Tammy Folkman

From: Jacob Hansen <jacob@hansenplanninggroup.com>
Sent: Wednesday, January 3, 2024 10:09 PM
To: Tammy Folkman
Cc: Mike Hansen
Subject: Subdivision Ordinance Amendment (Draft)
Attachments: Plain City Subdivision Ordinances - Title 11 (SB 174 Edits - Draft 1).docx; Plain City SB 174 Amendment (Draft 1).docx

Hi Tammy,

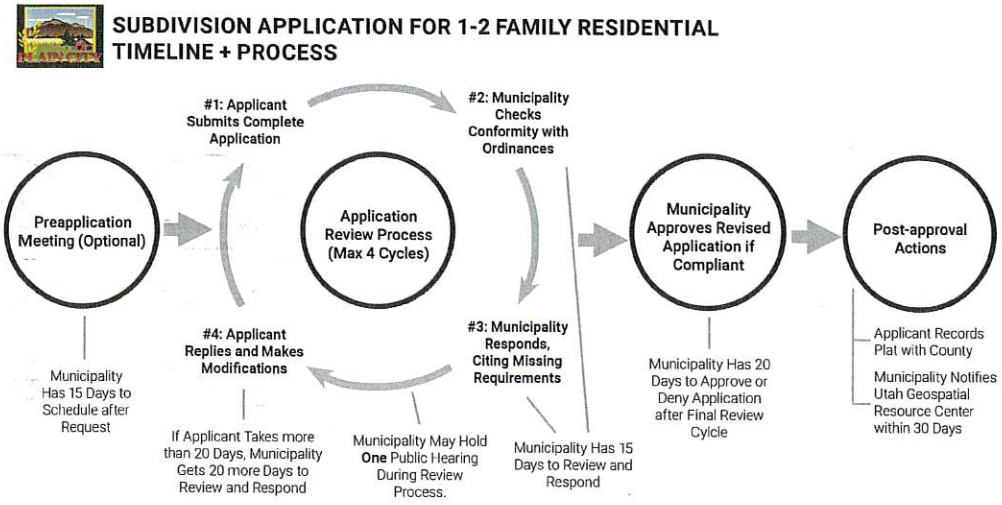
(I'm not sure if this is the right email. Can you let me know if you get this?)

Here is our draft of the SB 174-related amendment to the city's subdivision title. Attached are two documents: The first has our edits integrated directly into the city's existing code, with redlines and comments for you to talk about. The second is formatted as a standalone amendment with only the new chapter about 1-2 family residential applications and without redlines in case that is easier for folks to review. I'm providing the documents in Word because I like its track changes feature better than Google's, but just let me know if you would like the Google Doc and/or PDF versions.

Both documents have mostly the same comments, but the document with edits integrated with the city's existing code has a few more recommendations for sections of the title not covered by SB 174. So if you're going to review only one document, review that one.

Summary of Changes:
This draft contains everything the city needs to be compliant with SB 174, and a few things that help it be compliant with other state laws about subdivision applications. The amendment uses a combined approach to reviewing and approving subdivision applications for 1-2 family residential (no more preliminary and final applications).

Since the subdivision process is entirely administrative, our draft requires the applicant to already have all use permits or variances before submitting an application. From there, the planning commission acts as the land use authority through the following process:



I'm looking forward to your comments. Feel free to reply to comments in the documents directly. If you would like to edit the document directly (to catch my typos, delete sections, etc.), please "accept" my redlines first and then turn track changes on so I can see what you've changed.

Thank you!

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Jacob Hansen
Hansen Planning Group / Rural Community Consultants
jacob@hansenplanninggroup.com
(385) 528-6557

1/3/2024 DRAFT

Plain City Subdivision Amendment for 1-2 Family Residential

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Codification Note: this amendment is to create a new chapter in the City's current Subdivision Title.

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Purpose

The purpose of this Chapter is to comply with Utah Code §10-9a-604–604.9 and increase administrative efficiency in reviewing subdivision applications.

Scope of Applicability

This Chapter applies to all subdivision-related applications or petitions where the intended use is one- or two-family residential dwellings, including townhomes and duplexes. This Chapter does not apply to applications or petitions for other uses.

Interpretation and Conflict of Laws

Where any provision in this Subdivision Chapter conflicts with state law, state law shall prevail. Where any provision in this Subdivision Chapter conflicts with other ordinances enacted by the City, the provisions in this Subdivision Chapter shall prevail unless the City intended such conflicting ordinances not in this Chapter to amend this Chapter.

Definitions

The following words and phrases, as used in this Chapter, shall have the following meanings. Words and phrases not defined here have the meaning expressed elsewhere in this Title or, if not defined in this Title, the meaning defined in state law:

A. "Administrative land use authority" or "land use authority": an individual, board, or commission appointed or employed by a municipality to make land use decisions.
B. "Plat": An instrument subdividing property into lots as depicted on a map or other graphic representation of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13 of Utah State Code (as amended).
C. "Improvement plan": a plan to complete permanent infrastructure on the subdivision that is essential for the public health and safety or that is required for human occupation and that an applicant must install in accordance with public installation and inspection specifications for public improvements and as a condition of recording a subdivision plat.
D. "Land use application": an application required by the City and submitted by a land use applicant to obtain a land use approval; this does not mean an application to enact, amend, or repeal a land use regulation.

E. "Subdivision": Any land that is divided, subdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.
   a. Subdivision includes:
      i. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
      ii. Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.
   b. Subdivision does not include:
      i. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
      ii. A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created;
      iii. A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels or joining a lot to parcel;
      iv. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance;
      v. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority;
      vi. A parcel boundary adjustment;
      vii. A lot line adjustment;
      viii. A joining of one or more lots to a parcel;
      ix. A road, street, or highway dedication plat;
      x. A deed or easement for a road, street, or highway purpose; or
      xi. Any other division of land authorized by law.

Subdivision Land Use Authority

A. The Land Use Authority under this Chapter, except where otherwise noted, is the Planning Commission.
B. The Land Use Authority is responsible for:
    a. Rendering a land use decision on all subdivision applications and petitions under this Chapter.
    b. Reviewing all applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter.
    c. Providing feedback to applicants in the manner required by this Chapter.
    d. Scheduling and holding a pre-application meeting with potential applicants as required in this Chapter. The Planning Commission may, however, delegate this responsibility to the City's Technical Review Committee.
    e. Keeping subdivision application forms and related informational material up to date and publicly accessible and distributing such forms and materials to potential applicants.
    f. Providing notice to entities and parties as required in this Chapter.
    g. Signing application and petition approvals as required in this Chapter.
    h. Ensuring that documents are properly recorded with the County as required in this Chapter.
C. As Subdivision application decisions are administrative, not legislative, the Land Use Authority is authorized to make any land use decision described by this Chapter without City Council approval.
D. Except when operating as the Appeal Authority, the City Council shall not require the Land Use Authority to approve or deny an application under this Chapter.

Subdivision Appeal Authority

A. The Appeal Authority for City decisions relating to this Chapter, except where otherwise noted, is the City Council.
B. The Appeal Authority shall hear appeals on final decisions made by the Land Use Authority and shall hear complaints about the conduct of the Land Use Authority in administering the provisions of this Chapter.
C. A party appealing or complaining of a Land Use Authority decision under this Chapter must exhaust its remedies under this section (by appealing or complaining to the Appeal Authority) before bringing an action against the City in a court of law.
D. A party who has submitted a subdivision application or petition may appeal or complain to the Appeal Authority under this Chapter. In such an appeal or complaint, the party may appeal or complain only regarding the Land Use Authority's treatment of that party's own application; a third party may not appeal or complain of Land Use Authority decisions or conduct.

Commented [JH1]: Another option is to make the Land Use Authority for this chapter a "development review committee" that comprises members of the planning commission, city council, or anyone else in the city that has subdivision knowledge. The main benefit of the committee approach is that it is a more conservative approach as far as state compliance goes.

Utah Code §10-9a-604.1(9)(b) says that cities "may not" require planning commission approval for 1-2 family subdivision applications. But since the code uses "shall not" in plenty of other places, and since banning the commission from involvement is an absurd result in small-town government, we think this can be safely interpreted as giving cities the *option* to exclude the commission.

Some cities disagree with this interpretation. A workaround is to use a "development review committee" instead of the commission. Let us know if you prefer this (it's an easy change).

Commented [JH2]: The current city code (11-3-3) does not explicitly require the TRC to approve applications. State code gives cities an option to meet with applicants before those applicants apply for a subdivision IF the applicant requests such a meeting.

They way we drafted this, either the Planning Commission or the TRC can be in charge of these pre-application meetings. Let me know if you prefer to take a different approach.

Commented [JH3]: SB 174 does not mandate a specific appeal process. It just requires the city to have one. If you prefer the city council to not be the appeal authority here, or if you want to change other aspects of this appeal process, just let us know.

Please also let us know if you would like this or a similar appeal process to apply to the rest of the city's subdivisions as well. We didn't see any appeal process except for brief mention about appealing a decision about cul-de-sacs (11-5-19).

E. A party desiring to appeal or complain of a Land Use Authority decision shall submit to the Appeal Authority the following in writing:
   a. A brief explanation of the relief the party is seeking, the reason the party submitted its application or petition, the Land Use Authority's decision and treatment of the application or petition, and why the applicant believes the Land Use Authority misapplied the provisions of this Chapter or abused the discretion given it by this Chapter.
   b. The most recent version of the application or petition the party submitted.
   c. Any supplemental documentation or information that the Appeal Authority requests.
   d. All appeals and complaints must be emailed or mailed to the City Recorder using the Recorder's official City address and/or email account listed on the City website.

F. After receiving a complete appeal or complaint in accordance with this Section, the Appeal Authority shall deliver a decision to the applicant, in writing, no later than 30 days after the Appeal Authority receives the appeal or complaint.

Application Requirements

A. To be considered complete, a subdivision application must include at least the following elements:
   a. An approved land use application that describes how the property will be used after it is subdivided.
      i. If the intended use is permitted by right under City ordinances, the land use application must include citations to the specific ordinance(s) that the applicant believes authorizes the intended use.
      ii. If the intended use requires a conditional use permit or is otherwise conditioned on City approval, the land use application must include an *approved*, City-issued permit authorizing the intended use. Should an applicant seek a use permit concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the use permit is issued.
      iii. If the intended use is prohibited under City ordinances and requires a variance, the land use application must include an *approved*, City-issued variance authorizing the intended use. Should an applicant seek a variance concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the variance is issued.
   b. A plat. The plat must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's office. The plat must include:

Commented [JH4]: This clause should reduce the need for a few of the formatting requirements in the city's current code.

Commented [JH5]: This list is a combination of state requirements and the relevant requirements from the City's current preliminary and final applications (11-3-6 and 11-3-4).

Make sure to have your city engineer look over them and make sure nothing is missing.

i. The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's office.
ii. The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.
iii. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.
iv. The names and addresses of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.
v. The address and phone number of the land surveyor and/or engineer who prepared the plat.
vi. Sufficient data acceptable to the City Engineer to readily determine the location, bearing and length of all lines on the plat, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at intervals of two feet, five feet, or ten feet.
vii. Whether any parcel is intended to be used as a street or for any other public use.
viii. The names, numbers, widths, lengths, bearings, and curve data on centerlines for all proposed streets, alleys, and easements (if applicable). All proposed streets shall be numbered and named in accordance with the City's adopted addressing system.
ix. The location of existing streets, easements, water bodies, streams, and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, and bridges.
x. The location and width of existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights-of-way and building setback lines.
xi. Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.
xii. Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.
xiii. Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements, including detailed provisions for collecting and discharging surface water drainage.
xiv. Whether any parcel is reserved or proposed for dedication for a public purpose.

xv. The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.

xvi. As applicable, formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces.

xvii. One copy of the plat drawn on Mylar for signing and recording and five 24" x 36" printed copies for the City's use in the review process. The applicant must also provide a digital version of the plat.

xviii. Five sets of two 24" x 36" aerial maps: one map showing a close up of the proposed subdivision (with legend included) and the second map showing the area approximately 1,000 feet around the boundaries of the subdivision in all directions. The applicant must also provide a digital version of the maps.

Commented [JH6]: We lowered this number from the original 17 or so the city's code requires for preliminary applications. Our reasoning is that since the planning commission is the land use authority, the city doesn't need more than one copy per person. Additionally, the developer must submit digital copies as well that the city can always print.

Commented [JH7]: These requirements are in the current city code. However, if the City prefers to review applications digitally, we can remove these two requirements. The county can record electronic documents, and state law does not require the city to have a printed plat on hand.

c. An improvement plan, created in accordance with applicable portions of §11-3-5 and chapter 11-5 of this Title, for all public improvements proposed by the applicant or required by City ordinances.

d. Certifications, including:

i. An affidavit from the applicant certifying that the submitted information is true and accurate.

ii. The signature of each owner of record of land described on the plat, signifying their dedication and approval of the plat.

iii. Certification that the surveyor who prepared the plat:

1. Holds a license in accordance with Utah Code 58-22; and
2. Either
    a. Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or
    b. Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
3. Has placed monuments as represented on the plat.

iv. Proof of approval by the culinary water authority, the sanitary sewer authority, the local health department, the local fire department, and the local public safety answering point.

Commented [JH8]: These three are discretionary, but the state recommends them.

v. If the plat is to be part of a community association, signed and binding documents conveying to the association all common areas.

e. An electronic copy of all plans in PDF format.

f. Payment of any application-processing fees required by the City.

B. The Land Use Authority shall produce, maintain, and make available to the public a list of the specific items that comprise a complete land use application, plat, and improvement plan and a breakdown of any fees due upon submission or approval of the application.

C. The Land Use Authority may require, and the applicant shall provide, additional information beyond the requirements of this Section or those published by the Land Use Authority relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements.

Pre-application Meeting

A. A party intending to submit a subdivision application under this Chapter may request a pre-application meeting with the Land Use Authority for the purpose of reviewing any element of the party's proposed subdivision application. The proposed application need not be complete for purposes of this meeting and may—if the party desires—be limited to a concept plan.

   a. If a party requests a pre-application meeting, the Land Use Authority shall schedule the meeting within 15 business days after the request. The meeting shall be scheduled at the earliest convenient opportunity, and, at the option of the party requesting the meeting, shall occur within 45 days after scheduling.

   b. The Land Use Authority (or a member of the body that makes up the Land Use Authority) shall conduct the meeting, provide feedback on materials as requested by the party, and shall provide or have available on the municipal website the following at the time of the meeting:

      i. Copies of applicable land use regulations,

      ii. A complete list of standards required for the project, and

      iii. Relevant application checklists.

Commented [JH9]: We can make this specifically about the TRC if the city prefers them over the planning commission for this task.

Commented [JH10]: The 45-day deadline is not required by state code. But it's worth considering to keep the city accountable.

Notice to Affected Entities

A. Within 15 days after receiving a complete subdivision application under this Chapter, the Land Use Authority shall provide written notice of the proposed subdivision to the facility owner of any water conveyance facility located, entirely or partially, within 100 feet of the subdivision plat.

   a. To determine whether any water conveyance facility is located within 100 feet of a proposed subdivision, the Land Use Authority shall review information:

      i. From the facility owner under Utah Code §10-9a-211, using mapping-grade global positioning satellite units or digitized data from the most recent aerial photo available to the facility owner;

      ii. From the state engineer's inventory of canals; or

iii. From a licensed surveyor who has consulted with a representative of an existing water conveyance facility that services an area near the land the application concerns.

B. To give water conveyance facilities time to provide feedback on subdivision applications, the Land Use Authority shall not approve a subdivision application under this Chapter sooner than 20 days after the applicant submits a complete application. This waiting period does not apply to revised applications the applicant may submit during the application review process.
   a. A water conveyance facility owner's failure to provide comments to the Land Use Authority about a subdivision application does not affect or impair the Land Use Authority's authority to approve the subdivision application.

Review

A. The Land Use Authority shall review all subdivision applications under this Chapter in accordance with the requirements of this Section before approving or denying a subdivision application.
B. The review process begins when an applicant submits a complete application.
   a. The Land Use Authority shall not review an incomplete subdivision application, except to determine whether the application is complete.
   b. If the Land Use Authority determines that an application is not complete, it shall notify the applicant of the incompleteness, highlighting any insufficiencies and explaining that the application will not be reviewed until completed.
C. After the applicant submits a complete application, the Land Use Authority shall review and provide feedback to the applicant in up to four "review cycles."
   a. A review cycle consists of the following phases:
      i. Phase #1: The applicant submits a complete application (or, if after the first cycle, submits a revised version of the complete application).
      ii. Phase #2: The Land Use Authority reviews the application in detail and assesses whether the application conforms to local ordinances.
      iii. Phase #3: The Land Use Authority responds to the applicant, citing any missing requirements or areas of noncompliance and providing a detailed list of necessary revisions to the applicant, within 15 days after the applicant submitted the complete application. For any required modification or addition to the application or request for more information, the Land Use Authority shall be specific and include citations to ordinances, standards, or specifications that require the modification and shall provide the applicant with an index of all requested modifications or additions.
      iv. Phase #4: The applicant revises the application, addressing each comment or requirement the Land Use Authority made. The applicant must submit

both revised plans and a written explanation in response to the municipality's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. This written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances and an index of requested revisions or additions for each required correction. If the applicant fails to respond to a comment made by the Land Use Authority in its review, the review cycle is not complete and will remain open until the applicant addresses all comments.

D. The Land Use Authority shall not (nor shall any other representative of the municipality) require more than four review cycles for a subdivision application under this Chapter. If no further revisions are needed, the Land Use Authority may end the review period early and approve or deny the application.
   a. If the applicant makes a material change to the application not requested by the municipality at any point in the review process, the review process may, at the option of the Land Use Authority, restart from the beginning of the first review cycle but only with respect to the portion of the application that the material change substantively effects.
   b. If an applicant does not submit a revised application (beginning Phase #1 of the next review cycle) within 20 business days after the municipality requires a modification or correction (in Phase #3 of the past review cycle), the municipality shall have an additional 20 business days to review and respond to the application (completing Phases #2 and #3 of the next review cycle).
   c. This provision notwithstanding, any subdivision application affecting property within identified geological hazard areas is exempt from review cycle restrictions and requirements.

E. After the fourth or final review cycle is complete, the Land Use Authority shall approve or deny the application within 20 days.
   a. If the Land Use Authority has not approved or denied the application within 20 days after the fourth or final review, the applicant may request a final decision. After such a request, the municipality shall, within 10 days:
      i. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code §10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
      ii. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the designated Appeal Authority.

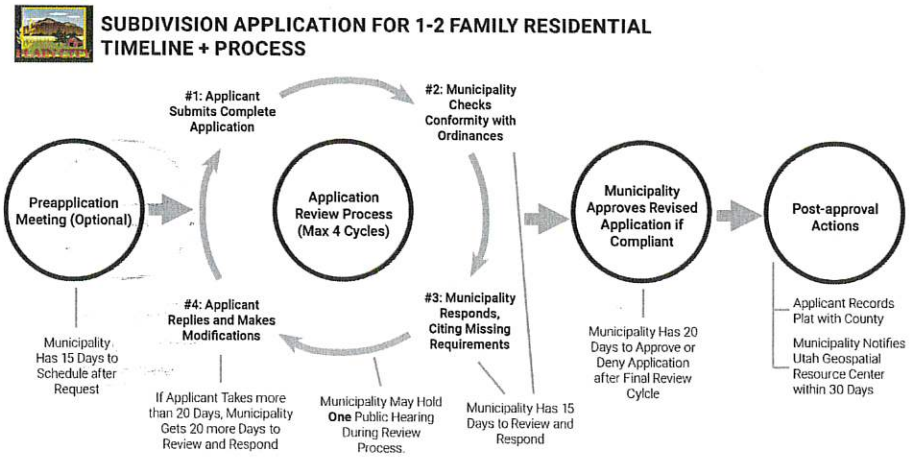
F. After the Land Use Authority provides comments in the fourth or final review cycle, the municipality shall not require further modifications or corrections unless those modifications or corrections are needed to protect public health and safety or to enforce

state or federal law or unless the review cycle reset due to the applicant making a material change that the Land Use Authority did not request.

a. With the exception of modifications or corrections that are needed to protect public health and safety, that are needed to enforce state or federal law, or that arise from the review cycle bring reset, the municipality waives noncompliant subdivision-related requirements that the Land Use Authority does not identify during the review process.
b. The applicant shall make reasonable changes, unless prohibited otherwise by a contract or deed, to the subdivision application to accommodate the water conveyance facility to the extent required by Utah Code §73-1-15.5.

G. The municipality may conduct one (but no more than one) public hearing for the purpose of asking questions of the applicant and receiving commentary on the technical aspects of the application from affected entities, interested parties, and the public. If the municipality elects to hold this public hearing, the hearing must occur before the end of the Land Use Authority's review period in the fourth or final review cycle. Scheduling issues shall not extend the review and approval deadlines in this Chapter.

H. Other chapters of this Title notwithstanding, the Land Use Authority shall approve or deny a subdivision application under this Chapter after reviewing a complete subdivision application as described in this Section. This singular application and review process includes the combined elements of traditional "preliminary" and "final" applications, as those terms are used in Utah Code §10-9a-604.2.



Approval

A. The Land Use Authority shall approve any complete subdivision application made under this Chapter that complies with applicable municipal ordinances.

B. The Land Use Authority shall issue all approvals in writing and shall certify the approved plat, either by signing the plat directly or by attaching a signed certification to the plat.

Post-approval Actions

A. The applicant shall record the approved subdivision plat with the County Recorder's Office within 30 days after the municipality approves the subdivision application.
B. The Land Use Authority shall submit to the Utah Geospatial Resource Center (so the subdivision can be included in the 911 database), within 30 days after approving a subdivision application, either:
    a. An electronic copy of the approved plat; or
    b. Preliminary geospatial data that depict any new streets and situs addresses proposed for construction within the bounds of the approved plat.
C. The Land Use Authority shall, if requested by the Utah Geospatial Resource Center:
    a. Coordinate with the Utah Geospatial Resource Center to validate the information the municipality submitted about the final plat; and
    b. Assist the Utah Geospatial Resource Center in creating electronic files that contain the information described in the final plat for inclusion in the unified statewide 911 emergency service database.

WEBER-BOX ELDER™
CONSERVATION DISTRICT

December 28, 2023

Plain City Planning
Re: Beutler Subdivision

To Whom It May Concern:

We have reviewed the plans for Beutler Subdivision (24-025-0001) this property is currently part of the water district with an appropriate allocation of secondary water. We will serve this property after they have subdivided and paid all fees.

Please contact me with any questions or concerns.
Sincerely,

Brooke Harris

Brooke Harris
Assessment Clerk
Pineview Water Systems
801-622-4355

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474 Fax (801) 621-0475

January 4, 2024

Plain City Planning
2200 North 4100 West
Plain City Ut, 84404

To Whom it May Concern:

RE: **WILL SERVE LETTER** – Beutler Subdivision

Bona Vista Water Improvement District does have culinary water available for the above project located at approximately 4314 West 2200 North consisting of 1 lots.

Bona Vista water supplies culinary drinking water for domestic use only. Applicable connection fees are required. Proof of a secondary water source must be provided. Prior to occupancy, a residential application must be filled out and submitted to the District.

The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and set the water meter. All materials and workmanship must be in accordance with the District's specifications which are available online at www.bonavistawater.com or in the office.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors
Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickemore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management
Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Office Manager

WASATCH CIVIL
Consulting Engineering

Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E.
Wasatch Civil Consulting Engineering

Date: January 2, 2024

Subject: **The Grove at JDC Ranch Subdivision – Final Plan Review**

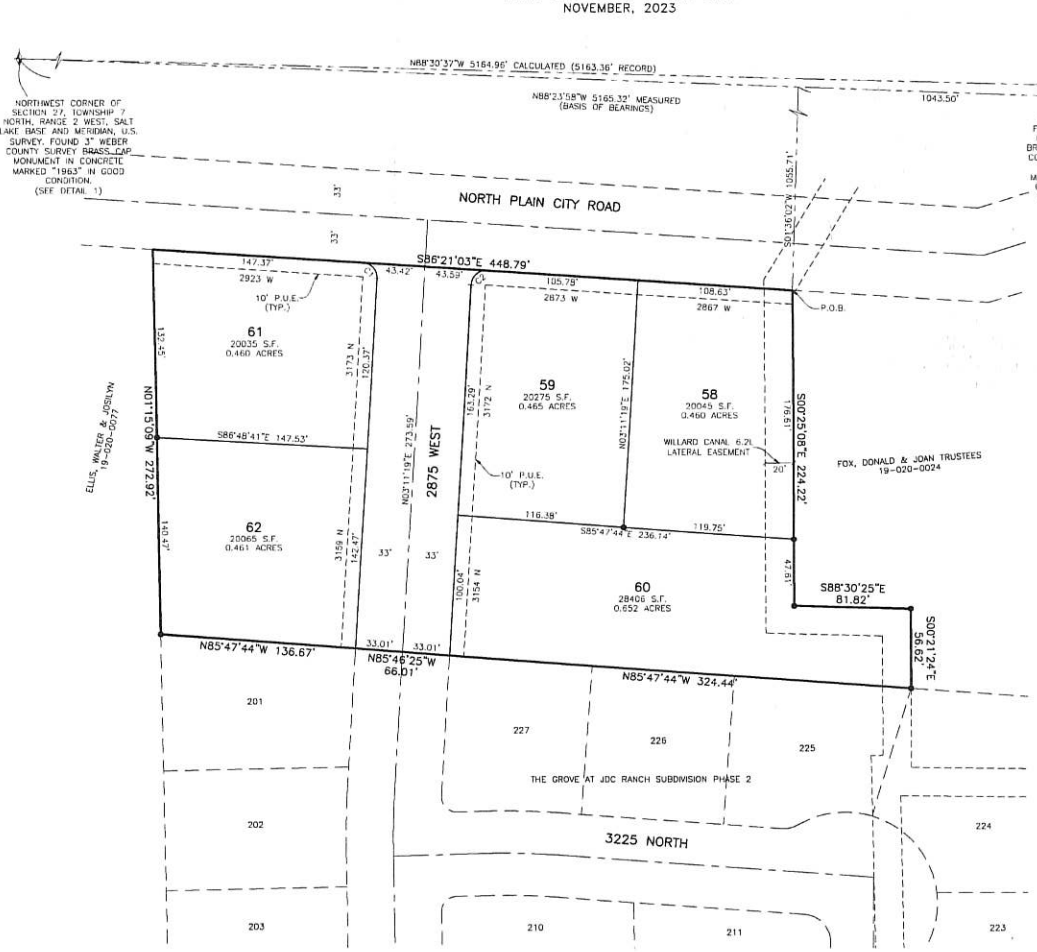
We have reviewed the revised final plan for The Grove at JDC Ranch Subdivision (formerly Weber Vista Subdivision). It appears that our previous review comments have been adequately addressed. Once any concerns put forth by the Planning Commission have be adequately addressed, we recommend final approval of The Grove and JDC Ranch Subdivision. If you have any questions or require additional information, feel free to call.

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

SHEET 1 OF 1

THE GROVE AT JDC RANCH SUBDIVISION PHASE 3

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLAIN CITY, WEBER COUNTY, UTAH
NOVEMBER, 2023





VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND WITNESS CORNER BRASS CAP MONUMENT TO THE NORTHEAST CORNER OF SECTION 27 AND A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N88°23'58"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1043.50 FEET NORTH 88°23'58" WEST AND 1055.71 FEET SOUTH 01°36'02" WEST FROM A FOUND WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00°25'08" EAST 224.22 FEET; THENCE SOUTH 88°30'25" EAST 81.82 FEET; THENCE SOUTH 00°21'24" EAST 56.62 FEET TO THE NORTH LINE OF THE GROVE AT JDC RANCH SUBDIVISION PHASE 2; THENCE ALONG SAID NORTH LINE THE FOLLWOING THREE (3) COURSES: (1) NORTH 85°47'44" WEST 324.44 FEET; (2) NORTH 85°46'25" WEST 66.01 FEET; AND (3) NORTH 85°47'44" WEST 136.67 FEET; THENCE NORTH 01°15'09" WEST 272.92 FEET; THENCE SOUTH 86°21'03" EAST 448.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 126,930 SQUARE FEET OR 2.914 ACRES.

LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE

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



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	10.50'	16.41'	14.79'	10.42'	N41°34'51"W	89°32'21"
C2	10.50'	16.58'	14.91'	10.58'	N48°25'08"E	90°27'37"

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A 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 THE GROVE AT JDC RANCH SUBDIVISION PHASE 3 IN PLAIN CITY, WEBER 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 WEBER 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 PLAIN CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT THE GROVE AT JDC RANCH SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

DSM LAND LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

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

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DEVELOPER:

STEWARD DEVELOPMENT
SKY HAZELHURST
1708 EAST 5550 SOUTH
SOUTH OGDEN, UT. 74405
(801) 837-2020

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 9-19-2023
Name: THE GROVE AT JDC RANCH SUBD. PHASE 3
Number: 1301-043
Revision:
Scale: 1"=50'
Checked:

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY.

SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST: _____
CITY RECORDER

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF THE GROVE AT JDC RANCH SUBDIVISION PHASE 3 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

Weber County Recorder

Entry No.____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At ____ In Book ____
Of The Official Records, Page ____
Recorded For:

Weber County Recorder

_____ Deputy

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

Project Narrative/Notes/Revisions

1. 08/29/2023 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 09/20/2023 NF – REVISED LOT NUMBERS.
3. 10/11/2023 NF – REVISED GRADES & UTILITIES PER PHASE 1 & 2.

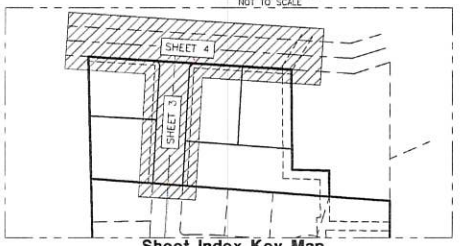
THE GROVE at JDC RANCH SUBDIVISION

Improvement Plan - Phase 3

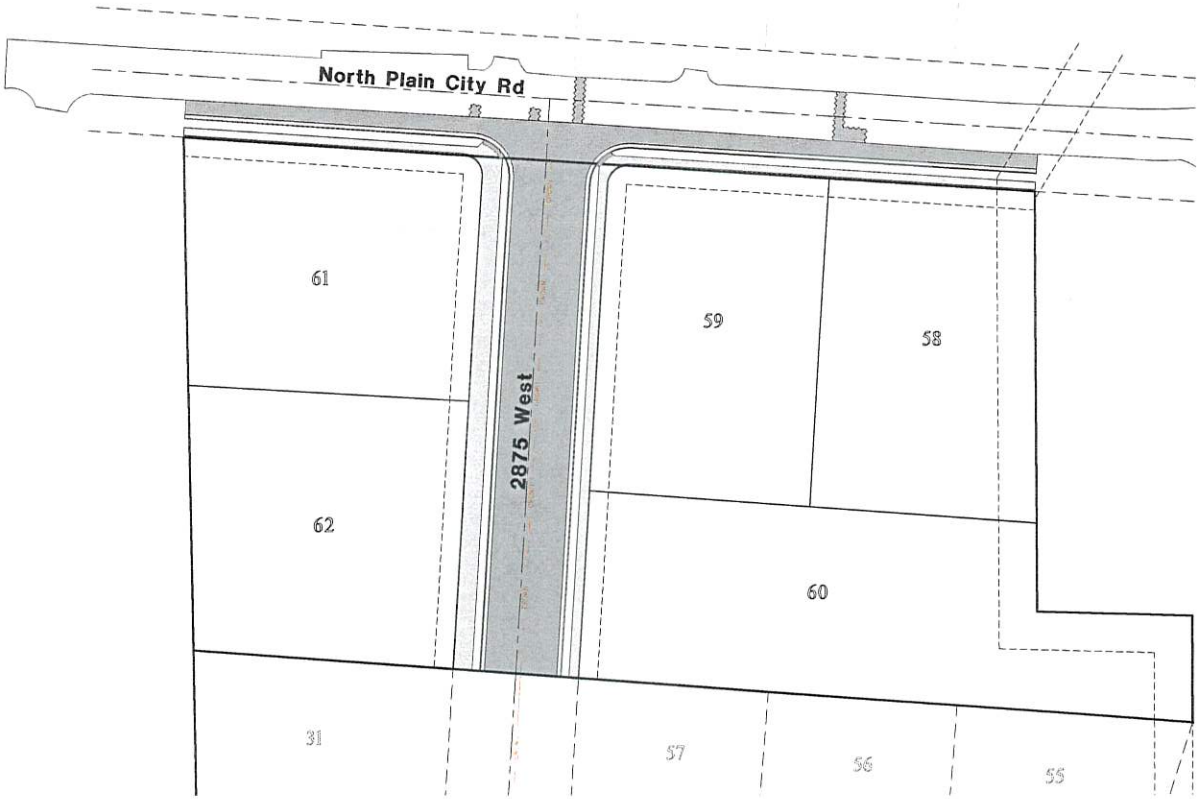
WEBER COUNTY, UTAH
AUGUST, 2023

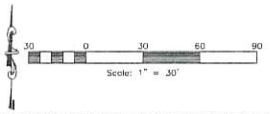


Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE





Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - 2875 West 0+00.00 - 4+00.00
Sheet 4 - North Plan City Rd 5+00.00 - 9+69.00
Sheet 5 - Grading Plan
Sheet 6 - Utility Plan
Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
Sheet 8 - Storm Water Pollution Prevention Plan Details

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

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

Landscape Architect:
Nathan Peterson
Reeve & Associates, Inc.
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Riverdale, Utah, 84405
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Developer Contact:
Nilson Homes
5617 South 1475 East
Ogden, UT 84405
Steve Anderson
PH: (801) 430-3996

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

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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.

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

Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • GEOLOGIC ASSESSORS

REVISIONS

DATE	DESCRIPTION
2023.09.20	NF Lot Numbers
2023.10.11	NF Grade & Util. Per Phase 1&2

The Grove at JDC Ranch Subdivision
Phase 3
WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
12/05/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: AUGUST, 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

1
8 Total Sheets

General Notes:

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

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO CONNECTING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED, PRIOR TO COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET L/D FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. 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; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 3% 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 MATERIALS 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.

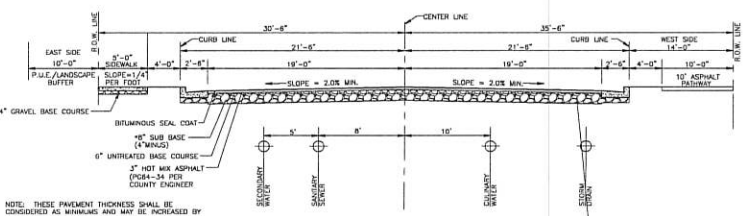
EXPOSED SLOPES:

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

Legend

W/B	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER
	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER
W LAT	= PROPOSED WATER LATERAL		= PROPOSED REDUCER
	= PROPOSED SEWER LATERAL		= EXISTING REDUCER
W/B	= PROPOSED CULINARY WATER LINE		= PROPOSED CATCH BASIN
EX W	= EXISTING CULINARY WATER LINE		= EXISTING CATCH BASIN
SW/8	= PROPOSED SECONDARY WATER LINE		= PLUG W/ 2" BLOW-OFF
EX.SW	= EXISTING SECONDARY WATER LINE		= STREET LIGHT
SS/8	= PROPOSED SANITARY SEWER LINE		= SIGN
EX.SS	= EXISTING SANITARY SEWER LINE		= POWER POLE
SD/15	= PROPOSED STORM DRAIN LINE	BFE	= BASEMENT FLOOR ELEVATION
EX.SD	= EXISTING STORM DRAIN LINE	BLDG	= BUILDING
	= PROPOSED LAND DRAIN LINE	BOS	= BOTTOM OF STAIRS
EX LD	= EXISTING LAND DRAIN LINE	BOW	= BOTTOM OF WALL
IRR/10	= PROPOSED IRRIGATION LINE	BP	= BEGINNING POINT
EX.IRR	= EXISTING IRRIGATION LINE	C&G	= CURB & GUTTER
X X X	= EXISTING FENCE LINE	CB	= CATCH BASIN
	= PROPOSED FENCE LINE	CF	= CUBIC FEET
	= DRAINAGE SWALE	CFS	= CUBIC FEET PER SECOND
OHP	= OVERHEAD POWER LINE	EP	= EDGE OF PAVEMENT
	= 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	GFE	= GARAGE FLOOR ELEVATION
	= PLUG & BLOCK	INV	= INVERT
	= AIR VAC ASSEMBLY	LF	= LINEAR FEET
	= DUAL SECONDARY METER	NG	= NATURAL GRADE
		OHP	= OVERHEAD POWER
		PC	= POINT OF CURVATURE
		PP	= POWER/UTILITY POLE
		PRC	= POINT OF RETURN CURVATURE
		PT	= POINT OF TANGENCY
		PUE	= PUBLIC UTILITY EASEMENT
		RCP	= REINFORCED CONCRETE PIPE
		RIM	= RIM OF MANHOLE
		ROW	= RIGHT-OF-WAY
		SD	= STORM DRAIN
		SL	= STREET LIGHT
		SS	= SANITARY SEWER
		TBC	= TOP BACK OF CURB
		TOA	= TOP OF ASPHALT
		TOC	= TOP OF CONCRETE
		TOFF	= TOP OF FINISHED FLOOR
		TOS	= TOP OF STAIRS
		TOW	= TOP OF WALL
		TSW	= TOP OF SIDEWALK
		UGP	= UNDERGROUND POWER
		W	= CULINARY WATER
		WM	= WATER METER
			= EXISTING ASPHALT PAVEMENT
			= PROPOSED ASPHALT PAVEMENT
			= PROPOSED CONCRETE
			= PROPOSED GRAVEL
		4800	= EXISTING CONTOUR GRADE
		4800	= PROPOSED CONTOUR GRADE
			= PROPOSED RETAINING WALL

NOTE:
- BASEMENTS ARE NOT TO BE CONSTRUCTED
- MINIMUM FLOOR ELEVATION CAN NOT BE MORE THAN 12" BELOW CURB ELEVATION



NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

Street 'A'
Street Section (66' R.O.W.)

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 WWW.REEVE-ASSOC.COM
LAND PLANNING * CIVIL ENGINEERING
TRAFFIC ENGINEERING * STRUCTURAL ENGINEERING * LANDSCAPE ARCHITECTURE

REVISIONS
DATE DESCRIPTION
2022.09.28 Per Lot Number Changes
2023.10.11 1st Cycle & Utl. Per Prints 1&2

The Grove at JDC Ranch Subdivision Phase 3
WEBER COUNTY, UTAH

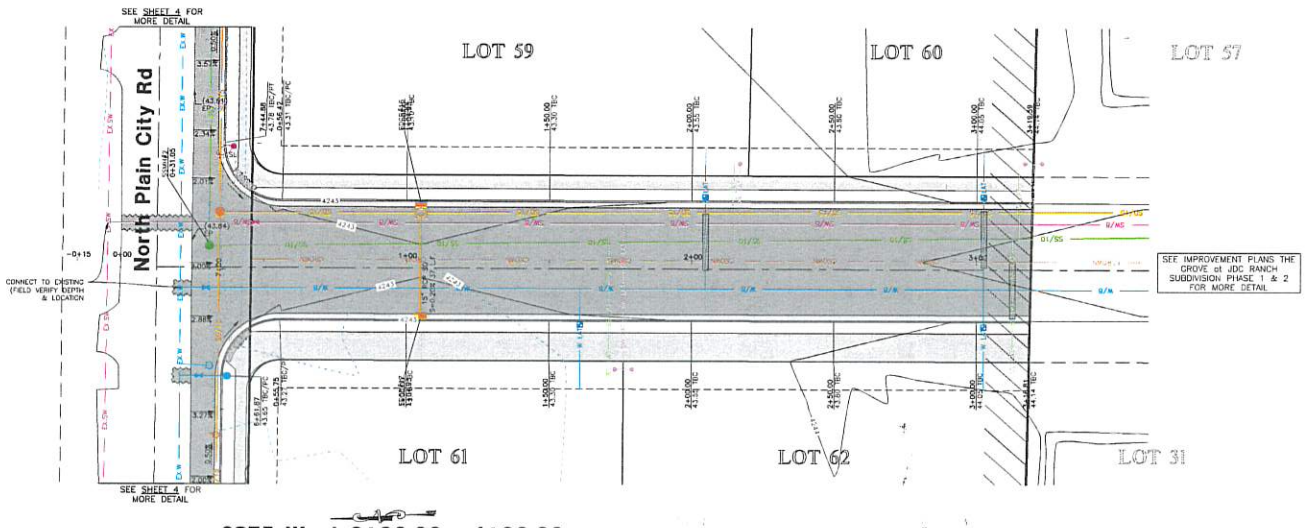
Notes/Legend/ Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
375328
12/05/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. DICKLIN
Begin Date: AUGUST 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

2
8 Total Sheets

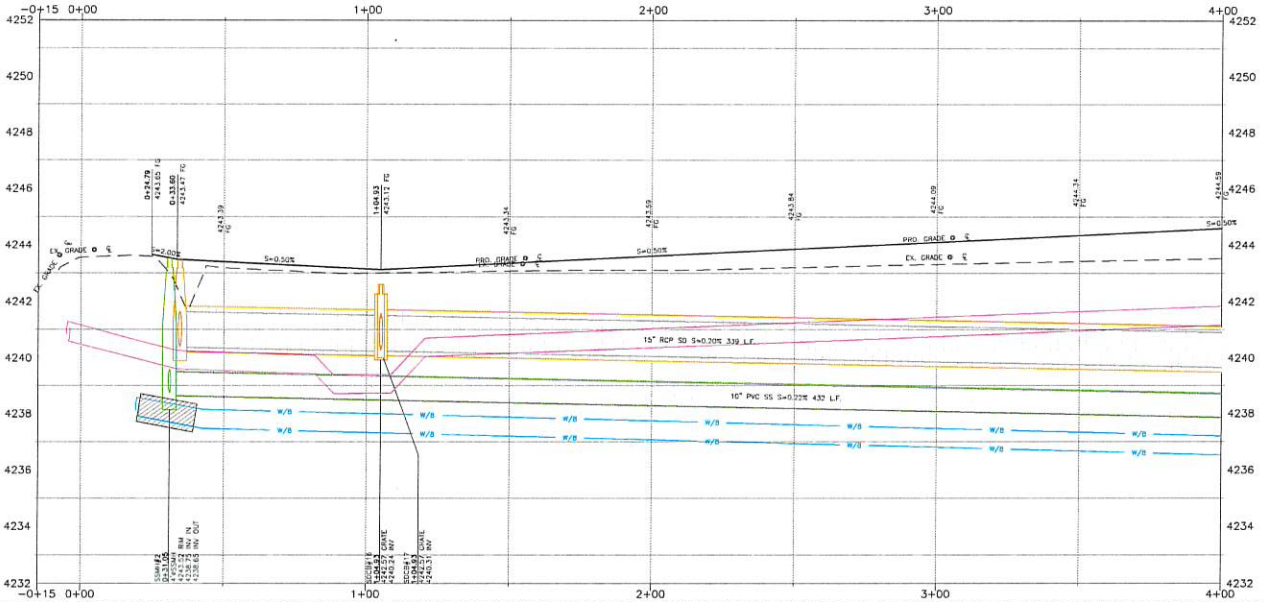
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2875 West 0+00.00 - 4+00.00

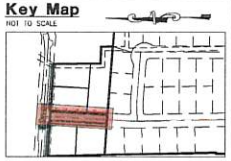
20 0 20 40 80

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



Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" DIP W/POLY WRAP WATER LINE
W LAT – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER
SS/10 – 10" PVC SDR-35 SEWER LINE
SS/12 – 12" PVC SDR-35 SEWER LINE
SS LAT – 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN
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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
801.621.3100 FAX 801.621.8062
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION
2023.09.20 1st Submittal
2023.10.11 1st Grove & JDC Ph 2 Submittal

The Grove at JDC Ranch Subdivision Phase 3
WEBER COUNTY, UTAH

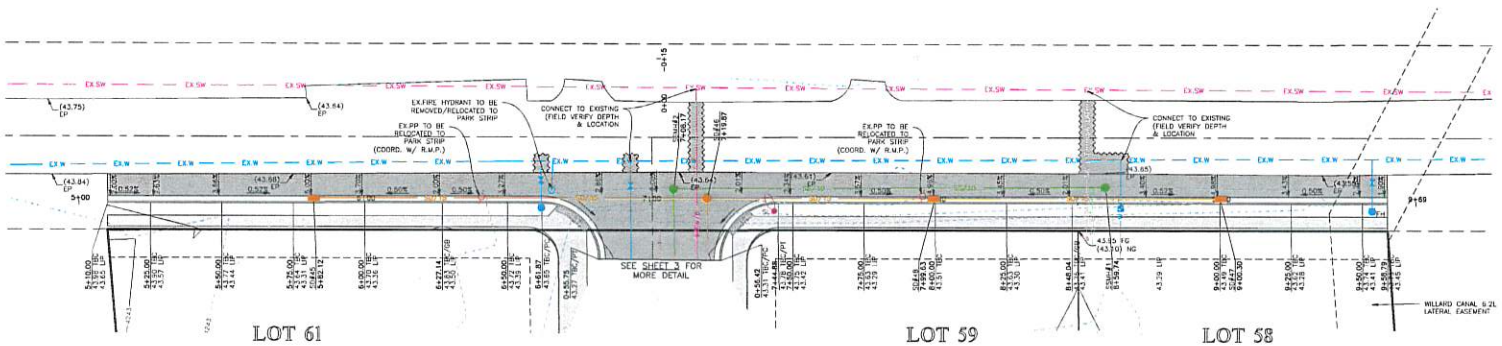
2875 West 0+00.00 - 4+00.00

REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
12/05/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: AUGUST 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

3
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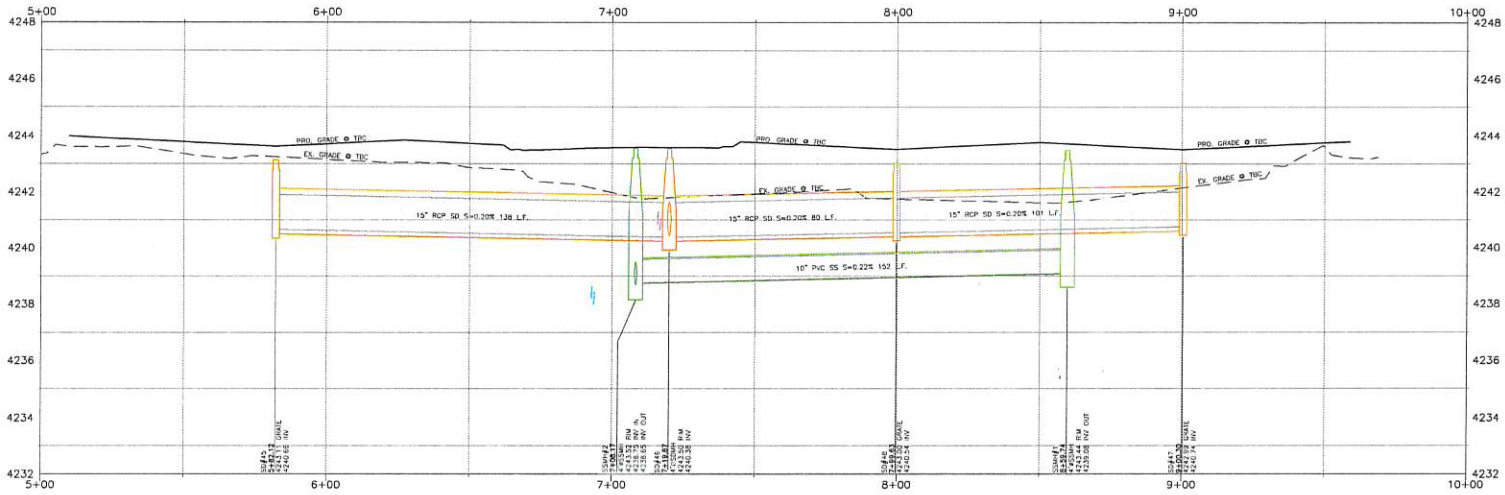
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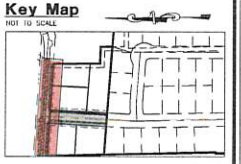
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2. CONTRACTOR TO VERIFY 2% MINIMUM-5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.
3. SLOPE SHALL FLOW TOWARDS CURB & GUTTER UNLESS SPECIFIED DIFFERENT ON PLAN.
4. ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH CITY.

North Plain City Rd
5+00.00 - 9+69.00

20 0 20 40 60
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Key Map
NOT TO SCALE



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REVISIONS
DATE	DESCRIPTION
2023.10.11	1st Submittal
2023.10.31	1st Comm. & Util. Rev. Phase 3

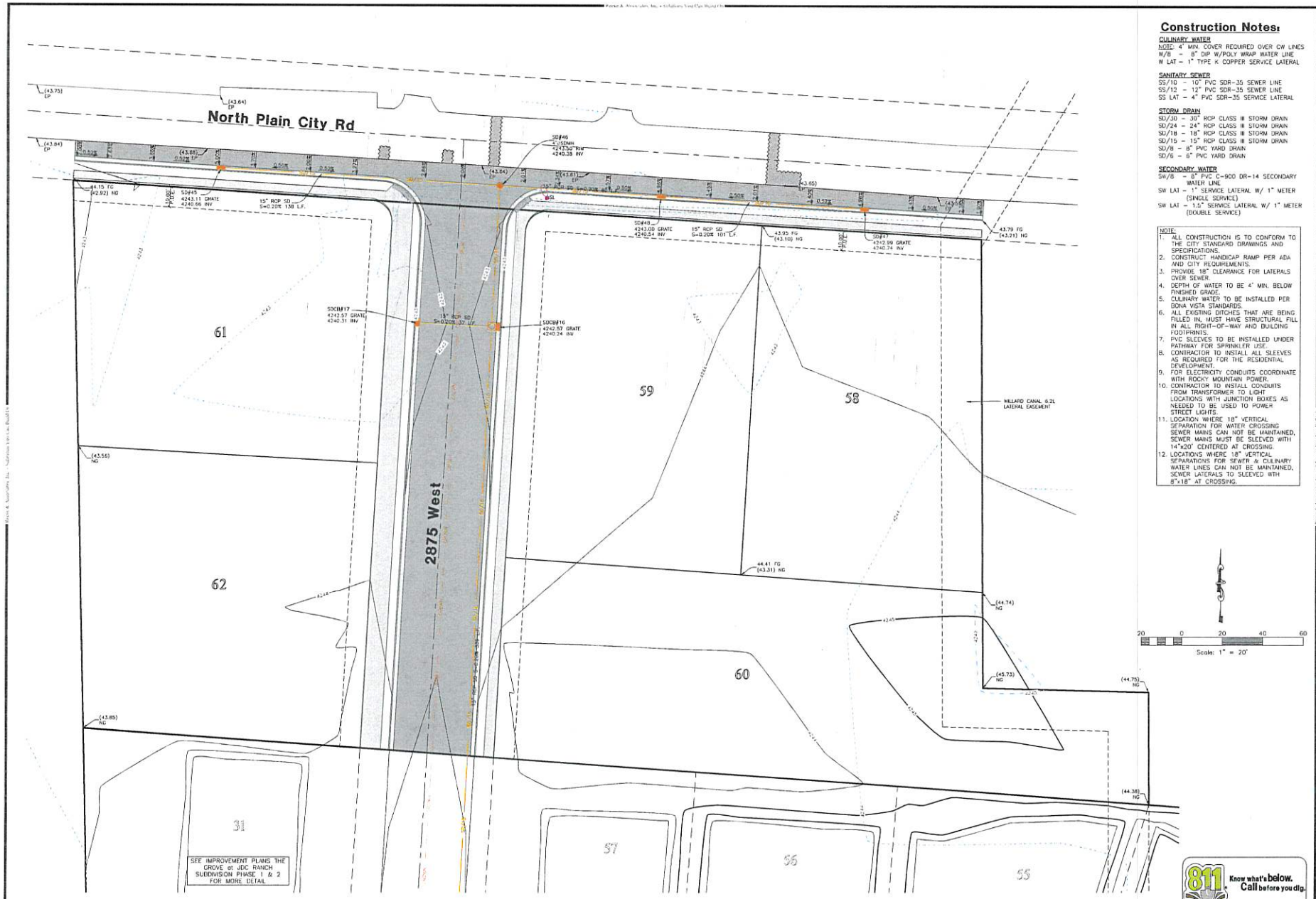
The Grove at JDC Ranch Subdivision
Phase 3
WEBER COUNTY, UTAH

North Plain City Rd
5+00.00 - 9+69.00



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: AUGUST 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

4
8 Total Sheets



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

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LAND DEVELOPMENT • CIVIL ENGINEERING • LAND SURVEYING
TRAFFIC ENGINEERING • SURVEYING • PROJECT MANAGEMENT

REVISIONS
DATE | DESCRIPTION
2023.09.07 | Lot Numbers
2023.10.11 | Mt. Grove & Mt. Fir - Phase 3

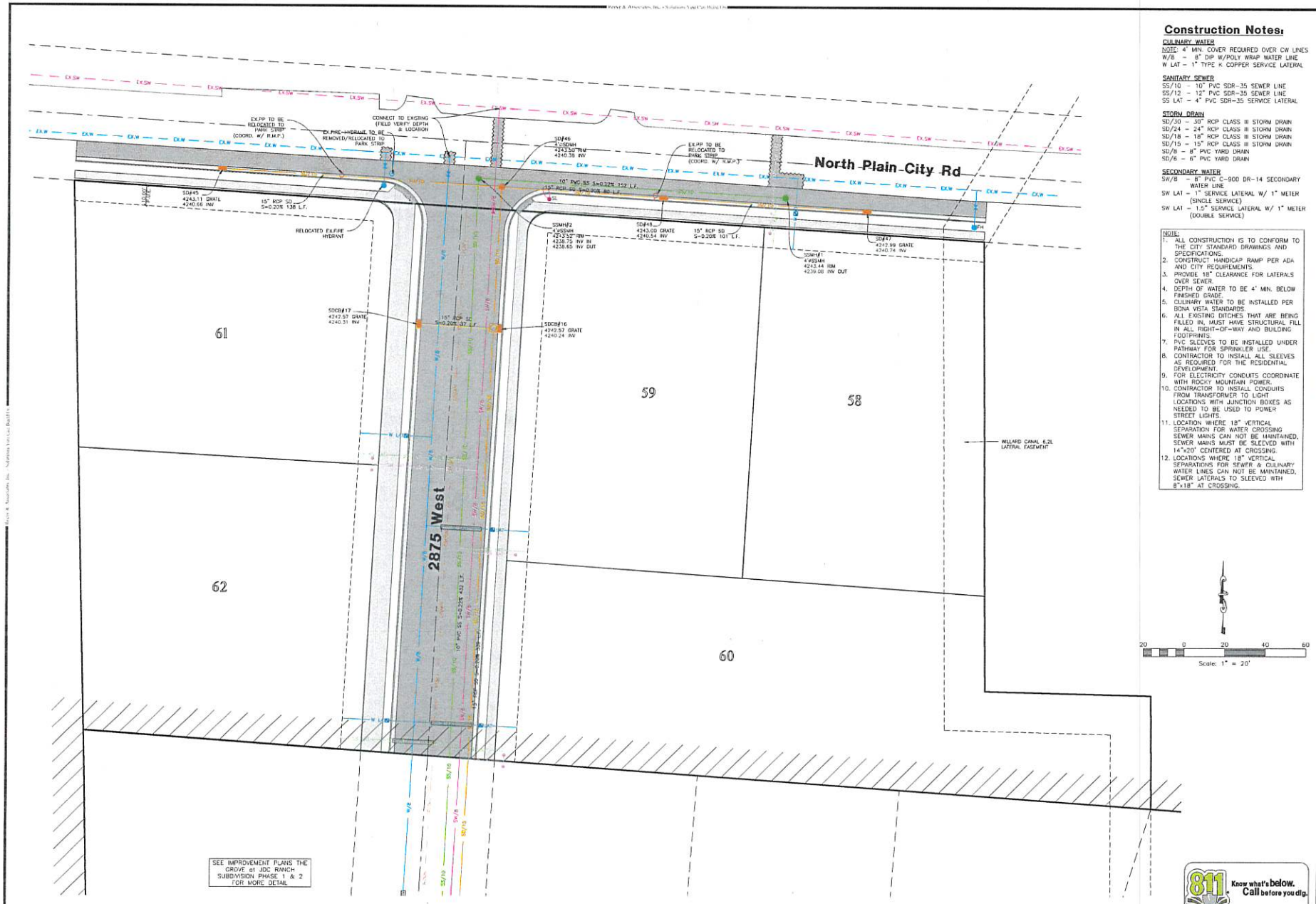
The Grove at JDC Ranch Subdivision Phase 3
WEBER COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
STATE OF UTAH
12/05/2023

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: AUGUST, 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

5
8 Total Sheets



Construction Notes:

CULINARY WATER
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" DIP W/POLY WRAP WATER LINE
W LAT – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER
SS/10 – 10" PVC SDR-35 SEWER LINE
SS/12 – 12" PVC SDR-35 SEWER LINE
SS LAT – 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN
SD/30 – 30" RCP CLASS III STORM DRAIN
SD/24 – 24" RCP CLASS III STORM DRAIN
SD/18 – 18" RCP CLASS III STORM DRAIN
SD/15 – 15" RCP CLASS III STORM DRAIN
SD/8 – 8" PVC YARD DRAIN
SD/6 – 6" PVC YARD DRAIN

SECONDARY WATER
SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT – 1" SERVICE LATERAL W/ 1" METER (SINGLE SERVICE)
SW LAT – 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

NOTE:
1. ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
2. CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
3. PROVIDE 18" CLEARANCE FOR LATERALS OVER SEWER.
4. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
5. CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.
6. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
7. PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
8. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
9. FOR ELECTRICITY CONDUITS COORDINATE WITH ROCKY MOUNTAIN POWER.
10. CONTRACTOR TO INSTALL CONDUITS FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER STREET LIGHTS.
11. LOCATION WHERE 18" VERTICAL SEPARATION FOR WATER CROSSING SEWER MAINS CAN NOT BE MAINTAINED, SEWER MAINS MUST BE SLEEVED WITH 14"x20' CENTERED AT CROSSING.
12. LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO SLEEVED WITH 8"x18" AT CROSSING.

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

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION
2023.09.28 Per Lot Numbers
2024.10.11 Per Street & Lot Numbers, Per Phase 3 Plat

The Grove at JDC Ranch Subdivision Phase 3
WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375338
J. NATE REEVE
12/05/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: AUGUST 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

6
8 Total Sheets

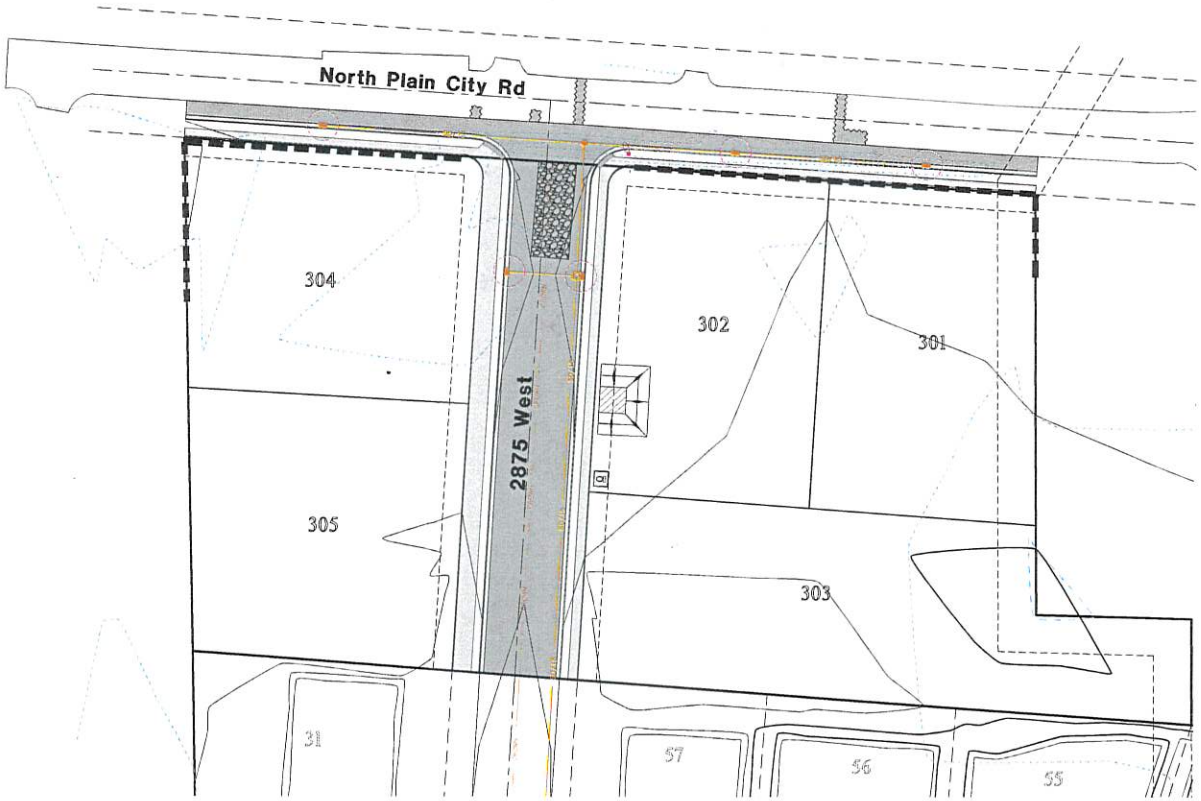
THE GROVE at JDC RANCH SUBDIVISION

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
AUGUST, 2023



Vicinity Map
NOT TO SCALE



SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

SWPPP NOTES:
1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
2. STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....WEBER COUNTY, (UT)
- PROJECT BEGINNING DATE.....SEPTEMBER 2023
- BMP'S DEPLOYMENT DATE.....SEPTEMBER 2023
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....STEVE ANDERSON (801) 430-3996
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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5160 South 1500 West • Riverdale, Utah 84405
Tel. (801) 621-3100 • www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER RIGHTS • STORMWATER • PROJECT MANAGEMENT

REVISIONS

DATE	DESCRIPTION
2023.09.28	RE: Lot Numbers
2023.10.11	RE: Block & Lot Per Phase 1&2

The Grove at JDC Ranch Subdivision Phase 3
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
375308
J. NATE REEVE
12/05/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: AUGUST 2023
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 3
Number: 1301-040

7
8 Total Sheets

Notes:

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

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

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

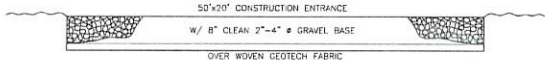
4. Construction Vehicles and Equipment:
   a. Maintenance
      - Maintain all construction equipment to prevent oil or other fluid leaks.
      - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
      - Regularly inspect on-site vehicles and equipment for leaks, and repair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

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

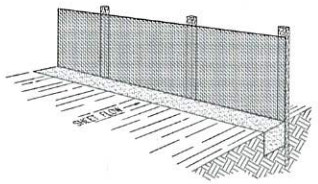
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

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

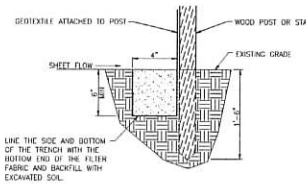
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part II.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part II.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View
Figure 2



Section

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

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

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

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined 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.

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

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

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

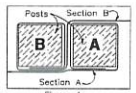
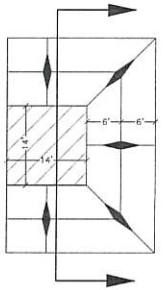
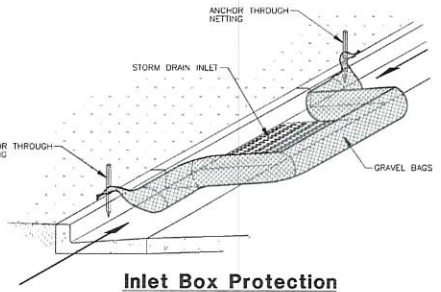


Figure 1:
Top View of
Roll-to-Roll Connection

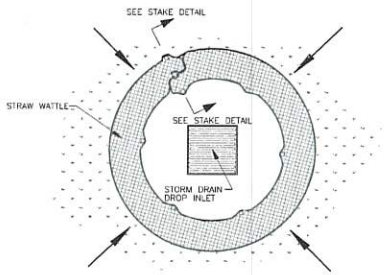
Silt Fence Detail
SCALE: NONE



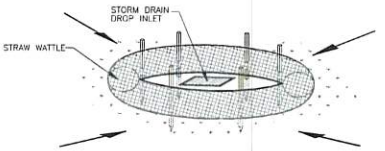
Concrete Washout Area w/ 10 mil Plastic Liner
SCALE: NONE



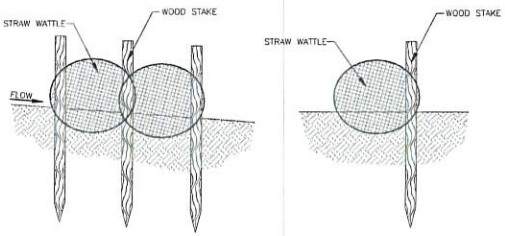
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS

DATE	DESCRIPTION
2023.09.26	Mf. Lot Numbers
2023.10.13	Mf. Block & Plat Phase 3

The Grove at JDC Ranch Subdivision
Phase 3
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
175528
12/05/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
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