, the following public hearing will be held before the Planning Commission:

(1) A preliminary/final subdivision application for Broadview Point (1 lot) located at approx. 7400 S. 1550 E. (Parcel 13-030-0084), approx. .57 acres; by applicants Rhett and Becca Reisbeck.

A copy of the associated information for this hearing is on file for review at the South Weber City Office. The public is invited to attend and make comments. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearing should notify the City Recorder at 801-479-3177 two days prior to the meeting date.

JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber City Planning Commission

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

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

RE: BROADVIEW POINT SUBDIVISION
Preliminary and Final Review

Date: March 2, 2017

Our office has completed a review of the Final Plat and Site Plan Improvements received on February 23, 2017, for the Broadview Point Subdivision. We recommend approval, subject to the following items being addressed prior to final approval from the City Council.

PLAT

1. The turnaround should be labeled as a "Fire Access Turnaround Easement."
2. The following notes should be added to the plat (with the approval of the Fire Chief):
    a. The property owner is responsible for maintaining all areas of the turnaround with a drivable surface of roadbase, concrete or asphalt.
    b. No above-grade structures can be constructed within the turnaround access easement. Any below-grade structures must be approved by the City.

    *The Fire Chief may have other requirements not listed here.

IMPROVEMENTS

3. The construction and proposed material of the turnaround should be shown and required with the construction of the other required improvements.

FOLLOWING APPROVAL

4. Since the improvements required for this lot only serve that lot (and not the public as a whole), we feel it would be permissible to allow the construction and installation of the necessary improvements to be part of the Building Permit. This means that the plat can be recorded as soon as it is approved by the City Council and a Building Permit could be issued as soon as the lot owner is ready to submit plans. No escrow account would be required, because there are no public improvements whose installation needs to be guaranteed.

Davis COUNTY

Community and Economic Development

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

BROADVIEW POINT PRELIMINARY/FINAL PLAT

REQUEST: Preliminary/Final Plat Approval for a 1-lot subdivision.

GENERAL INFORMATION: This proposal is for a .57 acre lot located south of the old Ray's Grocery Store with access from either 1550 East or 7400 South. The lot frontage would have to be considered the north side on 7400 South. This is the remnant of South Weber Drive from when the road was realigned in the distant past and is not currently used as a public street. But, it is still a dedicated roadway and, in my opinion, we really don't have a choice but to consider it a public road. The other access to this lot off of 1550 East is only 32' wide and does not qualify as a frontage. This access would qualify as a "private right-of-way" if it were in the agriculture zone where that is a conditional use. But, it is in the RM zone which does not allow development on a private right-of-way. This lot also has frontage on Sandalwood Drive, but is not allowed access by the HOA that owns the road.

All utilities are available to the lot. There is an existing fire hydrant immediately adjacent to the lot on the north side. There are some city owned utilities crossing the lot, and the proposal provides public utility easements where those are located as well as the normal perimeter easement.

The reality of this proposal is that the day to day access will be from 1550 East on the 32' wide stem. It will function as a flag lot, even though it technically isn't one. We have made recommendations in the past to vacate this portion of 7400 South. Those recommendations have not been acted upon and that led to the current situation. Vacating 7400 would create a nonconforming lot of this subdivision, but would make it clear that the City has no obligation to maintain that portion of road right-of-way.

STAFF RECOMMENDATION: I recommend approval of the Preliminary/Final plat as presented.

For Office Use Only

Fees received by: DS Date of submittal: 2/23/17
Amount Paid: 700.00 Receipt #: 13.083512

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

PC Meeting Date: March 9, 2017

Final / **Preliminary Plan Application**

Project/Subdivision Name: Broadview Point
Approx. Location: 1400 S. 1550 E.
Parcel Number(s): 13-030-0084 Total Acres: 0.57
Current Zone: R If Rezoning, to what zone: _____ Bordering Zones: open space
Surrounding Land Uses: detention, common area open space
Number of Lots: 1 # Lots per Acre: 1/2
Phase: 1 of 1 PUD: Yes / (No)

Contact Information

Developer or Agent

Name: Rhett & Becca Reisbeck
Company Name: _____
Address: 7581 S. 2020 E.
City/State/Zip: So Weber UT 84405
Phone: 801-510-6798 [redacted] 801-915-1437
Email: rreisbeck1@gmail.com
beccareisbeck@gmail.com

Best Way/Preferred Method of Contact:

___Email ___Phone ____ Fax ___Mail

Developer's Engineer

Name: Klint Whitney
Company: Gardner Engineering
License #: 8227228
Address: [redacted] 5150 S. 375 E.
City/State/Zip: Washington Terrace, UT 84405
Phone: 801-476-0202 Fax: _____
Email: klint@gecivil.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**

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

Preliminary Plan Requirements

- ☑ Complete all conditions/requirements set by the Sketch Plan committee
- ☑ 2 Sets of Mailing Labels – listing the names/mailing addresses for property owners within 300' for the outer boundaries of the property
    - A list of delineating parcel numbers for each of the surrounding property owners
- ☑ Current Title Report and proof of Title Insurance Warranty Deed submitted in Sketch Plan
- ☑ Draft of easements/agreements with adjacent property owners (if applicable) pdf file - Vicinity Plat
- ☐ Draft of Covenants, Conditions, and Restrictions (if applicable) N/A
- ☑ Complete Utility Notification Form
- ☑ A letter of approval from applicable Secondary Water provider stating date of plans reviewed and date approved South Weber Water Improvement 2/15-4749
- ☑ A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable) No Mitigation required
- ☑ Preliminary Storm Drain Calculations (See Storm Drain Ordinance) No calculation required

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

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

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

Applicant Certification

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

Applicant's Signature: B Russell Date: 2/23/17

Property Owner's Signature: B Russell Date: 2/23/17

Sketch Plan Meeting
Broadview Pointe
October 6, 2016 @ 9 a.m.

Attendees: City Staff: Commissioner Wes Johnson; Mark Larsen, Public Works Director; Brandon Jones, City Engineer; Elyse Greiner, City Recorder; Developers: Rebecca and Rhett Reisbeck.

Staff Comments:

The subdivision used to be called Serenity Estates (1 lot). It was approved by the City Council but it was never recorded. The developers are going to use the same subdivision plans.

Brandon asked if the Reisbecks own the property; yes. The new owners want to orient the house to the northwest. Brandon said they have to keep the hammerhead turnaround; at the minimum, it has to be 20' wide, 70' in length for the stem of the T, 60' from the center of the T to the end, and the radiuses have to be 28'.

The property is adjacent to the public right of way with easements. The owners are only responsible for their drive, not the property to the north. Brandon said they could change the fence along the ROW. The property is shaped as a flag lot, but it technically isn't because the frontage is on the abandoned (for vehicle use) right of way to the north though it isn't being used for access. Brandon asked if the owners had spoken to the HOA with Sandalwood to the south for access onto their road; no.

Brandon asked what type of material they are going to use for the driveway; asphalt and concrete. Brandon said it doesn't matter what material they use. Brandon said Gardner Engineering will have the old improvement plans. Brandon said the developers can use the old plans, they just need to make sure it's what they want them to be. Commissioner Johnson asked how close the cell tower is to the property; they weren't sure. Rebecca asked about fencing near the turnaround. The turnaround cannot be blocked but they can fence along it. The minimum dimensions need to be met with the turnaround.

Rhett asked if the water has to come from 1550 E.; yes. The sewer can come from the west or north. Brandon said the drive could be shifted off the north property line if the owners want to landscape it.

Rebecca asked how escrow worked. Brandon explained the process. After the plat is approved by the City Council, a preconstruction meeting is needed with the developer's contractor.

Meeting adjourned at 9:40 a.m. Minutes by Elyse Greiner.

Items for Developers to address:

- Obtain improvement plans from engineer and submit to City
- Complete all other checklist items for preliminary/final application

South Weber City
Sketch Plan Meeting

Broadview Pointe

October 6, 2016

Name (please print)	*Phone*	*Email Address*
Mark Larsen	801-479-3177	mlarsen@southwebercity.com
Matt J. Reisbeck	801-510-6798	rreisbeck1@jmail.com
Becca Reisbeck	801-915-1437	beccareisbeck@gmail
WES Johnson	801-479-8846	jwes3@msn.com
Elyse Greiner	801-479-3177	egreiner@southwebercity.com
Brandon Jones	801-476-9767	brandonj@jonescivil.com

2947590
BK 6545 PG 452

E 2947590 B 6545 P 452-454
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/24/2016 11:58:00 AM
FEE $14.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TI

Recording Requested by:
First American Title Insurance Agency, LLC
476 West Heritage Park Blvd., Suite 105
Layton, UT 84041
(801)779-2440

AFTER RECORDING RETURN TO:
Rhett Reisbeck and Rebecca Reisbeck
7581 S 2020 E
Slaber UT 84405

SPACE ABOVE THIS LINE (3 ½" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **330-5785079 (ka)**
A.P.N.: **13-030-0084**

Kay L Martinez, Grantor, of **South Weber** , **Davis** County, State of **Utah** , hereby CONVEY AND WARRANT to

Rhett Reisbeck and Rebecca Reisbeck, Husband and Wife as Joint Tenants , Grantee, of **South Weber** , **Davis** County, State of **Utah** , for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID
NORTHEAST QUARTER AND RUNNING THENCE NORTH 89°53'20" EAST ALONG THE QUARTER SECTION LINE 304.59 FEET, THENCE SOUTHEASTERLY (ALONG AN OLD FENCE LINE AFTER PASSING THE SOUTH LINE OF A PUBLIC ROAD) THE FOLLOWING 6 CALLS SOUTH 48°48'29" EAST 127.38 FEET; THENCE SOUTH 50°24'29" EAST 102.60 FEET; THENCE SOUTH 47°04'29" EAST 184.65 FEET; THENCE SOUTH 51°18'29" EAST 47.80 FEET; THENCE SOUTH 60°19'29" EAST 239.91 FEET; THENCE SOUTH 64°30'29" EAST 67.62 FEET; THENCE SOUTH 00°04'25" WEST 274.42 FEET; THENCE SOUTH 41°11'24" WEST 35.89 FEET; THENCE NORTH 89°52'28" WEST 899.17 FEET TO THE WEST LINE OF THE QUARTER SECTION; THENCE NORTH 00°07'32" EAST ALONG SAID LINE 751.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING BATEMAN ESTATES P.U.D. RECORDED MARCH 1, 2001 AS ENTRY NO. 1642339 IN BOOK 2758 AT PAGE 101 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°53'21" EAST 50.50 FEET ALONG THE SECTION LINE AND SOUTH 0°07'32" WEST 30.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING
THENCE EAST 165.57 FEET;
THENCE SOUTH 102.07 FEET;
THENCE EASTERLY 110.76 FEET ALONG THE ARC OF A 368.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 08°26'55" WEST, CHORD BEARS SOUTH 72°55'45" EAST 110.34 FEET THROUGH A CENTRAL ANGLE OF 17°14'41");
THENCE NORTH 25°43'41" EAST 117.20 FEET;
THENCE SOUTH 48°48'29" EAST 37.20 FEET;
THENCE SOUTH 50°24'29" EAST 102.60 FEET;

THENCE SOUTH 47°04'29" EAST 184.65 FEET;
THENCE SOUTH 51°18'29" EAST 47.80 FEET;
THENCE SOUTH 60°19'29" EAST 239.91 FEET;
THENCE SOUTH 64°30'29" EAST 67.62 FEET;
THENCE SOUTH 0°04'25" WEST 274.42 FEET;
THENCE SOUTH 41°11'24" WEST 35.89 FEET;
THENCE NORTH 89°52'29" WEST 401.25 FEET;
THENCE SOUTH 0°07'32" WEST 200.00 FEET;
THENCE NORTH 89°52'28" WEST 467.76 FEET;
THENCE NORTH 0°07'32" EAST 97.54 FEET;
THENCE 69.93 FEET ALONG THE ARC OF A 951.63 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°52'27" EAST, CHORD BEARS NORTH 2°51'13" EAST 69.92 THROUGH A CENTRAL ANGLE OF 4°12'38");
THENCE 2.20 FEET ALONG THE ARC OF A 967.40 FOOT RADIUS CURVE TO THE LEFT (CENTRAL BEARS NORTH 85°39'50" WEST, CHORD BEARS NORTH 4°16'15" EAST 2.20 FEET THROUGH A CENTRAL ANGLE OF 0°07'50");
THENCE SOUTHEASTERLY 24.63 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°47'38" EAST, CHORD BEARS SOUTH 42°50'03" EAST 21.96 FEET THROUGH A CENTRAL ANGLE OF 94°04'50");
THENCE SOUTH 89°52'28" EAST 208.82 FEET;
THENCE EASTERLY 69.85 FEET ALONG THE ARC OF A 136.25 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 0°07'32" EAST, CHORD BEARS NORTH 75°26'22" EAST 69.09 FEET THROUGH A CENTRAL ANGLE OF 29°22'21");
THENCE 859.67 FEET ALONG THE ARC OF A 327.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 29°14'49" WEST, CHORD BEARS NORTH 14°33'39" WEST 632.63 FEET THROUGH A CENTRAL ANGLE OF 150°37'39");
THENCE NORTH 89°52'28" WEST 97.52 FEET;
THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 0°07'32" EAST, CHORD BEARS SOUTH 45°07'32" WEST 21.21 FEET THROUGH A CENTRAL ANGLE OF 90°00'00");
THENCE NORTH 0°07'32" EAST 153.834 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING SANDALWOOD COVE P.U.D. RECORDED MARCH 1, 2001 AS ENTRY NO. 1642340 IN BOOK 2758 AT PAGE 102 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°53'21" EAST 50.50 FEET ALONG THE SECTION LINE AND SOUTH 0°07'32" WEST 183.85 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING
THENCE NORTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°52'28" EAST, CHORD BEARS NORTH 45°07'32" EAST 21.21 FEET THROUGH A CENTRAL ANGLE OF 90°00'00");
THENCE SOUTH 89°52'28" EAST 97.52 FEET;
THENCE 859.67 FEET ALONG THE ARC OF A 327.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 0°07'32" WEST, CHORD BEARS SOUTH 14°33'38" EAST 632.63 FEET THROUGH A CENTRAL ANGLE OF 150°37'39");
THENCE WESTERLY 69.85 FEET ALONG THE ARC OF A 136.25 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 29°14'49" WEST, A CHORD BEARS SOUTH 75°26'22" WEST 69.09 FEET THROUGH A CENTRAL ANGLE OF 29°22'21");
THENCE NORTH 89°52'28" WEST 208.82 FEET;
THENCE NORTHWESTERLY 24.63 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 0°07'32" EAST, CHORD BEARS NORTH 42°50'01" WEST 21.95 FEET THROUGH A CENTRAL ANGLE OF 94°04'50");
THENCE NORTHERLY 58.80 FEET ALONG THE ARC OF A 967.40 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85°47'39" WEST, CHORD BEARS NORTH 2°27'53" EAST 58.79 FEET THROUGH A CENTRAL ANGLE OF 3°28'56");
THENCE NORTH 0°43'25" EAST 18.88 FEET;
THENCE NORTHERLY 65.68 FEET ALONG THE ARC OF A 313.03 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°16'35" EAST, CHORD BEARS NORTH 6°44'03" EAST 65.56 FEET THROUGH A CENTRAL ANGLE OF 12°01'16");
THENCE NORTHERLY 68.96 FEET ALONG THE ARC OF A 313.12 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 77°15'19" WEST, CHORD BEARS NORTH 6°26'06" EAST 68.82 FEET THROUGH A CENTRAL ANGLE OF 12°37'09");

THENCE NORTH 0°07'32" EAST 387.27 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION LYING WITH THE STREET KNOWN AS 1550 EAST STREET.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

WITNESS the hand of said Grantor, on 6-23-16, 20 16.

Kay L Martinez

Kay L Martinez

STATE OF Utah)
)Ss.
COUNTY OF Davis)

On 6-23, 20 16, personally appeared before me, **Kay L Martinez** the signor of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

Garry Dymock
(Printed Name)

My Commission expires: 12/1/18

(Seal or Stamp)

GARRY DYMOCK
Notary Public
State of Utah
Comm. No. 680451
My Comm. Expires Dec 1, 2018

GSH

REPORT
GEOTECHNICAL STUDY
PROPOSED REISBECK RESIDENCE
ABOUT 1500 EAST 7400 SOUTH
SOUTH WEBER, UTAH

Submitted To:

Becca Reisbeck
7581 South 2220 East
South Weber, Utah

Submitted By:

GSH Geotechnical, Inc.
1596 West 2650 South
Ogden, Utah 84401

September 27, 2016

Job No. 2254-01N-16

GSH

September 27, 2016
Job No. 2254-01N-16

Ms. Becca Reisbeck
7581 South 2220 East
South Weber, Utah 84405

Re: Report
Geotechnical Study
Proposed Reisbeck Residence
About 1550 East 7400 South
South Weber, Utah
(41.1323° N; 111.9386° W)

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed for the proposed single-family residence to be located at about 1550 East 7400 South, in South Weber, Utah. The general location of the site with respect to major roadways, as of 2014, is presented on Figure 1, Vicinity Map. A more detailed aerial view of the site showing existing roadway and improvements is presented on Figure 2, Site Plan. The locations of the borings drilled in conjunction with this study are also presented on Figure 2.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of our study were planned in discussions between Ms. Becca Reisbeck and Mr. Andrew Harris of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

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

2. Provide appropriate foundation and earthwork recommendations as well as geoseismic information to be utilized in the design and construction of the proposed home.

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

1. A field program consisting of the drilling, logging, and sampling of 2 exploration borings.

2. A laboratory testing program.

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

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of our Professional Services Agreement No. 16-0862N dated August 25, 2016.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration borings, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The proposed project consists of constructing a single-family residence on the subject property located at about 1550 East 7400 South in South Weber, Utah. Construction will likely consist of spread footings and basement foundation walls supporting 1 to 3 wood-framed levels above grade with some stone, brick, or stucco veneer. Projected maximum column and wall loads are on the order of 10 to 25 kips and 1 to 3 kips per lineal foot, respectively.

Site development will require a moderate amount of earthwork in the form of site grading. We estimate in general that maximum cuts and fills to achieve design grades will be on the order of 2 to 5 feet. Larger cuts and fills may be required in isolated areas.

GSH

3. INVESTIGATIONS

3.1 FIELD PROGRAM

In order to define and evaluate the subsurface soil and groundwater conditions at the site, 2 borings were drilled to depths of about 7.5 to 16.0 feet below existing grade. Boring B-1 was terminated at 7.5 feet due to auger refusal in gravels. The borings were drilled using a truck-mounted drill rig equipped with hollow-stem augers. Locations of the borings are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the drilling operations, a log of the subsurface conditions encountered was maintained. In addition, relatively undisturbed and small disturbed samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications have been supplemented by subsequent inspection and testing in our laboratory. Detailed graphical representations of the subsurface conditions encountered are presented on Figures 3A and 3B, Boring Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Boring Log (USCS).

A 3.0-inch outside diameter, 2.42-inch inside diameter drive sampler (Dames & Moore), and a 2.0-inch outside diameter, 1.38-inch inside diameter drive sampler (SPT) were utilized in the subsurface soil sampling at select locations. The blow counts recorded on the boring logs were those required to drive the sampler 12 inches with a 140-pound hammer dropping 30 inches.

Following completion of drilling operations, 1.25-inch diameter slotted PVC pipe was installed in Boring B-2 in order to provide a means of monitoring the groundwater fluctuations. The borings were backfilled with auger cuttings.

3.2 LABORATORY TESTING

3.2.1 General

In order to provide data necessary for our engineering analyses, a laboratory testing program was performed. The program included performing partial gradation and chemical tests on representative subsurface soil samples. The following paragraph describes the tests and summarizes the test data.

3.2.2 Partial Gradation Test

To aid in classifying the site soils, partial gradation tests were performed. Results of the tests are tabulated below:

Boring No.	Depth (feet)	Percent Passing No. 200 Sieve	Soil Classification
B-1	2.5	5.4	GP/GM
B-1	7.0	6.0	SM/SM
B-2	1.0	22.1	SM
B-2	4.5	3.3	SP
B-2	9.5	5.3	GP/GM
B-2	14.5	8.5	SP/SM

3.2.3 Chemical Tests

In order to determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the on-site soils. The results of the chemical tests are tabulated below:

Boring No.	Depth (feet)	Soil Classification	pH	Total Water Soluble Sulfate SO_4 (mg/kg-dry)
B-2	1.0	SM	7.94	22.8

4. SITE CONDITIONS

4.1 SURFACE

The subject property is an irregular shaped parcel located at about 1550 East 7400 South in South Weber, Utah. The topography of the site has a slight slope downward to the south. The surface of the site is vegetated with native grasses, weeds, and sagebrush. The site is bordered on the north by 7400 South followed by commercial development, on the east by undeveloped property, on the south by Sandlewood Drive followed by residential development, and on the west undeveloped property followed by 1550 East.

4.2 SUBSURFACE SOIL

Subsurface conditions encountered at the boring locations were relatively consistent. At the boring locations, topsoil and loose/disturbed soils were encountered at the surface to about 2 to 6 inches below existing grades. Natural soils were encountered beneath the topsoil and loose/disturbed soils to the full depth penetrated, about 7.5 to 16.0 feet, and consisted of fine and coarse gravel with varying silt content, silty fine to coarse sand with varying fine and coarse gravel and silt content, and occasional mixtures of these soils.

The natural sand and gravel soils encountered were medium dense, slightly moist to moist, brown in color, and will generally exhibit moderately high strength and low compressibility characteristics under the anticipated loading.

For a more detailed description of the subsurface soils encountered, please refer to Figures 3A and 3B, Boring Log. The lines designating the interface between soil types on the boring logs generally represent approximate boundaries. In-situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered in the borings during our field investigation. Stabilized groundwater level was measured in boring B-2 on September 27, 2016, 26 after drilling operations, and groundwater was not encountered within the depth penetrated, about 16 feet. Seasonal and longer-term groundwater fluctuations of 1 to 2 feet should be anticipated. The highest seasonal levels will generally occur during the late spring and summer months. Irrigation on this and surrounding properties may contribute to seasonal groundwater fluctuations.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The results of our analyses indicate that the proposed structure may be supported upon conventional spread and/or continuous wall foundations established upon suitable natural soils or granular structural fill extending to suitable natural soils.

The most significant geotechnical aspects of the site are the loose/disturbed surficial soils.

The on-site granular soils may be re-utilized as structural site grading fill if they meet the requirements for such, as stated herein.

A qualified geotechnical engineer from GSH will need to verify that all fill material (if encountered) topsoil and loose/disturbed soils have been completely removed and suitable natural soils encountered prior to the placement of structural site grading fills, floor slabs, footings, foundations, or rigid pavements.

In the following sections, detailed discussions pertaining to earthwork, foundations, lateral resistance and pressure, floor slabs, and the geoseismic setting of the site are provided.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of surface vegetation, topsoil, and other deleterious materials from beneath an area extending out at least 3 feet from the perimeter of the proposed building, pavements, and exterior flatwork areas.

Additional site preparation will consist of the removal of existing non-engineered fills (if encountered) from an area extending out at least 3 feet from the perimeter of residential structures and 1 foot beyond rigid pavements.

Non-engineered fills may remain in asphalt pavement and sidewalk areas as long as they are properly prepared. Below rigid pavements non-engineered fills must be removed. Additionally, the surface of any existing engineered fills must be prepared prior to placing additional site grading fills.

Proper preparation shall consist of scarifying, moisture conditioning, and re-compacting the upper 12 inches to the requirements for structural fill. Fine-grained soils will require that very close moisture control be maintained for recompacting, which will be very difficult, if not impossible, to recompact during wet and cold periods of the year. As an option to proper preparation and recompaction, the upper 12 inches of non-engineered fill (where encountered) may be removed and replaced with granular subbase over proofrolled subgrade. Even with proper preparation, pavements established overlying some sequence of non-engineered fills may encounter some long-term movements unless the non-engineered fills are completely removed.

Subsequent to stripping and prior to the placement of structural site grading fill, pavements, driveway and garage slabs on grade, the prepared subgrade must be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed to a maximum depth of 2 feet and replaced with structural fill. Beneath footings, all soft, loose, and disturbed soils must be totally removed. Non-engineered fills shall be handled as described above.

Surface vegetation and other deleterious materials should generally be removed from the site. Topsoil, although unsuitable for utilization as structural fill, may be stockpiled for subsequent landscaping purposes.

5.2.2 Excavations

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one

horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing and dewatering. Excavations deeper than 8 feet are not anticipated at the site.

Temporary excavations up to 8 feet deep in fine-grained cohesive soils (if encountered), above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1V).

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

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

5.2.3 Structural Fill

Structural fill will be required as site grading fill, as backfill over foundations and utilities, and possibly as replacement fill beneath some footings. All structural fill must be free of sod, rubbish, construction debris, frozen soil, and other deleterious materials.

Structural site grading fill is defined as fill placed over fairly large open areas to raise the overall site grade. The maximum particle size within structural site grading fill should generally not exceed 4 inches; although, occasional particles up to 6 to 8 inches may be incorporated provided that they do not result in "honeycombing" or preclude the obtainment of the desired degree of compaction. In confined areas, the maximum particle size should generally be restricted to 2.5 inches.

The on-site granular soils may be re-utilized as structural site grading fill if they meet the requirements for such, as stated herein. However, it must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently difficult to rework as they are very sensitive to changes in moisture content and will require very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. On site granular soils containing coarse gravel and possible cobbles such that they contain excessive coarse material (more than 30 percent retain on the three-quarter inch sieve by weight) may not be tested for compaction using conventional means (laboratory Proctors and nuclear densometer). In such cases re-utilization of these granular soils as structural site grading fill will require either screening and/or full-time observation during placement to document compaction means and methods.

Only granular soils are recommended in confined areas such as utility trenches, below footings, etc. Generally, we recommend that all imported structural fill consist of a well-graded mixture of sands and gravels with no more than 20 percent fines (material passing the No. 200 sieve) and less than 30 percent retained on the 3/4 inch sieve. The plasticity index of imported structural fill should not exceed 15 percent.

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

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

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the ASTM[1] D-1557 (AASHTO[2] T-180) compaction criteria in accordance with the table on the below:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 8	95
Site Grading Fills outside area defined above	0 to 5	90
Site Grading Fills outside area defined above	5 to 8	95
Trench Backfill	--	96
Pavement granular base/subbase	--	96

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

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade should be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

If utilized for stabilizing fill, coarse gravel and cobble mixtures should be end-dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the fill may be compacted by passing

1 American Society for Testing and Materials
2 American Association of State Highway and Transportation Officials

moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles should be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles.

5.2.5 Utility Trenches

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

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

The natural or imported silt/clay soils are not recommended for use as trench backfill, particularly in structurally loaded areas.

5.3 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.3.1 Design Data

The proposed structure may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. For design, the parameters on the following page are provided.

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 16 inches

Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Pressure for Real Load Conditions	- 2,500 pounds per square foot
Bearing Pressure Increase for Seismic Loading	- 50 percent

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

5.3.2 Installation

Footings shall not be installed upon soft or disturbed soils, non-engineered fill, construction debris, frozen soil, or within ponded water. If the granular structural fill upon which the footings are to be established becomes disturbed, it shall be recompacted to the requirements for structural fill or be removed and replaced with structural fill.

The width of structural fill, where placed below footings, shall extend laterally at least 6 inches beyond the edges of the footings in all directions for each foot of fill thickness beneath the footings. For example, if the width of the footing is 2 feet and the thickness of the structural fill beneath the footing is 2.0 feet, the width of the structural fill at the base of the footing excavation would be a total of 4.0 feet, centered below the footing.

5.3.3 Settlements

Maximum settlements of foundations designed and installed in accordance with recommendations presented herein and supporting maximum anticipated loads as discussed in Section 2, Proposed Construction, are anticipated to be 1 inch or less.

Approximately 40 percent of the quoted settlement should occur during construction.

5.4 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.35 should be utilized for foundations placed over natural soils and a coefficient of 0.40 should be utilized for foundations placed over structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a

density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

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

5.5 LATERAL PRESSURES

The lateral pressure parameters, as presented within this section, are for backfills which will consist of drained granular soil placed and compacted in accordance with the recommendations presented herein. The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), granular backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid walls (moderately yielding), generally not exceeding 8 feet in height, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is no steeper than 4 horizontal to 1 vertical and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading, a uniform pressure should be added. The uniform pressures based on different wall heights are provided in the following table:

Wall Height (feet)	Seismic Loading Active Case (psf)	Seismic Loading Moderately Yielding (psf)
4	25	55
6	40	85
8	55	115

5.6 FLOOR SLABS

Floor slabs may be established upon suitable natural soils and/or upon structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. In order to facilitate construction and curing of the concrete, it is recommended that floor slabs be directly underlain by 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters- to one-inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs (average uniform pressure of 200 pounds per square foot or less) is anticipated to be minimal.

The top of floor slabs must be established a minimum of 3 feet above measured static groundwater levels.

5.7 GEOSEISMIC SETTING

5.7.1 General

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

The structure must be designed in accordance with the procedure presented in Section 1613, Earthquake Loads, of the IBC 2015 edition.

5.7.2 Faulting

Based upon our review of available literature, no active faults are known to pass through the site. The nearest active fault is the Weber Section of the Wasatch Fault, approximately 1.9 miles east of the site. The Wasatch Fault Zone is considered capable of generating earthquakes as large as magnitude 7.3[3].

5.7.3 Soil Class

For dynamic structural analysis, the Site Class D – Stiff Soil Profile as defined in Chapter 20 of ASCE 7 (per Section 1613.3.2, Site Class Definitions, of IBC 2012) can be utilized.

5.7.4 Ground Motions

The IBC 2012 code is based on 2008 USGS mapping, which provides values of short and long period accelerations for the Site Class B boundary for the Maximum Considered Earthquake (MCE). This Site Class B boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class C soil profile. Based on the site latitude and longitude (41.1323 degrees north and -111.9386 degrees west, respectively), the values for this site are tabulated on the following page.

---

[3] Arabasz, W.J., Pechmann, J.C., and Brown, E.D., 1992, Observational seismology and the evaluation of earthquake hazards and risk in the Wasatch Front area, Utah, in Gori, P.L., and Hays, W.W., eds., Assessment of regional earthquake hazards and risk along the Wasatch Front, Utah: U.S. Geological Survey Professional Paper 1500-D, 36 p.

Spectral Acceleration Value, T	Site Class B Boundary [mapped values] (% g)	Site Coefficient	Site Class D [adjusted for site class effects] (% g)	Design Values (% g)
Peak Ground Acceleration	34.1	F_a = 1.159	39.5	26.3
0.2 Seconds (Short Period Acceleration)	S_S = 136.6	F_a = 1.159	S_{MS} = 98.9	S_{DS} = 65.9
1.0 Second (Long Period Acceleration)	S_1 = 50.1	F_v = 1.824	S_{M1} = 52.5	S_{D1} = 35

5.7.5 Liquefaction

The site is located in an area that has been identified by the Utah Geologic Survey as having "moderate" liquefaction potential. Liquefaction is defined as the condition when saturated, loose, finer-grained sand-type soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clay soils, even if saturated, will generally not liquefy.

Calculations were performed using the procedures described in the 2008 Soil Liquefaction During Earthquakes Monograph by Idriss and Boulanger[4] and the 2014 Soil Liquefaction During Earthquakes Monograph by Idriss and Boulanger Boulanger[5]. Our evaluation indicates liquefaction of near-surface soils encountered at the site within the depths penetrated are not anticipated during the design seismic event due to the unsaturated nature of the granular soils encountered at the site.

5.8 SITE OBSERVATIONS

As stated previously, prior to placement of foundations, floor slabs, pavements, and site grading fills, a geotechnical engineer from GSH must verify that all non-engineered fills, topsoil, and disturbed/loose soils have been removed and suitable subgrade conditions encountered. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

---

4 Idriss, I. M., and Boulanger, R. W. (2008), Soil liquefaction during earthquakes: Monograph MNO-12, Earthquake Engineering Research Institute, Oakland, CA, 261 pp.

5 Boulanger, R. W. and Idriss, I. M. (2014), "CPT and SPT Based Liquefaction Triggering Procedures." Report No. UCD/CGM-14/01, Center for Geotechnical Modeling, Department of Civil and Environmental Engineering, University of California, Davis, CA, 134 p.

5.9 CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 393-2012.

Respectfully submitted,

GSH Geotechnical, Inc.

Andrew M. Harris, P.E.
State of Utah No. 7420456
Senior Geotechnical Engineer

Reviewed by:

Bryan N. Roberts, P.E.
State of Utah No. 276476
Senior Geotechnical Engineer

AMH/BNR:mmh

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A and 3B, Boring Log
Figure 4, Key to Boring Log (USCS)

Addressee (email)

BECCA REISBECK
JOB NO. 2254-01N-16

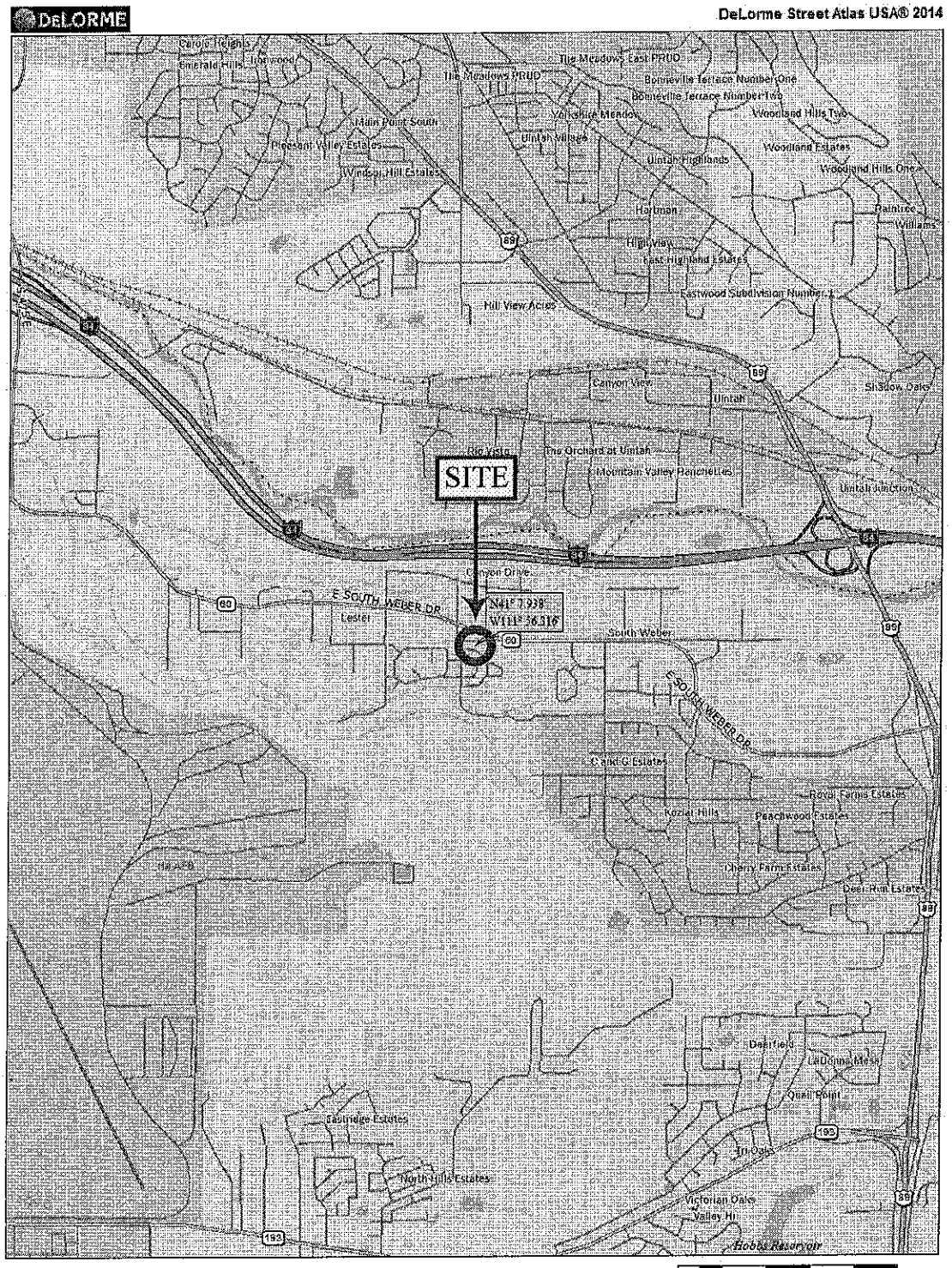


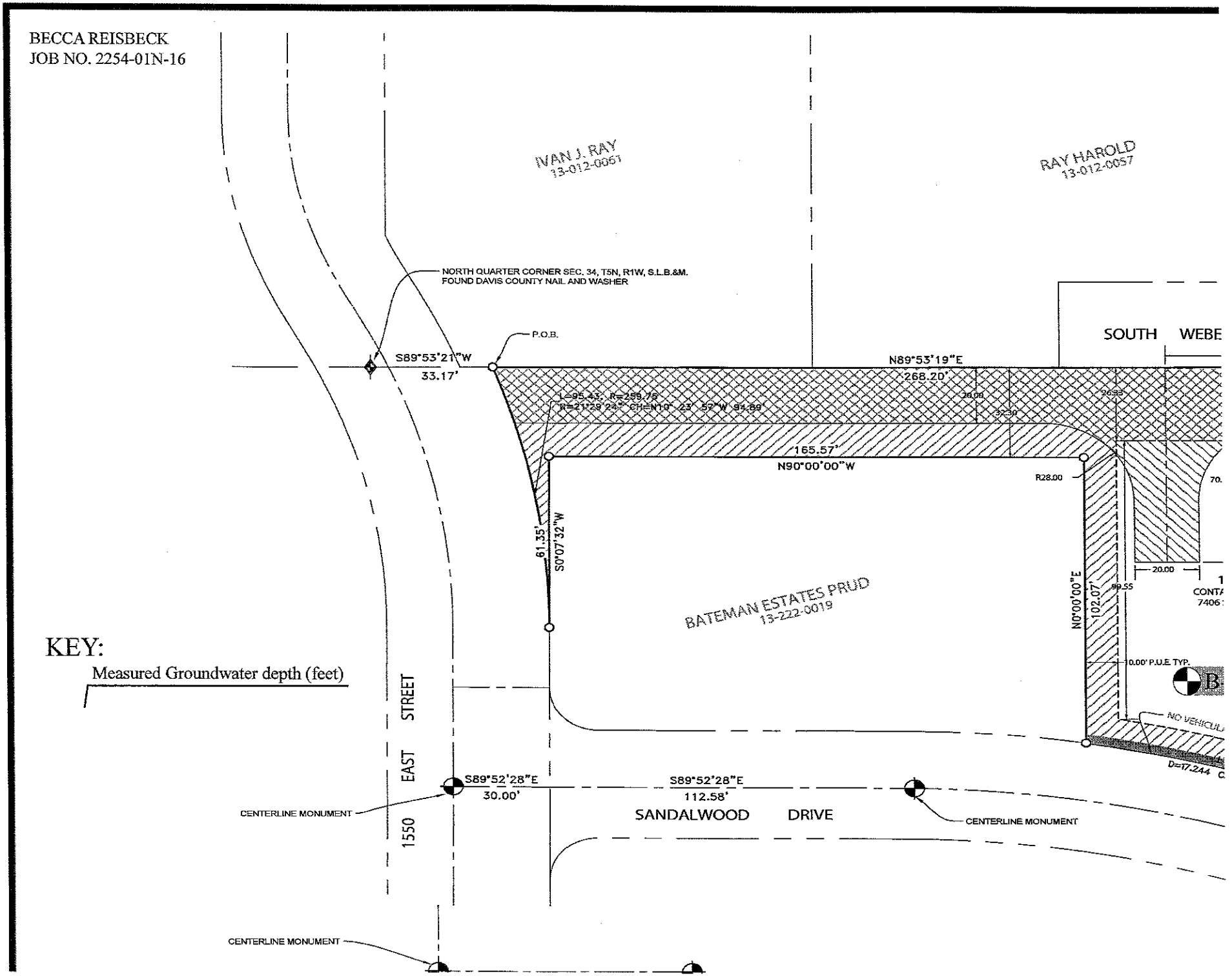
FIGURE 1

VICINITY MAP

REFERENCE:
DELORME STREET ATLAS

GSH

BECCA REISBECK
JOB NO. 2254-01N-16



KEY:

Measured Groundwater depth (feet)

GSH

BORING LOG

Page: 1 of 1

BORING: B-1

CLIENT: Becca Reisbeck | PROJECT NUMBER: 2254-01N-16

PROJECT: Proposed Reisbeck Residence | DATE STARTED: 8/31/16 | DATE FINISHED: 8/31/16

LOCATION: About 1550 East 7400 South, South Weber, Utah | GSH FIELD REP.: RG

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/31/16) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP/ GM	FINE AND COARSE GRAVEL with silt; numerous cobbles; major roots (topsoil) to 2"; brown									dry, loose, slightly moist, medium dense
				29		2		5			
		grades fine to coarse sand	5								
				24							
	SP/ SM	SILTY FINE TO COARSE SAND with occasional fine and coarse gravel; brown				2		6			slightly moist
		End of Exploration at 7.5' due to auger refusal No groundwater encountered at time of drilling	10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

GSH

BORING LOG

Page: 1 of 1

BORING: B-2

CLIENT: Becca Reisbeck | PROJECT NUMBER: 2254-01N-16

PROJECT: Proposed Reisbeck Residence | DATE STARTED: 8/31/16 | DATE FINISHED: 8/31/16

LOCATION: About 1550 East 7400 South, South Weber, Utah | GSH FIELD REP.: RG

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (8/31/16), Not Encountered (9/27/16) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	SM	SILTY FINE SAND with some fine sand coarse gravel; major roots (topsoil) to 2"; brown				3		22			dry loose slightly moist medium dense
	SP	FINE TO COARSE SAND with fine and coarse gravel; brown	5	22		2		3			slightly moist medium dense
	GP/GM	FINE AND COARSE GRAVEL with fine to coarse sand; some silt; brown	10	58		1		5			slightly moist medium dense
	SP/SM	FINE TO MEDIUM SAND with some silt; occasional fine and coarse gravel; brown	15	22		4		9			moist medium dense
		End of Exploration at 16.0' No groundwater encountered at time of drilling Installed 1.25" diameter slotted PVC pipe to 15.5'	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

CLIENT: Becca Reisbeck
PROJECT: Proposed Reisbeck Residence
PROJECT NUMBER: 2254-01N-16

KEY TO BORING LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Blow Count:** Number of blows to advance sampler 12" beyond first 6", using a 140-lb hammer with 30" drop.

⑥ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑦ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑧ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑨ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑩ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑪ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑫ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:	MODIFIERS:	MOISTURE CONTENT (FIELD TEST):
Weakly: Crumbles or breaks with handling or slight finger pressure.	**Trace** <5%	**Dry:** Absence of moisture, dusty, dry to the touch.
Moderately: Crumbles or breaks with considerable finger pressure.	**Some** 5-12%	**Moist:** Damp but no visible water.
Strongly: Will not crumble or break with finger pressure.	**With** >12%	**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"
Occasional: One or less per 6" of thickness	
Numerous; More than one per 6" of thickness	

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

WATER SYMBOL

- Water Level

FIGURE 4

GSH

SOUTH WEBER WATER IMPROVEMENT DISTRICT

7924 S. 1900 E.
South Weber, UT 84405
Phone (801) 475-4749
Fax (801) 475-0508
Emergency (801) 510-8073
Maintenance
Rorie Stott (801) 336-8951

To: South Weber City,

The South Weber Water Improvement District will furnish secondary water to the Broadview Point Subdivision at 7400 S. 1550 E.

DATED this 9 day of November 2016

Thank you,
South Weber Water Improvement District

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

RECEIVED
FEB 23 2017
BY:

SOUTH WEBER city

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

Utility Notification Form

Project/Subdivision

Name: Broadview Pt.
☑ Residential ☐ Commercial
Approx. Location: 7400 S. 1550 E.
Parcel Number(s): 13-030-0084
Number of Lots: 1
Phase: 1 of 1 PUD: Yes (No)

Developer or Agent

Name: Rhett Reisbeck
Company Name:
Address: 7581 S. 2020 E.
City/State/Zip: South Weber UT 84405
Phone: 801-540-6798
Fax:
Email: rreisbeck1@gmail

QUESTAR GAS

Name: Mike Davis (please print) Title: Pre-Const. Phone: 801-710-9623
Signature: Mike Davis Date: 10/7

COMCAST CABLE TV

Name: Greg Miller (please print) Title: - Phone: 801-401-3017
Signature: See attached Date: 9/12/13

CENTURYLINK

Name: Gary Weber (please print) Title: Engineer Phone: 801-420-5380
Signature: See attached letter Date: 9/12/13

ROCKY MOUNTAIN POWER

Name: Curtis Galvez (please print) Title: Estimator Phone: 801-629-4318
Signature: See attached letter Date: 10/19/16

October 7, 2016

Becca Reiseeck

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the 7400 s 1550 e south weber development when the following requirements are met:

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

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

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

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

Sincerely,

Mike Davis
Pre-Construction Representative

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

1438 West 2550 South
Ogden, Utah 84401

October 19, 2016

Becca Reisbeck
7581 S 2020 E
South Weber, UT 84405

RE: Request 6257890

Dear Ms. Reisbeck:

Rocky Mountain Power will supply power to property located at or near 7400 S 1550 E, South Weber, UT, with the following provisions:

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

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

Respectfully,

Curtis Galvez
Estimator
Rocky Mountain Power

CenturyLink

431 26th Street
Ogden, UT 84401

September 12, 2013

Dear Mr. Thomas,

RE: Availability of CenturyLink facilities.

This letter concerns the provision of telephone facilities for:

Development: Martinez Subdivision
Location: 1550 E Sandalwood Dr. Lot 1 South Weber, UT
Represented by: Elite Building Group

Site plans for the above development have been presented to CenturyLink for review. CenturyLink Corporation is a regulated public utility. If the developer elects to establish CenturyLink facilities within said development then service will be provided to the proposed development then service will be provided to the proposed development in accordance with the applicable tariffs on file with the Utah Public Service Commission.

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

If you have any questions regarding this matter, please contact me at (801) 626-5380

Yours truly

Gary Wever
Engineer II
CenturyLink Communication

Comcast

Comcast Cable
1350 E Miller Ave
Salt Lake City, UT 84106

September 12, 2013

To whom it may concern,

This letter is to verify that Comcast service is available to Martinez Subdivision located at Lot 1 1550 E Sandalwood Dr., South Weber, UT., 84405. Comcast will generally provide all materials and labor to provide broad band services from the property line to the point of service, in a trench provided by the property owner. The cost of installation, construction and provision of cable, internet and voice service will be part of the contract negotiations with the Owner of the Property or a designated representative. **This letter is not to be considered a contract or guarantee of service.** Furthermore, all permits, licenses and rights of access must be provided by the Owner prior to any provision of services.

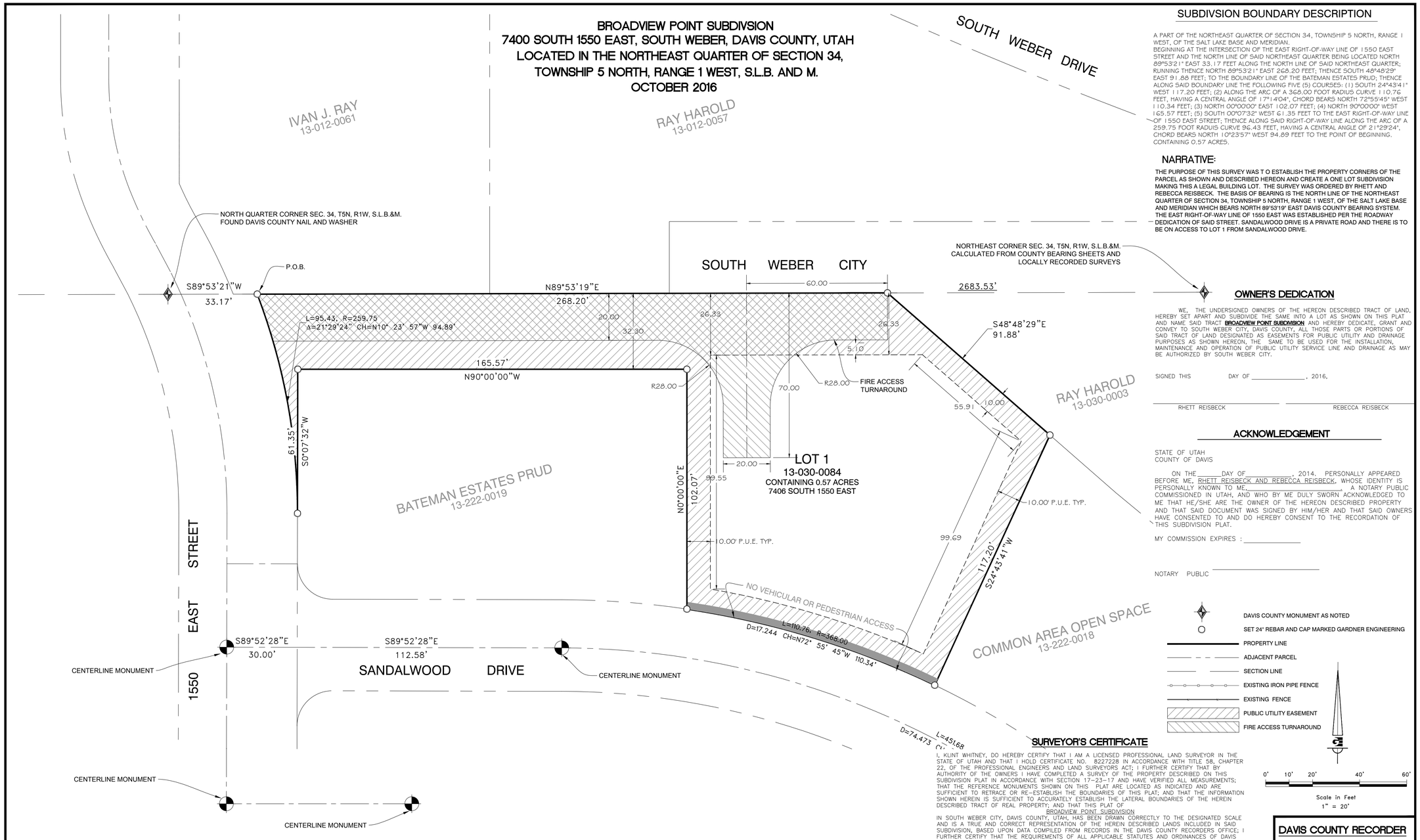
Please be advised that we require a minimum of 90 days for project approvals and construction **after we receive a signed contract**.

Please contact me Greg Miller at 801-401-3017 before opening utility trenches. We look forward to working with you on this Project; please feel free to contact me at 801-401-3017 with any questions or concerns.

Sincerely,

Greg Miller
Comcast Cable
801 401-3017 office
801 255-2711 fax
1350 E Miller Avenue
Salt Lake City, Utah 84106

BROADVIEW POINT SUBDIVSION
7400 SOUTH 1550 EAST, SOUTH WEBER, DAVIS COUNTY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.
OCTOBER 2016



SUBDIVSION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 1550 EAST STREET AND THE NORTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 89°53'21" EAST 33.17 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 89°53'21" EAST 268.20 FEET; THENCE SOUTH 48°48'29" EAST 91.88 FEET; TO THE BOUNDARY LINE OF THE BATEMAN ESTATES PRUD; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 24°43'41" WEST 117.20 FEET; (2) ALONG THE ARC OF A 368.00 FOOT RADIUS CURVE 110.76 FEET, HAVING A CENTRAL ANGLE OF 17°14'04", CHORD BEARS NORTH 72°55'45" WEST 110.34 FEET; (3) NORTH 00°00'00" EAST 102.07 FEET; (4) NORTH 90°00'00" WEST 165.57 FEET; (5) SOUTH 00°07'32" WEST 61.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1550 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 259.75 FOOT RADIUS CURVE 96.43 FEET, HAVING A CENTRAL ANGLE OF 21°29'24", CHORD BEARS NORTH 10°23'57" WEST 94.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.57 ACRES.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS T O ESTABLISH THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON AND CREATE A ONE LOT SUBDIVISION MAKING THIS A LEGAL BUILDING LOT. THE SURVEY WAS ORDERED BY RHETT AND REBECCA REISBECK. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°53'19" EAST DAVIS COUNTY BEARING SYSTEM. THE EAST RIGHT-OF-WAY LINE OF 1550 EAST WAS ESTABLISHED PER THE ROADWAY DEDICATION OF SAID STREET. SANDALWOOD DRIVE IS A PRIVATE ROAD AND THERE IS TO BE ON ACCESS TO LOT 1 FROM SANDALWOOD DRIVE.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THIS PLAT AND NAME SAID TRACT **BROADVIEW POINT SUBDIVISION** AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED 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 LINE AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

SIGNED THIS _____ DAY OF _____, 2016,

RHETT REISBECK _____ REBECCA REISBECK

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE _____DAY OF_____, 2014, PERSONALLY APPEARED BEFORE ME, RHETT REISBECK AND REBECCA REISBECK, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME,_____ A NOTARY PUBLIC COMMISSIONED IN UTAH, AND WHO BY ME DULY SWORN ACKNOWLEDGED TO ME THAT HE/SHE ARE THE OWNER OF THE HEREON DESCRIBED PROPERTY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER AND THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS SUBDIVISION PLAT.

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC _____

DAVIS COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
PROPERTY LINE
ADJACENT PARCEL
SECTION LINE
EXISTING IRON PIPE FENCE
EXISTING FENCE
PUBLIC UTILITY EASEMENT
FIRE ACCESS TURNAROUND

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SURVEYOR'S CERTIFICATE

I, KLINT WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THE BOUNDARIES OF THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF
BROADVIEW POINT SUBDIVISION
IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2016.

KLINT WHITNEY, PLS #8227228

DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____

_____
DAVIS COUNTY RECORDER

BY : _____
DEPUTY RECORDER

SOUTH WEBER CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2016. BY THE SOUTH WEBER CITY ENGINEER.

_____
CITY ENGINEER

SOUTH WEBER CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 2016. BY THE SOUTH WEBER CITY ATTORNEY.

_____
CITY ATTORNEY

PLANNING COMMISSION APROVAL

APPROVED THIS _____ DAY OF _____, 2016. BY THE SOUTH WEBER CITY PLANNING COMMISSION.

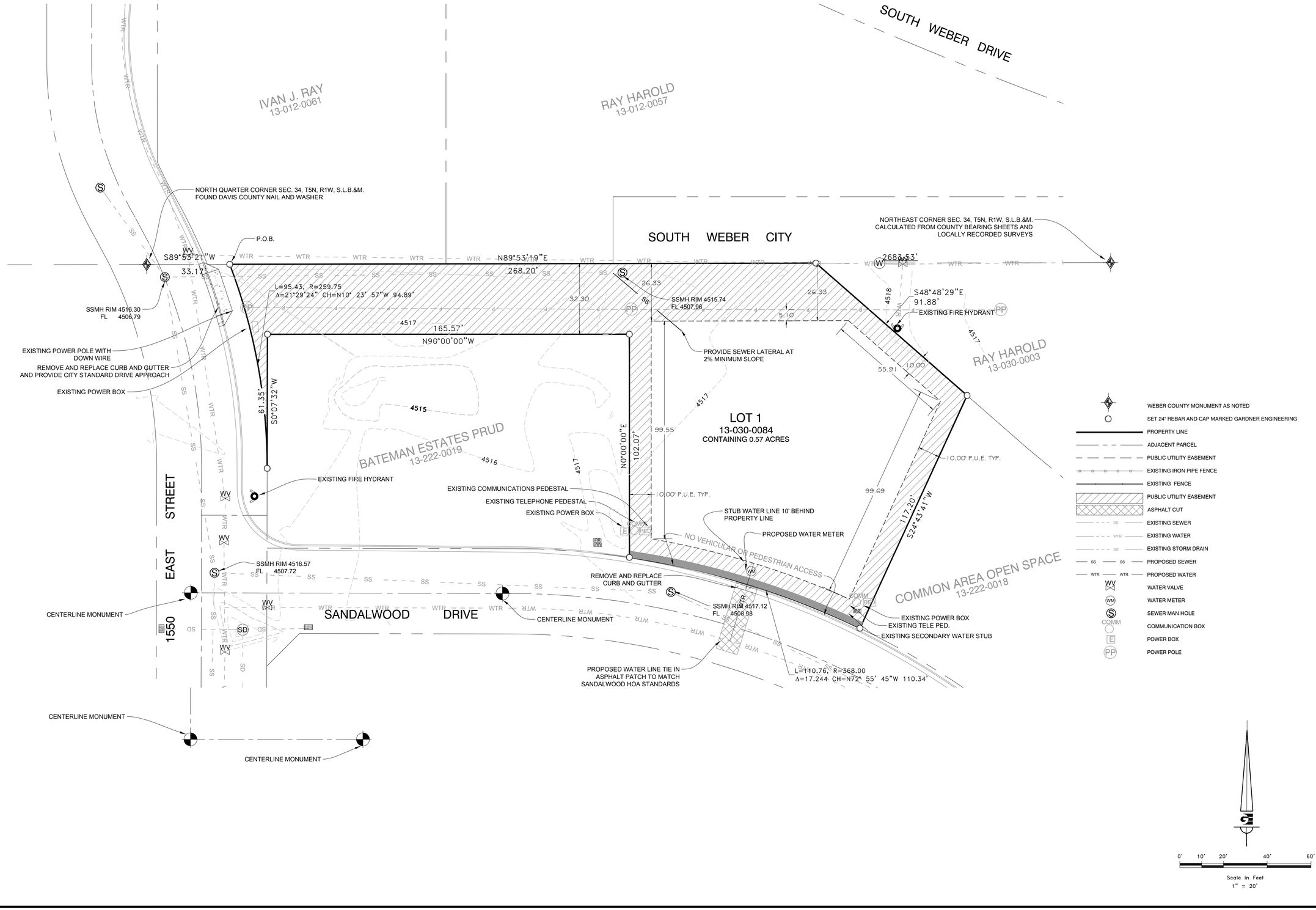
_____
CHAIRMAN, SOUTH WEBER CITY
PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 2016. BY THE SOUTH WEBER CITY COUNCIL.

_____ _____
SOUTH WEBER CITY RECORDER SOUTH WEBER CITY MAYOR

SITE PLAN FOR
BROADVIEW POINT SUBDIVISION
7406 SOUTH 1550 EAST, SOUTH WEBER, DAVIS COUNTY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.



SCALE:
DATE:
DESIGN
DRAWN
CHECKED

REVISIONS

DATE	DESCRIPTION

DWG:

SITE PLAN FOR BROADVIEW POINT SUBDIVISION
7406 SOUTH 1550 EAST, SOUTH WEBER, DAVIS COUNTY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber City Planning Commission

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

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

RE: HIDDEN VALLEY MEADOWS SUBDIVISION (BAMBROUGH)
Preliminary Review - REVISED

Date: March 6, 2017

Our office has completed a review of the Revised Preliminary Plans for the Hidden Valley Meadows Subdivision (formerly called the Bambrough Subdivision) received, February 23, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council of any phase.

GENERAL PLAN - TRANSPORTATION

As a result of the recommendation of the Planning Commission at the meeting on February 9, 2017, the developer has negotiated with the Winchesters and secured the property to construct the road to 475 East that was previously shown only as a stub. This road will be built in Phase 2 of the development due to its location at the south end of the property. Phase 1 is located at the north end of the property, and needs to be constructed first due to the gravity utilities (sewer and storm drain) needing to connect at 6650 South. **It is our opinion that the revised plan being shown complies with the recommendations in the General Plan.**

GENERAL

1. Water Source. The Water Capital Facilities Plan (CFP) was adopted on June 14, 2016. The Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) were adopted on February 28, 2017. This means that the new impact fees will go into effect on approximately May 29, 2017. Due to the need for the water source acquisition that will be a part of these impact fees, we would recommend that no building permits be issued until the new impact fees are in place.

2. Geotechnical Report. A geotechnical study was performed by GSH and a report dated August 18, 2016 was submitted.

a. Basements. The geotechnical report indicates groundwater elevations as shallow as 3.4 feet below the existing grade, and recommends that the lowest habitable floor needs to be a minimum of 3.0 feet above the existing groundwater elevation. The developer is proposing to construct homes with basements. Due to the presence of shallow groundwater, we would recommend one of the following:
    i. Not allow basements at all, OR
    ii. Have the geotech specifically address the construction of basements in more detail and measure the elevation of the lowest habitable floor off of a fixed improvement in the development (e.g. Curb & Gutter) so that implementation of the recommendation can be easily applied by the Building Official.
b. Groundwater. There is no land drain system being proposed for this development, due to the unavailability of a storm drain system that is deep enough to make a difference. This also has influence on the geotech's recommendation for basement elevations.
c. Backfill. Some of the native soils may meet the City Standard backfill requirements, but it is likely that it will be labor-intensive to use these soils during construction. We anticipate the majority of the backfill will need to be imported.
d. Pavement. A minimum of 3" asphalt and 12" roadbase over properly prepared subgrade will be required; unless a different design is desired and approved.

3. South Weber Irrigation Ditch and Off Site Drainage. The old South Weber ditch runs along the south property line of the proposed development. The Davis and Weber Counties Canal Company (DWCCC) has a drain line that currently empties into the ditch. The development is proposing to connect this drain line directly into the new storm drain being installed in the subdivision. Making this connection will allow the ditch to be filled in and abandoned. Individual private yard inlet boxes and private 6" drain lines are being provided at the low end of lots 205, 206, 208 and 209 to help ensure that any surface water generated from their own lot or draining onto their property from properties to the south will have a way to drain. As a note, the yard box on lot 205 could drain into the storm drain line going between lots 205 and 206. This would allow the drain line across lot 206 to be eliminated, needing only a yard inlet box. The drain line on lot 205 should be constructed all the way to the east property line.

4. Future Drainage of South property. The public storm drain line being installed between lots 205 and 206 can be connected to and used as an outfall line for future drainage of the property south of the development. However, this line is not being upsized. So, any future connection to this line will need to provide detention. This line will be the City's responsibility up to the south property line. The City will not be responsible for the DWCCC drain line.
   Also, it was previously mentioned that the City would need to pay for the extension of the storm drain between these two lots to allow for future drainage abilities. However, now that the location of the DWCCC drain line has been verified, it appears that this

storm drain line was needed anyway. Therefore, we do not feel that the City is responsible to pay for this portion of the storm drain line.

5. Detention Basin. All developments must provide detention. However, due to the approval of the Old Maple Farms regional detention basin and Cost Share Agreement, the developer can choose whether to construct a permanent detention basin within the development or pay a fee "in lieu" of actual detention. Our office has performed a fee analysis based on similar costs used in the recently approved Old Maple Farms Cost Share Agreement. The fee calculates to be $74,173.65 (see attached analysis).

6. There is no existing storm drain system in 6650 South. The cost for the piping from 475 East to the development is the developer's responsibility.

7. The street numbers need to be revised, as follows:
    a. 350 East Street → 375 East Street
    b. 6550 South Street → 6725 South Street
    c. 6775 South Street → no change
    d. 6825 South Street → no change

8. The 20' drainage easement between Lots 205 and 206 needs to be shown on the preliminary plat, and needs to be located all on one lot (not splitting the property line).

9. We would recommend a 15' drainage easement (not 10') along the south property lines of Lots 205, 206, 208, 209 and along the east property lines of Lot 107.

Hidden Valley Meadows - Detention Basin

~ FEE ANALYSIS ~

Hypothetical 0.5 AF* Detention Basin - Fee in lieu of actual construction

Item	Description	Qua.	Unit	Unit Price	Total
1	15" RCP	67	l.f.	$28.00	$1,876.00
2	15" RCP Flared end section w/ grate	1	ea	$500.00	$500.00
3	Outlet Control Structure	1	l.s.	$6,000.00	$6,000.00
4	Clear and Grub	18,163	s.f.	$0.15	$2,724.45
5	Excavate Basin (810 c.y. Cut, 40 c.y. Fill)	1	l.s.	$2,200.00	$2,200.00
6	Fine Grade	18,163	s.f.	$0.10	$1,816.30
7	Top Soil (4" thick)	18,163	s.f.	$0.45	$8,173.35
8	Sod	18,163	s.f.	$0.45	$8,173.35
9	Sprinkler System	18,163	s.f.	$0.40	$7,265.20
				Subtotal =	**$38,728.65**
10	Property (18,163 s.f.)	0.417	Ac.	$85,000.00	$35,445.00
				Subtotal =	**$35,445.00**
				TOTAL ** =	**$74,173.65**

** 0.5 AF volume calculated with storm water modeling software using HEC-1. Modeled the 100-yr storm event with a 0.1 cfs/acre outlet rate (1.4 cfs for 13.718 acre development).*

*** TOTAL to be paid in full to South Weber City prior to recording of the plat.*

Bruce Nilson, *Nilson Homes* — Date

Mark Staples, *Nilson Homes* — Date

Tom Smith, *South Weber City Manager* — Date

Davis COUNTY

Community and Economic Development

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

HIDDEN VALLEY MEADOWS AMENDED PRELIMINARY/ PHASE 1 FINAL PLAT

REQUEST: Approval a revised Preliminary Plat and approval of Phase 1 Final Plat

PRELIMINARY PLAT: The preliminary plat has been revised by adding a connector road to 475 East as part of the development and by adding phase lines for two phases and by adding one lot. The addition of the property for the connector street to 475 E. added enough property to the subdivision to qualify for an additional lot. All lots meet the requirements of the R-LM zone.

The connector road to 475 E., 6825 South, is in the location shown on the previously approved preliminary plat as the stub street. The developers have successfully negotiated with the Winchesters for the additional property needed. In my opinion, this will make a very good primary ingress/egress location for the subdivision. This connector does, however, reside in the 2nd phase of the subdivision. The reason developers are starting the subdivision on the north end of the project with Phase 1 is because the storm drain and sewer have to go out that way onto 6650 S. They pretty well have to start there. Phase one consists of 14 lots that will initially have their access only from 6650. Developers tell us that Phase 2 will be coming within a year.

The only other change is a very slight modification to one of the cul-de-sac streets. This modification is to accommodate the wishes of neighboring property owners, the Hydes and Blairs. This cul-de-sac is labeled 6550 South, but this is not a correct and it should be renamed with an appropriate number.

STAFF RECOMMENDATION: I recommend approval of the Revised Preliminary Plat with the renaming of the cul-de-sac labeled 6550 South.

REQUEST: Approval of the 14 lot first phase of the subdivision.

FINAL PLAT: There are three issues I see with this final plat, all of which are easily addressed.

1. The street labeled 6550 on the Preliminary Plat is labeled 6650 South on the final Plat, and this is obviously incorrect as well. This needs to be changed to the correct address.
2. Developers are proposing dedicating 25’ of additional right-of-way on 6650 South for street widening. I believe this would be appropriate if we were trying to widen 6650 to a 70’ width. We know that isn’t feasible, but there has been no official street cross section approved. **I would recommend we plan of a 50’ right-of-way for 6650 S.**

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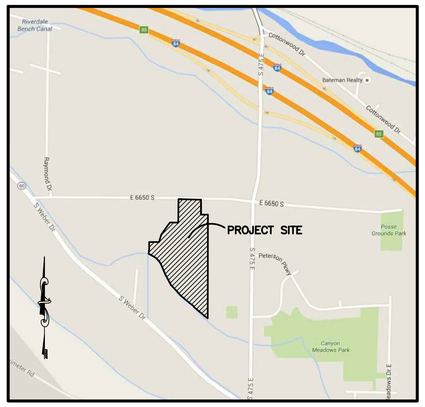
Telephone: (801) 451-3279- Fax: (801) 451-3281
Barry Burton/Director

If we do any improvements to the street, this will be the least impactful of all the alternatives. The dedication of additional right-of-way should reflect this width.

3. Developers have extended the northernmost cul-de-sac so that it touches the Seth Blair property at a single point. There are sliver parcels on either side of this touch point labeled Parcel B and Parcel C. This will not be a problem if those parcels are conveyed to the adjoining property owners, the Blairs and Hydes at a reasonable price. Conveyance of those parcels will allow the Blairs and the Hydes access to the cul-de-sac. Otherwise, those parcels will amount to a holding strip which we no longer allow for obvious reasons.

STAFF RECOMMENDATION: I recommend approval of the final plat for Phase 1 if the three items listed above are adequately addressed.



VICINITY MAP
SCALE: NONE

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EASEMENT
- = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- = EXISTING BUILDING
- = ROAD DEDICATION

80 0 80 160 240
Scale: 1" = 80'

ZONE: RLM (RESIDENTIAL LOW-MODERATE DENSITY ZONE)

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

DESIGN DATA

TOTAL AREA.....13.72 ACRES
13.72 ACRES X 1.85 = 25.38 DENSITY
1.82 UNITS PER ACRE

NOTE:

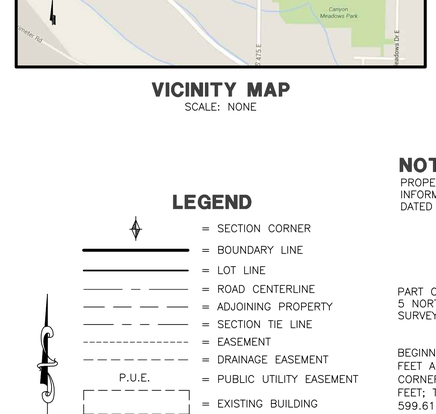
PROPERTY IS IN FEMA FLOOD ZONE X.
INFORMATION FROM MAP 49011C0088E,
DATED JUNE 18, 2007

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT, SAID POINT BEING N89°28'27"W 813.71 FEET AND S00°31'33"W 298.06 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°34'31"W 144.61 FEET; THENCE S89°37'18"E 81.58 FEET; THENCE S00°08'00"W 599.61 FEET; THENCE S00°08'21"W 100.01 FEET; THENCE S00°08'00"W 216.38 FEET; THENCE S88°52'00"E 462.31 FEET; THENCE S00°55'05"W 70.00 FEET; THENCE N88°52'00"W 461.35 FEET; THENCE S00°08'00"W 244.08 FEET; THENCE N57°08'49"W 12.17 FEET; THENCE N50°17'15"W 193.92 FEET; THENCE N35°09'56"E 4.77 FEET; THENCE N46°00'41"W 12.90 FEET; THENCE N52°11'17"W 56.66 FEET; THENCE N50°19'43"W 133.30 FEET; THENCE N40°15'39"W 68.56 FEET; THENCE N44°00'58"W 97.72 FEET; THENCE N28°08'52"W 142.22 FEET; THENCE N22°47'21"W 122.35 FEET; THENCE N30°02'28"W 36.10 FEET; THENCE N45°10'01"W 34.70 FEET; THENCE N03°12'42"E 12.43 FEET; THENCE N66°42'12"W 38.56 FEET; THENCE N71°56'56"W 47.25 FEET; THENCE N00°04'52"E 123.33 FEET; THENCE N72°54'47"E 122.62 FEET; THENCE N14°44'36"E 18.72 FEET; THENCE N19°12'23"E 9.49 FEET; THENCE N19°12'23"E 43.90 FEET; THENCE N35°23'47"E 55.01 FEET; THENCE N33°28'10"E 40.06 FEET; THENCE N37°20'53"E 28.88 FEET; THENCE N37°13'15"E 42.05 FEET; THENCE N33°34'52"E 8.33 FEET; THENCE S88°44'15"E 96.71 FEET; THENCE S88°44'15"E 260.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 597,541 SQUARE FEET OR 13.718 ACRES



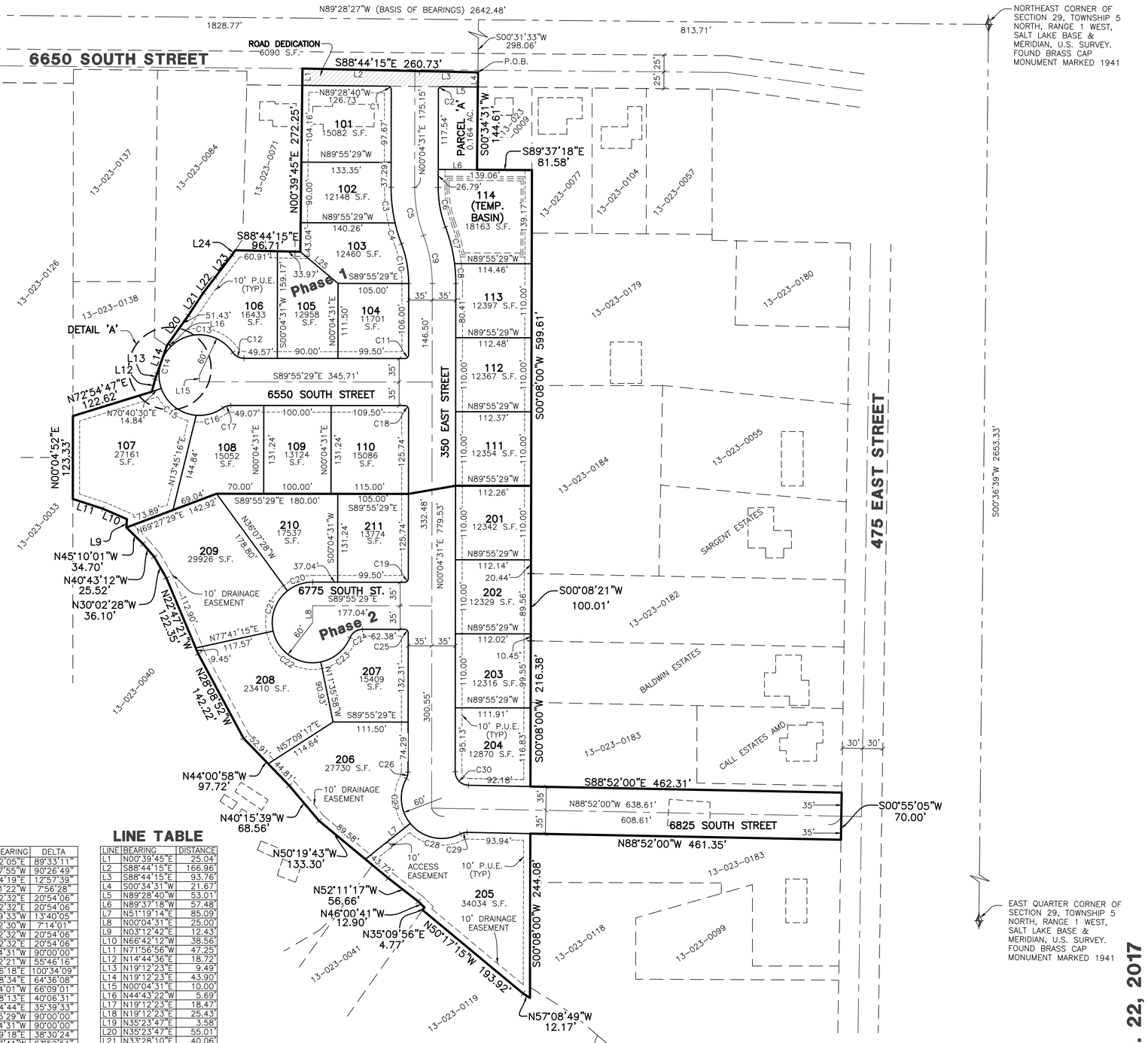
DETAIL 'A'
SCALE: NONE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	5.50'	8.60'	7.75'	5.46'	S44°42'05"E	89°33'11"
C2	5.50'	8.68'	7.81'	5.54'	S45°17'55"W	90°26'49"
C3	235.00'	53.16'	53.05'	26.69'	S06°24'19"E	12°57'39"
C4	235.00'	32.57'	32.54'	16.31'	N16°51'22"W	7°56'28"
C5	200.00'	72.96'	72.56'	36.89'	S10°22'32"E	20°54'06"
C6	165.00'	60.19'	59.86'	30.43'	S10°22'32"E	20°54'06"
C7	235.00'	56.06'	55.93'	28.16'	N13°59'33"W	13°40'05"
C8	235.00'	29.67'	29.65'	14.85'	N03°32'30"W	7°14'01"
C9	200.00'	72.96'	72.56'	36.89'	N10°22'32"W	20°54'06"
C10	165.00'	60.19'	59.86'	30.43'	S10°22'32"E	20°54'06"
C11	5.50'	8.64'	7.78'	5.50'	S45°04'31"W	90°00'00"
C12	20.00'	19.47'	18.71'	10.58'	N62°02'21"W	55°46'16"
C13	60.00'	105.32'	92.31'	72.23'	S84°26'18"E	100°34'09"
C14	60.00'	67.65'	64.12'	37.93'	N12°58'34"E	64°36'08"
C15	60.00'	69.27'	65.49'	39.08'	N52°24'01"W	66°09'01"
C16	60.00'	42.00'	41.15'	21.90'	N74°28'13"E	40°06'31"
C17	20.00'	12.45'	12.25'	6.43'	N72°14'44"E	35°39'33"
C18	5.50'	8.64'	7.78'	5.50'	N44°55'29"W	90°00'00"
C19	5.50'	8.64'	7.78'	5.50'	S45°04'31"W	90°00'00"
C20	60.00'	40.32'	39.57'	20.96'	N70°49'18"E	38°30'24"
C21	60.00'	66.90'	63.48'	37.41'	S19°37'41"W	63°52'51"
C22	60.00'	93.50'	84.32'	59.26'	N56°57'21"W	89°17'14"
C23	60.00'	58.96'	56.61'	32.11'	N50°15'00"E	56°18'04"
C24	20.00'	23.73'	22.36'	13.48'	S56°05'14"W	67°58'32"
C25	5.50'	8.64'	7.78'	5.50'	S44°55'29"E	90°00'00"
C26	20.00'	10.11'	10.00'	5.16'	S14°33'10"W	28°57'18"
C27	60.00'	70.91'	66.85'	40.25'	N04°49'29"W	67°42'35"
C28	60.00'	82.88'	76.44'	49.59'	S78°15'02"E	79°08'32"
C29	20.00'	10.11'	10.00'	5.16'	N76°39'21"E	28°57'18"
C30	20.00'	31.05'	28.02'	19.63'	S44°23'45"E	88°56'31"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°39'45"E	25.04'
L2	S88°44'15"E	166.96'
L3	S88°44'15"E	93.76'
L4	S00°34'31"W	21.67'
L5	N89°28'40"W	53.01'
L6	N89°37'18"W	57.48'
L7	N51°19'14"E	85.09'
L8	N00°04'31"E	25.00'
L9	N03°12'42"E	12.43'
L10	N66°42'12"W	38.56'
L11	N71°56'56"W	47.25'
L12	N14°44'36"E	18.72'
L13	N19°12'23"E	9.49'
L14	N19°12'23"E	43.90'
L15	N00°04'31"E	10.00'
L16	N44°43'22"W	5.69'
L17	N19°12'23"E	18.47'
L18	N19°12'23"E	25.43'
L19	N35°23'47"E	3.58'
L20	N35°23'47"E	55.01'
L21	N33°28'10"E	40.06'
L22	N37°20'53"E	28.88'
L23	N37°13'15"E	42.05'
L24	N33°34'52"E	8.33'
L25	N49°57'44"W	73.12'



Hidden Valley Meadows

South Weber City, Davis County, Utah

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

Revised: Feb. 22, 2017

Reeve & Associates, Inc.
5160 South 1500 West, Riverdale, Utah 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 e-mail: info@reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS

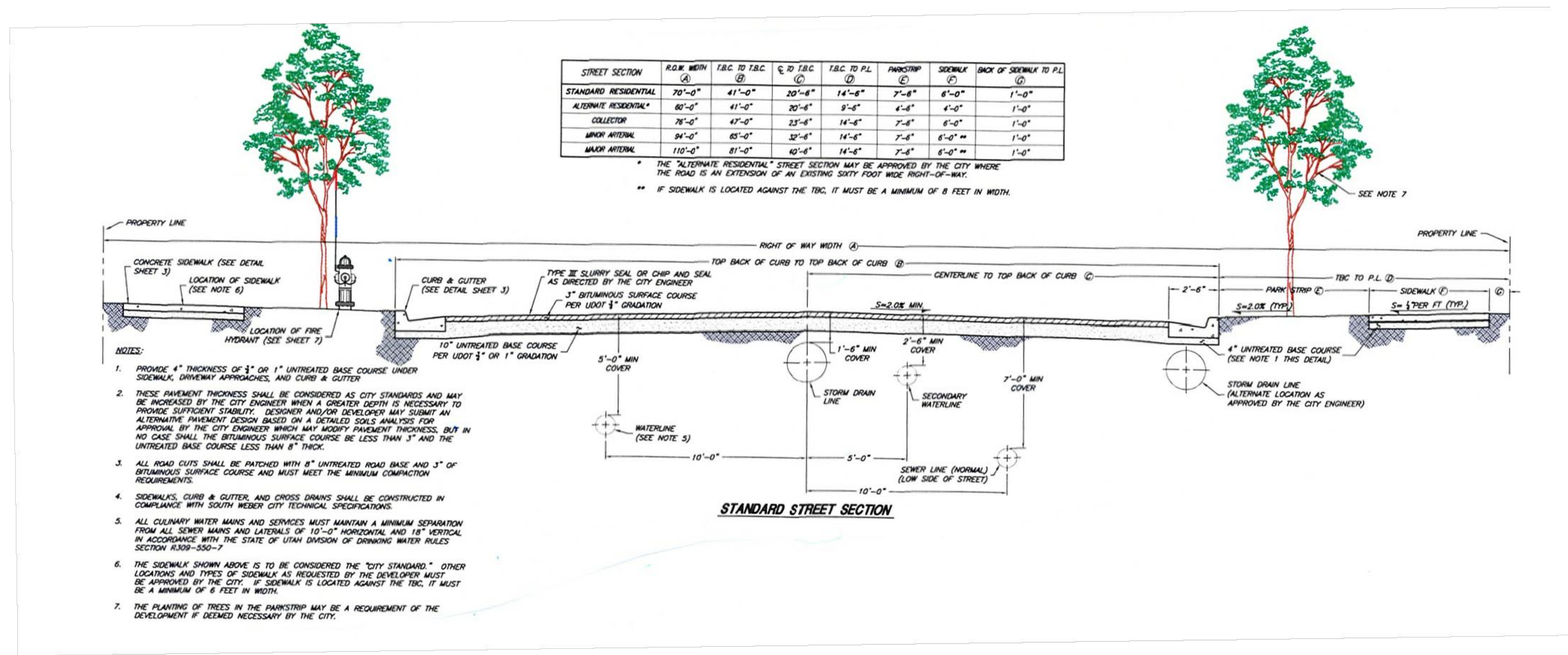
REVISIONS
DATE | DESCRIPTION

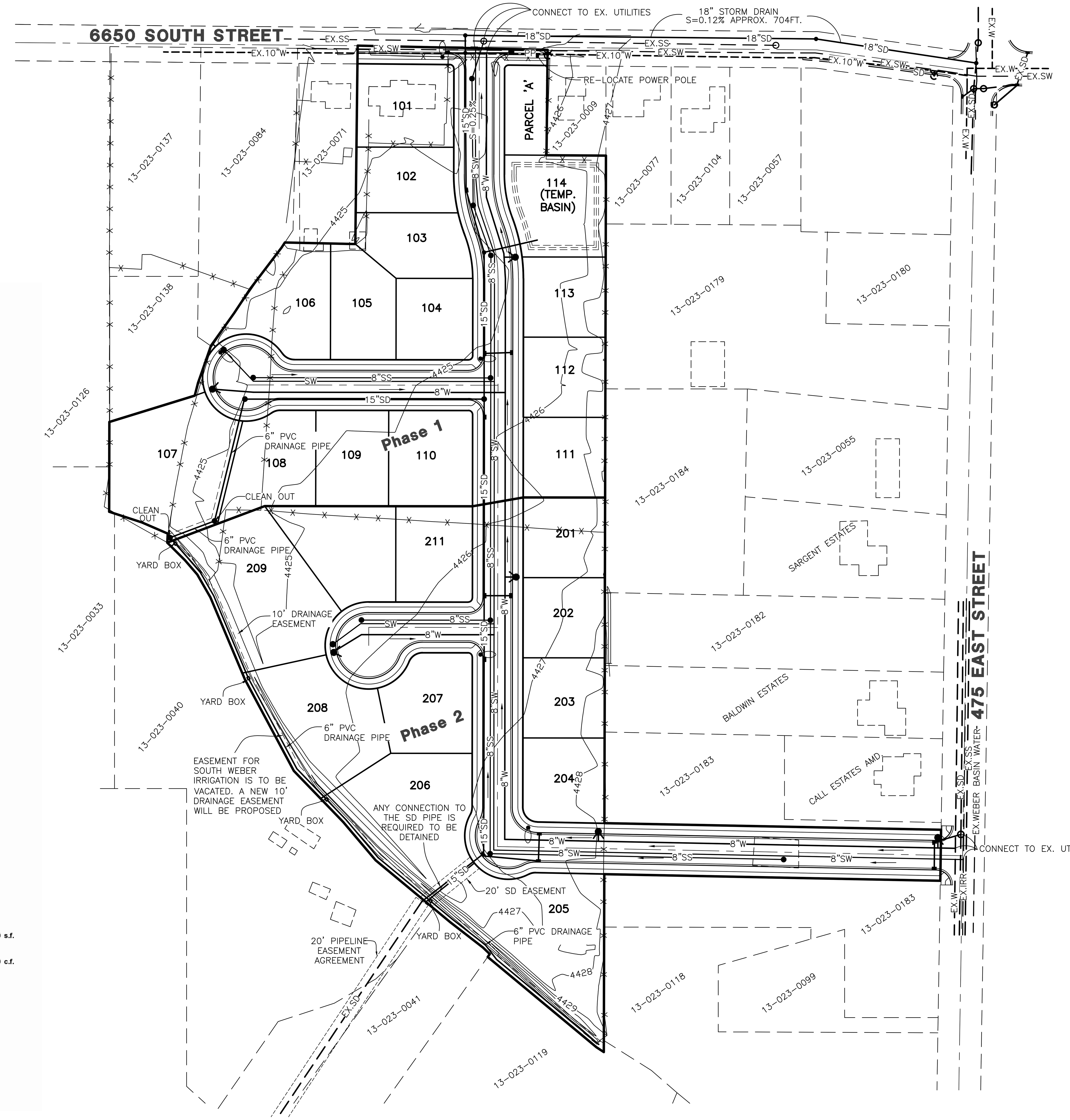
Hidden Valley Meadows
PART OF THE NE 1/4 OF SECTION 29, T5N., R.1W., SLB & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Plat
'Not to be Recorded'

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 11-16-16
Name: HIDDEN VALLEY MEADOWS
Number: 1301-D19

Sheet 1 of 2 Sheets





Storm Runoff Calculations

Hidden Valley Meadows, South Weber, UT

2/22/2017 KHH

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

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

The calculations are as follows:

1. Project Site Drainage Area:

Runoff Coefficients

Paved Area	192,218	C = 0.95
Landscaped Area	354,342	C = 0.20
Roof	67,200	C = 0.95

Weighted Runoff Coefficient C = 0.52

2. Time of Concentration:

Using Storm Water Run-Off "Overland Flow Time"

Tc from Project Site = 5 minutes

3. Rainfall Intensities:

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

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

4. Peak Run-off:

Runoff Coefficient	C =	0.52
Rainfall Intensity	i =	3.79 IN./HR.
Acreage	A =	14.09 ACRES
Runoff Quantity	Q =	CiA
Q	**Q =**	**27.61 cfs**

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

C = 0.52
A = 14.09
Detention Q(out) = 2.82 (based on predeveloped rate of 0.2 cfs/ac)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	7.51	54.71	16412.10	845.40	15566.70
10	600	5.71	41.59	24956.88	1690.80	23266.08
15	900	4.72	34.38	30944.79	2536.20	28408.59
30	1800	3.18	23.16	41696.79	5072.40	36624.39
60	3600	1.97	14.35	51662.06	10144.79	41517.27
120	7200	1.15	8.38	60316.11	20289.59	40026.52
360	21600	0.44	3.19	68917.71	60868.76	8048.95
720	43200	0.27	1.98	85596.43	121737.52	-36141.09
1440	86400	0.16	1.15	99442.91	243475.04	-144032.13

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

6. Detention Basin Required Capacity

Bottom Area of Basin

Length	110 ft	Equation	
Width	108 ft	(Length x Width)	
			11880 s.f.
Detention Deptl	3.5 ft	Equation / Area x Depth	
		Detention Vol	**41580 c.f.**

7. Orifice Sizing

Given:

Q =	2.82	cfs	(predevelopment release rate)
2g =	64.4	ft/s²	
H =	3	ft	(from overflow to flowline outlet pipe)
Cd =	0.62		for circular openings
R =	SQRT(Q/(π*0.62*(64.4*H)^0.5))		
R =	0.32	feet	
	3.87	inches	
D =	**7.74**	**inches**	

Detention volume 41,580 cubic feet > 41,517 cubic feet OK
Orifice Diameter 7.74 inches

NOTES

1. CONTOURS ARE SHOWN IN TWO FOOT INTERVALS.
2. LAND USE SEPARATION FENCING WILL BE INSTALLED ALONG AGRICULTURAL ZONED NEIGHBORING PROPERTIES.
3. ANY CONNECTION TO THE STORM DRAIN PIPE IS REQUIRED TO BE DETAINED. (SEE NOTE CALL OUT FOR LOCATION OF PIPE)

LEGEND

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

80 0 80 160 240
Scale: 1" = 80'

Hidden Valley Meadows

South Weber City, Davis County, Utah

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

Revised: Feb. 22, 2017

Reeve & Associates, Inc.
5610 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS

REVISIONS
DATE DESCRIPTION

Hidden Valley Meadows
PART OF THE NE 1/4 OF SECTION 29, T.5N., R.1W., S.L.B.& M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Utilities Plat
'Not to be Recorded'

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 11-16-16
Name: HIDDEN VALLEY MEADOWS
Number: 1301-D19

Sheet 2 of 2 Sheets

JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber City Planning Commission

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

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

RE: HIDDEN VALLEY MEADOWS, PHASE 1 SUBDIVISION
Final Review

Date: March 6, 2017

Our office has completed a review of the Final Plat and Improvement Plans for the Hidden Valley Meadows, Phase 1 Subdivision received, February 24, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

GENERAL

1. The final plans need to be submitted to the South Weber Irrigation Company for a Plan Review, and an approval letter submitted to the City.
2. Additional documentation from the geotechnical engineer is needed depending on whether or not basements are desired.

PLAT

3. The street numbers need to be revised according to our recommendation on the preliminary plat.
4. Addresses for the lots will be provided by our office.
5. The following note should be added:
   "All lots are subject to the requirements of the Geotechnical Report prepared by GSH, dated August 18, 2016."
6. All of the lots need to be listed at restricted "R" lots with the appropriate description; either they will be restricted to having no basements, or they will be restricted as to the elevation of the lowest habitable floor in relation to the final curb and gutter elevation.
7. If the developer decides to make the detention basin permanent, it needs to be labeled as a parcel and dedicated to the City in the Owner's Dedication. Otherwise, it should be shown as Lot 114, not "Temp. Basin."

8. If it is the developer's intent to transfer ownership of Parcel A to the adjacent owner (Halverson) as stated in the Owner's Dedication, we would recommend one of the following approaches:
    a. Include the Halverson property in the subdivision boundary. This would require Halversons to sign the plat as an owner. Additional street dedication and frontage improvements would be required along the additional frontage.
    b. Developer maintains ownership and responsibility for the property until after the plat is recorded; then they can transfer ownership of the parcel. If the developer chooses this approach then a note should be added to the plat stating that "Parcel A is not a building lot."
9. We recommend that the transfer of ownership of Parcels B and C be done with separate Deed documents, and that the subdivision boundary description be revised such that these are not included inside the subdivision boundary.
10. The Owner's Dedication needs to be revised. Our office can provide example language.
11. An additional survey monument is needed at the intersection of 6650 South and 375 East.
12. Any existing access easements (either inside or outside of the subdivision) should be shown and noted whether they are to remain or be terminated.
13. Parcel A and Lot 114 (Temp. Basin) need 10' PUE's along the street frontage.

IMPROVEMENT PLANS

14. The curb, gutter and sidewalk along 6650 South should align with the cross section adopted by the Council.
15. A detailed design of the detention basin and outlet control structure has not been provided in these plans. If the developer chooses to construct the detention basin rather than pay the fee in lieu of constructing it, then a detailed design will be required.
16. The Grading and Drainage Plan (Sheet 7) only shows existing contours. Proposed contours and grading need to be added. If it is anticipated that any fill material is being placed on the lots, that should be shown.
17. Temporary blow-offs are not allowed. A fire hydrant needs to be installed at the end of the waterline on 375 East. This could be relocated in Phase 2 when the line is extended, if it is not needed at this location.
18. The drain line that runs along the east property lines of Lot 107 is a private line and should be labeled as such. It does not need to be 15" RCP. We would recommend 12" PVC.
19. We have prepared a set of redlined drawings of the improvement plans in order to communicate our comments graphically, rather than just verbally. We will provide these to the developer's engineer to be addressed prior to submitting for final approval with the City Council.

For Office Use Only

Fees received by: DS Date of submittal: 2/28/17
Amount Paid: 1,100 Receipt #: 13.083528

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

PC/CC Meeting Date: 3/9/17

Final Plan Application

Project/Subdivision Name: Hidden Valley Meadows Phase 1
Approx. Location: 350 East 6650 South
Parcel Number(s): 13-023-0070 Total Acres: 6.69 acres
Current Zone: RLM
Surrounding Land Uses: RESIDENTIAL/AGRICULTURE
Number of Lots: 14 # Lots Per Acre: 2.09
Phase: 1 of 2 PUD: Yes / No

Contact Information

Developer or Agent

Name: Bruce Nilson - Mark Staples
Company Name: Nilson Homes
Address: 5617 S 1475 E
City/State/Zip: Ogden, UT 84403
Phone: 801-392-8100 Fax: 801-399-0802
Email: bruce@nilsonhomes.com

Best Way/Preferred Method of Contact:

X Email ___Phone ____ Fax ___Mail

Developer's Engineer

Name: J. Nate Reeve
Company: Reeve & Associates, Inc.
License #: 375328
Address: 5160 S 1500 W
City/State/Zip: Riverdale, UT 84405
Phone: 801-621-3100 Fax: 801-621-2666
Email: nreeve@reeve-assoc.com

Best Way/Preferred Method of Contact:

X Email ___Phone ____ Fax ___Mail

Surveyor

☒ **Check here if same as Engineer**

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

Property Owner(s)

☐ **Check here if same as Developer**

Name: Kent E., Kelley L. & Roger L. Bambough Trustees
Address: 375 E 6650 S
City/State/Zip: South Weber, UT 84405
Phone: _____ Fax: _____
Email: _____

Final Plan Requirements

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

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

- ☐ Format of Final Plat for Recording Required by the County

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

Applicant Certification

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

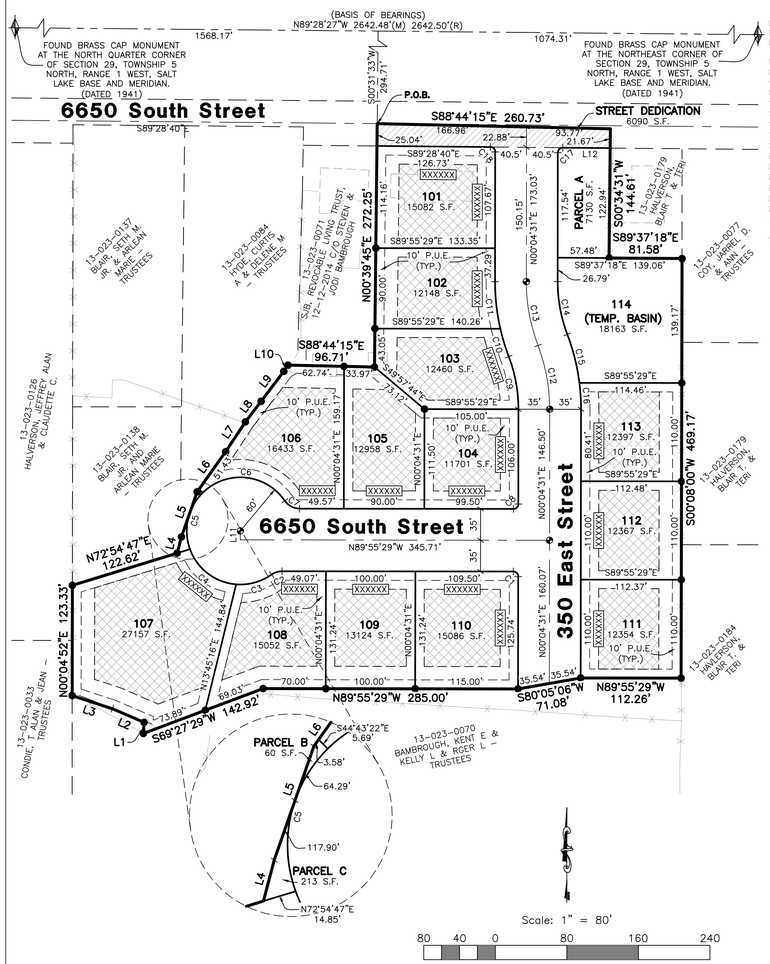
Applicant's Signature: Bruce S Wilson Date: 2/28/17

Property Owner's Signature: [signature] Date: 2-28-17

SHEET
1 of 1

Hidden Valley Meadows, Phase 1

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
FEBRUARY, 2017



Boundary Description

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

BEGINNING AT A POINT ON THE CENTERLINE OF 6650 SOUTH STREET, SAID POINT BEING N89°28'27"W ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 29, 1074.31 FEET AND S00°31'33"W 294.71 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE S88°44'15"E 260.73 FEET; THENCE S00°34'31"W 144.61 FEET; THENCE S89°37'18"E 81.58 FEET; THENCE S00°08'00"W 469.17 FEET; THENCE N89°55'29"W 112.26 FEET; THENCE S80°05'06"W 71.08 FEET; THENCE N89°55'29"W 285.00 FEET; THENCE S69°27'29"W 142.92 FEET; THENCE N03°12'42"E 12.43 FEET; THENCE N66°42'12"W 38.56 FEET; THENCE N71°56'56"W 47.25 FEET; THENCE N00°04'52"E 123.33 FEET; THENCE N72°54'47"E 122.62 FEET; THENCE N14°44'36"E 18.72 FEET; THENCE N19°12'23"E 53.39 FEET; THENCE N35°23'47"E 55.01 FEET; THENCE N33°28'10"E 40.06 FEET; THENCE N37°20'53"E 28.88 FEET; THENCE N37°13'15"E 42.05 FEET; THENCE N33°34'52"E 8.33 FEET; THENCE S88°44'15"E 96.71 FEET; THENCE N00°39'45"E 272.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 291,396 SQUARE FEET OR 6.690 ACRES MORE OR LESS.

Parcel Info.

PARCEL # 13-023-0070
BAMBROUGH, KENT E. & ROGER L – TRUSTEES

PARCEL # 13-023-0138
BLAIR, SETH M. JR & ARLEAN MARIE – TRUSTEES

Legend

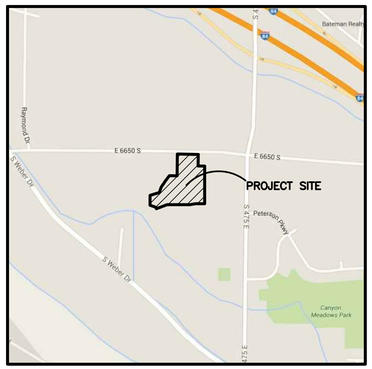
- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EXISTING FENCE
- = RIGHT-OF-WAY CENTER LINE
- = 10' P.U.E. (TYP.)
- = EXISTING STRUCTURE (TO BE REMOVED)
- = SECTION TIE LINE
- = ROAD DEDICATION AREA (6090 SQUARE FEET)
- = BUILDABLE AREA
- P.U.E. = PUBLIC UTILITY EASEMENT

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	5.50'	8.64'	7.78'	5.50'	N44°55'29"W	90°00'00"
C2	20.00'	12.45'	12.25'	6.43'	S72°14'44"W	35°39'33"
C3	60.00'	42.00'	41.15'	21.90'	S74°28'13"W	40°06'31"
C4	60.00'	68.69'	65.00'	38.66'	N52°40'38"W	65°35'47"
C5	60.00'	68.23'	64.61'	38.34'	N12°41'57"E	65°09'22"
C6	60.00'	105.32'	92.31'	72.23'	S84°26'18"E	100°34'09"
C7	20.00'	19.47'	18.71'	10.58'	S62°02'21"E	55°46'16"
C8	5.50'	8.64'	7.78'	5.50'	N45°04'31"E	90°00'00"
C9	165.00'	60.19'	59.86'	30.43'	N10°22'32"W	20°54'06"
C10	235.00'	32.57'	32.54'	16.31'	N16°51'22"W	7°56'28"
C11	235.00'	53.16'	53.05'	26.69'	N06°24'19"W	12°57'39"
C12	200.00'	72.96'	72.56'	36.89'	N10°22'32"W	20°54'06"
C13	200.00'	72.96'	72.56'	36.89'	N10°22'32"W	20°54'06"
C14	165.00'	60.19'	59.86'	30.43'	N10°22'32"W	20°54'06"
C15	235.00'	56.06'	55.93'	28.16'	S13°59'33"E	13°40'06"
C16	235.00'	29.67'	29.65'	14.85'	S03°32'30"E	7°14'01"
C17	5.50'	8.68'	7.81'	5.54'	N45°17'55"E	90°26'49"
C18	5.50'	8.60'	7.75'	5.46'	N44°42'05"W	89°33'11"

Line Table

LINE	BEARING	DISTANCE
L1	N03°12'42"E	12.43'
L2	N66°42'12"W	38.56'
L3	N71°56'56"W	47.25'
L4	N14°44'36"E	18.72'
L5	N19°12'23"E	53.39'
L6	N35°23'47"E	55.01'
L7	N33°28'10"E	40.06'
L8	N37°20'53"E	28.88'
L9	N37°13'15"E	42.05'
L10	N33°34'52"E	8.33'
L11	N00°04'31"E	10.00'
L12	S89°28'40"E	53.01'



Vicinity Map
(NOT TO SCALE)

Zoning Info.

ZONE– RLM
(RESIDENTIAL LOW–MODERATE DENSITY ZONE)

FRONT SETBACK – 20 FEET

SIDE SETBACK – 10 FEET MIN.

SIDE SETBACK FRONTING ON A STREET – 20 FEET

REAR SETBACK – 25 FEET

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°28'27"W

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN ON THIS SURVEY. THE BOUNDARY WAS DETERMINED BY DEED AND BY USING THE MONUMENTS SHOWN HEREON. MANY DEEDS IN THIS AREA HAVE INCORRECT TIES, OR GAPS AND OVERLAPS WITH THE ADJOINING PROPERTIES. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Developer Info.

NILSON HOMES
5617 S. 1475 E.
OGDEN, UT 84403

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17–23–17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HIDDEN VALLEY MEADOWS, PHASE 1 IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ___ DAY OF _____, 20___.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT HIDDEN VALLEY MEADOWS, PHASE 1, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. AND TO HEREBY DEDICATE PARCELS A, B, AND C, TO ADJOINING PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 20___.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES _____ NOTARY PUBLIC

SOUTH WEBER CITY PLANNING COMMISSION

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

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

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

SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL

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

SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY

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

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 2-24-2017
Project Name: HIDDEN VALLEY MEADOWS, PHS. 1
Number: 1301-D19
Scale: 1"=80'
Revision:
Checked:

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

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

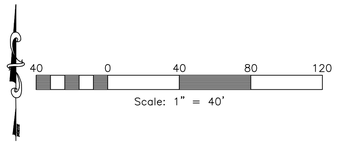
_____ DEPUTY.

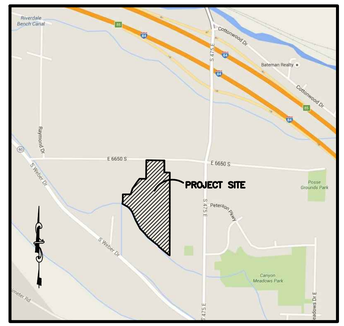
Project Narrative/Notes/Revisions

1) 2/24/17 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

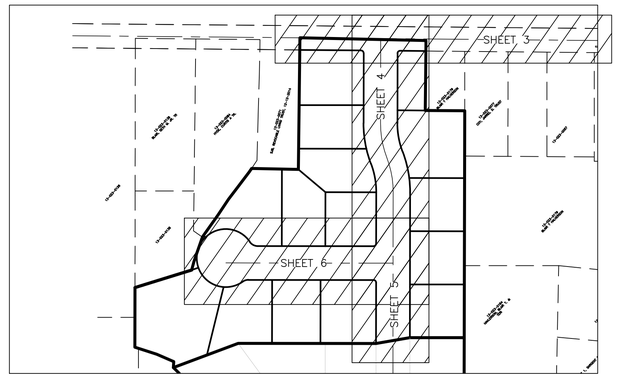
Hidden Valley Meadows
Phase 1
Improvement Plans

SOUTH WEBER CITY, WEBER COUNTY, UTAH
MARCH 2017





VICINITY MAP
SCALE: NONE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

Engineer's Notice To Contractors

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

Developer Contact:
Nilson Homes
5617 South 1475 East
Ogden, Utah, 84403
PH: (801) 392-8100

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

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

REVISIONS
DESCRIPTION
DATE

Hidden Valley Meadows
Phase 1
SOUTH WEBER CITY, WEBER, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

Sheet 1 of 10 Sheets

General Notes:

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

Utility Notes:

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

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

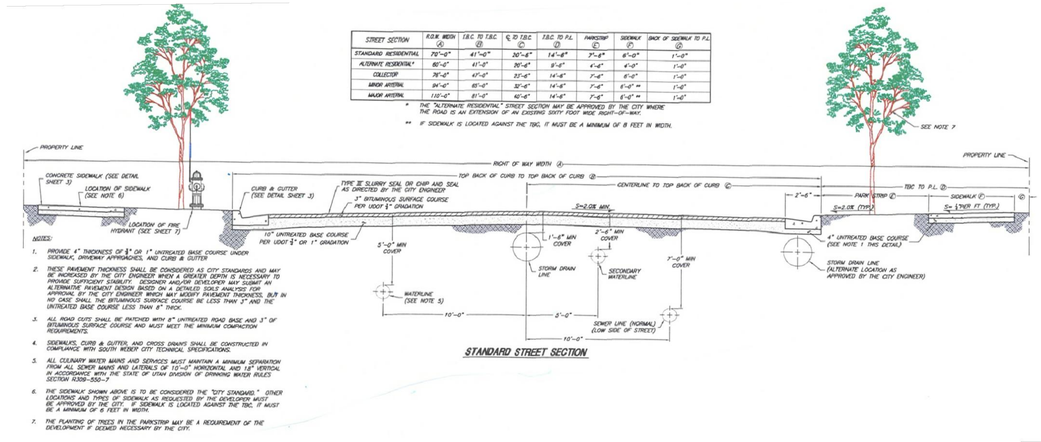
EXPOSED SLOPES:

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

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

——W——	= PROPOSED CULINARY WATER LINE	▭	= EXISTING CATCH BASIN	L.F.	= LINEAR FEET
— —EX.W— — —	= EXISTING CULINARY WATER LINE		= EXISTING SPRINKLER	NG	= NATURAL GRADE
——SS——	= PROPOSED SANITARY SEWER LINE		= PLUG W/ 2" BLOW-OFF	O.C.	= ON CENTER
— —EX.SS— —	= EXISTING SANITARY SEWER LINE		= AIR-VAC ASSEMBLY	PC	= POINT OF CURVE
——SD——	= PROPOSED STORM DRAIN LINE	▼	= PROPOSED REDUCER	PRC	= POINT OF REVERSE CURVE
— —EX.SD— —	= EXISTING STORM DRAIN LINE		= PLUG & BLOCK	PRVC	= POINT OF REVERSE VERTICAL CURVE
——LD——	= PROPOSED LAND DRAIN LINE		= STREET LIGHT	PT	= POINT OF TANGENT
— —EX.LD— —	= EXISTING LAND DRAIN LINE		= SIGN	PP	= POWER/UTILITY POLE
——SW——	= PROPOSED SECONDARY WATER LINE	BLDG	= BUILDING	P.U.E.	= PUBLIC UTILITY EASEMENT
— —EX.SW— —	= EXISTING SECONDARY WATER LINE	BVC	= BEGIN VERTICAL CURVE	R/C	= REBAR & CAP
——IRR——	= PROPOSED IRRIGATION LINE	C&G	= CURB & GUTTER	RCB	= REINFORCED CONCRETE BOX
— —EX.IRR— —	= EXISTING IRRIGATION LINE	CB	= CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
— — -OHP- — —	= EXISTING OVERHEAD POWER LINE	C.F.	= CUBIC FEET	RIM	= RIM OF MANHOLE
— — -TEL- — —	= EXISTING TELEPHONE LINE	C.F.S.	= CUBIC FEET PER SECOND	R.O.W.	= RIGHT-OF-WAY
— — -GAS- — —	= EXISTING NATURAL GAS LINE	CL	= CENTERLINE	SD	= STORM DRAIN
——\\\——	= EXISTING EDGE OF PAVEMENT	DI	= DUCTILE IRON	SS	= SANITARY SEWER
-X-X-X-	= FENCE LINE	EP	= EDGE OF PAVEMENT	SW	= SECONDARY WATER
▬ ▬ ▬	= RETAINING WALL	EVC	= END VERTICAL CURVE	TBC	= TOP BACK OF CURB
—— · · ——	= DITCH/SWALE FLOWLINE	FC	= FENCE CORNER	TOE	= TOE OF SLOPE
	= PROPOSED FIRE HYDRANT	FF	= FINISH FLOOR	TOP	= TOP OF SLOPE
	= EXISTING FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION	TOW	= TOP OF WALL
	= PROPOSED MANHOLE	FG	= FINISHED GRADE	TSW	= TOP OF SIDEWALK
	= EXISTING MANHOLE	FH	= FIRE HYDRANT	VPI	= VERTICAL POINT OF INTERSECT.
	= PROPOSED SEWER CLEAN-OUT	FL	= FLOW LINE	W	= CULINARY WATER
	= PROPOSED GATE VALVE	GB	= GRADE BREAK	WM	= WATER METER
	= EXISTING GATE VALVE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE		= NEW PAVEMENT
	= PROPOSED WATER METER	INV	= INVERT		= NEW CONCRETE
	= EXISTING WATER METER	IRR	=IRRIGATION		= EX. PAVEMENT
	= PROPOSED CATCH BASIN	LD	= LAND DRAIN		= EX. CONCRETE



NOTES:
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES, AND CURB & GUTTER
2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO ENHANCE THE LIFE EXPECTANCY OF THE PAVEMENT AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH WILL JUSTIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND THE UNTREATED BASE COURSE LESS THAN 8" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED WITH 8" UNTREATED ROAD BASE AND 3" OF BITUMINOUS SURFACE COURSE AND MUST MEET THE MINIMUM COMPACTION REQUIREMENTS.
4. SIDEWALKS, CURB & GUTTER, AND CROSS DRAINS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS.
5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 1.5' VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
6. THE SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
7. THE PLANTING OF TREES IN THE PARKSTRIP MAY BE A REQUIREMENT OF THE DEVELOPMENT IF DEEMED NECESSARY BY THE CITY.

STANDARD STREET SECTION

STREET SECTION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	C TO T.B.C. (C)	T.B.C. TO P.L. (D)	PARKSTRIP (E)	SIDEWALK (F)	BACK OF SIDEWALK TO P.L. (G)
STANDARD RESIDENTIAL	70'-0"	41'-0"	20'-0"	14'-6"	7'-6"	6'-0"	1'-0"
ALTERNATE RESIDENTIAL*	65'-0"	41'-0"	20'-0"	9'-0"	6'-0"	6'-0"	1'-0"
COLLECTOR	76'-0"	47'-0"	23'-0"	14'-6"	7'-6"	6'-0"	1'-0"
MINOR ARTERIAL	84'-0"	65'-0"	32'-6"	14'-6"	7'-6"	6'-0" **	1'-0"
MAJOR ARTERIAL	132'-0"	81'-0"	40'-6"	14'-6"	7'-6"	6'-0" **	1'-0"

* THE "ALTERNATE RESIDENTIAL" STREET SECTION MAY BE APPROVED BY THE CITY WHERE THE ROAD IS AN EXTENSION OF AN EXISTING SIXTY FOOT WIDE RIGHT-OF-WAY.

** IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 8 FEET IN WIDTH.

Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Hidden Valley Meadows
Phase 1
SOUTH WEBER CITY, WEBER, UTAH

Notes/Legend/
Street Cross-Section

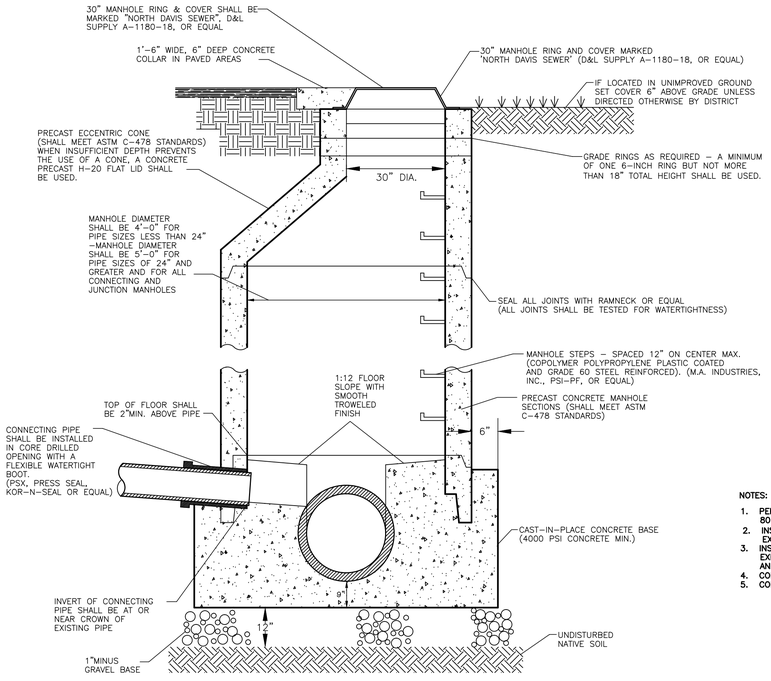
REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

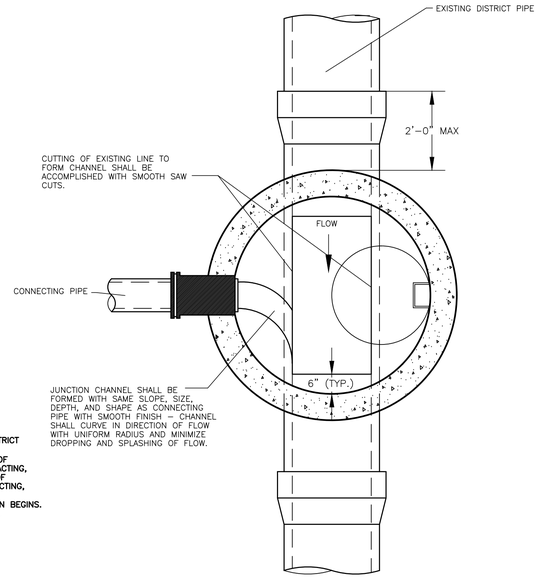
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

Sheet 2 of 10 Sheets

1/4/2016 | ckingsley | G:\1301\D19 - Bambrough Property, South Weber\Improvements\Hidden Valley Meadows Imp P1.dwg

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





NOTES:

1. **PERMIT REQUIRED FROM CENTRAL WEBER SEWER IMPROVEMENT DISTRICT 801-713-3011 BEFORE CONNECTION TO 30" RCP.**
2. **INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING,**
3. **INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.**
4. **CONTRACTOR SHALL NOTIFY DISTRICT 48 HOURS BEFORE INSTALLATION BEGINS.**
5. **CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD OF ONE YEAR.**

Central Weber Sewer District
Standard Manhole Connection Detail

SCALE: NONE

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5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
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REVISIONS

DATE	DESCRIPTION

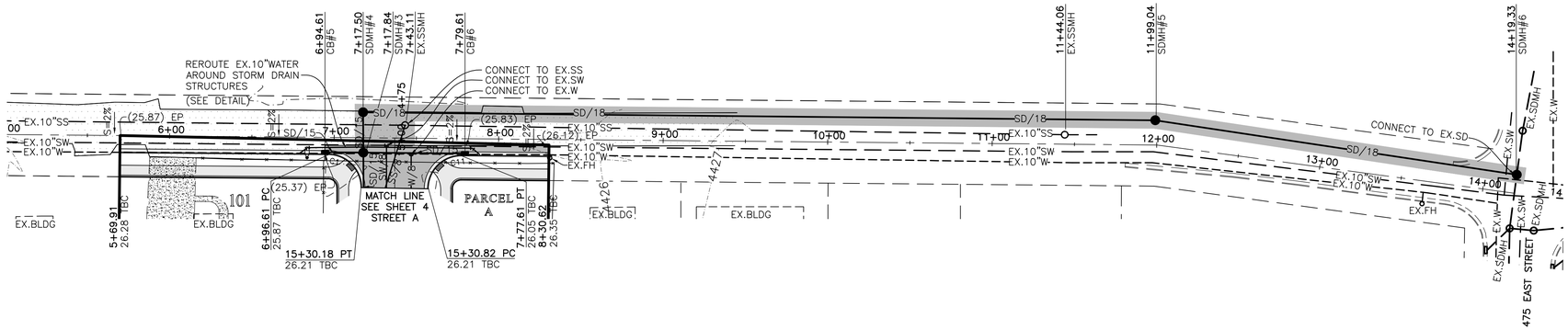
Hidden Valley Meadows Phase 1
SOUTH WEBER CITY, WEBER, UTAH

Central Weber Sewer District Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

Sheet	10
2.1	Sheets



Key Map

NOT TO SCALE

Construction Notes:

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

2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" DIP W/POLY WRAP WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

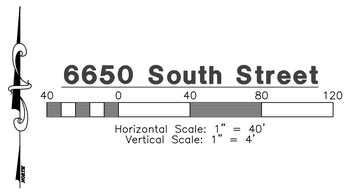
SS/8 – 8" PVC SDR-35 SEWER LINE
SS – 4" PVC SDR 35 SERVICE LATERAL

STORM DRAIN

SD/15 – 15" RCP STORM DRAIN

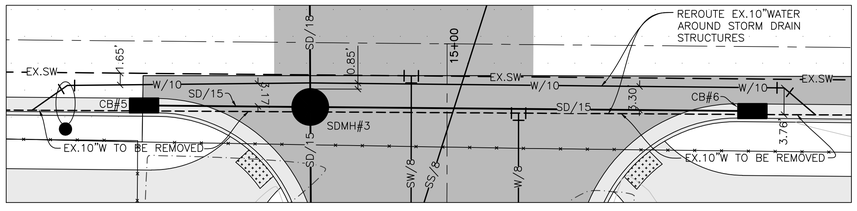
SECONDARY WATER

SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW – SECONDARY SERVICE LATERAL PER CITY STANDARDS



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	89°33'11"	20.00'	31.26'	19.84'	N44°42'05"W	28.17'
C11	90°26'49"	20.00'	31.57'	20.16'	S45°17'55"W	28.39'



Water Reroute Detail

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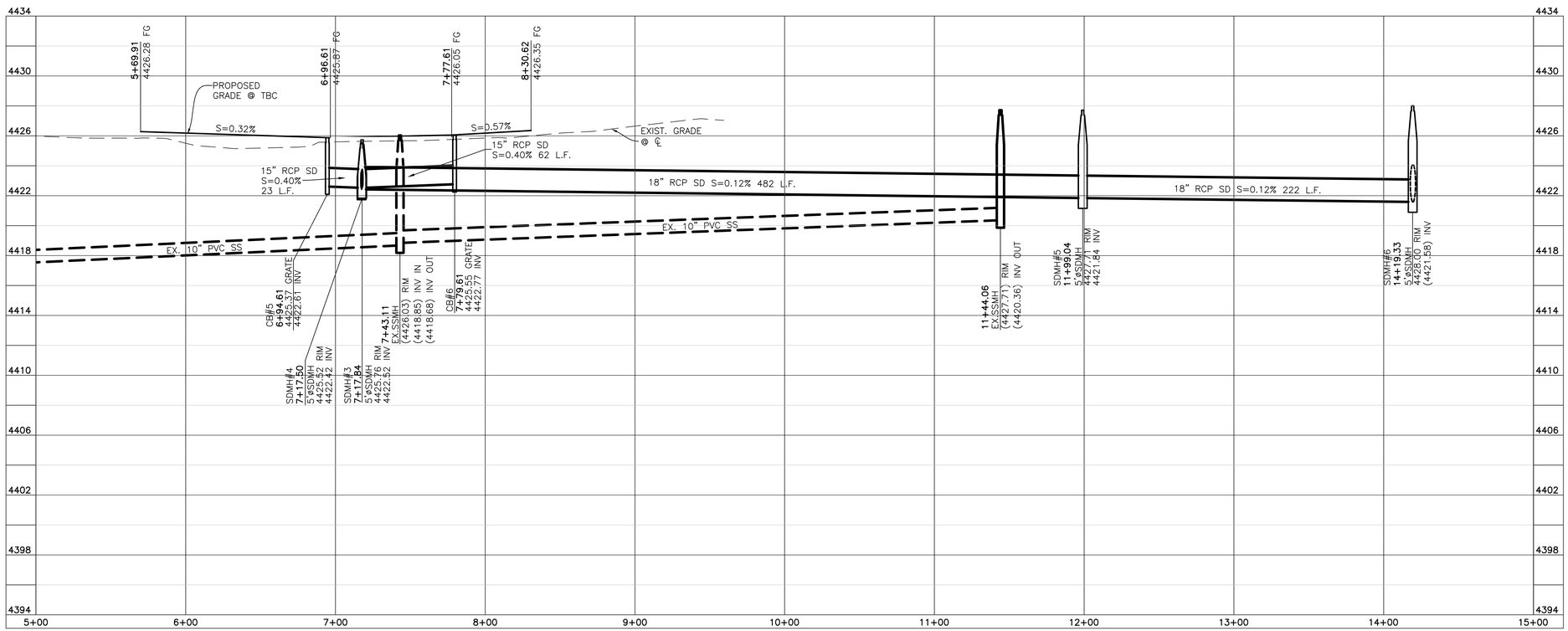

Blue Stakes Location Center
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REVISIONS
DESCRIPTION
DATE

Hidden Valley Meadows Phase 1
SOUTH WEBER CITY, WEBER, UTAH

6650 South Street 5+00.00 - 15+00.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
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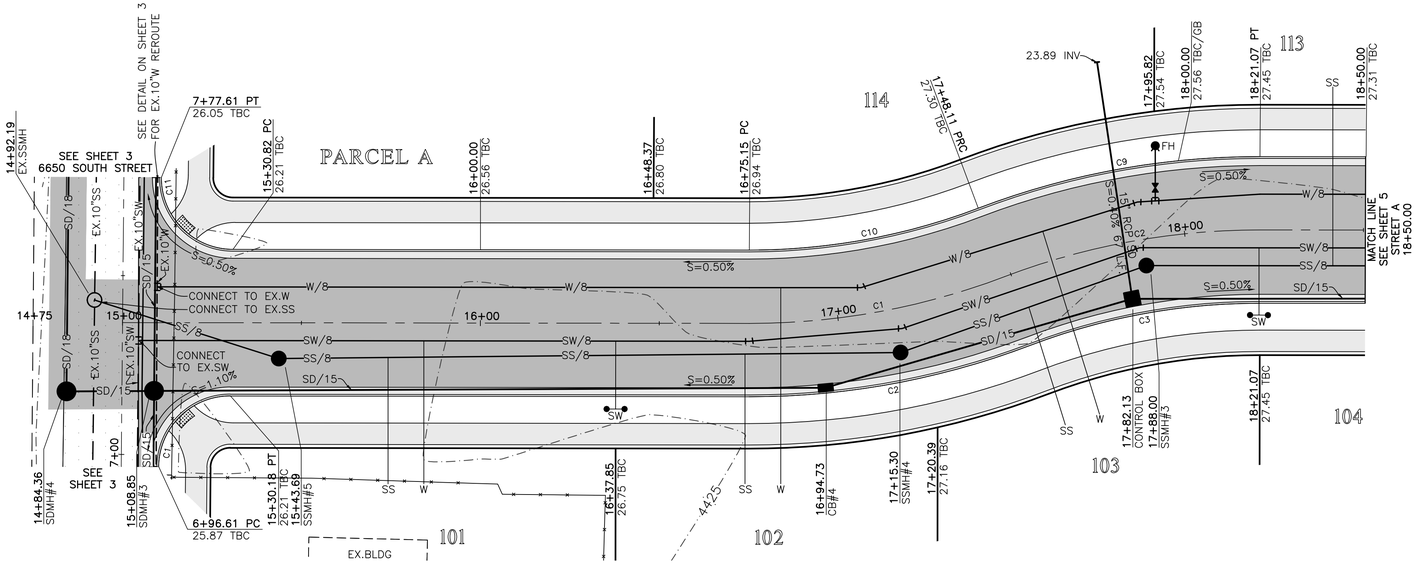
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

Sheet 3 of 10 Sheets



Street A

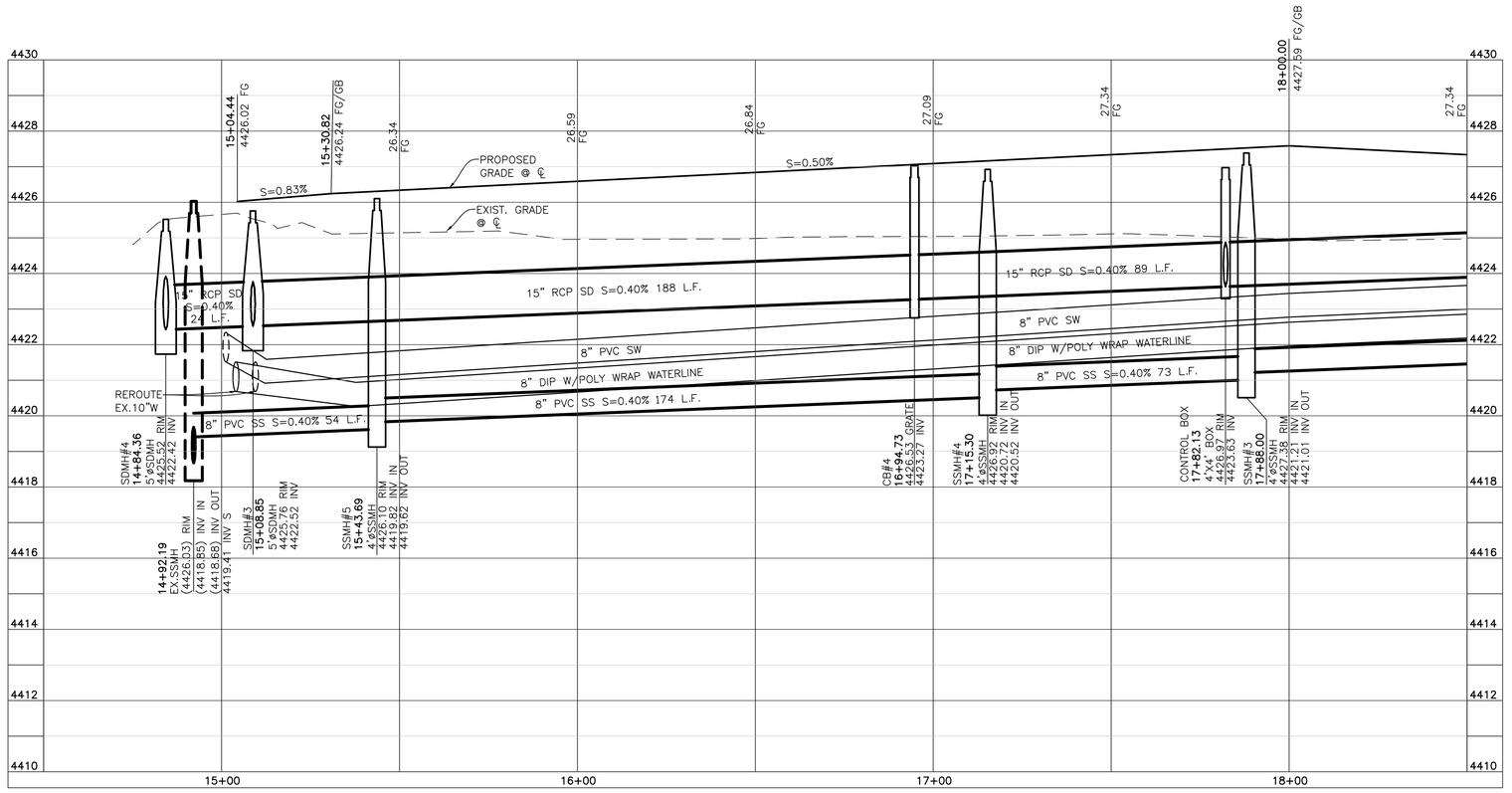
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	89°33'11"	20.00'	31.26'	19.84'	N44°42'05"W	28.17'
C2	20°54'06"	220.50'	80.44'	40.67'	S10°22'32"E	79.99'
C3	14°51'56"	179.50'	46.57'	23.42'	N13°23'38"W	46.44'
C9	14°51'56"	220.50'	57.21'	28.77'	N13°23'38"W	57.05'
C10	20°02'29"	179.50'	62.79'	31.72'	S10°48'21"E	62.47'
C11	90°26'49"	20.00'	31.57'	20.16'	S45°17'55"W	28.39'

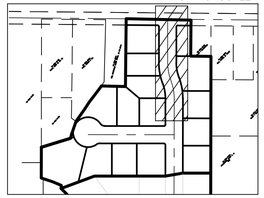
Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	20°54'06"	200.00'	72.96'	36.89'	S10°22'32"E	72.56'
C2	20°54'06"	200.00'	72.96'	36.89'	S10°22'32"E	72.56'



Key Map

NOT TO SCALE



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CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" DIP W/POLY WRAP WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS/8 – 8" PVC SDR-35 SEWER LINE
SS – 4" PVC SDR 35 SERVICE LATERAL

STORM DRAIN

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SECONDARY WATER

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REVISIONS	
DATE	DESCRIPTION

Hidden Valley Meadows Phase 1

SOUTH WEBER CITY, WEBER, UTAH

Street A
14+50.00 - 18+50.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
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Sheet 4 of 10 Sheets

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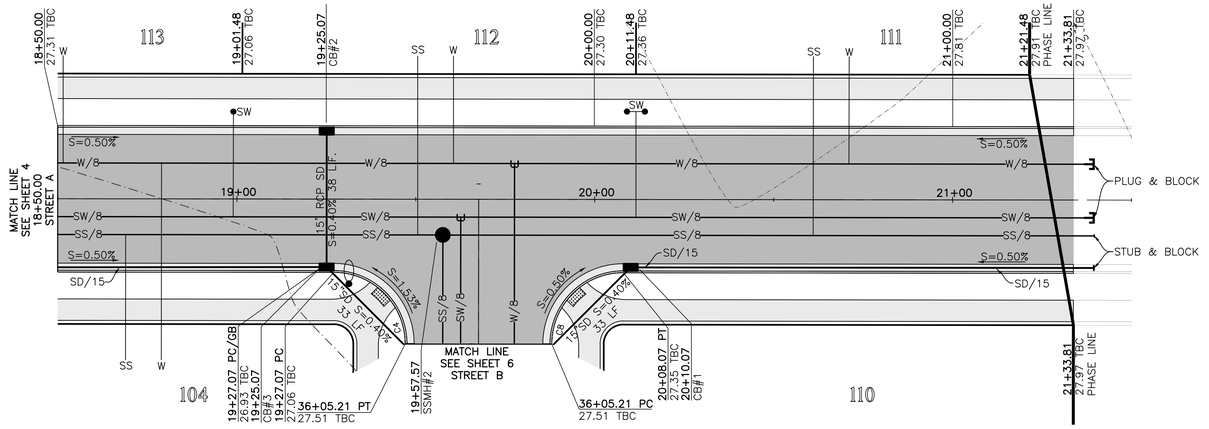


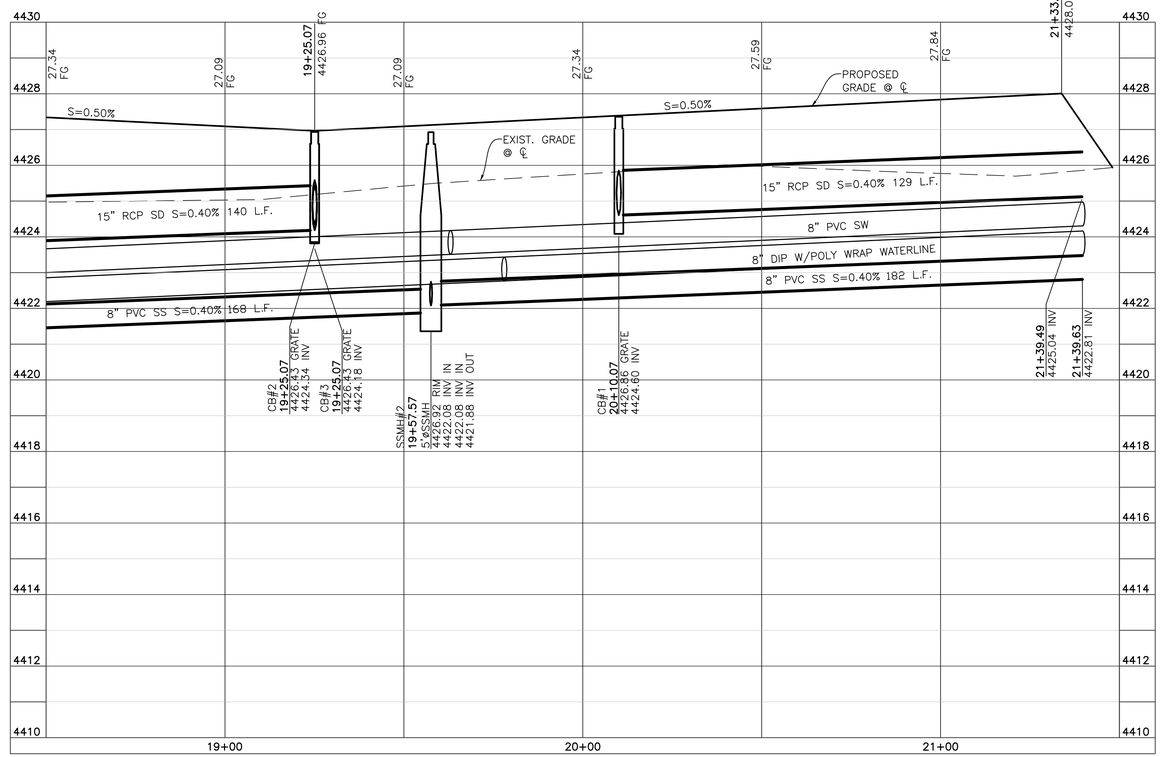
Street A

20 0 20 40 60

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	90°00'00"	20.00'	31.42'	20.00'	N45°04'31"E	28.29'
C8	90°00'00"	20.00'	31.42'	20.00'	N44°55'29"W	28.28'



Key Map

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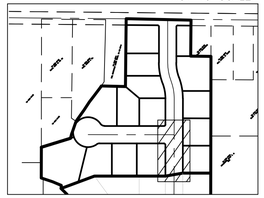

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REVISIONS
DESCRIPTION
DATE

Hidden Valley Meadows Phase 1

SOUTH WEBER CITY, WEBER, UTAH

Street A
18+50.00 - 21+50.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

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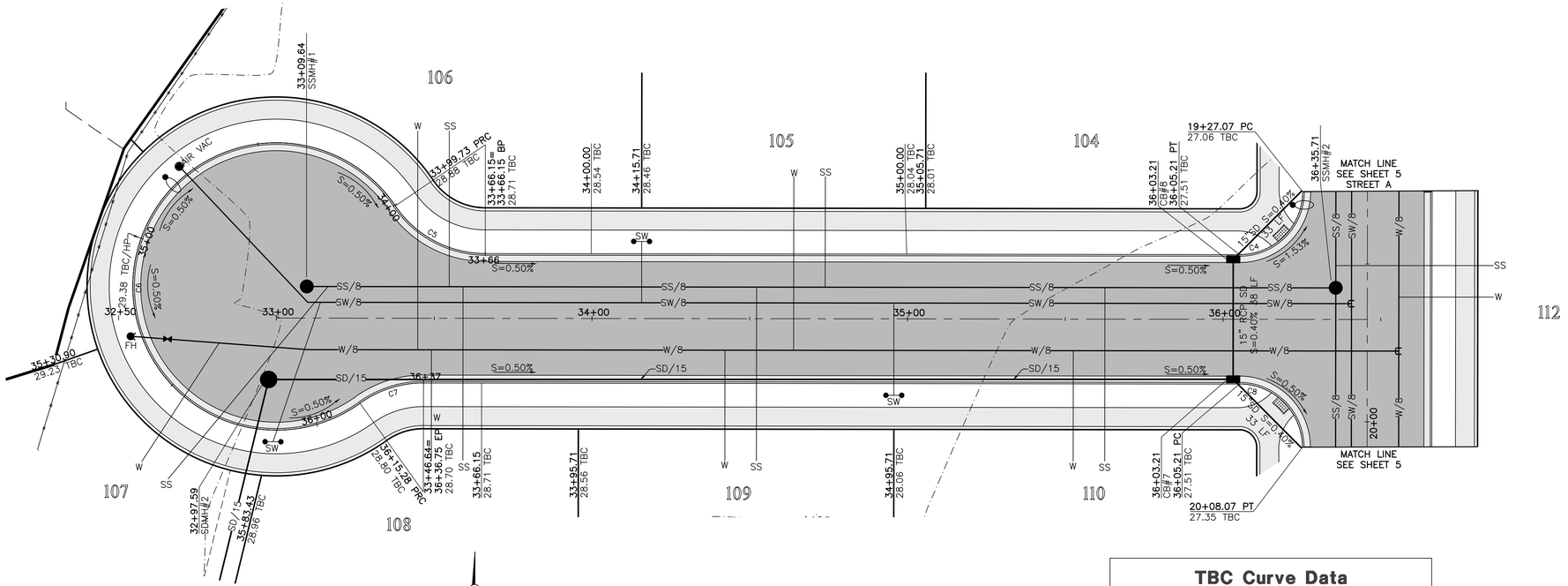
Sheet 5 of 10 Sheets



Key Map

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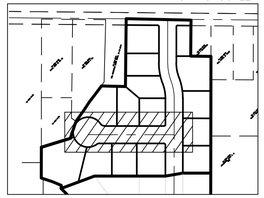

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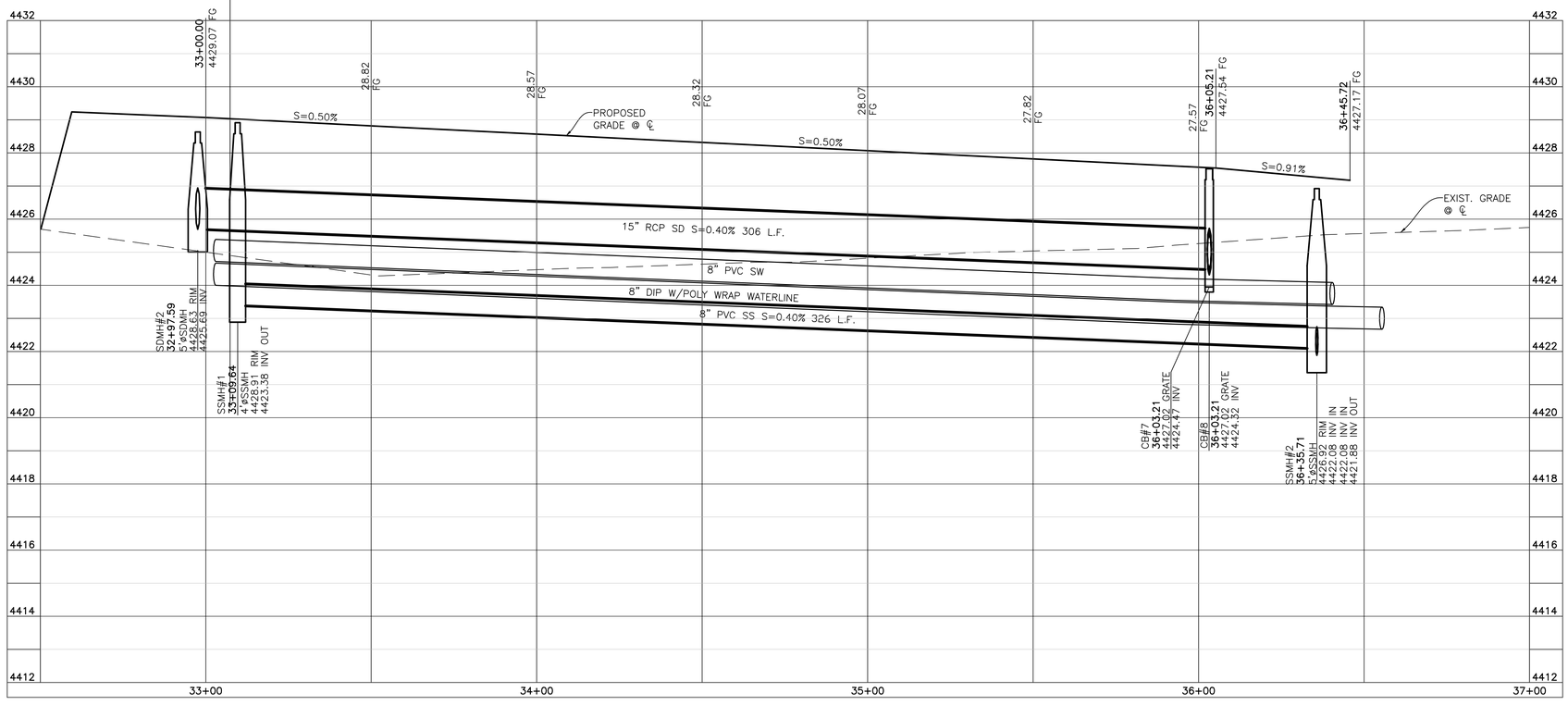
SW – SECONDARY SERVICE LATERAL PER CITY STANDARDS

Street B

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	90°00'00"	20.00'	31.42'	20.00'	N45°04'31"E	28.29'
C5	55°46'16"	34.50'	33.58'	18.26'	S62°02'21"E	32.27'
C6	145°10'04"	45.50'	115.28'	145.05'	S53°00'00"E	86.83'
C7	35°39'33"	34.50'	21.47'	11.10'	S72°14'44"W	21.16'
C8	90°00'00"	20.00'	31.42'	20.00'	N44°55'29"W	28.28'



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REVISIONS
DATE | DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
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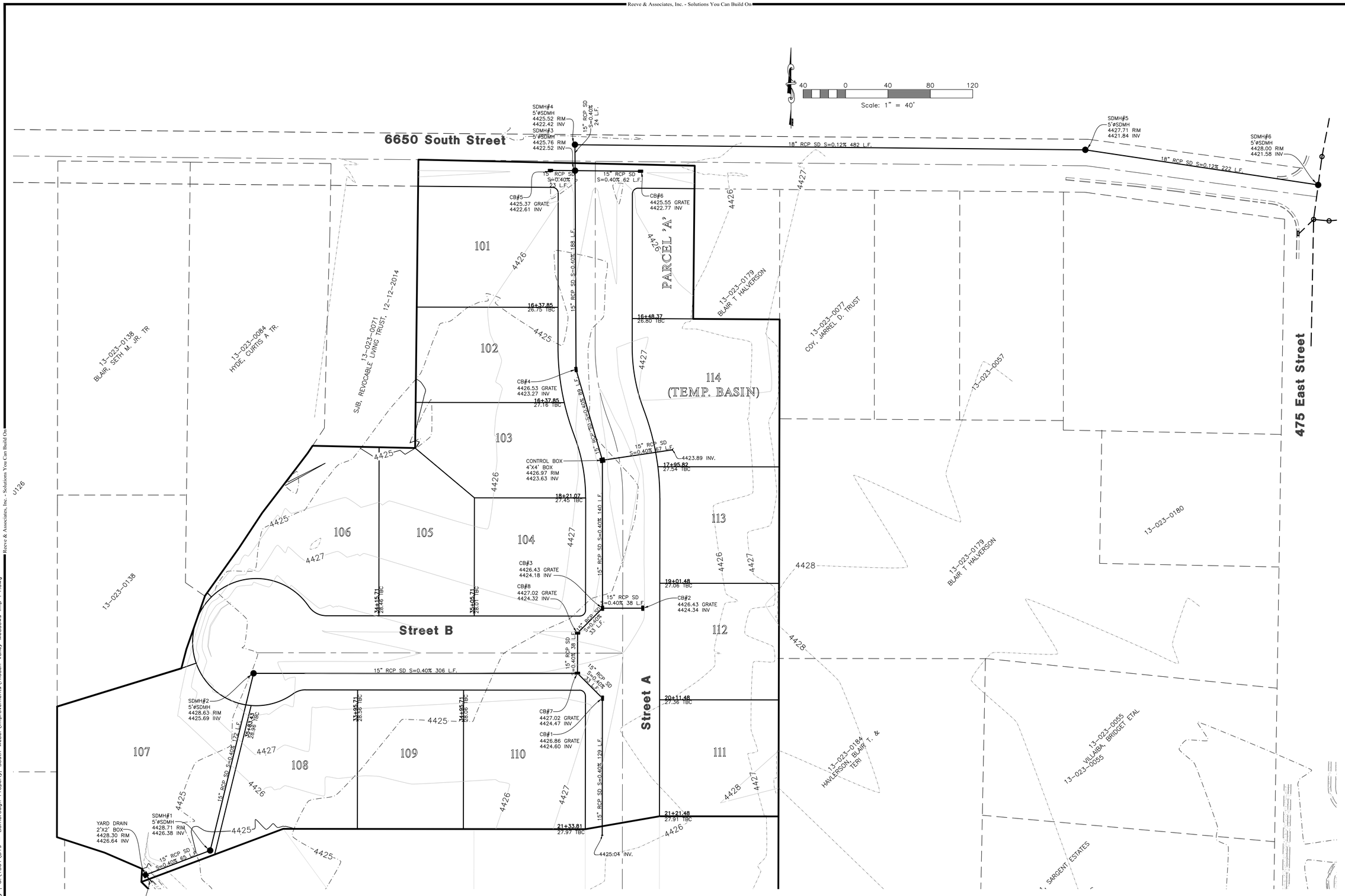
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

Hidden Valley Meadows Phase 1

SOUTH WEBER CITY, WEBER, UTAH

Street B
32+50.00 - 37+00.00

Sheet 6 | 10 Sheets



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REVISIONS

DATE	DESCRIPTION

Hidden Valley Meadows Phase 1

SOUTH WEBER CITY, WEBER, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
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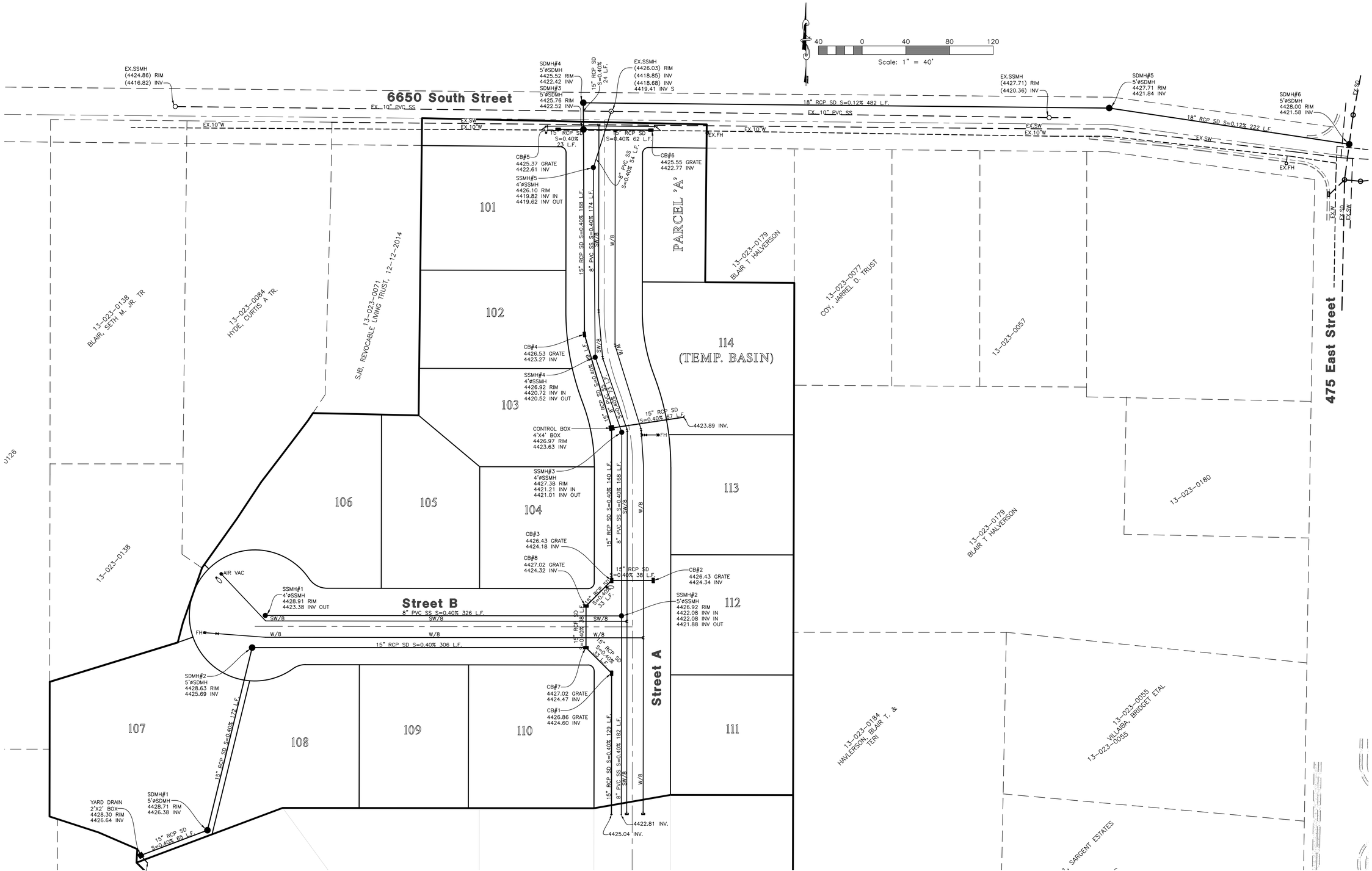
Sheet 7 of 10 Sheets



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Hidden Valley Meadows Phase 1

SOUTH WEBER CITY, WEBER, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

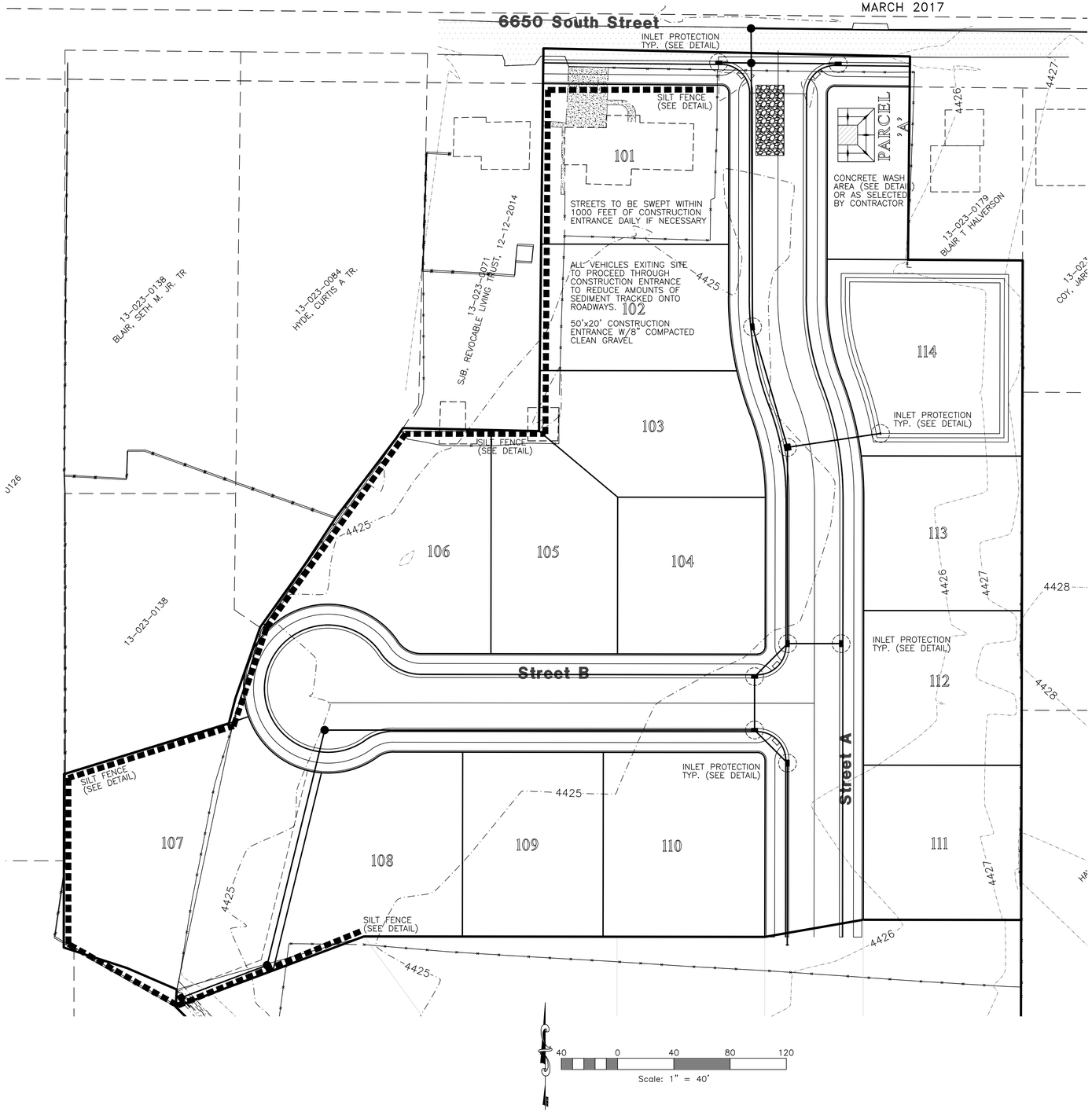
Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

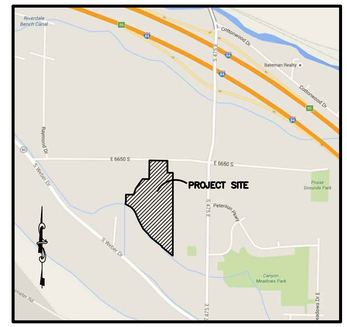
Sheet 8 of 10 Sheets

Hidden Valley Meadows
Phase 1
Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, WEBER COUNTY, UTAH
MARCH 2017



Scale: 1" = 40'



VICINITY MAP
SCALE: NONE

Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....MARCH 2017
- BMP'S DEPLOYMENT DATE.....MARCH 2017
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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Hidden Valley Meadows Phase 1
SOUTH WEBER CITY, WEBER, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
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Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301-D19

Sheet 9 of 10 Sheets

Notes:

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

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

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

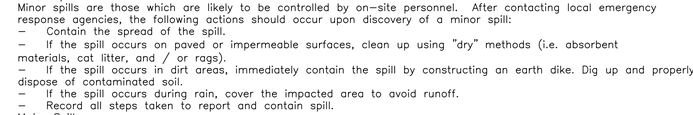
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair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

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

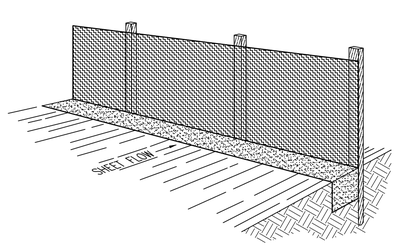
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

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

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

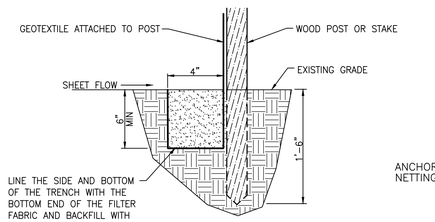


Cross Section 50' x 20' Construction Entrance

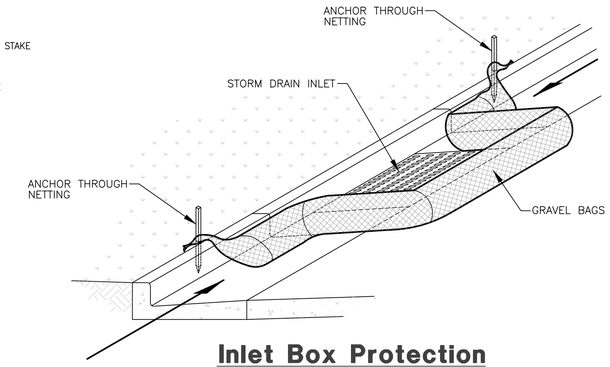


Perspective View

Figure 2



Section



Inlet Box Protection

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

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

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

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

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

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

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

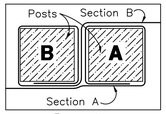
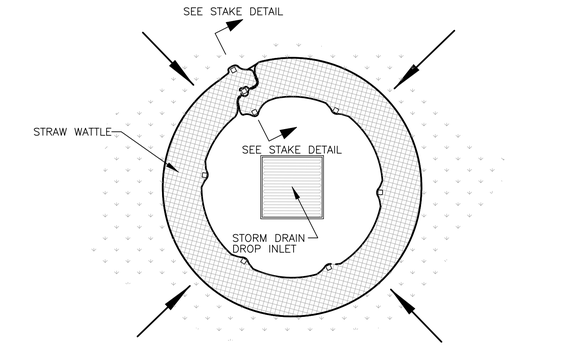


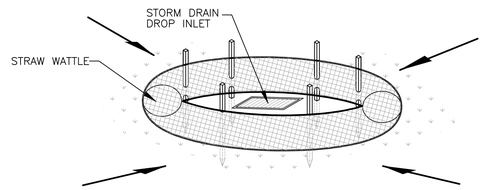
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

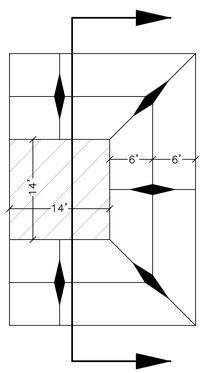
SCALE: NONE

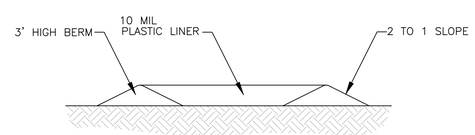


Plan View



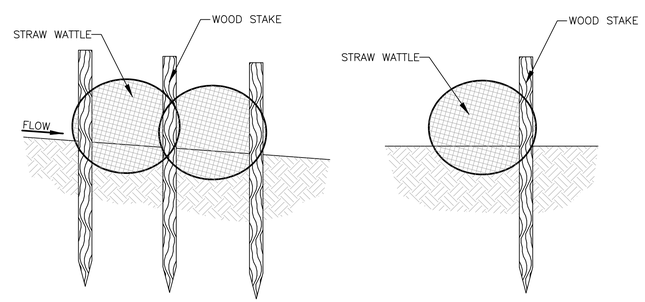
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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REVISIONS

DATE	DESCRIPTION

Hidden Valley Meadows
Phase 1
SOUTH WEBER CITY, WEBER, UTAH

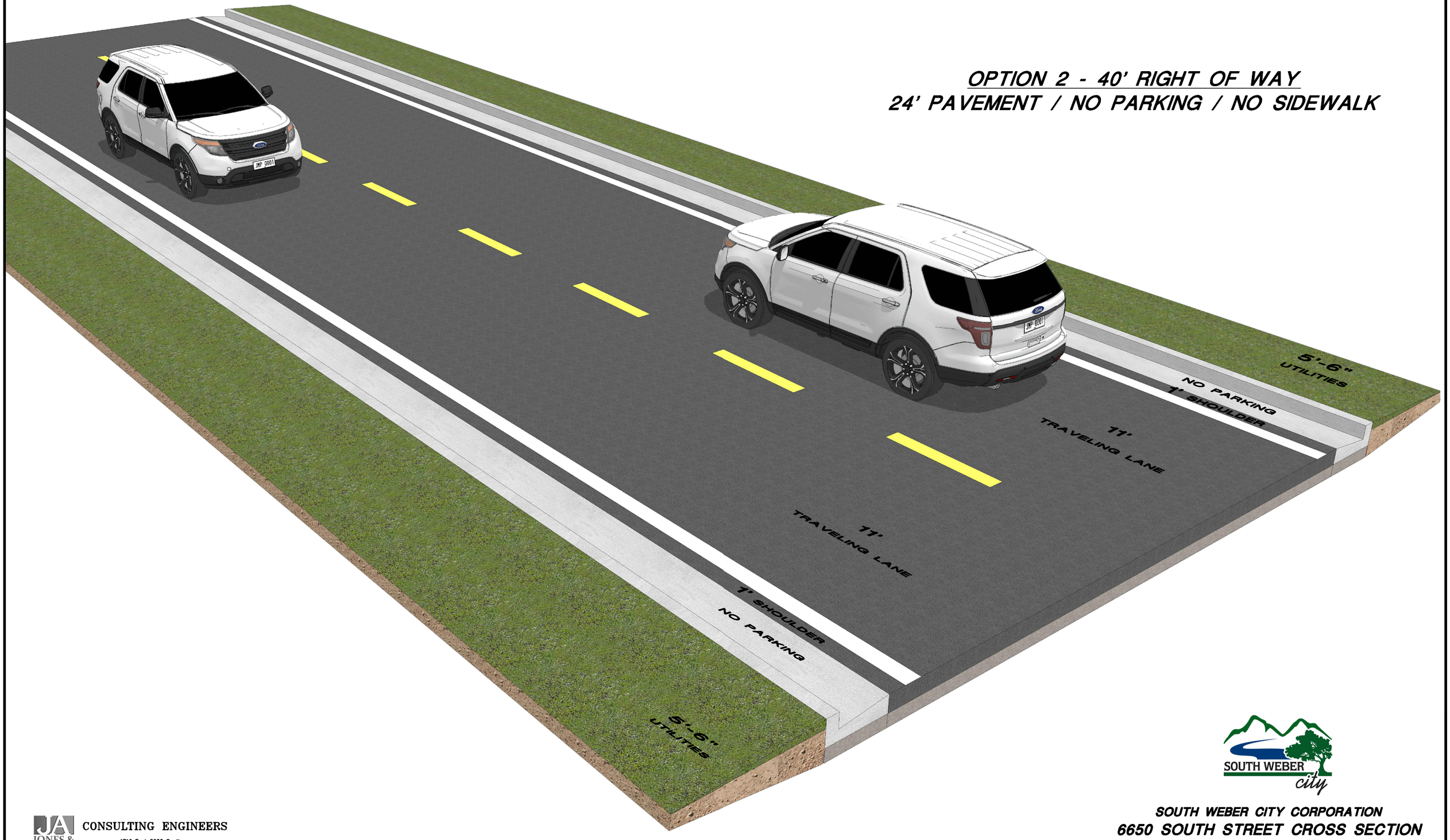
Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2017
Name: HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 1
Number: 1301–D19

Sheet 10
10 Sheets

OPTION 2 - 40' RIGHT OF WAY
24' PAVEMENT / NO PARKING / NO SIDEWALK



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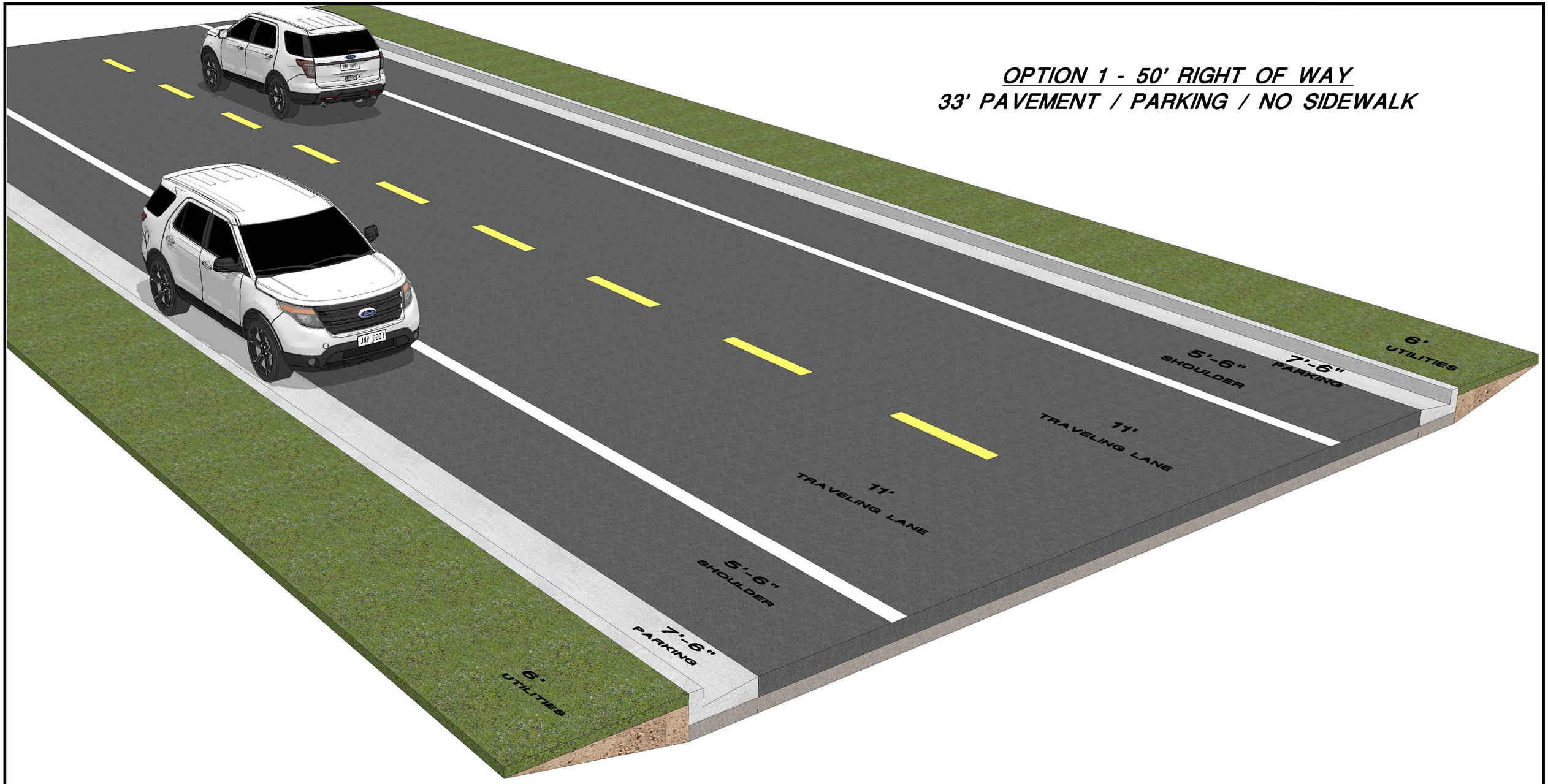
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER city

SOUTH WEBER CITY CORPORATION
6650 SOUTH STREET CROSS SECTION
FEBRUARY 2017

OPTION 1 - 50' RIGHT OF WAY
33' PAVEMENT / PARKING / NO SIDEWALK



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