

SOUTH WEBER PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday April 14, 2022, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

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

1. Pledge of Allegiance: Commissioner Boatright
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at publiccomment@southwebercity.com to be included with the meeting minutes.
 - a. Individuals may speak once for 3 minutes or less
 - b. State your name and address
 - c. Direct your comments to the entire Commission
 - d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
 - a. PC2022-03-10 Minutes
4. **Public Hearing & Action on Preliminary Plat, Improvement Plans & Conditional Use for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E by Applicant: Timothy Grubb**
5. Action on Final Plat, Improvement Plans & Conditional Use (for CH zone over 1 acre) for South Weber Gateway Project: 62 Lot R-7 Residential & C-H Commercial located at approx 2350 E South Weber Drive. by Applicant Brad Brown
6. Planning Commission Comments (Boatright, Davis, Losee, McFadden, Walton)
7. Adjourn

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

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

DATE: April 2, 2022

DEVELOPMENT COORDINATOR: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 March 2022 **TIME COMMENCED:** 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT:

COMMISSIONERS: Gary Boatright (excused)
Jeremy Davis
Julie Losee
Marty McFadden
Taylor Walton

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

CODE ENFORCER: Chris Tremea

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Michael Grant, Miguel Garibay, Paul Sturm, David & Janice McConkie, Chris & Ashley Buckway, Darlene Turner, Tiler & Rachel Larsen, McKay Larsen, Preston Lasater, Cindy Garibay, Joylyn Judkins, Kira Knight, Brad Knight, and Melanie Tapia.

Commissioner Davis called the meeting to order and welcomed those in attendance and excused Commissioner Boatright from tonight's meeting.

1. Pledge of Allegiance: Commissioner McFadden

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & address and direct comments to the entire Council (Council will not respond).

Paul Sturm, 2527 Deer Run Drive, addressed his concerns with agenda item #5 (Ordinance 2022-07) and added not all building types listed in the "Updated Table" are classified as businesses, and may not be included in "grandfathered in". He pointed out "Updated Table" doesn't include IADUs as was shown in the "Current Code" Table.

Emails submitted by the following:

Heidi Bell, 7411 S. 1075 E.

John & Stacie Whitford, 7449 S. 1160 E.
 Anne Williams, 7466 S. 1075 E.
 Matthew Porter, 6989 S. Bowman Way
 Rachel Larsen, 7437 S 1160 E.
 Joylyn Judkins, 7473 S. 1160 E.

ACTION ITEMS:

3. Consent Agenda

- 10 February 2022 Minutes

Commissioner Losee moved to approve the consent agenda as written. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and McFadden voted aye. Commissioner Walton abstained as he was excused from the meeting. The motion carried.

Commissioner Walton moved to open the public hearing & action on Short Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011). Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

4. Public hearing & action on Short Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011).

Trevor reported applications for short term rental have been put on hold because the city staff has been directed to revise, update, and review provisions in the short-term rental city code. In regard to this item, the applicant has been notified and is aware of this information. The public hearing can be held tonight, since it has been noticed, but the action of the item can be continued.

Miguel Garibay, 7449 S 1160 E, active-duty military at Hill Air Force Base (HAFB). Moved here in August 2021 with plans to have air force friends live with him. He has always been interested in an Airbnb. He lived in the home for four months and then pursued an Airbnb. He understands there are certain rules, which City Code Enforcer Chris Tremea met with him and explained the city code for a short-term rental. Chris recommended he cancel all bookings until he could attend a Planning Commission meeting; however, he did allow for some rentals, as a result, was cited by Code Enforcer Chris Tremea. Miguel voiced he is a first time small business owner and guaranteed the Airbnb is safe. However, there was an incident in which neighbors complained about noise and parking. He apologized to his neighbors and put together rules for the Airbnb.

Commissioner Davis asked if there was any public comment.

Rachel Larsen, 7437 S 1160 E, referenced South Weber city code concerning protection of children in the city. She recommended short term rentals not be allowed around public schools.

McKay Larsen, 7437 S. 1160 E, a student at South Weber Elementary asked the Planning Commission to do everything they can to make his school a safe place for him and his friends.

Tiler Larsen, 7437 S 1160 E, explained he is not against rental properties; however, this short-term rental is in violation of city code and poses a high risk for the safety of children. He is concerned because neighbors don't know the identities of people coming and going into this short-term rental. He asked the Planning Commissioner to please consider the risk factors to the children in the neighborhood of this short-term rental and the proximity to the elementary school.

Darlene Turner, 7461 S 1160 E, referenced Ordinance 19-12 city code 10-18-11. She expressed her frustration when on December 3, 2021 she awoke with loud music which didn't stop until early in the morning.

Ashley Buckway 1126 E 7450 S, expressed she is a mother of three children who attend South Weber Elementary School. She presented pictures of the location of Mr. Garibay's home which is directly across the street from the elementary school. She considered this area to be a vulnerable area. There are several cities who have zoned buffers around schools, which South Weber City doesn't have.

Jace Buckway, 1126 E 7450 S, expressed he wants to feel safe and protected from strangers while walking to school.

Kira Knight, 1148 E 7450 S, commented she is a backyard neighbor to this short-term rental. She voiced frustrations with the noise coming from this home. She believes in obeying laws and ordinances and this homeowner has not followed the law. The homeowner was told to end all short-term rentals until he is compliant with city code, and he has not complied.

Joylynn Judkins, 7473 S 1160 E, stated this home has been a short-term rental since 2021. She referenced city code which she feels the homeowner has violated. The property procedures haven't been followed for proper licensing and permits. There are requirements for conditional use permits and business licenses. Neighbors have not been notified this home would be used as a short-term rental. She requested the city deny this application and that due diligence be followed.

Melanie Tapia, 1156 E 7450 S, moved to South Weber City because of its reputation. She wanted a safe place for her children to grow up. She urged the Planning Commission to think about this.

Brad Knight, 1148 E 7450 S, stated if Miguel moves into the neighborhood, he is welcome, but he feels this short term rental isn't the time or place.

Commissioner Losee moved to close the public hearing & action on Short Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011). Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

Code Enforcer Chris Tremea has met with several neighbors and the property owner in question. He explained when he was contacted concerning nuisance violations. He reported the property owner did contact him within 15 days. There was miscommunication, but over time he did pursue an application. Complaints came in concerning operation without a business license. He contacted Miguel and discussed options for him. Chris added a home and fire inspection has been completed. There are six bedrooms and enough parking. He noted there has been winter parking violations. He pointed out Miguel did put together the required notebook for this short-term rental. Miguel does live in the home and when it is rented, he leaves the home. It was stated the property owner has received two citations.

Commissioner Walton clarified there isn't going to be any action taken tonight because the ordinance is under re-write.

Commissioner McFadden asked if he is renting is home right now. Miguel voiced his concerns because he is afraid, he will be cancelled by Airbnb if he doesn't continue to rent the home. Commissioner McFadden pointed out there are laws that are being broken and the property owner isn't compliant with the city. Miguel asked if there is any action he can take because his application has been pushed back by the city. Trevor reported the application was turned in on 19 January 2022. The City Council gave the announcement on 11 February 2022 concerning the re-evaluation of the city code. Trevor reported a draft ordinance will be reviewed by the committee and will require a public hearing. It is anticipated it will be reviewed May 2022 and on the agenda in June 2022.

Trevor explained the entitlement with city code. If the city is active and pursuing a section of city code the application deals with, then the city has six months, according to law, to make the corrections. The city code review wasn't instigated by Miguel application.

Commissioner Losee thanked those in attendance who made public comment.

Commissioner Losee moved to continue any action on the Short-Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011) until such time the code committee has made appropriate amendments and the City Council has made a decision on the short term rental code.

Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

Commissioner Walton moved to open the public hearing & action on Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

5. Public hearing & action on Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements.

Trevor explained at the November 16, 2021 City Council Meeting, the City Council met and discussed density calculations and the ability to include easement areas within that calculation. South Weber City Code currently does not give direction on what can and cannot be used in a density calculation. The City Council has expressed a desire to discuss any clarifications that want to be made in this calculation to help guide future development within the city. Currently, a density calculation is made by taking the total number of units for a project and dividing the gross total area. All easements, roads, and open space are included in that calculation. The Direction from that meeting was for staff to draft ordinance to exclude Hill Airforce Base easements from that density calculation.

Staff has included the following language in the code to meet this desire:

Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

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

Commissioner Walton moved to close the public hearing & action on Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

Commissioner Walton is concerned the city may not be protected if there are holes in the easement because not all easements have the same restrictions. Trevor explained the general plan identifies the line of future use not being residential.

Commissioner McFadden is concerned about density being calculated with “gross total area” and not “net density”. There is a concern a precedence may be set and he feels this is arbitrary. Commissioner Losee pointed out this ordinance is specific to residential development.

Commissioner Walton moved to recommend the City Council approve Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements and request the City Council review density calculation and how it is derived in code. Also, review the Compatible Use Zone Study for land use recommendations to ensure the protection of Hill AFB operations. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

6. Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces.

After review of the Private Right-of-way ordinance, the City Council has asked for a review of the parking space requirements that are currently part of the city code feeling that there were inadequacies listed. Staff has reviewed the ordinance and has presented changes that would allow

the ordinance to answer most uses that could be developed within the city. The list that was modified used the International Building Code as reference.

The Planning Commission discussed this ordinance at the February Planning Commission meeting. The commission determined to continue the item to be able to review more examples of what the impact will be for various development types. Staff has prepared a list of current or potential uses and the associated parking. Please note current businesses will not be required to change and will be grandfathered in.

Commercial Recreation

La Roca Futbol Club 60000 Sq Ft – Current 70 spaces + 50 gravel Spaces = 120, Updated Table 120 + 25 (Outdoor Rec Space) = 145

Restaurant

Burly Burger 1500 Sq Ft – Current 12, Updated Table 15.

Sit Down 4000 Sq Ft – Current approx. 35 (for 35 tables of 4), Updated Table 40.

Quick Serve 2500 Sq Ft – Current approx. 12 (24 tables of 2), Updated Table 25.

Coffee Shop 800 Sq Ft – Current 1 (0 Seats), Updated Table 8.

Medical Office

Doctors Suite 8000 Sq Ft – Current approx. 36 (10 employees), Updated Table 40.

Dental Office 2000 Sq Ft – Current approx. 8 (4 employees), Updated Table 10.

Retail

Maverik 4600 Sq Ft – Current 17, Updated Table 23.

Boutique Retail Store 1500 Sq Ft – Current Code 6, Updated Table 8.

Specialty Grocer 5000 Sq Ft – Current Code 18, Updated Table 25.

Updated Table

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet

Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

Trevor suggested including a definition for visitor parking for multi-family units. Commissioner Davis appreciated the work completed by Trevor. Commissioner Losee discussed the difficulty in not knowing the type of use because every use has different parking needs. Trevor reviewed the procedures for commercial development and feels this table covers general uses. He then reviewed items the current code didn't cover and some inadequacies on the residential and how to enforce. Commissioner Walton voiced overall concern with updating this code because he feels there is a tendency to over park. He would like to figure out what is the real problem with parking. Commissioner Losee discussed those areas where parking has fallen short in the city. Commissioner McFadden pointed out developers and engineers are incredibly creative, and he feels the amendments to the code are not drastic but marginal. Trevor discussed the amendments help to create more uniformity and less arbitrary.

Commissioner Losee moved to recommend the City Council approve Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces with the following

1. Add AIDU to code.
2. Request for the City Council to adequately discuss Commissioner Walton's concerns.
3. Make sure referencing for "grandfathering" is clear.
4. Add verbiage for multi-family parking.

Commissioner Davis seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

REPORTS:

Commissioner Losee: asked about the status of the city's street light plan. Councilman Halverson replied that ARPA funds may be diverted for street lights.

Commissioner Walton: questioned if the City Council can review if a school is a sensitive area for land use. He is also concerned about the city's lack of penalty for code enforcement violations. Trevor replied there is a proposal for it to be a civil code for enforcement.

Commissioner Davis: thanked city staff for research on the agenda items. The Planning Commission agreed.

Trevor Cahoon: expressed the request for special meeting has not been finalized.

ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 8:15 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

APPROVED: _____ **Date**
Chairperson: Jeremy Davis

Transcriber: Michelle Clark

Attest: _____
Development Coordinator: Kimberli Guill

Good evening planning commission

My name is Darlene Turner.

I live at 7461 S. 1160 E. South Weber

I am here tonight to talk to you about Miguel short term rental and why he should not be given a permit **for short-term or vacation rentals.**

In which South Weber 10-18-11 Complaints and Violations for short-terms or Vacation Rentals section F. states

Ord 19-12

F. Following a show-cause hearing the Planning Commission may revoke a conditional use permit issued under this Chapter if it finds that:

1. the permittee failed to comply repeatedly with condition set forth in this chapter or the conditional use permit:
2. The permittee engaged in a pattern of unlawful activity: or
3. The permittee violated state law or local ordinances.

On December 3th, 2021 there was a party at 7449 S. 1160 E.

The music woke me up at 12 midnight with a boom, boom, boom music and did not stop until 5:00 am.

In the 8 years I have lived here in South Weber I have always felt safe until the night of December 3, 2021, It upset me so much I did not even want to sleep in my bedroom for fear there would be another noisy party the following weekend. I have also decided that I may move.

I did not call the police because I thought since he was a new neighbor I would go talk to him about the noise. I was not aware that it was being used as a short-term rental. I tried to give this neighbor the benefit of the doubt.

On December 5, 2021 Miguel came over to my home to say he was my new neighbor and that he should have come over and introduced himself. Then he proceeded to tell me he was sorry for the noisy party and that the contract stated they were not allowed to have noisy parties. He also said he would not be doing any more one night stays. He then said he wanted to give me his name and phone number so if it ever happened again he would come and take care of the problem. I told him if it ever happened again I would be calling the police. I felt this visit was an attempt to keep any further issues "off the record" which I did not and to not feel comfortable with that.

Rachel Larsen 7437 S 1160 E 3 PC2022-03-10 Minutes
South Weber, UT

South Weber's city code regarding short-term rentals, states that one of its primary purposes is to strengthen the city's values of community, family, and safety. Children are the most precious resource of this community and schools and are entitled to the very highest degree of protection.

Many of us have used short-term rentals. The question here isn't whether short-term rentals are inappropriate or dangerous, per se, but whether short-term rental property next to a school could potentially place our children and students at an increased risk.

For example. Utah law requires convicted sex offenders to register, including their residential address. By accessing this registry, anyone can determine whether a sex offender lives in their area. This allows parents to educate their children on possible dangers in areas they frequently visit. This protection does not exist with regard to short-term rentals. We have no way of knowing if a sex offender is staying there. In addition, under Utah law, schools are off limits to sex offenders.

At the very least, the city code should prohibit short-term rentals near schools.

Some may argue that this can be solved by a background check on every short-term resident, but this would be impossible to control or enforce as the owner of the property will not be aware of every person coming and going.

Thank you for allowing us to comment on this matter. I urge you to do whatever is possible to protect the children of South Weber by denying this application for a short-term rental located directly across the street from South Weber Elementary.

With school funding determined by enrollment numbers, every student lost to a competing charter or parochial school reduces the losing school's revenue by \$8,700.

Family Watchdog is a free service to help locate registered sex offenders in your area. Family Watchdog is a free service to help locate registered sex offenders in your area. Family Watchdog encourages you to use our site to help educate your family on possible dangers in areas that you frequently visit.

Public Comment

From: Heidi Bell <heidibug8@gmail.com>
Sent: Thursday, March 10, 2022 12:20 PM
To: Public Comment
Subject: Re: March 10th planning commission

I would like to add my comment that I do not feel it is good to have a short time rental next door to our school. I would hope that the city would step up in behalf of all the children and stop the continuation of strangers coming in and out in such close proximatey to the school. South Weber is not a stranger to the problems that short term rentals pose. Please help us by not giving the owner a license to have those problems right next to the most important citizens of South Weber, our children.

Thank you
Heidi Bell
7411 S 1075 E

(Sorry forgot to add my address to the first email)

On Thu, Mar 10, 2022 at 12:17 PM Heidi Bell <heidibug8@gmail.com> wrote:

I would like to add my comment that I do not feel it is good to have a short time rental next door to our school. I would hope that the city would step up in behalf of all the children and stop the continuation of strangers coming in and out in such close proximatey to the school. South Weber is not a stranger to the problems that short term rentals pose. Please help us by not giving the owner a license to have those problems right next to the most important citizens of South Weber, our children.

Thank you
Heidi Bell

Public Comment

From: JOHN STACIE WHITFORD <jsbtwhitford@msn.com>
Sent: Tuesday, March 8, 2022 2:10 PM
To: Public Comment
Subject: Public Hearing on 7449 S 1160 E

We have been made aware of the hearing happening later this week regarding short term rental at the address listed in the subject line. We will be unable to attend the hearing but have some questions.

1. Will the rental income lead to income for the city?
2. Will there be specific guidelines laid out by the city regarding renters and behaviors?
3. If the rentals become a problem will the city be able to revoke the approval for the rental?

Thank you,

John and Stacie Whitford
1326 E South Weber Drive

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Public Comment

From: Matthew Porter <matt@portertech.us>
Sent: Monday, March 7, 2022 3:57 PM
To: Public Comment
Subject: Matt Porter Public Comment for March 10th meeting

Hello, My name is Matthew Porter. I live in the Canyon Meadows neighborhood at address 6989 S Bowman Way.

I have two items I would like to bring to your attention.

1) I am wheelchair bound, and I enjoy taking my dog to the new dog park on old fort road. Unfortunately, this has proven to be quite difficult for me lately. Since the entrances are currently unpaved and just loose dirt, once it rains or the snow melts, it all turns to mud and I can not access the park.

It would be greatly appreciated if the city could pave the path from the sidewalk to the entrances of the dog park for people like me.

2) I am not sure if this is the case for other areas in the city. But in the Canyon Meadows neighborhood there is VERY little street lighting. There is one (very dim) light post for every 8 houses or so. It would be greatly appreciated if the city would install either more light posts or upgrade the lights that are currently in the lamps that currently exist. I believe this would make it a safer environment for our children.

Thank you for your time!

--

Matt Porter
Porter Technologies

Public Comment

From: Anne Bowerbank <abowerbank@hotmail.com>
Sent: Monday, March 7, 2022 10:05 AM
To: Public Comment
Subject: Migual Garibay Short Term Rental

Hello,

I'd like to comment on the short-term rental property located at 7449 S. 1160 E., the property of Miguel Garibay. I am very concerned about this being a rental property based on the proximity to the elementary school. I live in the neighborhood just west of the property and I have a child in kindergarten and a 5th grader who walk to school every day. I am not comfortable with the circulation of people renting the home and the unknown of if they have records of child abuse.

Please consider passing an action to not allow this or the area close to the elementary school to be rental property.

Thank you,

Anne Williams
7466 S 1075 E
South Weber
801-458-3837

Comments to South Weber City Planning Commission
for 10Mar22 Meeting
by Paul A. Sturm

Public Comments - Agenda Item #6 -Packet Pages 29-34 of34

6. Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces.

Reference: Staff Summary - **Background** - Packet Page 29 of 34

The Planning Commission discussed this ordinance at the February Planning Commission meeting. The commission determined to continue the item to be able to review more examples of what the impact will be for various development types. Staff has prepared a list of current or potential uses and the associated parking. Please note current businesses will not be required to change and will be grandfathered in.

- 1) Not all building types listed in the **Updated Table** on packet pages 30 and 31 of 40 are classified as businesses and, as such, may not be included in "**grandfathered in**" statement in the last sentence of the Staff Summary -**Background**.
- 2) The **Updated Table** does not list IADUs as was shown in the **Current Code** table on Packet page 30 of 34. When the subject of IADUs was discussed and passed last year, the issue of additional parking requirements was also addressed at that time, but is not shown in the **Updated Table**.
 - As I stated in my Public Comments during the Planning Commission meeting on 10Feb22: "*Parking has recently become more of an issue within the City when considering resident and visitor parking at Multi-Family dwellings, IADU's, Airbnb's, etc., since these categories have become more common in SWC.*" This still should be addressed in the Ordinance.
- 3) Regarding Ordinance 2022-08 shown on packet pages 32-34of 34, grandfathering is not mentioned directly in the body of the text. I do not believe that the Staff Summary - **Background** carries any weight with respect to the interpretation Ordinance 2022-08 itself.



Approved subdivisions for Short Term Rentals

- Casitas at Sienna Hills(see exemptions below)
- Coral Ridge Townhomes (see exemptions)
- Cottages at Stucki Farms
- Escondido at Sienna Hills
- Freedom Village
- Ladera at Sienna Hills
- The Eighth at Coral Canyon
- Town Center at Coral Canyon
- Vida Sol Vacation Townhomes
- Paseos at Sienna Hills

The approved subdivisions can also be found in the RRST (Residential Rental Short Term) map overlay on our website: [Zoning Districts for Washington City](#)

CAN I USE MY HOME AS A SHORT-TERM RENTAL (SKI RENTAL, AirBNB, ETC.)

Short-term rental means the rental of a home or rooms within a home for more than 3 but less than 30 days.

* Short-term rentals are not allowed in any single-family residential zone in Cottonwood Heights. * In multi-family or mixed use zones, short-term rentals are only allowed in PUDs or condominium projects containing at least 8 units, all of which front on a privately owned and maintained street.

Both a conditional use permit and business license are required before a short-term rental can begin operation.

<https://www.cottonwoodheights.utah.gov/city-services/community-development/community-development-faqs>

REQUIREMENTS FOR APPROVAL

General Requirements:

All STRs must comply with the following requirements of the Lehi City Development Code.

Please initial to indicate compliance:



- (1) Primary Residence. The dwelling must be owner occupied for the majority of the year and be their primary residence.
- (2) Location. The STR shall not be located within 600 feet of an elementary, middle, or junior high school.
- (3) Parking. Off-street parking shall be provided at a suggested rate of one stall per bedroom.
- (4) Point of contact. Someone is designated as a point of contact that respond to calls within 1 hour whenever the STR is rented.
- (5) Number of Renters. No more than 10 individuals will be allowed in an STR or as limited by parking.
- (6) Business License. STR has a current business license and applicant agrees to renew license annually.
- (7) Curfew and Quiet Hours. Curfew and Quiet Hours are established and fit in the context of the surrounding neighborhood. The applicant agrees to make renters aware of them and enforce as necessary. At a minimum, quiet hours shall adhere to the Municipal Code noise regulations of 10:00 PM to 6:00 AM.

APPLICANT CERTIFICATION

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Short Term Rentals. I also understand that if I do not comply with all of these rules, my permit may be revoked.

I agree to allow the Lehi City Zoning Administrator or representative to inspect my premises as necessary to see that my property complies with the above stated requirements.

I agree to renew my business license annually and make any necessary changes to the operation of my Short Term Rental is valid and documented complaints exist.

Applicant Signature _____

Date _____

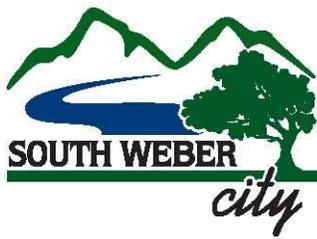
For Office Use Only	
Approved _____	Date: _____
Disapproved _____	Staff: _____



SHORT TERM RENTAL

Declaration of Primary Residency





1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director; Brandon Jones, City Engineer

Re: Petersen Farms PUD Site Plan and Conditional Use Application

Project Information	
Project Name	Petersen Farms PUD
Site Location	Approx. 6950 S 475 E
Tax ID Number	130230209, 130180084, 130800060,131610002
Applicant	Timothy Grubb
Owner	Timothy Grubb
Proposed Actions	Preliminary Subdivision and Approval with Planned Unit Development (PUD) Conditional Use
Current Zoning	A, R-L, R-LM, R-7
General Plan Land Use Classification	R-LM & R-7
Gross Site	13.06 Acres

ACTION

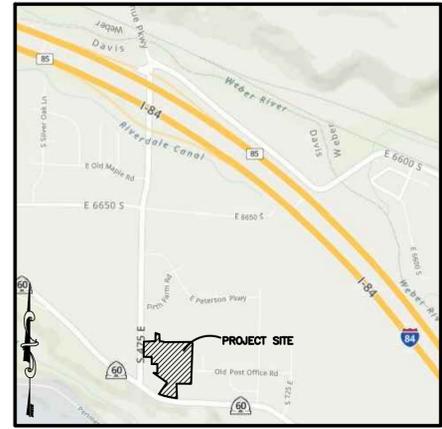
Administrative Action: Consider approval of Petersen Farms PUD Site Plan and Conditional Use Application.

STAFF REVIEW SUMMARY

After a review of the preliminary application Petersen Farms PUD Site Plan and Conditional Use Application, the following items should be noted for the Planning Commission’s consideration:

- 1) An agreement exists between the city and the Developer to allow the use of the donated portion of Canyon Meadows West Park to be used as open space for the project and be counted in the density calculation.
- 2) Developer can spread density and uses throughout the project. PUD’s purpose is to provide greater open space opportunities while clustering the development of the residential uses. The allowed density for this project in combining uses is 35, the developer is proposing 25.
- 3) The Planning Commission has the purview within the PUD to approve appropriate setbacks for the development. The setbacks indicated on the drawings do represent reduced spacing from the underlying zones. The Commission should examine the setbacks illustrated and determine if the distance shown is sufficient in the eyes of the Commission.
- 4) The development indicates a twin-home use within the project. This is a permitted use in the R-7 zone and is allowed to be utilized in the project. The lot orientation complies with code.
- 5) The entire development is being done all together as one subdivision. No phasing is proposed.
- 6) There is an existing home on 475 East that will be removed in order to connect the proposed Iris Lane with 475 East.

- 7) 475 East will have some additional patching required to install the storm drain and secondary water lines.
- 8) The R-7 Zone requires 15% landscaping. Only a portion of the required landscaping is being provided inside the development. The remaining amount is being provided on property that was donated to the City for a public park. This is being done by paying for their proportionate share of the landscaping going into Canyon Meadows Park (West). This will be documented by Agreement.
- 9) All developments are required to control the storm water generated by their development. A portion of this control is done by detaining the peak flows in a storm event. The Old Maple Farms regional detention basin was master planned to include this development area. The developer is meeting their detention requirement by paying for their proportionate share of the cost to construct this detention basin. This will be documented by Agreement.
- 10) Lot 1 is using an existing access that is shared by the Assisted Living Facility and the residential home to the east. There is a shared used cross access agreement already in place and this shared use has been approved by UDOT.
- 11) There are some discrepancies with the property lines on the north end of the development along the park property. In order to clear up any issues, a Boundary Line Agreement will be recorded that establishes a common line that both property owners agree upon. The newly installed fence along the park property is the line that is being followed.



VICINITY MAP SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF 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, SAID POINT BEING S89°29'49"E 428.21 FEET AND S00°37'11"W 2082.72 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 28 (SAID QUARTER CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28);

DESIGN DATA

TOTAL PROJECT AREA.....13.06 ACRES
TOTAL PROJECT OPENSAPCE.....5.27 ACRES (40.4%)
ONSITE OPENSAPCE.....0.18 ACRES
OPEN SPACE FROM PARCELS.....5.09 ACRES
DENSITY CALCULATION:
RLM ZONE.....4.29 ACRES @ 1.85/AC = 7.94 UNITS
R7 ZONE.....3.12 ACRES @ 7.00/AC = 21.84 UNITS
RL ZONE.....0.56 ACRES @ 1.45/AC = 0.81 UNITS
A ZONE*.....4.73 ACRES @ 0.90/AC = 4.26 UNITS

NOTES

- 1. PROJECT IS NOT IN WETLAND AREA
2. PROJECT IS IN ZONE X PER FEMA FLOOD MAPS 49011C0089E AND 49011C0088E EFFECTIVE 6-18-2007
3. PROJECT IS IN HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREA - AREA OF POTENTIAL INDOOR AIR SAMPLING

ZONING DATA

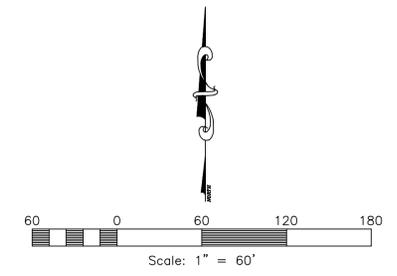
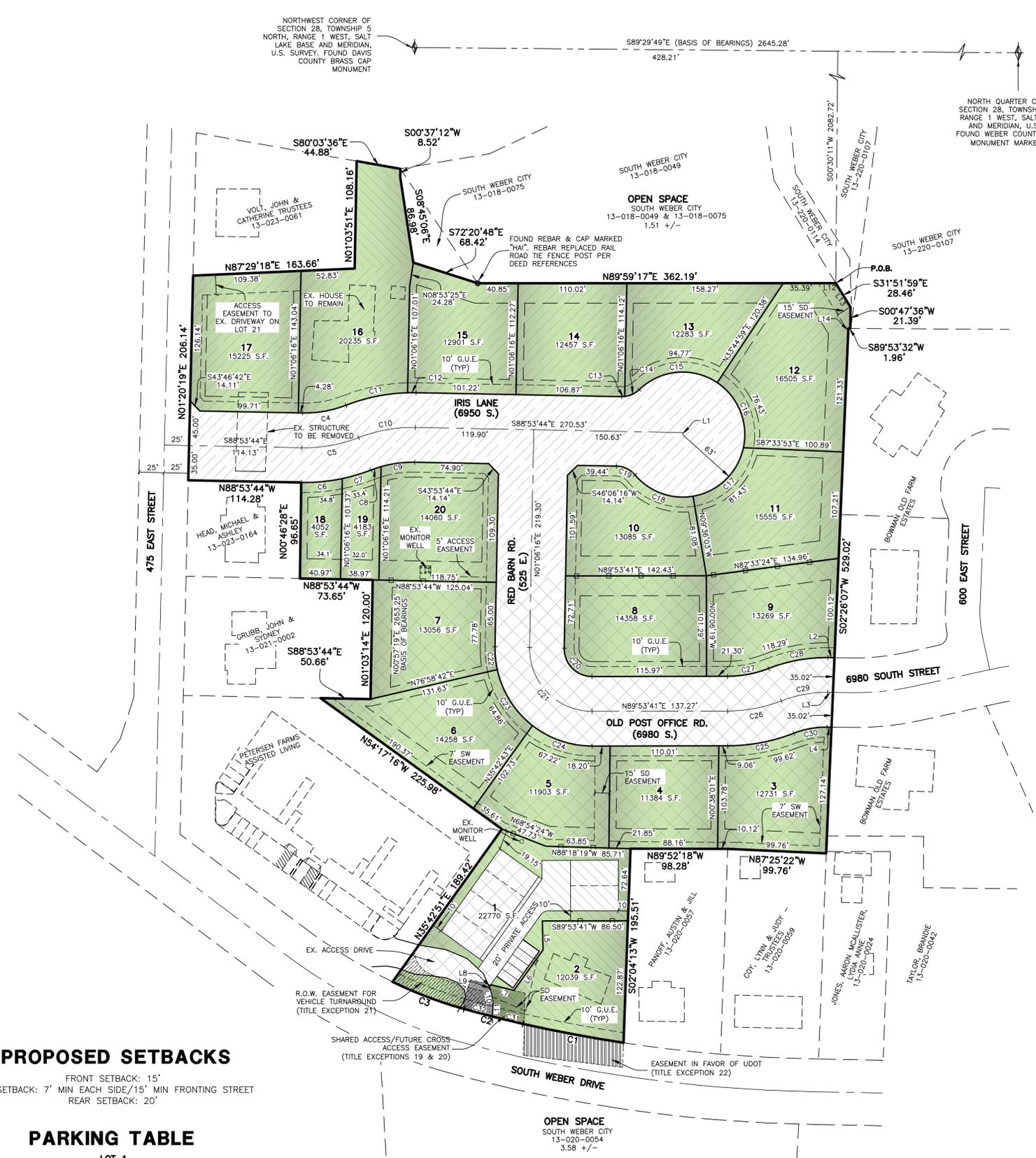
R-7 ZONE
MIN. LOT AREA: 12,000 S.F.
FRONT SETBACK: 30'
SIDE SETBACK: 10' MIN EACH SIDE/20' MIN FRONTING STREET
REAR SETBACK: 30'
R-LM ZONE
MIN. LOT AREA: 10,000 S.F.
FRONT SETBACK: 20'
SIDE SETBACK: 10' MIN EACH SIDE/20' MIN FRONTING STREET
REAR SETBACK: 25'
R-L ZONE
MIN. LOT AREA: 12,000 S.F.
FRONT SETBACK: 25'
SIDE SETBACK: 10' MIN EACH SIDE/20' MIN FRONTING STREET
REAR SETBACK: 30'

PROPOSED SETBACKS

FRONT SETBACK: 15'
SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET
REAR SETBACK: 20'

PARKING TABLE

LOT 1
TOTAL UNITS.....6
TOTAL PARKING.....17
(2 CAR PARKING GARAGE.....12 STALLS)
(ON SITE PARKING.....5)
TOTAL PARKING NEEDED: (6 UNITS X 2.33 = 14 STALLS)



LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 14 line segments with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, LTH, CHD, LTH, CHD, BEARING, DELTA. Lists 32 curve segments with their geometric properties.

LEGEND

- SECTION CORNER
SECTION TIE LINE
BOUNDARY LINE
LOT LINE
ADJOINING PROPERTY
EASEMENTS
PROPOSED ZONE SEPARATION SCREENING FENCE
GENERAL UTILITY EASEMENT
EXISTING STRUCTURE
ZONE R-LM (RESIDENTIAL LOW-MODERATE DENSITY)
ZONE R-7 (RESIDENTIAL MULTI-FAMILY)
ZONE R-L (RESIDENTIAL LOW DENSITY)
BUILDABLE AREA

Petersen Farms PUD
"Preliminary Plat - Not to be Recorded"

South Weber, Davis County, Utah

Reeve & Associates, Inc. logo and contact information including address, phone, and website.

REVISIONS table with columns for REVISIONS, DESCRIPTION, and DATE.

Petersen Farms PUD
PART OF THE W 1/2 OF SECTION 28 AND THE EAST 1/2 OF SECTION 29, 1.5N., R.1W., S.L.B & M., U.S. SURVEY
SOUTH WEBER, DAVIS COUNTY, UTAH

Preliminary Plan

Revised 3-30-22

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 2-8-22
Name: PETERSEN FARMS PUD
Number: 6115-03

Sheet 1 of 2 Sheets



Storm Runoff Calculations Petersen Farms Phase 1 6115-03 3/30/2022 JRL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber City area taken from the NOAA Atlas 14 database. Detention for the project is provided for in the Regional Detention Basin.

The calculations are as follows:

Total Drainage Area:			
Total Area =	8.00 acre or	348,496 ft ²	
Runoff Coefficients			
25% Paved Area	86,496	C = 0.9	
11% Roof	40,000	C = 0.9	
64% Landscaped Area	221,999	C = 0.2	
Weighted Runoff Coefficient		C = 0.45	

LID Retention			
80 th Percentile Rainfall Event	0.43	in	
Is the site Feasible for LID?	Yes		
Site Imperviousness	0.36		
NRCS Soil Group	A		
Rv Equation	0.84*1.302		
R _v	0.22		
V _{pond}	2,804	c.f.	

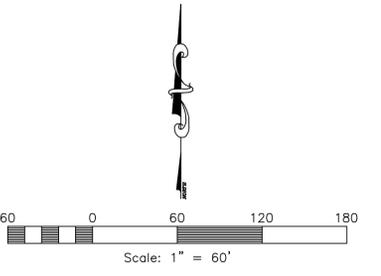
Volume of Run-off for 100-year Storm Event:						
C =	0.45					
I =	See Below in/hr					
A =	348,495.50 ft ²					
Q(gut) =	0.80 ft ³ /s	(0.1 cfs per acre)				
time	time	i	Q	Vol. in	Vol. out	Difference
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	
0	0	0.00	0.00	0	0	0
5	300	7.21	26.41	7923	240	7683
10	600	5.48	20.07	12044	480	11564
15	900	4.53	16.59	14935	720	14214
30	1800	3.05	11.17	20110	1440	18670
60	3600	1.89	6.92	24924	2880	22044
120	7200	1.08	3.96	28484	5760	22724
180	10800	0.74	2.71	29236	8640	20596
360	21600	0.41	1.50	32361	17280	15081
720	43200	0.25	0.92	39720	34560	5158
1440	86400	0.14	0.51	44309	69120	-24814

100-yr Detention Volume = 22,724 cf

Northern Drainage Area			
Area:	192,876 ft ²		
Rainfall Intensities:			
10-yr intensity for a 10 minute TOC - Pipe Capacity	2.75	in/hr	
Peak Run-off:			
Runoff Coefficient	C = 0.45		
Rainfall Intensity	i = 2.75 IN./HR.		
Acresage	A = 4.43 ACRES		
Q	Q = 5.53 cfs		
Pipe Sizing:			
Description	Pipe Size (in)	Slope	Cap. (cfs) Req. Cap. (cfs)
RCP	18	0.40%	6.71 5.53



Southern Drainage Area			
Area:	155,709 ft ²		
Rainfall Intensities:			
10-yr intensity for a 10 minute TOC - Pipe Capacity	2.75	in/hr	
Peak Run-off:			
Runoff Coefficient	C = 0.45		
Rainfall Intensity	i = 2.75 IN./HR.		
Acresage	A = 3.57 ACRES		
Q	Q = 4.46 cfs		
Pipe Sizing:			
Description	Pipe Size (in)	Slope	Cap. (cfs) Req. Cap. (cfs)
RCP	15	0.50%	4.61 4.46

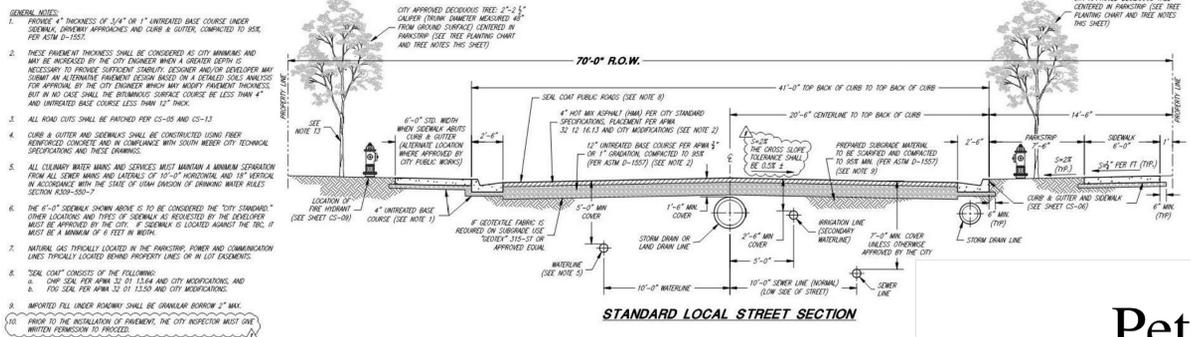


LEGEND

- BOUNDARY LINE
- LOT LINE
- - - ADJOINING PROPERTY
- - - EASEMENTS
- 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
- EX.LD — EXISTING LAND DRAIN
- X X X — EXISTING FENCE LINE
- □ — PROPOSED ZONE SEPARATION FENCE
- — PROPOSED FIRE HYDRANT
- — EXISTING FIRE HYDRANT
- — EXISTING SANITARY SEWER MANHOLE
- — PROPOSED STORM DRAIN MANHOLE
- — PROPOSED SANITARY SEWER MANHOLE
- — PROPOSED STORM DRAIN MANHOLE
- — PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- — EXISTING CATCH BASIN
- — AIR-VAC ASSEMBLY
- — PROPOSED STREET LIGHT
- — POWER POLE
- — — EXISTING STRUCTURE

NOTES

- PROJECT IS NOT IN WETLAND AREA
- PROJECT IS IN ZONE X PER FEMA FLOOD MAPS 49011C0089E AND 49011C0088E EFFECTIVE 6-18-2007
- PROJECT IS IN HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREA - AREA OF POTENTIAL INDOOR AIR SAMPLING
- NO ONSITE DETENTION. FEE IN LIEU OF TO GO TOWARD REGIONAL BASIN.
- THE EXISTING IRRIGATION SYSTEM WILL REMAIN IN PLACE. THE EXISTING LINE WILL TIE INTO SOUTH WEBER IRRIGATION.



Petersen Farms PUD

"Preliminary Plat - Not to be Recorded"

South Weber, Davis County, Utah

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

REVISIONS	DESCRIPTION	DATE

Petersen Farms PUD
 PART OF THE W 1/2 OF SECTION 28 AND THE EAST 1/2 OF SECTION 29,
 1.5N., R. 1W., S. 13. & M., U.S. SURVEY
 SOUTH WEBER, DAVIS COUNTY, UTAH

Preliminary Plan

Project Info.
 Engineer: N. Reeve
 Planner: C. Cave
 Designer: E. Roche
 Date: 2-8-22
 Name: PETERSEN FARMS PUD
 Number: 6115-03

Revised 3-30-22

Developer:
 Tim Grubb
 6926 S. 475 E.
 South Weber City, UT. 84405
 (801) 678-1074

Sheet	2
2	Sheets

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CONSTRUCTION

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.

PLANNED FOR:
THE REAL MCCOY

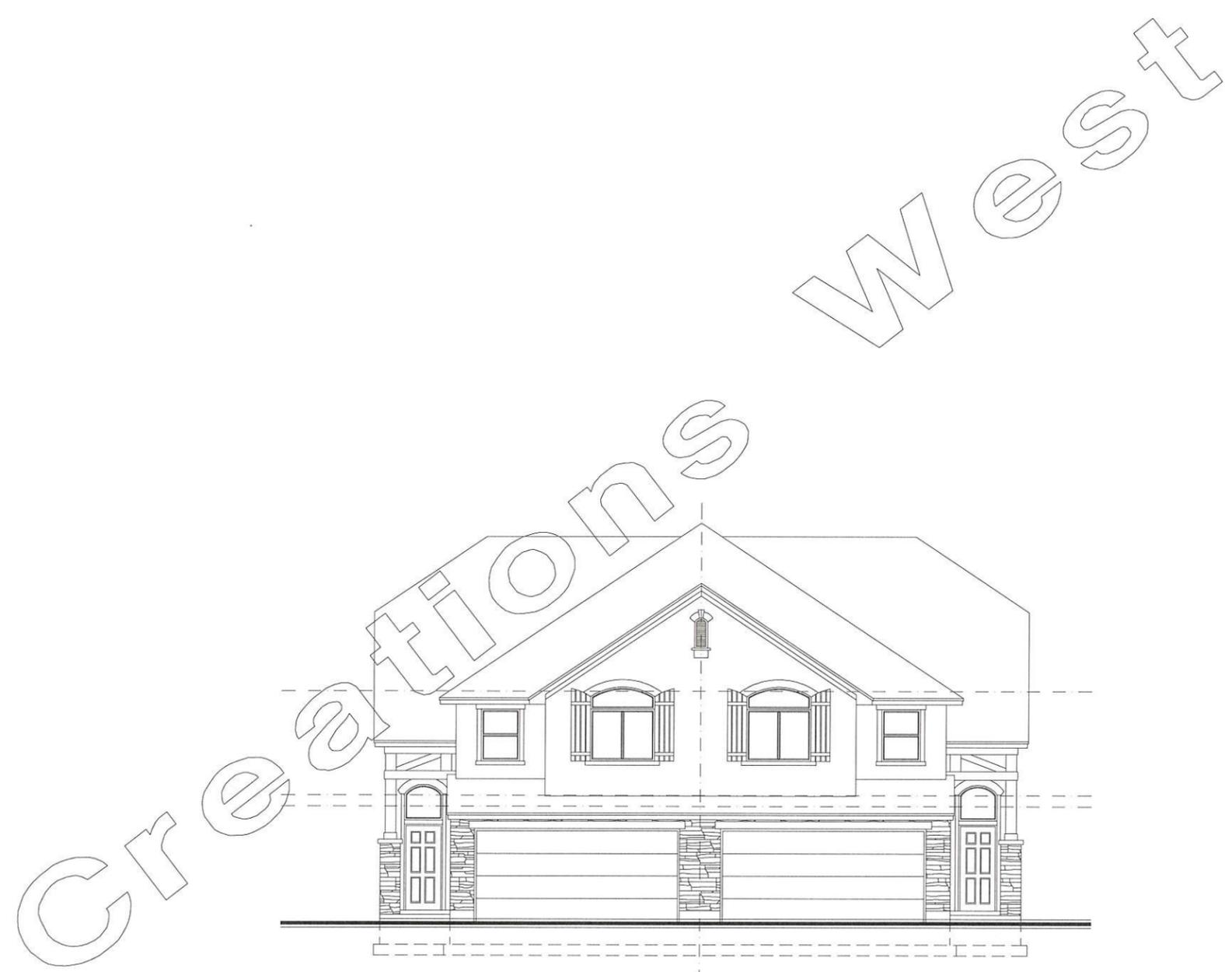
1664 N. 1000 W.
Layton, Utah 84040
p. 801.525.6700
plans@creationswest.com

CREATIONS WEST
AFFLUENT ARCHITECTURE
WWW.CREATIONSWEST.COM



DATE:
APR. 21, 00
SHEET:
1

PLAN NUMBER
2-2006-06CE



FRONT ELEVATION
SCALE: 1/4"



**PARCEL A
OVERALL DESCRIPTION**

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF 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, SAID POINT BEING S89°29'49"E 428.21 FEET AND S00°30'11"W 2082.72 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 28 (SAID QUARTER CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET; THENCE S02°26'07"W 529.02 FEET; THENCE N87°25'22"W 99.76 FEET; THENCE N89°52'18"W 98.28 FEET; THENCE S02°04'13"W 195.51 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE N54°17'16"W 225.98 FEET; THENCE S88°53'44"E 50.66 FEET; THENCE N01°03'14"E 120.00 FEET; THENCE N88°53'44"W 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET; THENCE N01°20'19"E 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E 108.16 FEET; THENCE S80°03'36"E 44.88 FEET; THENCE S00°37'12"W 8.52 FEET; THENCE S08°45'06"E 86.98 FEET; THENCE S72°20'48"E 68.42 FEET TO A FOUND REBAR MARKED "HAI" WHICH REPLACED RAIL ROAD TIE FENCE POST PER DEED REFERENCES; THENCE N89°59'17"E 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.98 ACRES MORE OR LESS.

Solutions You Can Build On™

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



SOUTH WEBER, DAVIS COUNTY, UTAH
JOB NO. 6115-03
3-30-2022

PARCEL C
BOUNDARY LINE AGREEMENT

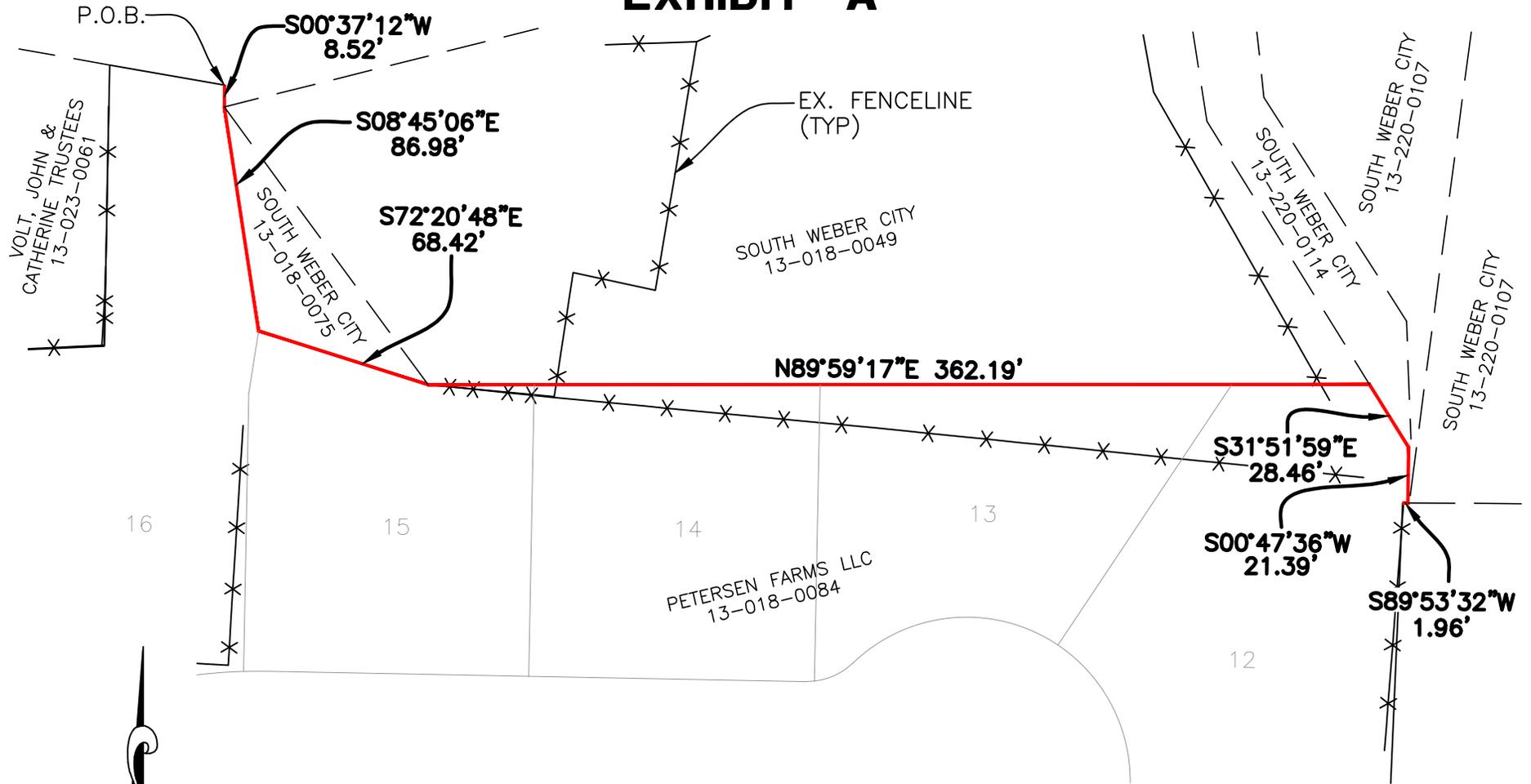
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°57'18"W 1971.49 FEET AND S89°02'42"E 2.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S00°37'12"W 8.52 FEET; THENCE S08°45'06"E 86.98 FEET; THENCE S72°20'48"E 68.42 FEET; THENCE N89°59'17"E 362.19 FEET; THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET TO THE POINT OF TERMINUS.

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ogden@reeve-assoc.com • reeve-assoc.com

EXHIBIT "A"



1"=60'



Reeve & Associates, Inc.

5160 SOUTH 1900 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

Project Info.

Designer: E. ROCHE
 Date: 3-30-22
 Name: PARCEL C
 Number: 6115-03
 Scale: 1"=60'

AGREEMENT FOR A FEE IN LIEU OF REQUIRED IMPROVEMENTS

(REGARDING STORM DRAIN DETENTION & LANDSCAPING)

This AGREEMENT is made and entered into on the date referenced below by xxxxxx hereinafter collectively referred to as the “Owner”); and South Weber City, a municipal corporation (hereinafter “South Weber City” or the “City”), after having received approval by the South Weber City Council in its regular meeting on the day referenced below.

RECITALS

WHEREAS, Owner owns certain real property within the municipal limits of South Weber City, which is described as Parcel Number 13-018-0070, located at approximately 400 to 600 East Old Post Office Road, consisting of approximately 4.57 acres (referred to hereafter as the “Property”); and

WHEREAS, Owner has applied for a subdivision for the Property, with a public hearing held by the Planning Commission on July 14, 2015, and with an additional public hearing held by the City Council on September 22, 2015, and with other public meetings also being held; and

WHEREAS, South Weber City desires to enter into an “Agreement for a Fee in Lieu of Required Improvements Regarding Storm Drain Detention & Landscaping), hereinafter referred to as “Agreement,” since the area being developed was master planned to flow to a regional detention basin, and the City’s Code requires that all developments provide storm water detention for flood control purposes. Therefore, an equivalent financial contribution towards the excess capacity of the regional storm drain basin would satisfy this requirement; and

WHEREAS, the City’s Resolution 17-28 contains documentation of the donation of property from the Owner to the City and allows the donated property to be used for the required Open Space by the Owner when the Owner develops; and

WHEREAS, the donated property from the Owner is located outside the boundary of the property being developed, and is developed by the City as a public park; and

WHEREAS, City Code requires that 15% of the property with a zone designation of R-7 must be thoroughly landscaped; and

WHEREAS, an equivalent financial contribution towards a portion of the landscaping of the public park located on the donated property would satisfy the landscaping requirement;

NOW THEREFORE, for and in consideration of the promises, covenants, terms, and conditions hereinafter set forth, Owner and City agree as follows:

1. Approval of a Fee in lieu of Detention (of Storm Water). As a condition of subdivision approval, the Owner shall make a “one-time payment” of **\$34,961.12** as a fee in lieu of detaining storm water on site, as agreed upon by the Owner and the City and as specifically set forth in the attached Exhibit “A.”
2. Approval of a Fee in lieu of Landscaping. As a condition of subdivision approval, the Owner shall make a “one-time payment” of **\$27,810.33** as a fee in lieu of the required on-site landscaping, as agreed upon by the Owner and the City and as specifically set forth in the attached Exhibit “B.”
3. Duration. This Agreement shall continue until the parties (the Owner and South Weber City) have completed all of their responsibilities referenced herein.
4. Reservation of Rights. South Weber City reserves all rights, including collection costs and attorney fees to enforce this Agreement.
5. Subsequent Landowners. This Agreement shall inure to the benefit or detriment of any subsequent landowner(s) and shall bind and require performance by any subsequent landowner(s) even though certain actions by the Owner may release him of certain responsibilities pursuant to this Agreement. This does not automatically release any subsequent landowner of the same responsibilities (or other South Weber City requirements).
6. Recording. This Agreement shall be concurrently recorded in the Davis County Recorder’s Office with the subdivision plat for the referenced subdivision.

Draft

IN WITNESS WHEREOF, the parties execute this Agreement, as follows, to be effective on approval by the South Weber City Council in its regular meeting on the _____ day of _____, 2022.

SOUTH WEBER CITY APPROVAL

ATTEST:

ROD WESTBROEK
Mayor, South Weber City

LISA SMITH
City Recorder, South Weber City

OWNER APPROVAL

EXHIBIT A
Petersen Farms PUD - Detention Basin
 ~ FEE ANALYSIS ~

Region Detention Basin - Fee in lieu of actual construction		
1	Old Maple Farms Regional Detention Basin "Up-sized" Volume (AF)	4.7
2	Development Agreement → City Cost for "Up-sized" portion of basin	\$410,793.19
3	Cost per AF	\$87,402.81
4	Petersen Farms Detention Basin Volume Required (AF)	0.4
Detention Basin Fee in lieu		\$34,961.12

** 0.4 AF volume calculated with storm water modeling software using SSA. Modeled the 100-yr storm event with a 0.1 cfs/acre outlet rate (0.8 cfs for 8.0 acre development).*

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

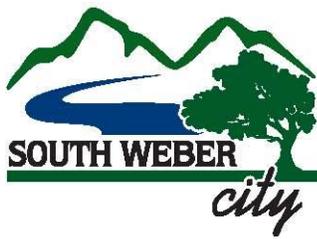
Draft

EXHIBIT B
Petersen Farms PUD - Landscaping
 ~ FEE ANALYSIS ~

Park Landscaping - Fee in lieu of actual construction		
1	Canyon Meadows Park (West) Landscaping Area (sf)	52,005
2	Canyon Meadows Park (West) Landscaping Cost	\$116,080.56
3	Cost per Square Foot (\$/sf)	\$2.23
4	Petersen Farms - R-7 Zone Area - 3.12 Ac (sf)	135,907
5	Petersen Farms - 15% Landscaping Requirement (sf)	20,386
6	Petersen Farms - Landscaping Provided (sf)	7,915
7	Petersen Farms - Additional Landscaping Required (sf)	12,471
Landscaping Fee in lieu		\$27,810.33

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

Draft



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

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

Re: South Weber Gateway Development – Final Application

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

ACTION

Administrative Action: Consider recommendation of South Weber Gateway Development Final Application.

STAFF REVIEW SUMMARY

After review of the preliminary application for South Weber Gateway Development, staff would recommend approval with the following considerations:

1. The developer has shifted the units to allow for more setback on the eastern portion of the residential units. This would allow for 20 feet from the building to the property line.
2. The pedestrian trail connection point has been reoriented in the project to allow for better setbacks on the project.
3. The developer has met the requirements of the Private ROW ordinance.
4. UDOT has granted a Conditional Access Permit (CAP) to the developer. This covers the access locations as well as the proposed utility connections (water, sewer, storm drain). This is what is needed in order to know that UDOT has approved the proposed access and utilities.
5. There is a proposed retaining wall the runs along the bottom of the slope that varies in height up to a maximum of 11'. The geotechnical engineer has given recommendations on how this wall is to be built. Before it can be constructed, it needs to be designed and stamped by a qualified engineer.
6. The parking requirements for the residential is 143 stalls (61 units x 2.33 stall per unit), and they have provided 261 (2 per garage, 2 per driveway, and 17 visitor). The parking requirement for the commercial is 55 stalls (15,583 x 3.5 stalls per 1k sf), and 82 are being provided.

7. The development will be installing a pedestrian trail that connects the sidewalk on South Weber Drive to the southeast corner of the development property. In order for this trail to continue and connect to View Drive the city will need to work with the property owners in that area to find the best location for making the connection. The city will also need to pay for any costs associated with making this final connection.
8. The watermains through the development will be public, but all other water facilities will be private. All the sewer and all of the storm drain facilities will be private.
9. The R-7 zone requires a 6' screening fence around its boundary. This means that there will be a fence separating the commercial zone up front and the residential properties along View Drive in the back.
10. The striping on the south side of South Weber Drive will be changed to add right-hand turn pockets for both accesses.
11. The C-H zone requires a buffer yard between the commercial and the residential. The buffer yard landscaping proposed does not match exactly what is listed under the code. However, the code allows for changes to be recommended by the Planning Commission and approved by the City Council.

PLANNING COMMISSION MOTION SUGGESTED LANGUAGE

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

1. Recommend approval the Final Application for South Weber Gateway Development.
2. Recommend approval the Final Application for South Weber Gateway Development with the following conditions or recommendations:
 - a. *(Any conditions that need to be met)*
3. Recommend denial the Final Application for South Weber Gateway Development for the following reasons:
 - a. *(List reasons based upon City Code.)*

BACKGROUND

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

PLANNING CODE REVIEW

This review constitutes a Final Review for the South Weber Gateway Project. Previous comments given in green were reviewed in the Preliminary application and are seen as complete.

PL-1: Zoning

- Zoning is consistent with request.

PL-2: Project Size

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

PL-3: Lot Area/Density

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

PL-4: Lot Width

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

PL-5: Setbacks

- R-7
 - Setback needs to be 30' from front and rear lines. The units appear to comply.
- C-H
 - Front setback for the C-H zone is 50' The setbacks are not marked for the commercial units, however judging by the lane widths for the buildings being 20' there is not adequate setback for the commercial units. This will need to be changed. As the applicant makes the changes be aware that there is a 20' rear setback from residential units.
 - Orientation of the Commercial has switched to the back and complies with setback requirements.

PL-6: Access

- Access has been reviewed with UDOT and they have expressed approval for the project's access provided there are dedicated right-turn lanes provided.
 - A traffic study has been submitted and verified.

PL-7: Roads

- Current interior roads do not meet City Code as it relates to private rights-of-way. Current City Code does not allow private ROW to service more than 2 residences. The width of the road is also too narrow per current code. City Staff is in the process of bringing forward updates to the private ROW code to provide more flexibility where necessary. This process is anticipated to be

completed by January. Applicant's request is consistent with the current draft that will go before Planning Commission. Applicant can continue with proposed streets, but the approval for the preliminary subdivision would not be able to be obtained until the private ROW is adopted into code by the City Council.

- Roads meet the requirements in the new private road code.
- Complete: Developer needs to include sidewalks on every side of the private right-of-way.

PL-8: Landscaping

- R-7
 - At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.
 - Landscape plan included in submission and equates to 59% of the property.
 - A six foot (6') tall solid screening fence shall be required between the Residential Multi-Family (R-7) Zone and all lower density residential zones.
 - Complete: Developer to include fence on the border of property to all lower density zone and notate on drawings.
- C-H
 - At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.
 - Buffer Yard: Masonry wall shall be at or near property line. There shall be 1 tree with mature height of at least 25' for every 20' of length of buffer yard or fraction thereof. Ground plane shall be landscaped with shrubs, ground covers, flowers or decorative mulch.
 - Planning Commission has recommended approval of the buffer yard variation.

PL-9: Open Space

- R-7
 - Multi-family dwellings shall provide usable functional open space for outdoor leisure in the
 - Eight hundred (800) square feet per unit for one- and two- family dwellings;
 - Six hundred (600) square feet per unit for three- and four- family dwellings; and
 - An additional four hundred (400) square feet per dwelling unit for each additional unit over four (4).
 - Total square footage needed would be 38,000 for the 62 units.
 - Total open space for the project is 137,977 sq ft.
- C-H

- No open space required.

PL-10: Outdoor Storage Space

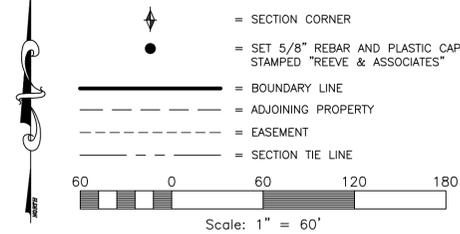
- R-7
 - Three-family, four-family and multi-family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit.
 - A note is included in the drawing showing this space will be provided in the garages of the units.
- C-H
 - None required.

SHEET 1 OF 1

SOUTH WEBER GATEWAY SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
MARCH, 2022

LEGEND



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°53'29"E

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE EAST LINE WAS PLACED ALONG THE DEED LINE PER THE TITLE REPORT FOR THE SUBJECT PARCEL. MOST OF THE FENCING ALONG THIS LINE DOES NOT APPEAR TO BE BOUNDARY FENCING, BUT MORE FENCE OF CONVENIENCE OR NOT ANCIENT.

NOTE

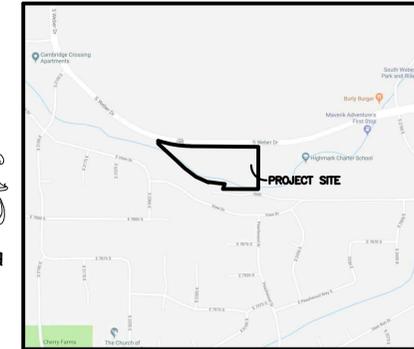
1. FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25.

BOUNDARY DESCRIPTION

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

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

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



VICINITY MAP
NOT TO SCALE

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 **SOUTH WEBER GATEWAY SUBDIVISION IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY SUBDIVISION**, AND DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON AND DO HEREBY DEDICATE A 10' EASEMENT SHOWN HEREON TO SOUTH WEBER IMPROVEMENT DISTRICT AND DO HEREBY DEDICATE A 10' ACCESS EASEMENT SHOWN HEREON TO SOUTH WEBER CITY AND DO HEREBY DEDICATE A 50' PRIVATE RIGHT OF WAY EASEMENT AND UTILITY EASEMENT AND A 20' WATERLINE EASEMENT AS SHOWN HEREON TO THE LOTS OWNERS, THEIR HEIRS AND ASSIGNS, TO BE OWNED AND MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____.

JANE M. POLL TRUST

JANE M. POLL - TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
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 _____ OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1355.32	423.56	421.84	213.52	S80°31'31"E	17°54'21"
C4	1355.32	393.99	389.83	196.86	S79°50'13"E	18°31'44"
C5	1355.32	32.57	32.57	16.29	S88°47'23"E	1°22'37"
C6	75.00	87.88	82.94	49.77	S33°02'46"E	67°08'09"
C7	175.00	57.21	56.96	28.86	S75°58'48"E	18°43'54"
C8	225.00	73.56	73.23	37.11	N75°58'48"W	18°43'54"
C9	125.00	146.47	138.23	82.95	N33°02'46"W	67°08'09"
C10	18.00	28.27	25.46	18.00	S45°06'41"W	90°
C11	12.00	18.85	16.97	12.00	S45°06'41"W	90°
C12	12.00	17.38	15.90	10.61	S41°22'59"E	82°59'21"
C13	13.00	36.37	25.62	74.91	S02°43'21"E	160°18'36"
C14	7.00	19.40	13.76	37.48	S01°59"E	158°49'55"
C15	97.00	20.02	19.98	10.04	S87°18'40"E	11°49'25"
C16	103.00	23.93	23.87	12.02	S86°34'04"E	13°18'36"
C17	93.00	21.60	21.56	10.85	N86°34'04"W	13°18'36"
C18	107.00	22.08	22.04	11.08	N87°18'40"W	11°49'25"
C19	17.00	47.13	33.42	30.98	N01°59"W	158°49'55"
C20	3.00	8.39	5.91	17.29	N02°43'21"W	160°18'36"
C21	22.00	31.87	29.15	19.46	N41°22'59"W	82°59'21"
C22	22.00	33.93	30.67	21.38	N45°55'28"E	88°22'26"
C23	8.00	12.57	11.31	8.00	N45°06'41"E	90°

LINE TABLE

#	BEARING	DISTANCE
L1	S00°31'18"W	80.18'
L2	N89°53'19"W	70.00'
L3	N00°31'18"E	80.57'
L4	N89°53'19"W	36.07'
L5	S77°25'57"W	26.08'
L6	S81°23'58"E	57.76'
L7	N86°46'38"E	7.52'
L8	S79°54'46"E	12.65'
L9	S00°06'41"W	10.15'
L10	N79°54'46"W	14.41'
L11	S86°46'38"W	7.52'
L12	N81°23'58"W	57.75'
L13	N77°25'57"E	26.08'
L14	S89°53'19"E	34.07'
L15	S00°31'18"W	20.00'
L16	S00°31'18"W	20.03'
L17	S00°31'18"W	20.00'
L18	S89°53'19"E	30.00'
L19	S89°53'19"E	20.00'
L20	S89°53'19"E	20.00'
L21	N00°06'41"E	28.00'
L22	N00°06'41"E	28.00'

SOUTH WEBER CITY PLANNING COMMISSION

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

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: N. ANDERSON
Begin Date: 1-11-2022
Project Name: S. WEBER GATEWAY SUBDIVISION
Number: 7152-05
Scale: 1"=60'
Revision: 2-14-22 E.R.
Checked:

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

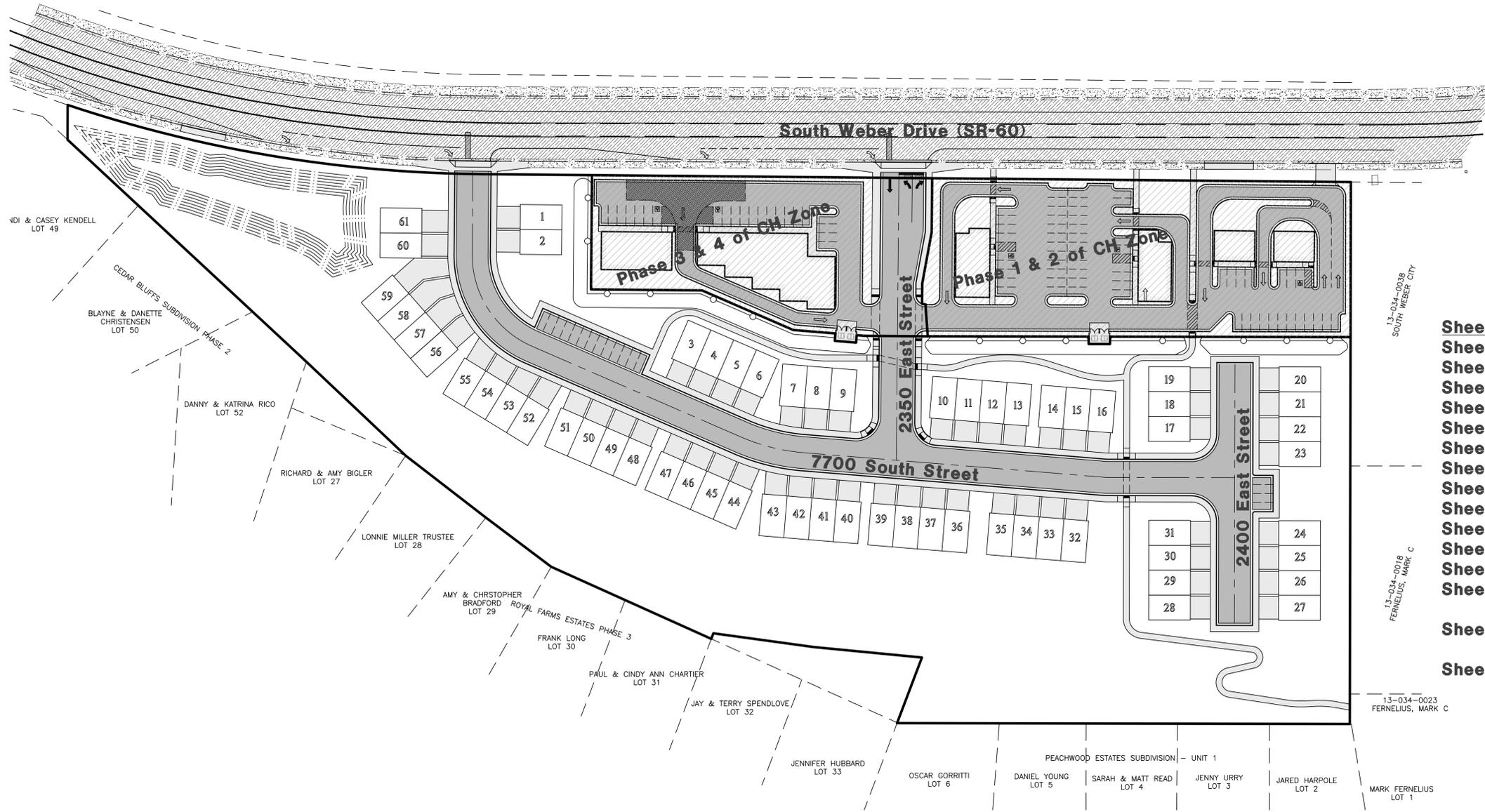
- 2022/01/13 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 2022/01/17 CK - UPDATED ROW TO MATCH 50' PRIVATE STREET SECTION.
- 2022/02/14 CK - UPDATED PER CITY REVIEW COMMENTS.

South Weber Gateway R7 Construction Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JANUARY 2022



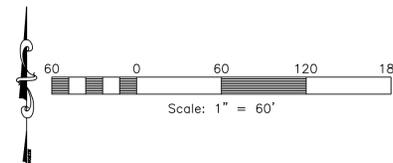
Vicinity Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Proposed Site Plan
- Sheet 4 - Grading & Drainage Plan
- Sheet 5 - Utility Plan
- Sheet 6 - Utility Outfall & Detention Basin
- Sheet 7 - UDOT Striping Plan
- Sheet 8 - Civil Details
- Sheet 9 - 7700 South Street - 0+01.00-10+50.00
- Sheet 10 - 2400 East Street - 0+00.00-3+75.00
- Sheet 11 - 2350 East Street -
- Sheet 12 - Utility Outfall -
- Sheet 13 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 14 - Storm Water Pollution Prevention Plan Details
- Sheet 15 - Landscape Plan

Site Information	
APN# 130340068 SOUTH WEBER CITY, DAVIS COUNTY, UTAH	
PROPERTY ZONE.....	R7
TOTAL PARCEL AREA.....	393,759 s.f.
BUILDING AREA.....	65,100 s.f. 16.5%
HARD SURFACED AREA.....	102,400 s.f. 26.0%
LANDSCAPE AREA.....	98,512 s.f. 25.0%
OPEN SPACE AREA.....	127,747 s.f. 32.5%
PARKING STALLS.....	17 STALLS
GARAGE PARKING.....	124 SPACES
DRIVEWAY PARKING.....	124 SPACES



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.

Geotechnical Report:

Dated: 09/17/2021
CMT Engineering
CMT Project No. 900166
PH: (801) 908-5859



Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

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

Project Contact:

Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100



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

REVISIONS	DATE	DESCRIPTION
01-17-22	CK	ROW Width
02-14-22	CK	City Comments

**South Weber Gateway
R7 Construction Plans**
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Cover/Index Sheet



Project Info.
Engineer:
J. NATE REEVE, P.E.
Drafted:
C. KINGSLEY
Begin Date:
JANUARY 2022
Name:
SOUTH WEBER GATEWAY
R7 CONSTRUCTION
PLANS
Number:
7152-05

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), 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.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASSURANCE SECTION, SUBGRADE, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSPECTIONS.
- 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.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- 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 THE 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.
- 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 AN ACKNOWLEDGMENT THAT, IN AVOIDING 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.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 GRINDING OR SANDBLASTING.
- 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.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- 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.
- 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.
- 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.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLIFIED MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- 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.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

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

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

- NOTE:**
- SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
 - CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

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 AGENCIES 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.

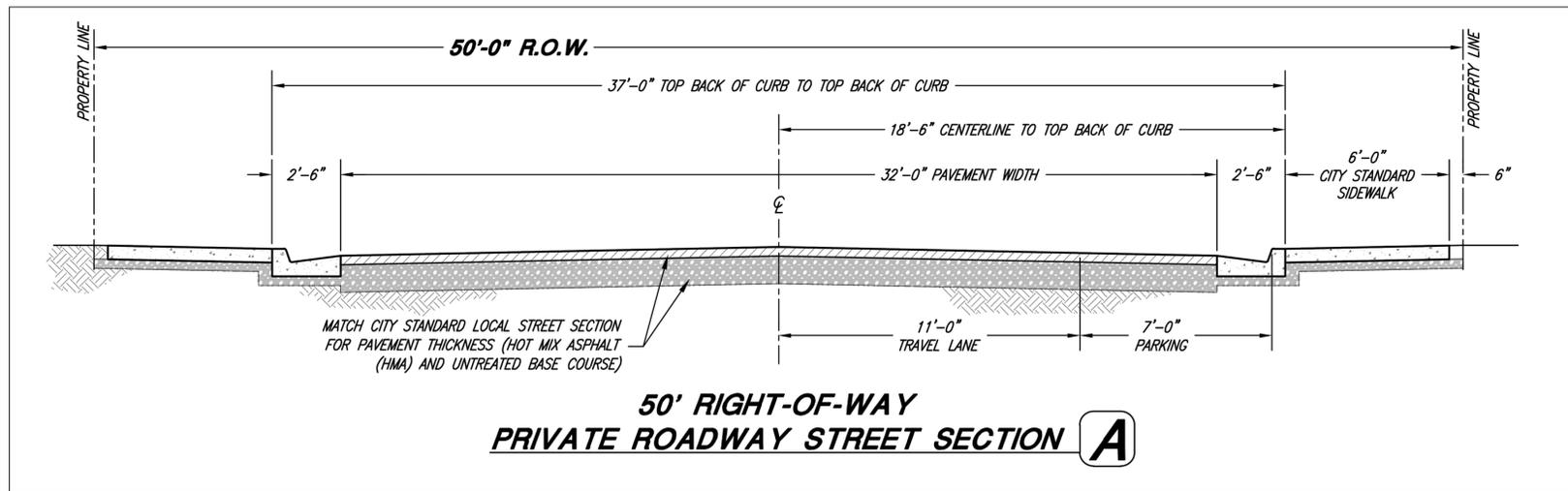
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

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

—SW LAT— = PROPOSED SECONDARY WATER LATERAL	■ = PROPOSED WATER METER	ROW = RIGHT-OF-WAY
—LD LAT— = PROPOSED LAND DRAIN LATERAL	■ = EXISTING WATER METER	SD = STORM DRAIN
—W LAT— = PROPOSED WATER LATERAL	■ = PROPOSED REDUCER	SS = SANITARY SEWER
—SS LAT— = PROPOSED SEWER LATERAL	■ = EXISTING REDUCER	TBC = TOP BACK OF CURB
—W/B— = PROPOSED CULINARY WATER LINE	■ = PROPOSED CATCH BASIN	TOA = TOP OF ASPHALT
—EX-W— = EXISTING CULINARY WATER LINE	■ = EXISTING CATCH BASIN	TOC = TOP OF CONCRETE
—SW/B— = PROPOSED SECONDARY WATER LINE	■ = PLUG W/ 2" BLOW-OFF	TOFF = TOP OF FINISHED FLOOR
—EX-SW— = EXISTING SECONDARY WATER LINE	○ = STREET LIGHT	TOS = TOP OF STAIRS
—SS/B— = PROPOSED SANITARY SEWER LINE	○ = SIGN	TOW = TOP OF WALL
—EX-SS— = EXISTING SANITARY SEWER LINE	○ = POWER POLE	TSW = TOP OF SIDEWALK
—SD/15— = PROPOSED STORM DRAIN LINE	▨ = BASEMENT FLOOR ELEVATION	W = CULINARY WATER
—EX-SD— = EXISTING STORM DRAIN LINE	BLDG = BUILDING	WM = WATER METER
—LD/B— = PROPOSED LAND DRAIN LINE	BOS = BOTTOM OF STAIRS	
—EX-LD— = EXISTING LAND DRAIN LINE	BOW = BOTTOM OF WALL	
—IRR/18— = PROPOSED IRRIGATION LINE	BP = BEGINNING POINT	
—EX-IRR— = EXISTING IRRIGATION LINE	C&G = CURB & GUTTER	
× × × = EXISTING FENCE LINE	CB = CATCH BASIN	
○ ○ ○ = PROPOSED FENCE LINE	CF = CUBIC FEET	4800 = EXISTING CONTOUR GRADE
— — — = DRAINAGE SWALE	CFS = CUBIC FEET PER SECOND	4800 = PROPOSED CONTOUR GRADE
—OHP— = OVERHEAD POWER LINE	EP = ENDING POINT	
■ = PROPOSED FIRE HYDRANT	FF = FINISH FLOOR	
○ = EXISTING FIRE HYDRANT	FFE = FINISH FLOOR ELEVATION	
● = PROPOSED MANHOLE	FG = FINISHED GRADE	
○ = EXISTING MANHOLE	FH = FIRE HYDRANT	
● = PROPOSED SEWER CLEAN-OUT	FL = FLOW LINE	
■ = PROPOSED GATE VALVE	GB = GRADE BREAK	
× = EXISTING GATE VALVE	INV = INVERT	
■ = PLUG & BLOCK	LF = LINEAR FEET	
● = AIR VAC ASSEMBLY	NG = NATURAL GRADE	
● = DUAL SECONDARY METER	PC = POINT OF CURVATURE	
	PP = POWER/UTILITY POLE	
	PRC = POINT OF RETURN CURVATURE	
	PT = POINT OF TANGENCY	
	PUE = PUBLIC UTILITY BASEMENT	
	RCP = REINFORCED CONCRETE PIPE	
	RIM = RIM OF MANHOLE	



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

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

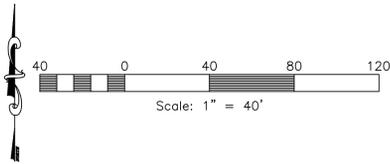
REVISIONS	DATE	DESCRIPTION
01-17-22	CK	ROW Width
02-14-22	CK	City Comments

**South Weber Gateway
R7 Construction Plans**
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

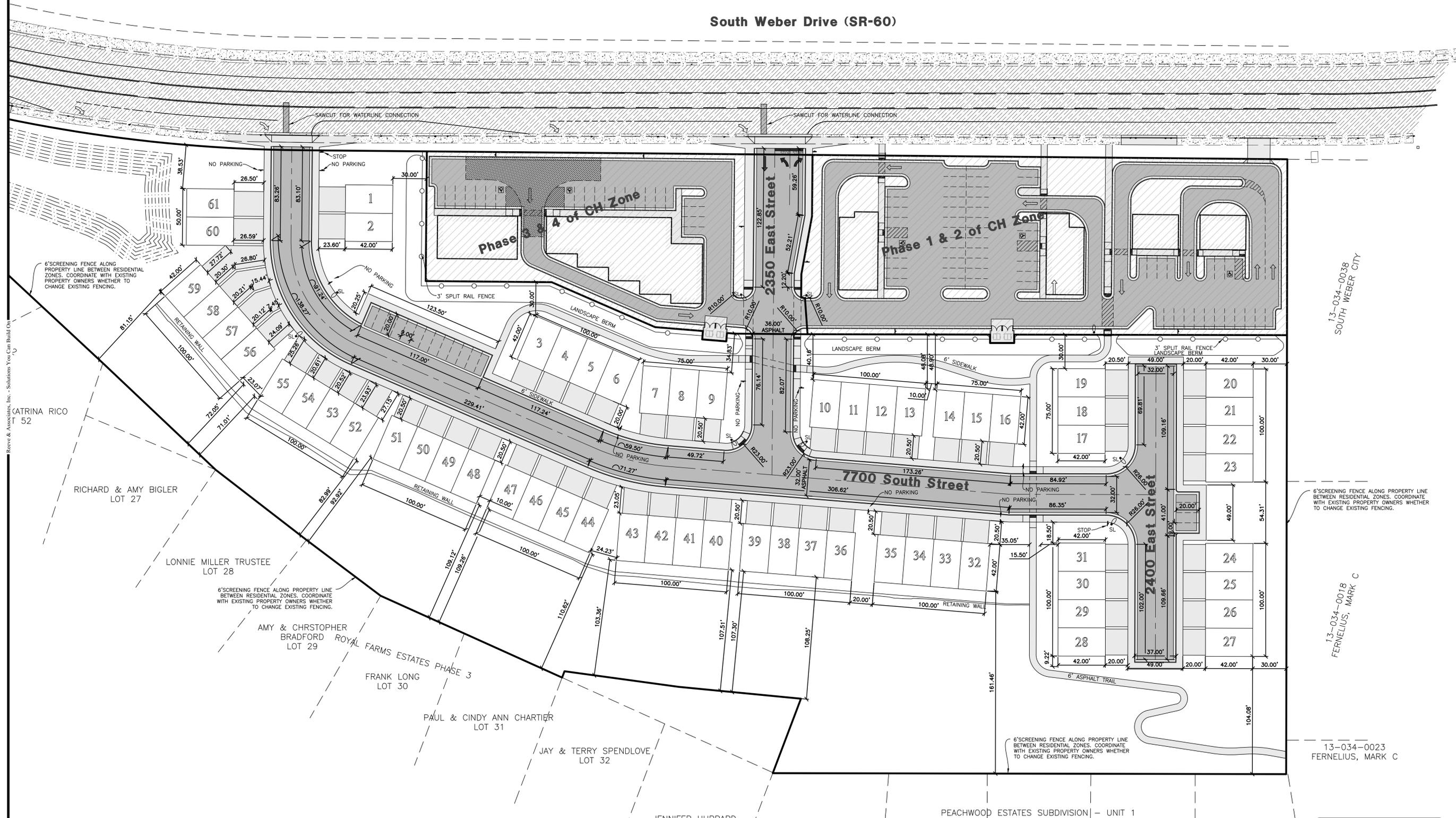
**Notes/Legend/
Street Cross-Section**

REGISTERED PROFESSIONAL ENGINEER
 J. NATE REEVE
 376328
 02/14/2022
 STATE OF UTAH

Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: JANUARY 2022
 Name: SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS
 Number: 7152-05



South Weber Drive (SR-60)



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REVISIONS	DATE	DESCRIPTION
01-17-22	CK	ROW Width
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**South Weber Gateway
 R7 Construction Plans**
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Proposed Site Plan



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 Engineer: J. NATE REEVE, P.E.
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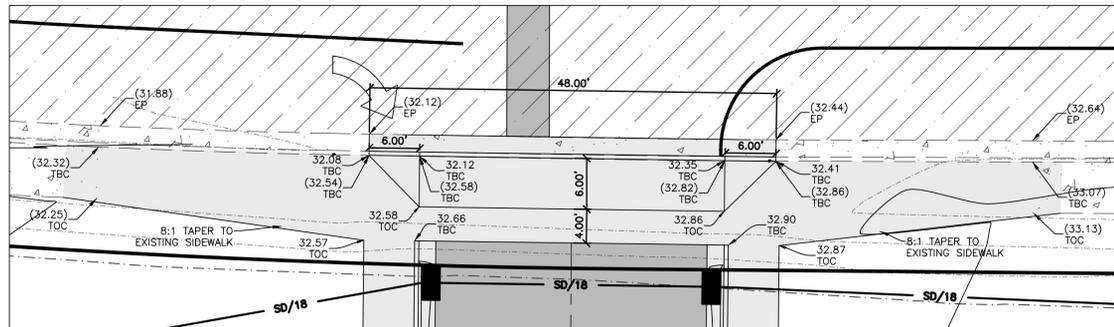
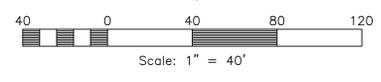
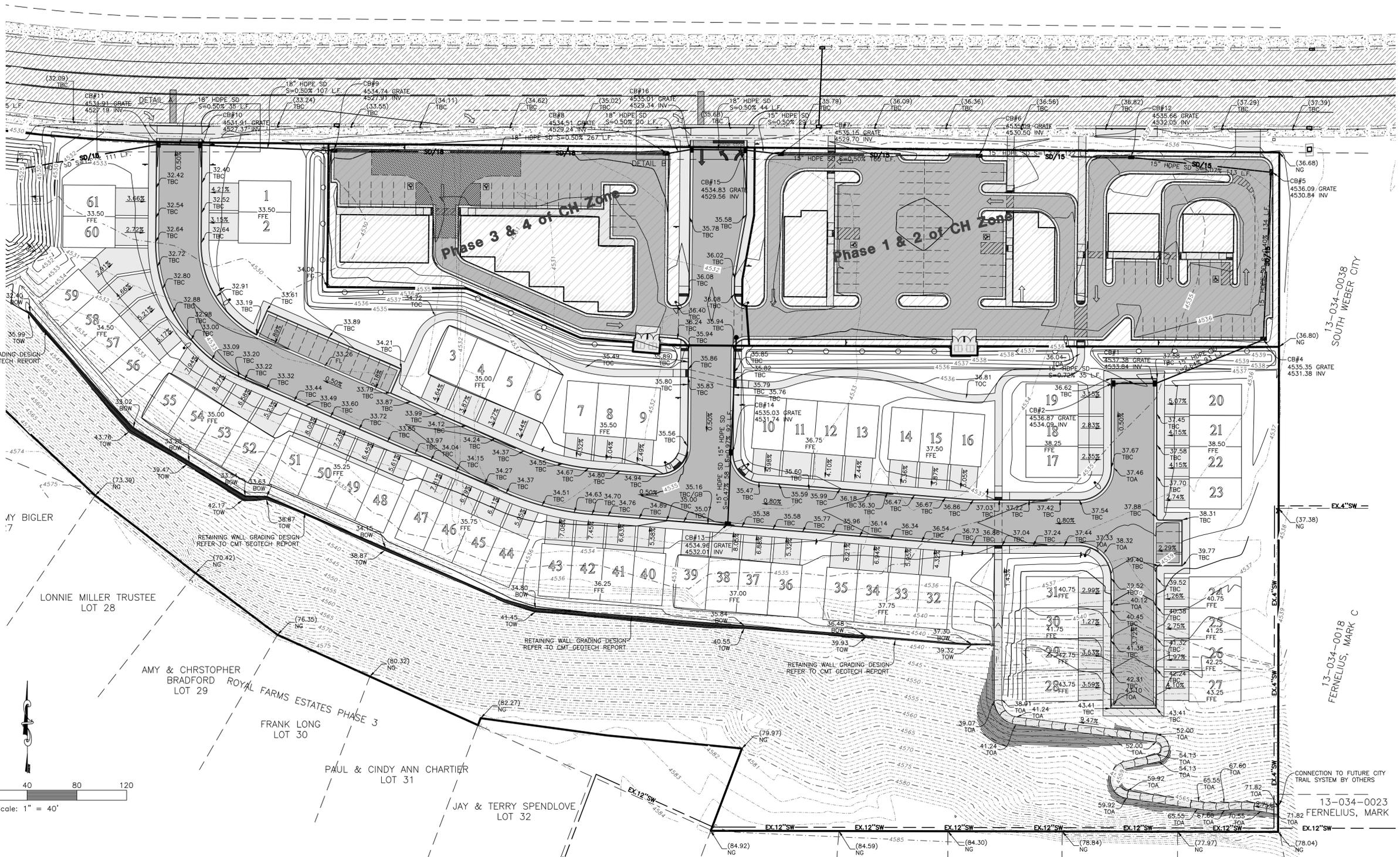
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**South Weber Gateway
 R7 Construction Plans**
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

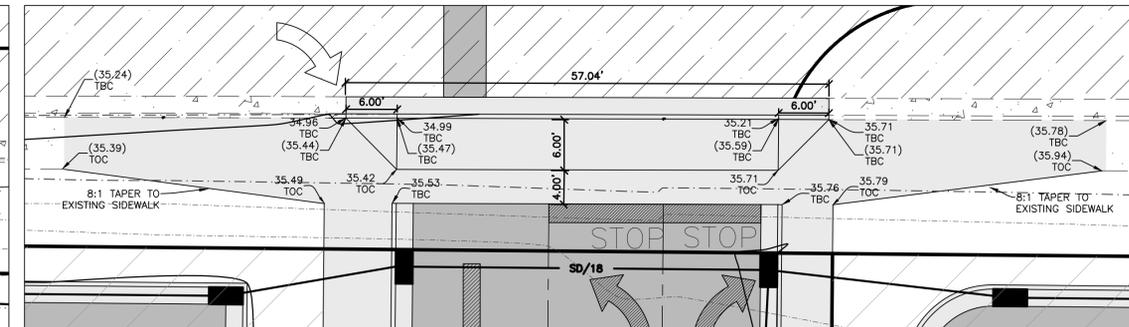
Grading & Drainage Plan



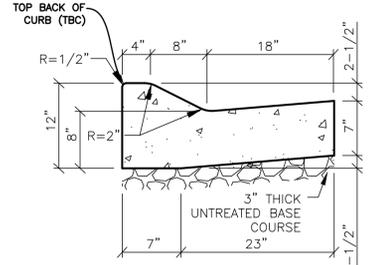
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Detail A
 SCALE: 1:10

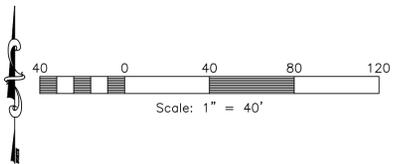


Detail B
 SCALE: 1:10

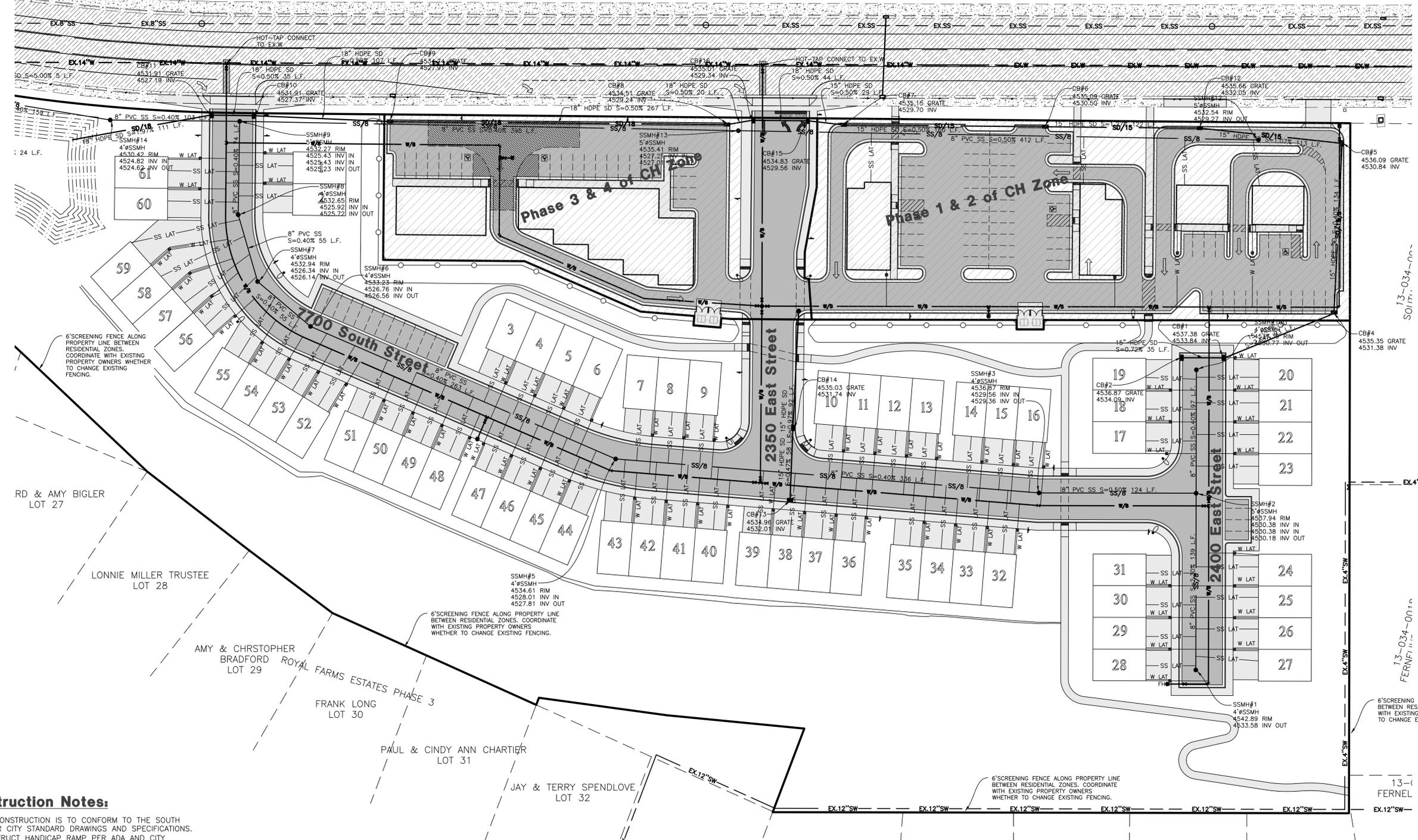


30' Mountable Curb & Gutter
 SCALE: NONE

CURBING WITHIN THE R7 CONSTRUCTION PLANS TO BE 30" MOUNTABLE CURB & GUTTER



South Weber Drive (SR-60)



Phase 3 & 4 of CH Zone

Phase 1 & 2 of CH Zone

Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE SOUTH WEBER CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
 WATERLINE MAINS WILL BE PUBLIC. ALL OTHERS TO BE PRIVATE.
 W/8 - 8" C900 PVC DR-14 (BLUE) WATER LINE
 W - 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER
 SEWER MAINS & LATERALS TO BE PRIVATE.
 SS/4 - 4" PVC SDR 35 SERVICE LATERAL
 SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
 ALL STORM DRAIN LINES AND DETENTION BASIN TO BE PRIVATE.
 SD/15 - 15" HDPE STORM DRAIN
 SD/18 - 18" HDPE STORM DRAIN

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REVISIONS

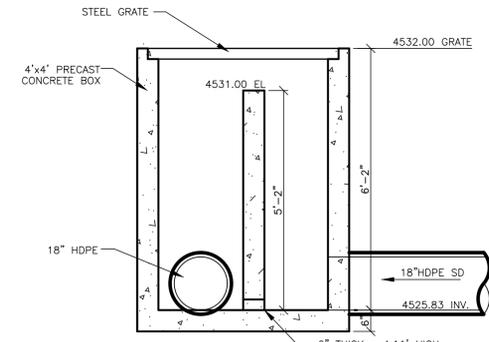
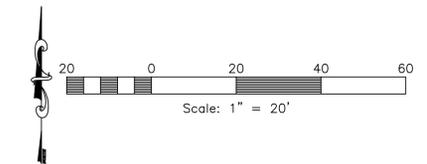
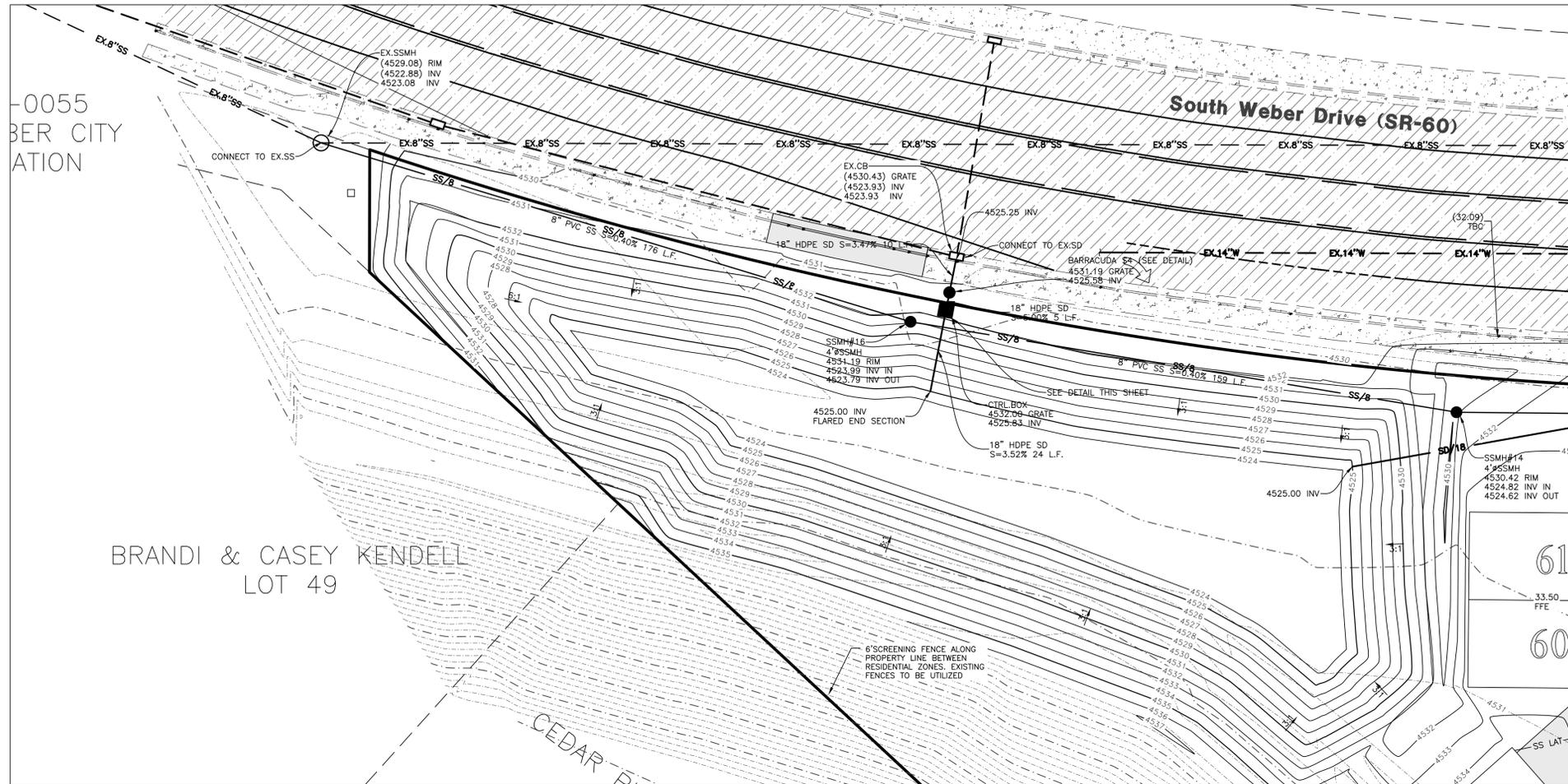
DATE	DESCRIPTION
01-17-22	CK ROW Width
02-14-22	CK City Comments

South Weber Gateway R7 Construction Plans
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

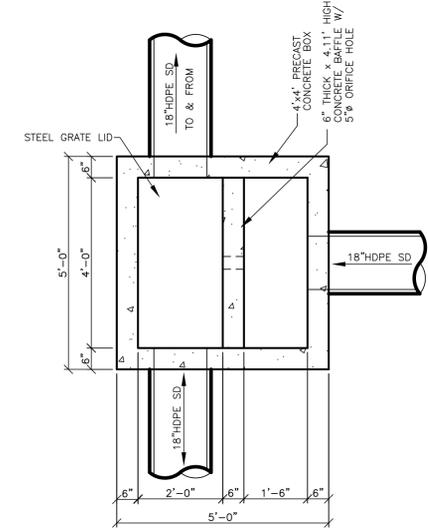
Utility Plan

Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: JANUARY 2022
 Name: SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS
 Number: 7152-05





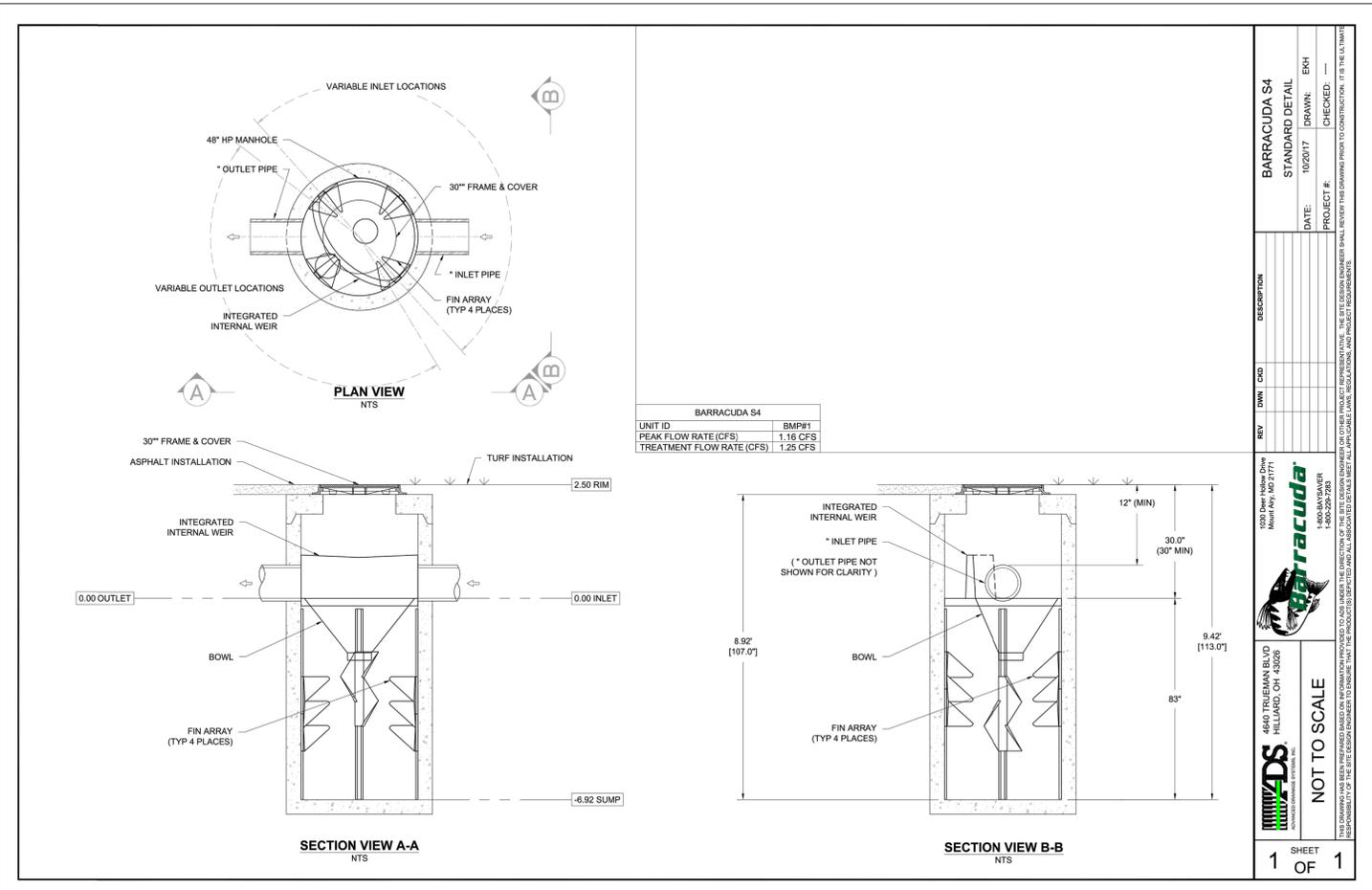
4'x4' Control Box Detail
SCALE: NONE



4'x4' Control Box Plan
SCALE: NONE

STAGE STORAGE TABLE				
ELEV.	AREA (sq. ft.)	DEPT (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,524.00	6,227.22	N/A	N/A	0.00
4,525.00	7,846.20	1.00	7021.14	7021.14
4,525.00	9,126.11	1.00	6358.57	13379.71
4,526.00	9,563.93	1.00	8690.91	15712.04
4,527.00	11,371.28	1.00	10454.58	26166.62
4,528.00	13,268.98	1.00	12307.93	38474.55
4,529.00	15,254.32	1.00	14250.12	52724.66
4,530.00	17,326.28	1.00	16279.31	69003.97
4,531.00	19,484.57	1.00	18394.87	87398.84
4,532.00	21,735.33	1.00	20599.70	107998.54

LID RETENTION
HIGH WATER ELEVATION



BARRACUDA S4	
UNIT ID	BMP#1
PEAK FLOW RATE (CFS)	1.16 CFS
TREATMENT FLOW RATE (CFS)	1.26 CFS

BARRACUDA S4 STANDARD DETAIL
DATE: 10/20/17 DRAWN: EKH CHECKED: [blank]
PROJECT #:
1000 Derry Hollow Drive, Mount Airy, NC 27717
4640 TULLERMAN BLVD HILLIARD, OH 43009
NOT TO SCALE
1 SHEET OF 1

Storm Runoff Calculations
South Weber Gateway
1/3/2022 rrs

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:
Total Area = 11.64 acre or 507,182 ft²
Runoff Coefficients:
Paved Area: 312,963 C = 0.9
Roof: 81,434 C = 0.9
Landscaped Area: 112,786 C = 0.2
Weighted Runoff Coefficient: C = 0.74

LID Retention:
80th Percentile Rainfall Event (d): 0.45 in
Is the site feasible for LID? Yes
Site Imperviousness (i): 0.78
NRCS Soil Group: B
R_v Equation: 0.84*P^{1.169}
R_v (Soil Group A: 0.84*P^{1.302}; B: 0.84*P^{1.169}; C/D: 0.83*P^{1.122}): 0.63
V_{pond} = R_v x d x Total Site SF: 12,020 c.f.

Rainfall Intensities:
100-yr intensity for a 120 minute TOC - Pipe Capacity: 1.08 in/hr

Peak Run-off:
Runoff Coefficient: C = 0.74
Rainfall Intensity: I = 1.08 IN./HR.
Acreage: A = 11.64 ACRES
Q = 9.38 cfs

Volume of Run-off for 100-year Storm Event:
C = 0.74
I = 1.08 in/hr
A = 507182.32 ft²
Q(out) = 1.16 ft³/s (0.1 cfs per acre)

time (min)	time (sec)	I (in/hr)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.21	63.01	18902	349	18553
10	600	5.48	47.89	28733	699	28034
15	900	4.53	39.59	39628	1048	38580
30	1800	3.05	26.65	47976	2096	45880
60	3600	1.89	16.52	59458	4192	55267
120	7200	1.08	9.44	67353	8383	58969
180	10800	0.74	6.46	69746	12575	57171
360	21600	0.41	3.57	77202	25150	52052
720	43200	0.25	2.19	94756	50299	44457
1440	86400	0.14	1.22	105704	100598	5106

Orifice Sizing:
Given: Q = 1.16 cfs
2g = 64.4 ft/s²
H = 3.00 ft
Cd = 0.62 for circular openings
R = SORT(Q/(2gH³))^{0.5}
R = 0.21 feet
D = 2.49 inches
D = 4.98 inches
A = 19.47 inches² 0.1352 ft²

SUMMARY:
The required 100-yr storage volume is 59,569 cubic feet
The required LID Retention volume is 12,020 cubic feet
Orifice size is 5.0 inches

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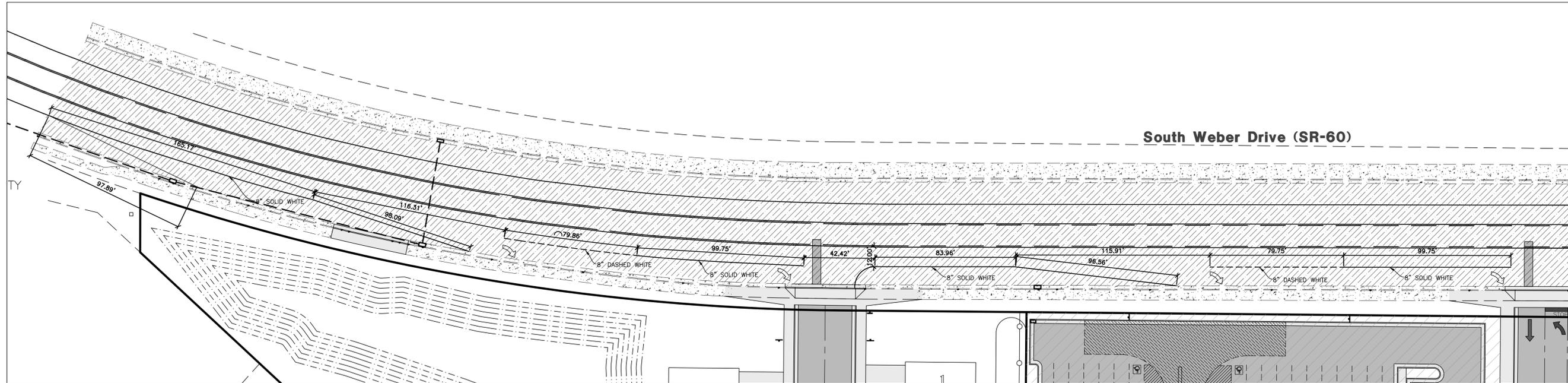
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01-17-22	CK	ROW Width
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South Weber Gateway
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SOUTH WEBER CITY, DAVIS COUNTY, UTAH

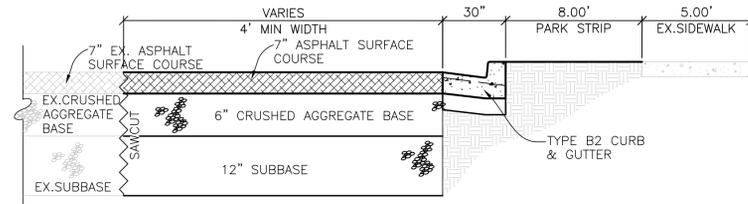
Utility Outfall & Detention Basin

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
2/21/4/2022
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: C. KINGSLEY
Begin Date: JANUARY 2022
Name: SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS
Number: 7152-05



South Weber Drive (SR-60)



UDOT Street Detail
SCALE: NONE

- MIX DESIGN ASPHALT CONFORMING TO UDOT SPECIFICATIONS 02741
- SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPECIFICATION 027055 PAVEMENT CUTTING

UDOT NOTE:
REPAIR OR REPLACE ANY DAMAGED CURB, GUTTER &/OR DRIVEWAY. CURB & GUTTER TO BE TYPE B1 CURB, DRIVEWAY TO BE CONSTRUCTED AS GW3A (2017 UDOT DRAWING)

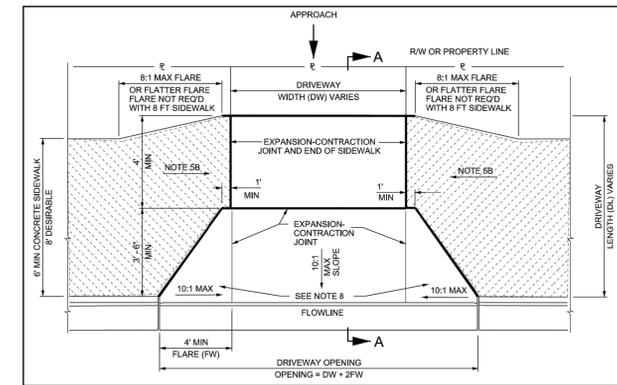
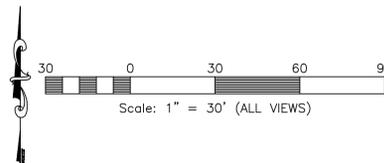
ALL TRENCHES TO BE REPAIRED AS A T-PATCH W/ ASPHALT THE GREATER OF 7" OR TO MATCH EXISTING IN LIFTS NO GREATER THAN 3". 10' ON EACH SIDE OF TRENCH TO BE MILLED 2" DEEP AND REPAVED AS A SINGLE PATCH.

UTILITY WORK REQUIRES SEPARATE PERMITTING, CONTRACTOR TO APPLY DIRECTLY W/ UDOT AT LEAST 30 DAYS IN ADVANCE.

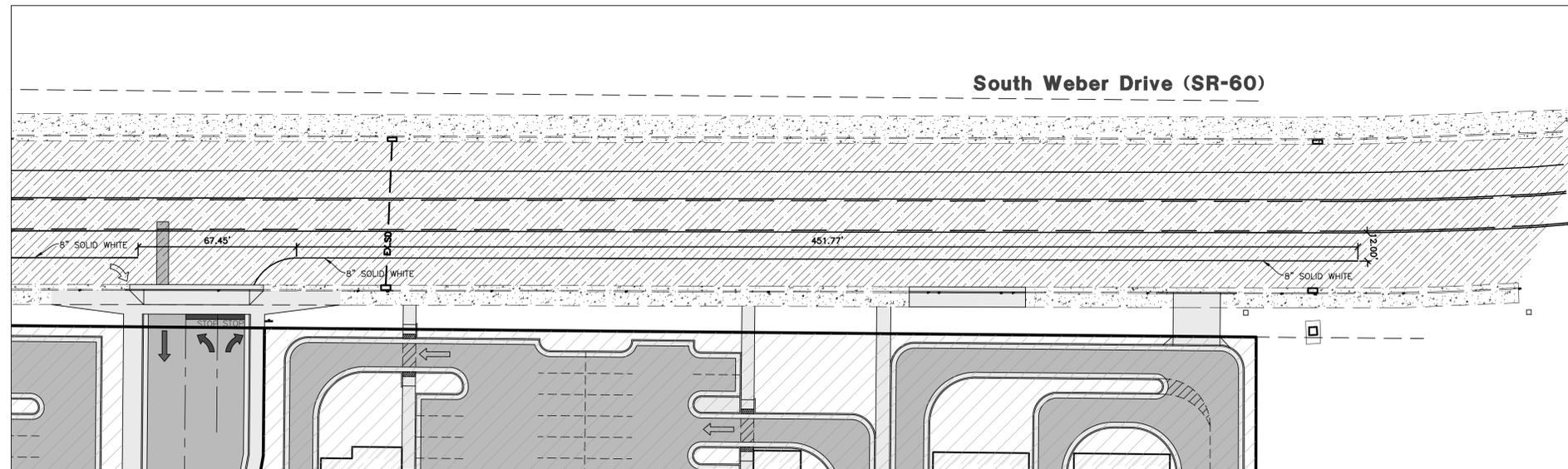
ANY DAMAGED PAINT STRIPING DURING CONSTRUCTION MUST BE REDONE.

UDOT Notes:

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATION SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).



UDOT Flared Driveway With Adjacent Sidewalk Detail
SCALE: NONE



South Weber Drive (SR-60)

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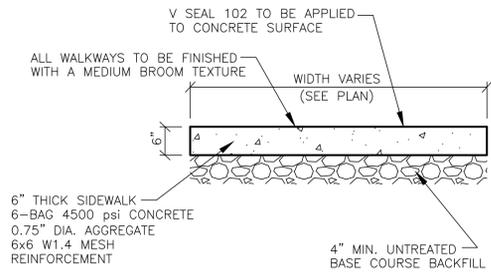
REVISIONS	DATE	DESCRIPTION
01-17-22	CK	ROW Width
02-14-22	CK	City Comments

South Weber Gateway R7 Construction Plans
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

UDOT Striping Plan



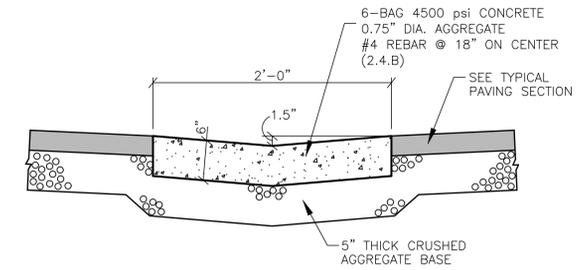
Project Info.
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Drafter: C. KINGSLEY
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Name: SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS
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Concrete Walkway

SCALE: NONE

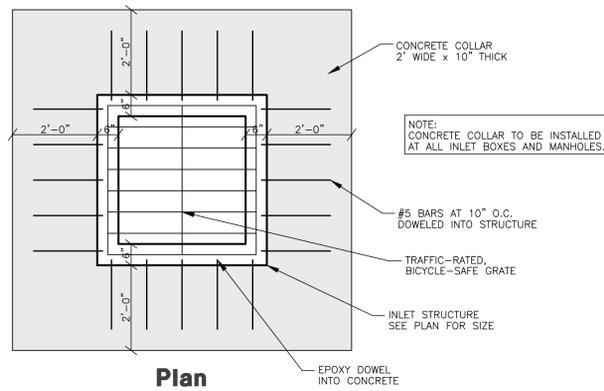
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT BY CMT ENGINEERING; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



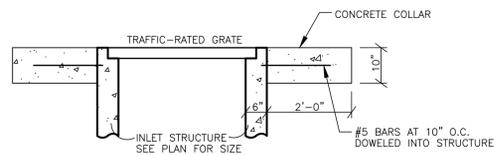
2' Concrete Waterway

SCALE: NONE

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



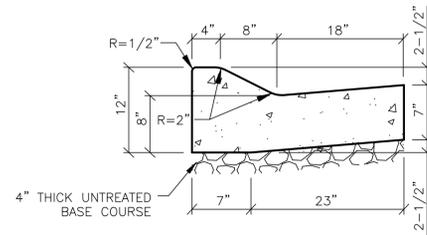
Plan



Section

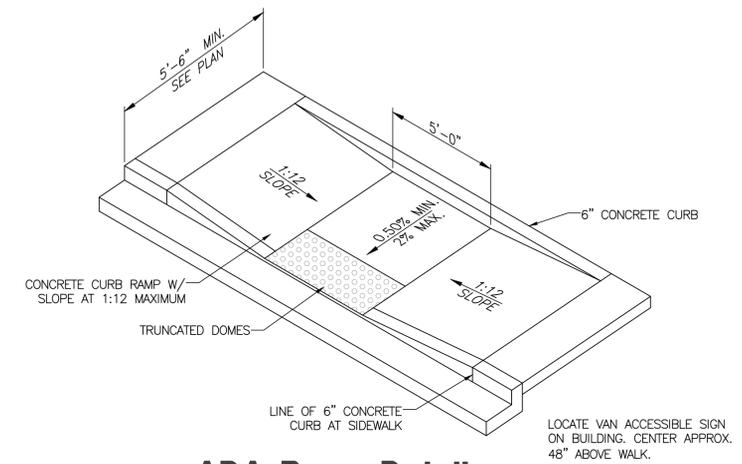
Concrete Collar Detail

SCALE: NONE



30' Mountable Curb & Gutter

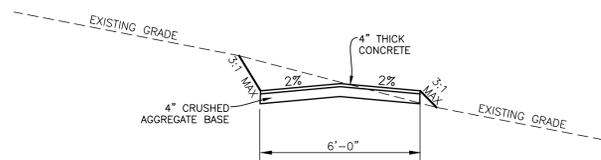
SCALE: NONE



ADA Ramp Detail

SCALE: NONE

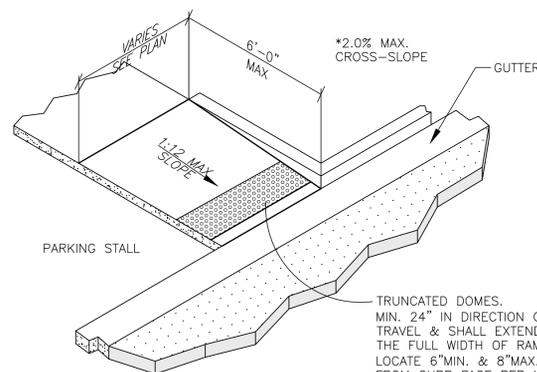
REFERENCE APWA STANDARD PLAN NO. 236



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

6' Asphalt Trail

SCALE: NONE



ADA Ramp Detail

SCALE: NONE

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**South Weber Gateway
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 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Civil Details

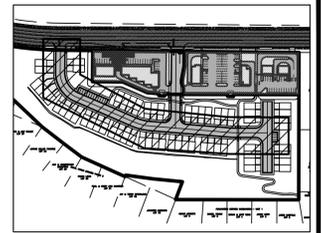


Project Info.

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Drafter:	C. KINGSLEY
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Key Map

NOT TO SCALE



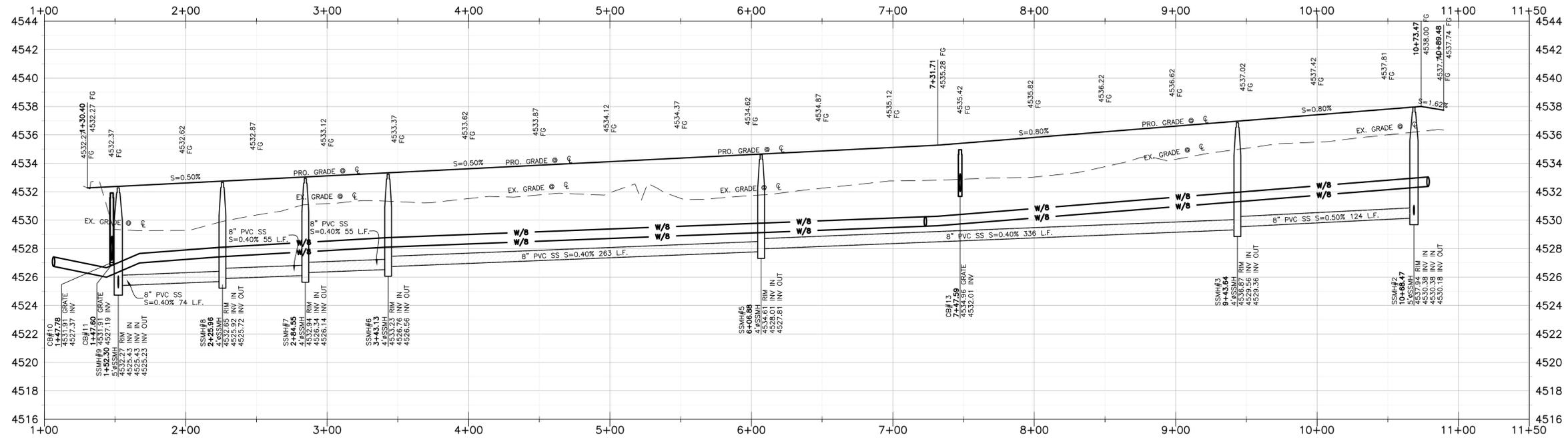
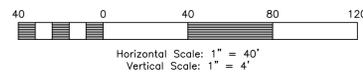
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Table with 5 columns: REVISIONS, DATE, DESCRIPTION, ROW, Width, City, Comments. Contains revision entries for 01-17-22 and 02-14-22.



7700 South Street
1+00.00 - 10+50.00



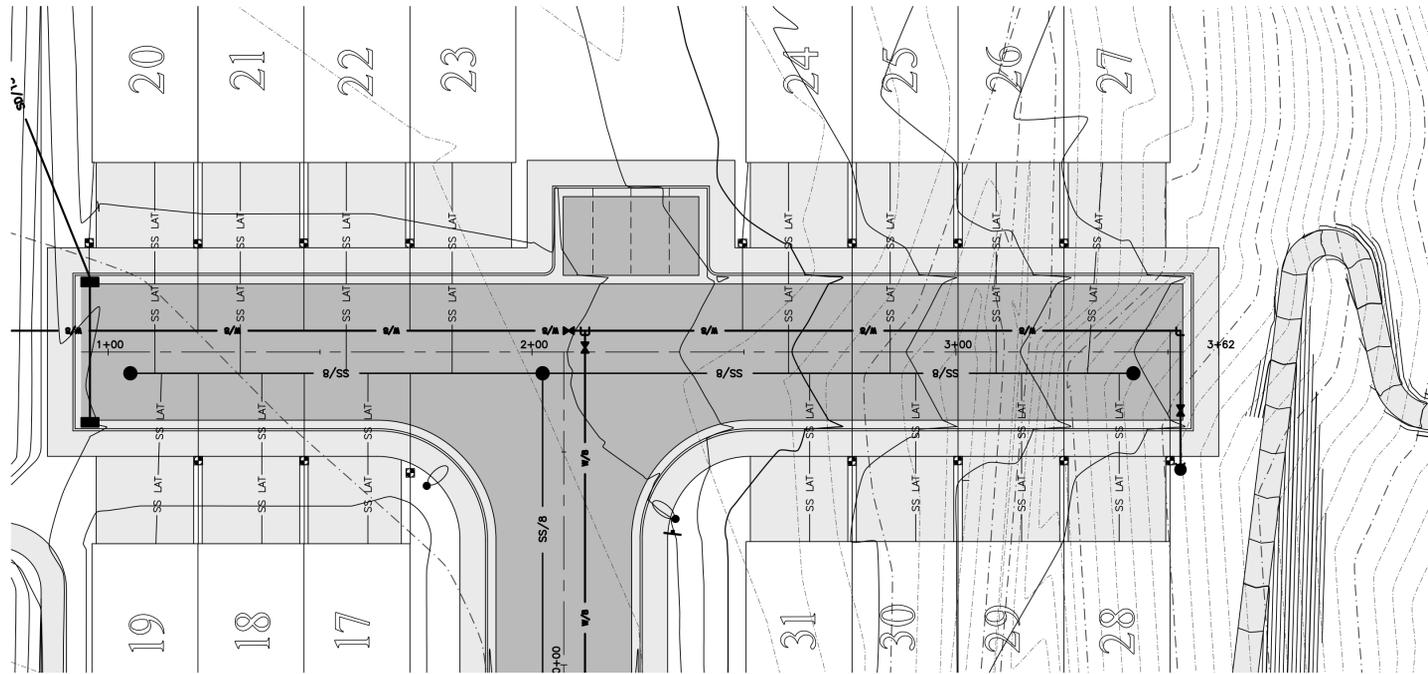
South Weber Gateway
R7 Construction Plans

7700 South Street 1+00.00 - 10+50.00

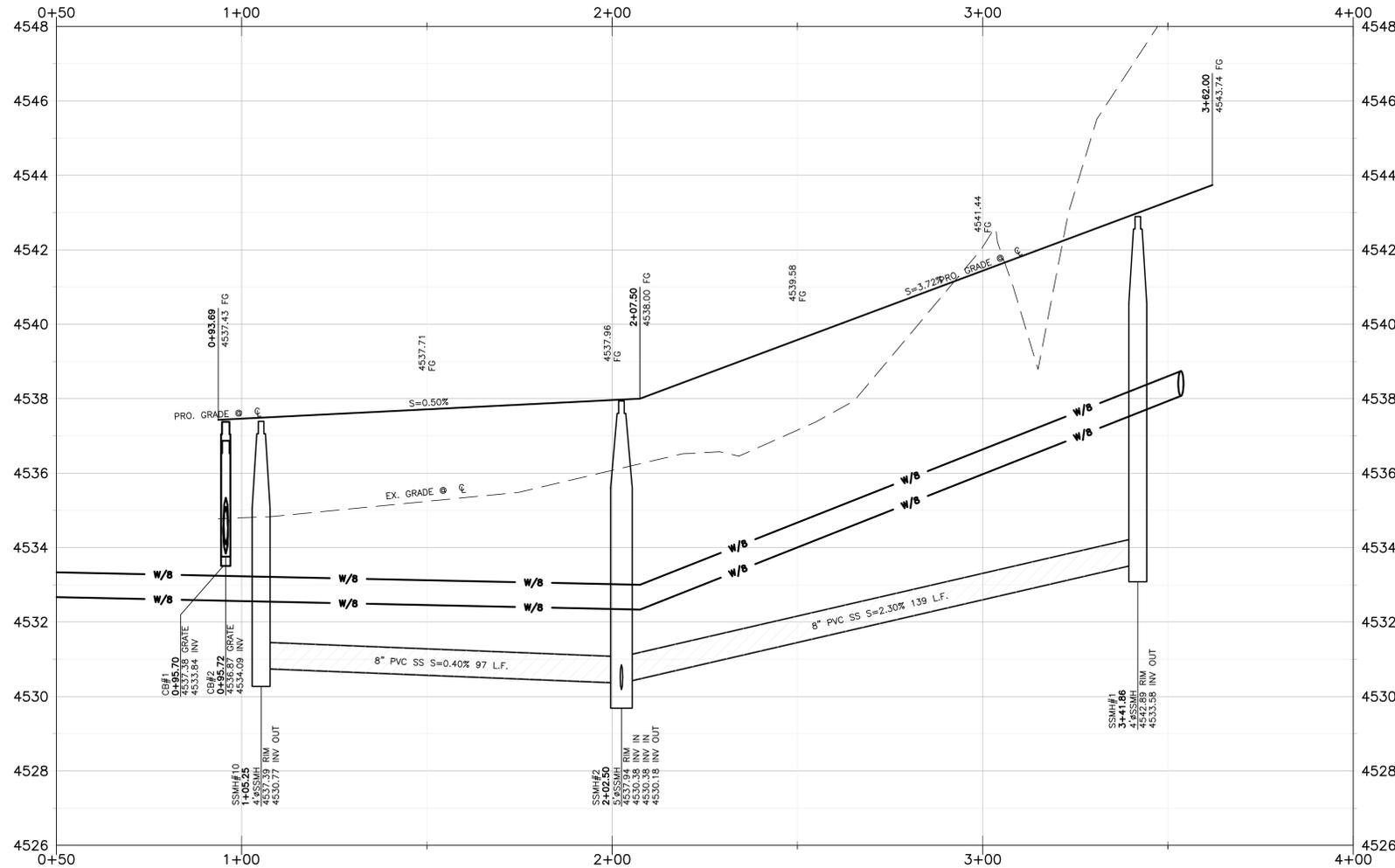
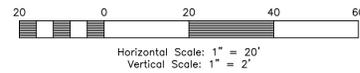


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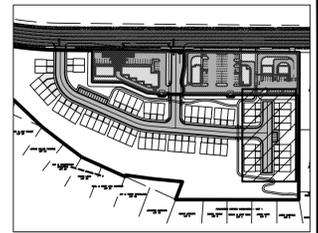


2400 East Street 0+00.00 - 3+75.00



Key Map

NOT TO SCALE



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REVISIONS	DATE	DESCRIPTION	ROW	Width	City	Comments
01-17-22	CK					
02-14-22	CK					

**South Weber Gateway
 R7 Construction Plans**

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

2400 East Street 0+00.00 - 3+75.00



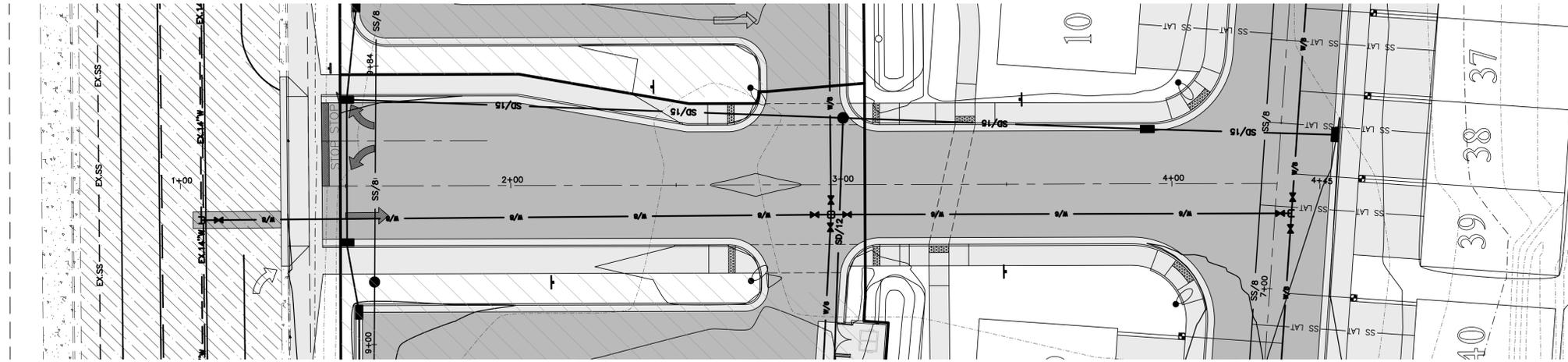
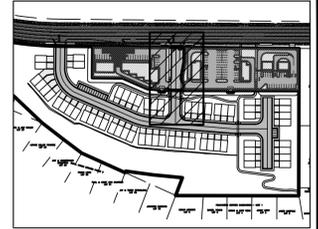
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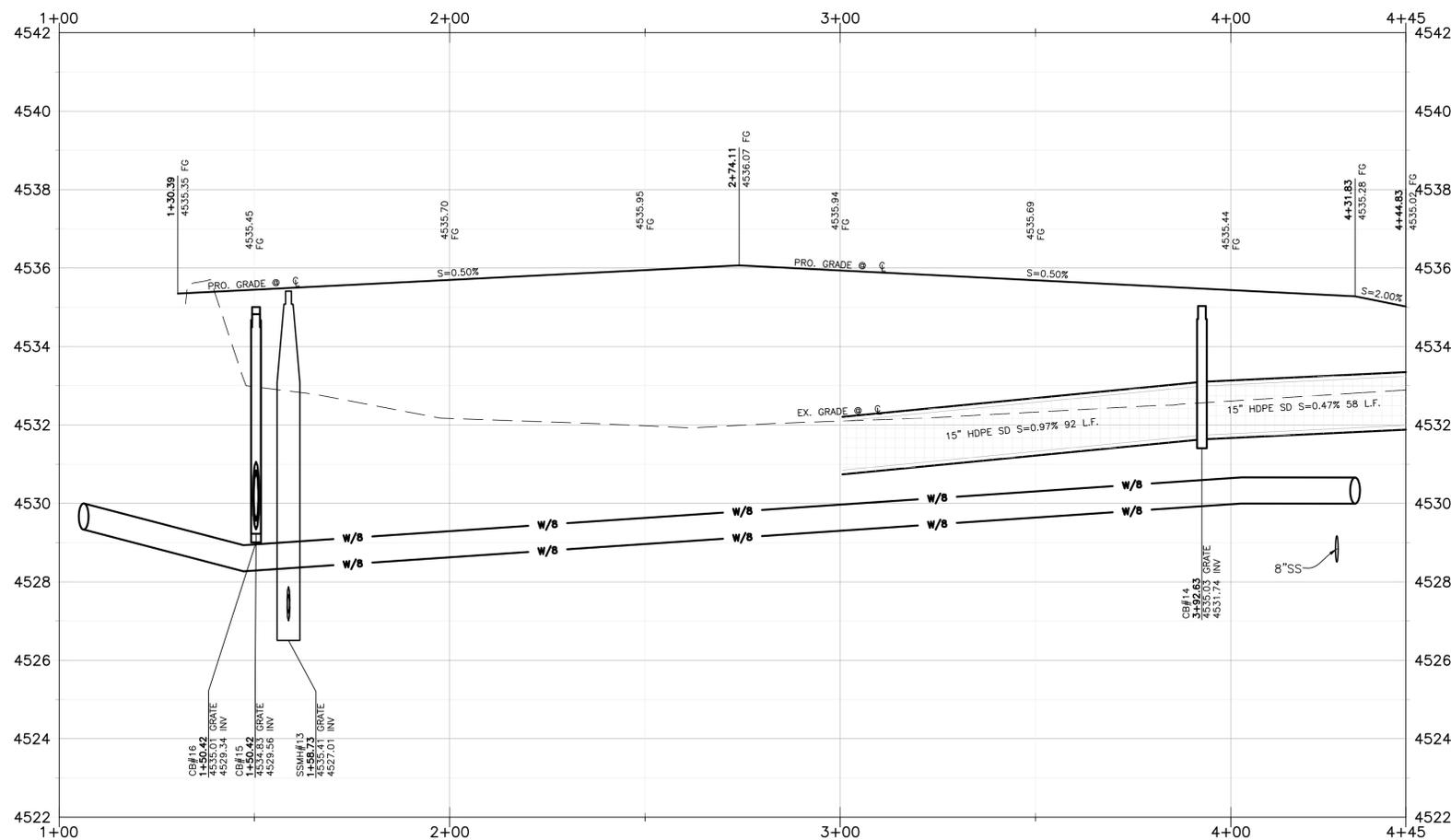
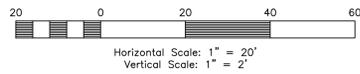


Key Map

NOT TO SCALE



2350 East Street 1+00.00 - 4+44.83



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2350 East Street 1+00.00 - 4+44.83



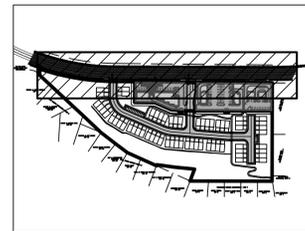
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Key Map

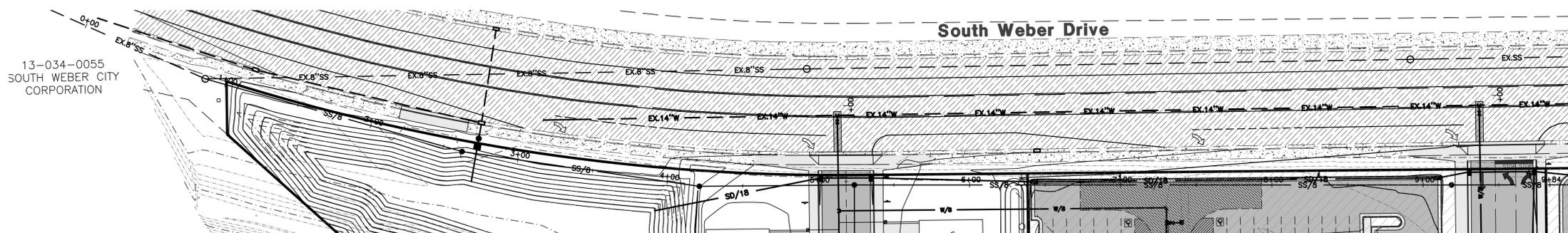
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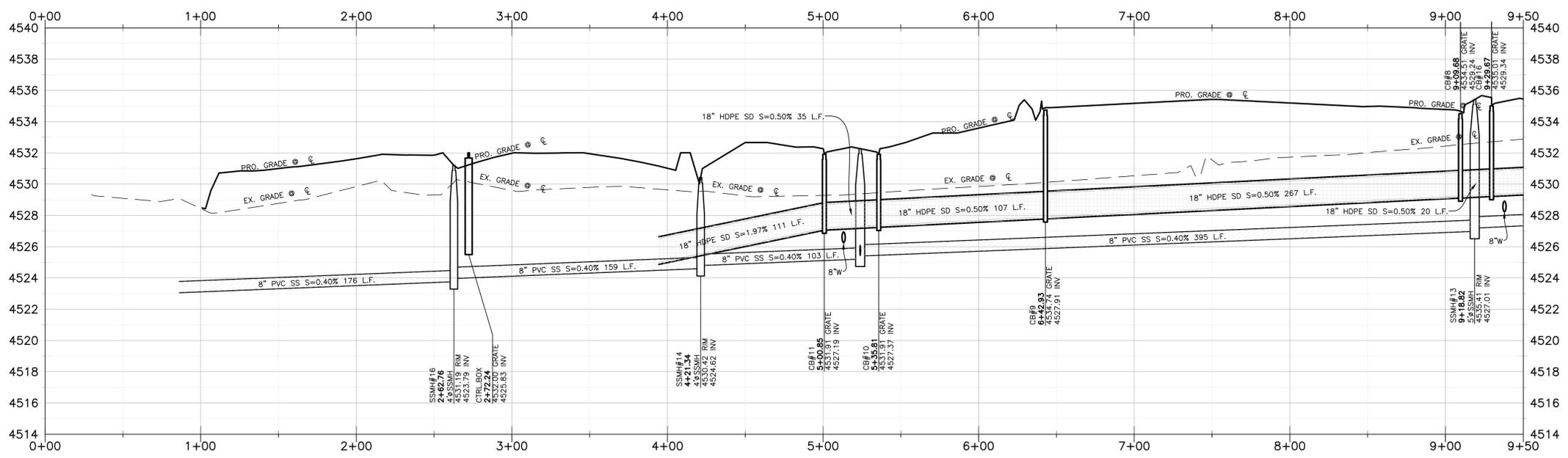
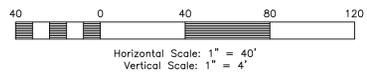
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Utility Outfall 0+00.00 - 9+50.00



South Weber Gateway R7 Construction Plans
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Utility Outfall 0+00.00 - 9+50.00

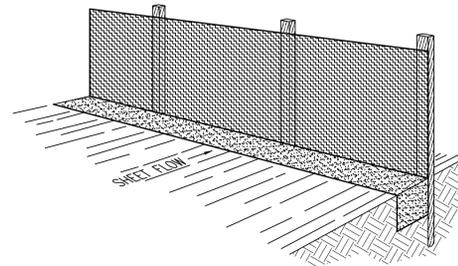


Project Info table with fields: Engineer (J. NATE REEVE, P.E.), Drafter (C. KINGSLEY), Begin Date (JANUARY 2022), Name (SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS), Number (7152-05).



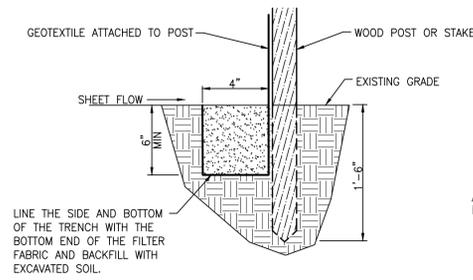
Notes:

- 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).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - 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.
 - 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 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.
 - 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.
- Spill Prevention and Control
 - 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.
 - 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.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - 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.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week. 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.
 - 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.
 - 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.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - 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.
 - 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.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - 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.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
 - Part III.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2



Section

INSTALLATION

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

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 by 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.

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 stabilized and/or revegetated.

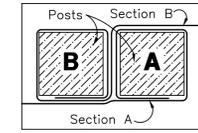


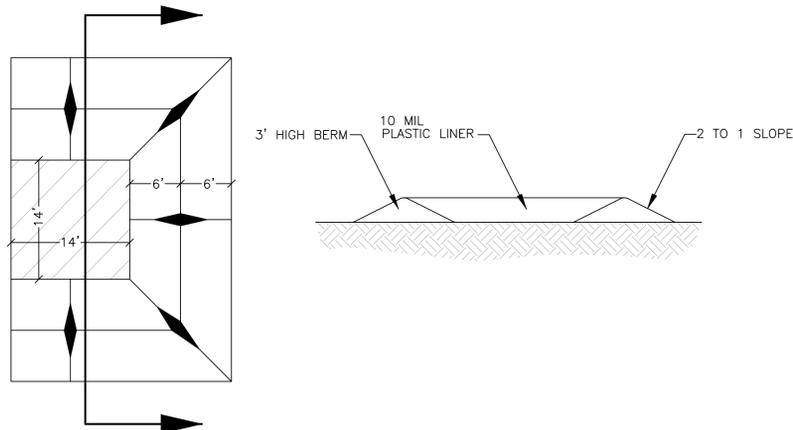
Figure 1: Top View of Roll-to-Roll Connection

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

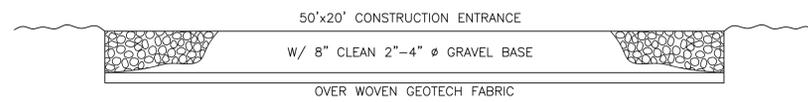
Silt Fence Detail

SCALE: NONE

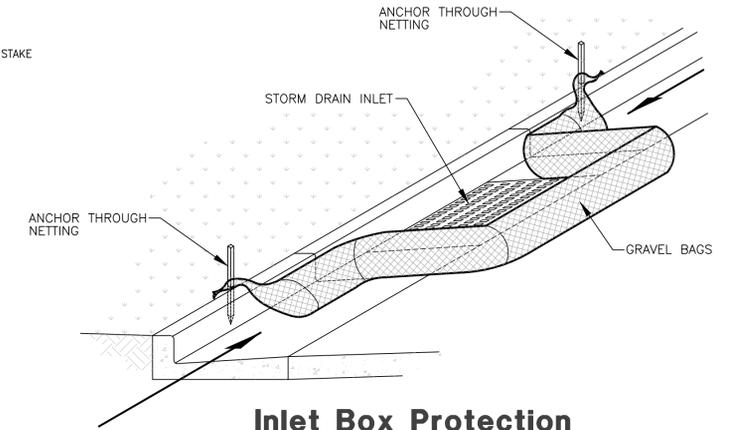


Concrete Washout Area w/ 10 mil Plastic Liner

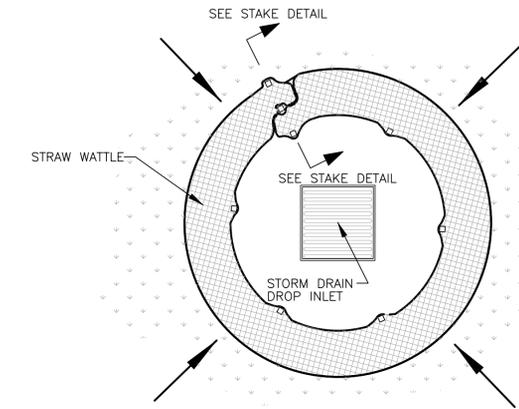
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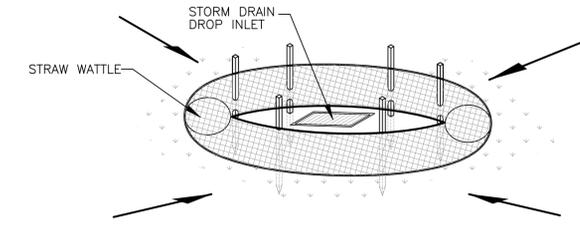
Cross Section 50' x 20' Construction Entrance



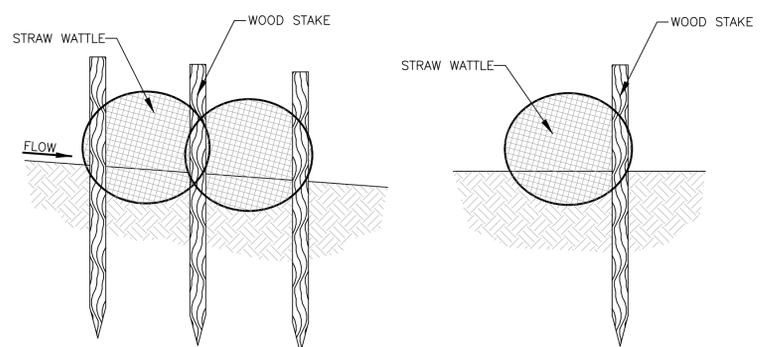
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS	DATE	DESCRIPTION
01-17-22	CK	ROW Width
02-14-22	CK	City Comments

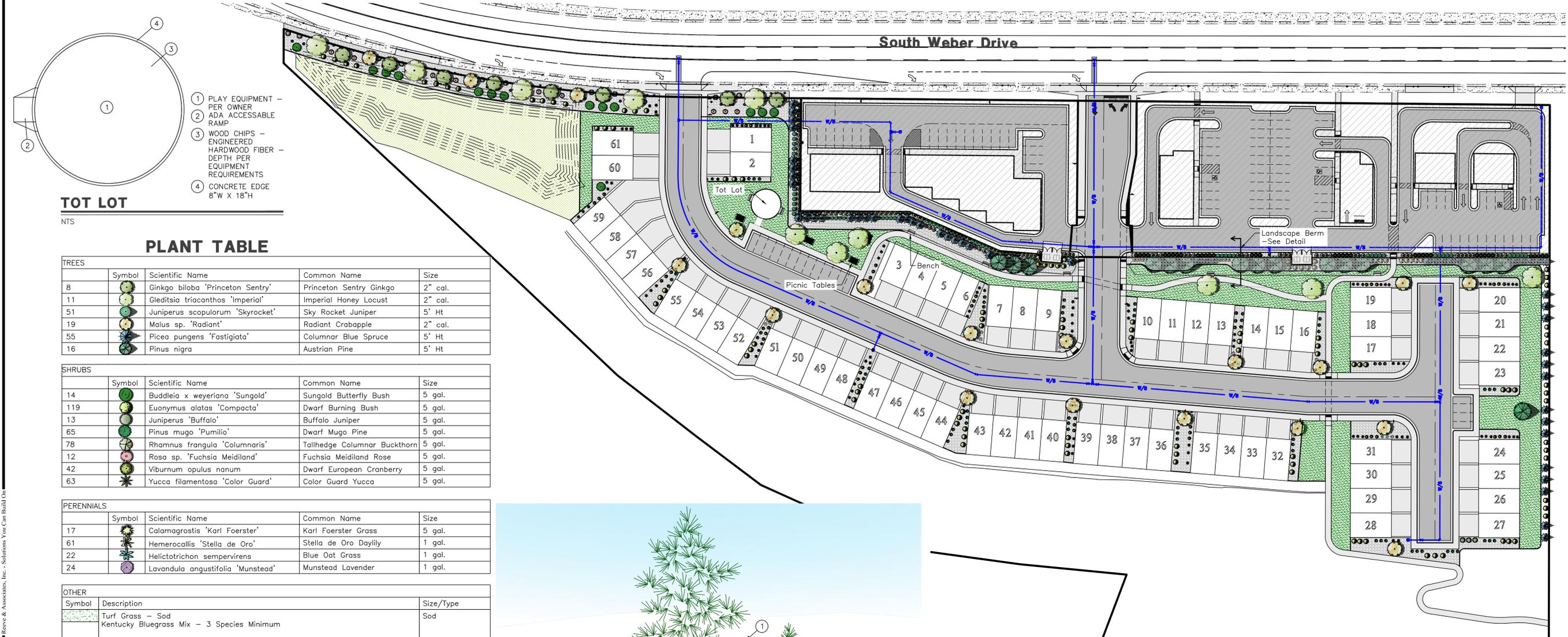
South Weber Gateway R7 Construction Plans
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
376328
J. NATE REEVE
2/21/2022
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: C. KINGSLEY
Begin Date: JANUARY 2022
Name: SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS
Number: 7152-05

14
15 Total Sheets



TOT LOT

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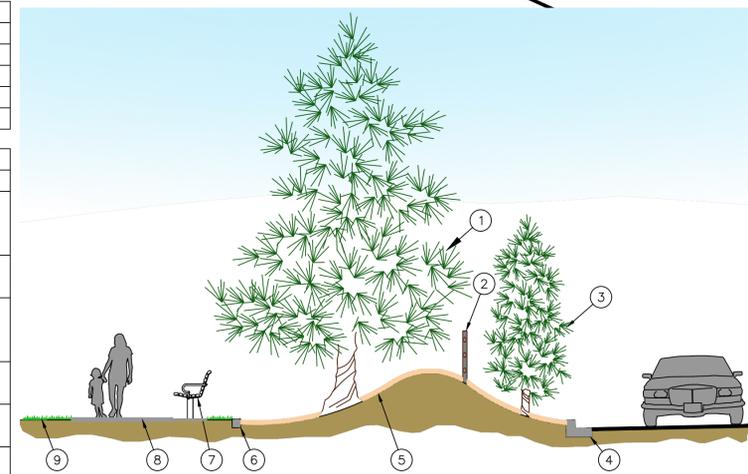
PLANT TABLE

TREES	Symbol	Scientific Name	Common Name	Size
8		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
11		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
51		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	5' Ht
19		Malus sp. 'Radiant'	Radiant Crabapple	2" cal.
55		Picea pungens 'Fastigiata'	Columnar Blue Spruce	5' Ht
16		Pinus nigra	Austrian Pine	5' Ht

SHRUBS	Symbol	Scientific Name	Common Name	Size
14		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
119		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
13		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
65		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
78		Rhamnus frangula 'Columnaris'	Tallhedge Columnar Buckthorn	5 gal.
12		Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	5 gal.
42		Viburnum opulus nanum	Dwarf European Cranberry	5 gal.
63		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

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

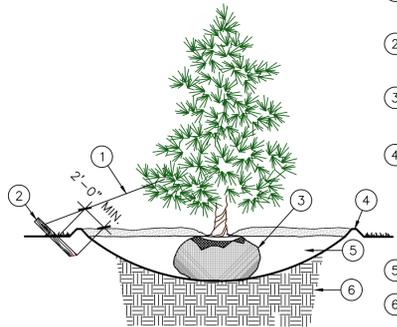
OTHER	Symbol	Description	Size/Type
		Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
		Seed Mix - Non-Irrigated Grass Hydroseeded	Hydroseed
		Gravel Mulch	1" Diameter
		Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
		Concrete Mow Strip	6"x6"
		Picnic Table - 8' Length - Anodized Aluminum with Black Enamel Frame Anchored to concrete pad - Model PMB-8AA - belson.com	
		Steel Bench - 6' length with back - Black Onyx Powder-Coated Surface Mount - Anchor to concrete pad - SKU Z2T2085 - TheBenchFactory.com	



LANDSCAPE BERM

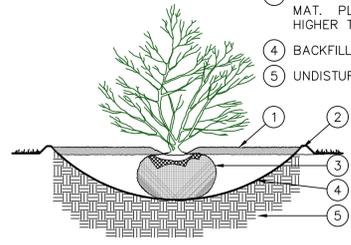
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- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH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



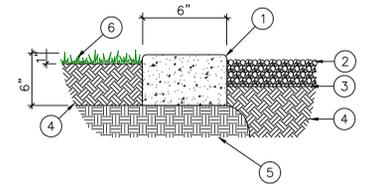
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

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



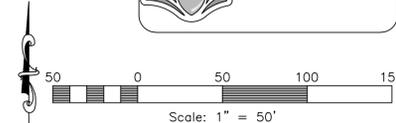
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN



CONCRETE MOW STRIP

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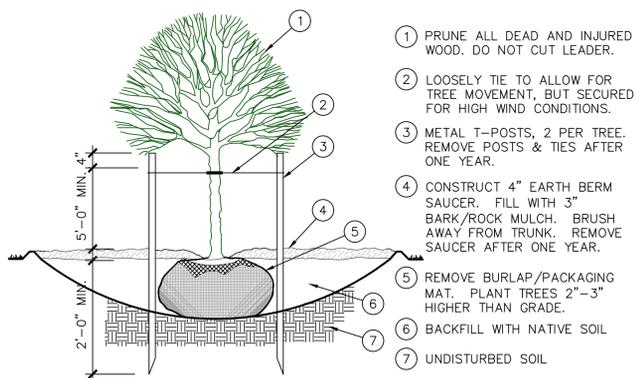


PLANTING NOTES

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

DECIDUOUS TREE PLANTING

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

CONIFEROUS TREE PLANTING

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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
2022-01-13	Berm Area	Revisions

South Weber Gateway R7 Construction Plans
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Landscape Plan



Project Info.

Engineer: J. NATE REEVE, P.E.
 Drafter: N. PETERSON
 Begin Date: JANUARY 2022
 Name: SOUTH WEBER GATEWAY R7 CONSTRUCTION PLANS
 Number: 7152-05