



Planning Commission Staff Report

Peakview Plaza PUD Subdivision 1st Amendment May 2nd, 2024

BASIC INFORMATION

Application Number:	SBD 24.02
Applicant:	David Laloli, ALS Development
Owner:	Peakview P.O.A., ALS Development
Acreage:	Approximately 1 – 1.5 acres being adjusted
Lots:	1 lot and 1 Parcel
Location:	Approximately 400 West and 2650 North
Current Zoning District:	C-2

PROPOSAL AND BACKGROUND

This is for a proposal relating to property in the Peak View PUD subdivision. The applicant is proposing to make a minor amendment to a previously approved subdivision plat. There are existing lots on the plat, which are not being affected. As one item of clarification, Staff has included two versions of the plat, as we are not yet sure, which version of the plat should be recorded(after further adjustments).

PLANNING COMMISSION REVIEW AND RECOMMENDATION

This proposed change to a subdivision is being processed as a subdivision amendment under 10-9a-608 of state code, and 17.16.020 of City Code. Since this proposed amendment is adjusting property that is more than a lot--- but also common area, this is considered a subdivision amendment, and not just a lot line adjustment. The Municipal Utility Easement amendment aspect of the plat, is under the jurisdiction of and will be reviewed by the City Council, under 10-9a-609.5 of State Code. The legislative body of each municipality (which in Pleasant View's case, is the City Council, of course) is specified in Utah State Code as the approval authority for Municipal Utility Easements. More detail will be provided later on that topic.

APPLICABLE CITY ORDINANCE

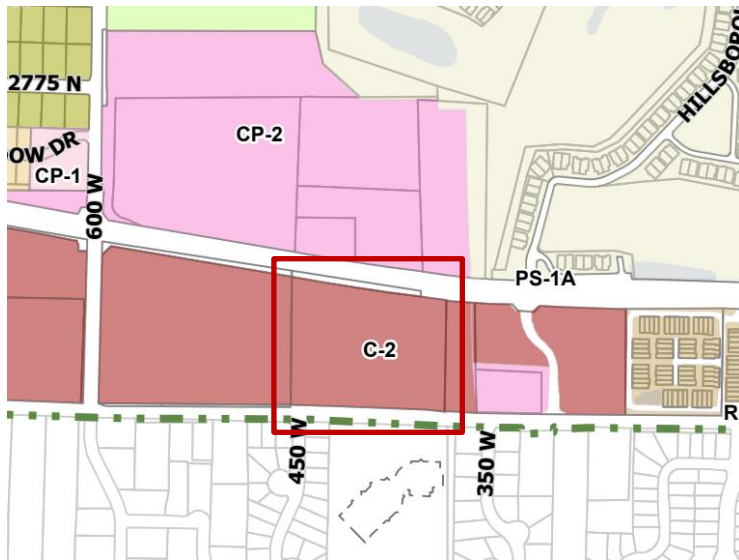
17.16 - VACATING OR CHANGING A SUBDIVISION PLAT

17.16.010 Changes to Recorded Plats: Any proposed change shall be approved by the city, and except as otherwise found herein, such changes shall require the recording of a new plat.

1. For changes involving the vacating or alteration of a street or alley, the City Council shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended.
2. For all other changes, the Planning Commission shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended and as found herein. (Ord.2008-5, dated 4/8/08)

ZONING CODE REQUIREMENTS

The zone for this property is C-2 (as shown below):



Staff recommends that if the Planning Commission approves the subdivision amendment, that they approve all aspects of the plat, except for the adjustment/amendment of the Municipal Utility easement, and provide a condition of approval that the plat go to be considered by City Council, for approval regarding amendment the Municipal Utility Easement, and that aspect of the plat alone. Again, state law specifies that the Legislative Body (in our case, the City Council) be the approval authority with regards to vacating a Municipal Utility Easement.

Alternatively, the applicant may leave the Municipal Utility Easement in place, without needing to go to City Council to have that M.U.E. adjusted, but that would likely complicate issues related to the building permit, etc. Additionally there are outstanding issues related to the detention pond on the Common Area parcel to the north. Staff recommends that further adjustments to the property line be permitted to be made, if necessary to accommodate the needed capacity of the detention basin, prior to recording, and so long as it does not cause the site plan to violate any applicable ordinances.

The plat needs to be adjusted to include only the area that is being affected. Staff recommends that the applicant work with Staff to determine what that area is. We anticipate that it will be

only Lot 7 and the Common Area, but would like to work this out with the applicant, and the Weber County Records Office, since there is a state law requirement on this topic, and multiple versions of the plat.

On a related note, on the plat, the area that has been labeled as a street, is technically common area, that is privately held. This will affect some issues in the review of the associated site plan. This issue will be discussed further at that time.

The existing plat has a legally approved status so only those portions of the plat that are being affected are under consideration in this review, which is essentially only the moving of a property line, since the Municipal Utility Easement adjustment will be addressed at City Council.

Additionally, the applicant needs to continue to work with the Weber County Surveyor's office, until the plat is recorded. Staff recommends that the Planning Commission approve the plat subject to any changes required by the Weber County Surveyor's office.

Finally, if not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** all aspects of the subdivision amendment plat, except the portion involving a Municipal Utility Easement. The amendment of the M.U.E is subject to the review and approval of City Council. For the remainder of the plat Staff recommends approval subject to the following recommended conditions:

- The Planning Commission should make clear that the Planning Commission, if recommending approval of the plat, is reserving approval of the Municipal Utility Easement (M.U.E.) amendment for the City Council.
- Staff recommends that further adjustments to the property line be permitted to be made, if necessary to accommodate the needed capacity of the detention basin, prior to recording, and so long as it does not cause the site plan to violate any applicable ordinances.
- The plat needs to be adjusted to include only the area that is being affected. Staff recommends that the applicant work with Staff and Weber County to determine what that area is.
- Additionally, the applicant needs to continue to work with the Weber County Surveyor's office, regarding any adjustments to the plat that are needed, until the plat is recorded. Approval of the plat is subject to any changes required by the Weber County Surveyor's office.

- The applicant should include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law.
- Conditions of the Engineer's review memo or comments. Any additional comments provided by the City Engineer to the plat may be addressed prior to recording.
- Any other adjustments necessary to record the plat.

Public Comment

There have been no comments.

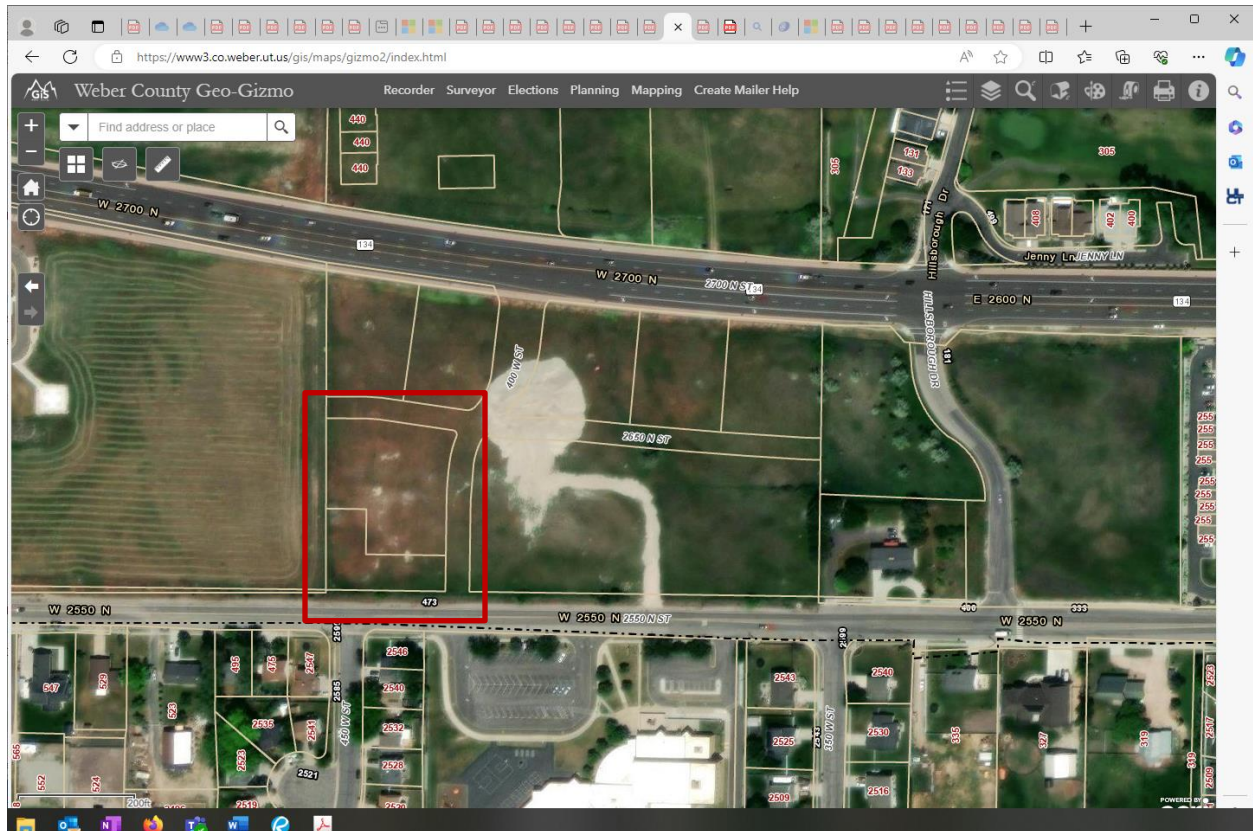
STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 471

Exhibits

- 1) Subdivision Plat Version 1
- 2) Subdivision Plat Version 2

Vicinity Map



PEAKVIEW PLAZA PUD FIRST AMENDMENT A PLANNED UNIT DEVELOPMENT

AMENDING LOT 7, PEAKVIEW PLAZA PUD A PLANNED UNIT DEVELOPMENT

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

A PART OF THE NORTHEAST QUARTER OF SECTION 31,

TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

MARCH 2024

NORTH QUARTER CORNER OF SEC. 31,
T7N, R1W, SLB&M. FND WEBER
COUNTY SURVEY BRASS CAP MON. 2004

NORTHEAST CORNER OF SEC. 31,
T7N, R1W, SLB&M. FND WEBER
COUNTY SURVEY BRASS CAP MON. 2004

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L5	S89°32'59"E	67.45'
L6	S89°32'59"E	67.45'
L8	S81°21'18"E	166.68'
L9	S81°21'18"E	126.99'
L30	N00°27'01"E	18.50'
L31	N00°27'01"E	18.50'

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C2	65.77'	500.00'	7°32'12"	65.72'	S04°52'36"W
C3	68.47'	520.50'	7°32'12"	68.42'	S04°52'36"W
C4	73.39'	152.92'	27°29'52"	72.69'	N22°23'38"E
C6	43.20'	173.42'	14°16'23"	43.09'	S15°46'54"W
C23	25.74'	180.00'	8°11'41"	25.72'	S85°27'08"E
C24	23.10'	161.50'	8°11'41"	23.08'	S85°27'08"E
C25	13.65'	7.50'	104°16'23"	11.84'	S29°13'06"E

NOTES:

- ALL PUBLIC UTILITY EASEMENTS / MUNICIPAL UTILITY EASEMENTS (P.U.E. / M.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- REBAR AND CAP SET ON ALL LOT CORNERS AS SHOWN HEREON.
- WE ALSO DECLARE THAT ALL AREAS ON LOTS 1 THRU 7 OUTSIDE THE ANTICIPATED BUILDING FOOTPRINT ARE HEREBY RESERVED AS PUBLIC UTILITY EASEMENTS.
- PROPERTY IS INCLUDED IN THE PEAKVIEW PLAZA PUD OWNERS ASSOCIATION, AND IS SUBJECT TO PROJECT CC&R'S ON RECORD WITH THE WEBER COUNTY RECORDER.
- LOT OWNER IS RESPONSIBLE FOR WATER SERVICE BEGINNING AT THE CONNECTION TO THE WATER MAIN.
- AN OIL/WATER OR GREASE INTERCEPTOR MAY BE REQUIRED DEPENDING ON BUILDING USE.
- LID AND RETENTION OF THE ENTIRE PUD WAS EVALUATED AND IMPLEMENTED UNDER THE SITE PLAN FOR LOT 1 (RUSH); THEREFORE, NO ADDITIONAL LID OR RETENTION EVALUATION IS REQUIRED FOR THE REMAINING LOTS.

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES
PREREQUISITE TO PLEASANT VIEW CITY ENGINEER APPROVAL OF THE
FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 20____.

PLEASANT VIEW PLANNING
COMMISSION APPROVAL

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

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT,
INCLUDING ALL STREETS AND EASEMENTS AND PUBLIC IMPROVEMENTS
GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY.
SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST:

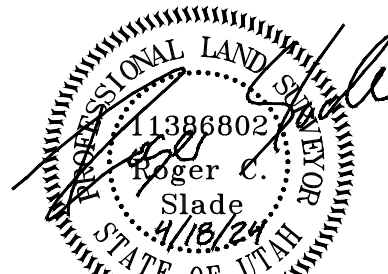
CITY RECORDER

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 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 HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT AND
PARCEL A, KNOWN HEREAFTER AS PEAKVIEW PLAZA PUD FIRST AMENDMENT LOCATED IN
PLEASANT VIEW CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE
DESIGNATED SCALE AND IS 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.

SIGNED THIS 18TH DAY OF APRIL, 2024.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 7 AND A STORM DRAINAGE EASEMENT, PEAKVIEW PLAZA PUD, RECORDED AS
ENTRY NO. 3269873 IN THE WEBER COUNTY RECORDER'S OFFICE SITUATED IN THE NORTHEAST
QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND
MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7 LOCATED 654.54 FEET NORTH
89°28'37" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 383.90 FEET
SOUTH 00°27'00" WEST AND 252.32 FEET SOUTH 00°27'00" WEST FROM THE NORTHEAST
CORNER OF SAID SECTION 31;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 7 THE FOLLOWING SIX (6) COURSES:
(1) SOUTH 89°32'59" EAST 67.45 FEET; (2) EASTERLY TO THE RIGHT ALONG THE ARC OF A
161.50 FOOT RADIUS CURVE, A DISTANCE OF 23.10 FEET, CHORD BEARS SOUTH 85°27'08"
EAST 23.08 FEET, HAVING A CENTRAL ANGLE OF 08°11'41"; (3) SOUTH 81°21'18" EAST
126.99 FEET; (4) SOUTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 7.50 FOOT RADIUS
CURVE, A DISTANCE OF 13.65 FEET, CHORD BEARS SOUTH 29°13'06" EAST 11.84 FEET,
HAVING A CENTRAL ANGLE OF 104°16'23"; (5) SOUTHERLY ON A REVERSE TANGENT CURVE TO
THE LEFT OF A 173.42 FOOT RADIUS CURVE, A DISTANCE OF 43.20 FEET, CHORD BEARS
SOUTH 15°46'54" WEST 43.09 FEET, HAVING A CENTRAL ANGLE OF 14°16'23"; AND (6)
SOUTHERLY ON A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 520.50
FOOT RADIUS CURVE, A DISTANCE OF 68.47 FEET, CHORD BEARS SOUTH 04°52'36" WEST
68.42, HAVING A CENTRAL ANGLE OF 07°32'12"; THENCE SOUTH 01°06'30" WEST 153.40
FEET TO THE SOUTH BOUNDARY OF SAID PEAKVIEW PLAZA PUD; THENCE ALONG THE
BOUNDARY OF SAID PEAKVIEW PLAZA PUD THE FOLLOWING TWO (2) COURSES: (1) NORTH
88°53'30" WEST 203.60 FEET; AND (2) NORTH 00°27'00" EAST 290.86 FEET TO THE POINT
OF BEGINNING. CONTAINING 1.36 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND PEAKVIEW PLAZA PUD AS SHOWN AND DESCRIBED
HEREON. THIS SURVEY WAS ORDERED BY JAYSON ADAM. THE CONTROL USED TO ESTABLISH THE
PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING
SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH
BEARS NORTH 89°28'37" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE
DESCRIBED TRACT OF LAND, HAVE ADJUSTED THE LOT LINES OF PREVIOUS LOT 7 AND THE
AREA TO THE SOUTH INTO LOT 8 AND PARCEL A AS SHOWN HEREON. WE NAME SAID TRACT
PEAKVIEW PLAZA PUD FIRST AMENDMENT, AND HEREBY DEDICATE PARCEL A, AS COMMON
AREA AS SHOWN HEREON, TO THE PEAKVIEW PLAZA PROPERTY OWNER'S ASSOCIATION. SAID
COMMON AREA IS HEREBY ALSO DEDICATED AS A STORM DRAINAGE EASEMENT. THE
PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PARCEL A AND
ANY COMMON UTILITIES THAT SERVE MORE THAN ONE ENTITY OF THE DEVELOPMENT, EXCEPT
CULINARY WATER AND SANITARY SEWER, WHICH ARE OWNED AND MAINTAINED BY PLEASANT
VIEW CITY. EACH LOT IS TO HAVE THEIR OWN ON-LOT PARKING, HOWEVER CROSS ACCESS
AND CROSS PARKING ALLOWANCES ARE AFFORDED ON ALL THE LOTS ALLOWING SPILL OVER
PARKING ON OTHER LOTS.

WE DEDICATE THE TEN (10) FOOT PUBLIC UTILITY EASEMENTS AND CORRESPONDING TEN (10)
FOOT MUNICIPAL UTILITY EASEMENTS ALONG THE WEST, NORTH AND EAST LINES OF LOT 8 TO
PLEASANT VIEW CITY. SAID PUBLIC UTILITY EASEMENTS ALSO ENCOMPASS PROVISION FOR
DRAINAGE AND IRRIGATION/SECONDARY WATER PURPOSES, AND MAY BE USED FOR THE
INSTALLATION, MAINTENANCE AND OPERATION OF ALL PUBLIC UTILITIES AS AUTHORIZED BY THE
CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

JAYSON ADAM, MEMBER OF ALS DEVELOPMENT, LLC DATE:

DAVID LALOLI, MEMBER OF ALS DEVELOPMENT, LLC DATE:

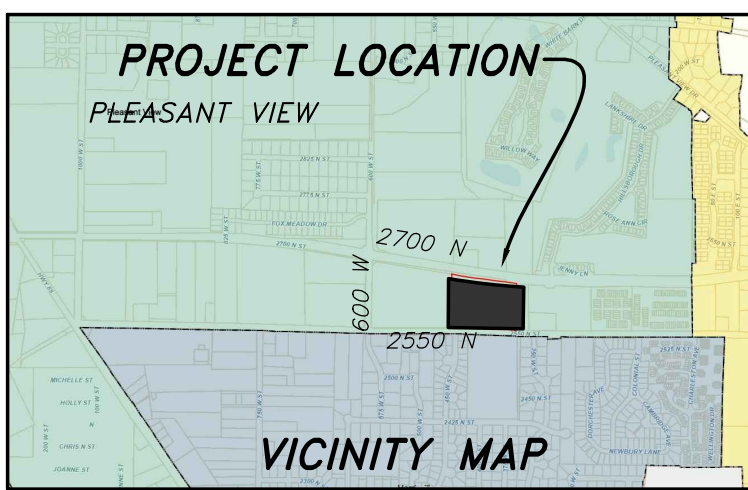
JEREMY SCHEER, MEMBER OF ALS DEVELOPMENT, LLC DATE:

DAVID LALOLI, PRESIDENT OF THE PEAKVIEW PLAZA PROPERTY OWNER'S ASSOCIATION DATE:

DEVELOPER:
JAYSON ADAM
(801) 866-3873

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____
COUNTY RECORDER
BY _____
DEPUTY



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

CITY ENGINEER

PLANNING COMMISSION CHAIR

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT, INCLUDING ALL STREETS AND EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY. SIGNED THIS ____ DAY OF _____, 20____.

MAYOR
ATTEST: _____
CITY RECORDER

PLEASANT VIEW PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION CHAIR

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO PLEASANT VIEW CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE ADJUSTED THE LOT LINES OF PREVIOUS LOT 7 AND THE AREA TO THE SOUTH INTO LOT 8 AND PARCEL A AS SHOWN HEREON. WE NAME SAID TRACT PEAKVIEW PLAZA PUD FIRST AMENDMENT, AND HEREBY DEDICATE TO PLEASANT VIEW CITY PARCEL A, AS COMMON AREA AS SHOWN HEREON TO THE PEAKVIEW PLAZA PROPERTY OWNER'S ASSOCIATION. SAID COMMON AREA IS HEREBY ALSO DEDICATED AS A STORM DRAINAGE EASEMENT. THE PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PARCEL A AND ANY COMMON UTILITIES THAT SERVE MORE THAN ONE ENTITY OF THE DEVELOPMENT, EXCEPT CULINARY WATER AND SANITARY SEWER, WHICH ARE OWNED AND MAINTAINED BY PLEASANT VIEW CITY. EACH LOT IS TO HAVE THEIR OWN ON-LOT PARKING, HOWEVER CROSS ACCESS AND CROSS PARKING ALLOWANCES ARE AFFORDED ON ALL THE LOTS ALLOWING SPILL OVER PARKING ON OTHER LOTS.

WE DEDICATE THE TEN (10) FOOT PUBLIC UTILITY EASEMENTS AND CORRESPONDING TEN (10) FOOT MUNICIPAL UTILITY EASEMENTS ALONG THE WEST AND SOUTH LINES TO PLEASANT VIEW CITY AND THE PUBLIC. SAID PUBLIC UTILITY EASEMENTS ALSO ENCOMPASS PROVISION FOR DRAINAGE AND IRRIGATION/SECONDARY WATER PURPOSES, AND MAY BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF ALL PUBLIC OR PRIVATE UTILITIES AS AUTHORIZED BY THE CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

_____ JAYSON ADAM, MEMBER OF ALS DEVELOPMENT, LLC	DATE: _____
_____ DAVID LALOLI, MEMBER OF ALS DEVELOPMENT, LLC	DATE: _____
_____ JEREMY SCHEER, MEMBER OF ALS DEVELOPMENT, LLC	DATE: _____
_____ JAYSON ADAM, MEMBER OF ALS DEVELOPMENT, LLC, FOR SLAG PEAK VIEW LLC	DATE: _____
_____ DAVID LALOLI, MEMBER OF ALS DEVELOPMENT, LLC, FOR SLAG PEAK VIEW LLC	DATE: _____
_____ JEREMY SCHEER, MEMBER OF ALS DEVELOPMENT, LLC, FOR SLAG PEAK VIEW LLC	DATE: _____
_____ DAVID LALOLI, PRESIDENT OF THE PEAKVIEW PLAZA PROPERTY OWNER'S ASSOCIATION	DATE: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) §

ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, JAYSON ADAM, DAVID LALOLI, AND JEREMY SCHEER, MEMBERS OF ALS DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) §

ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, JAYSON ADAM, DAVID LALOLI, AND JEREMY SCHEER, MEMBERS OF ALS DEVELOPMENT, LLC, FOR SLAG PEAK VIEW LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

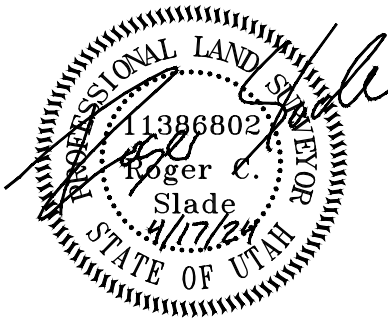
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) §

ON THIS ____ DAY OF _____, 2024, DAVID LALOLI, PRESIDENT OF THE PEAKVIEW PLAZA PROPERTY OWNER'S ASSOCIATION, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND
RECORDED _____, AT

IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____

COUNTY RECORDER
BY _____
DEPUTY

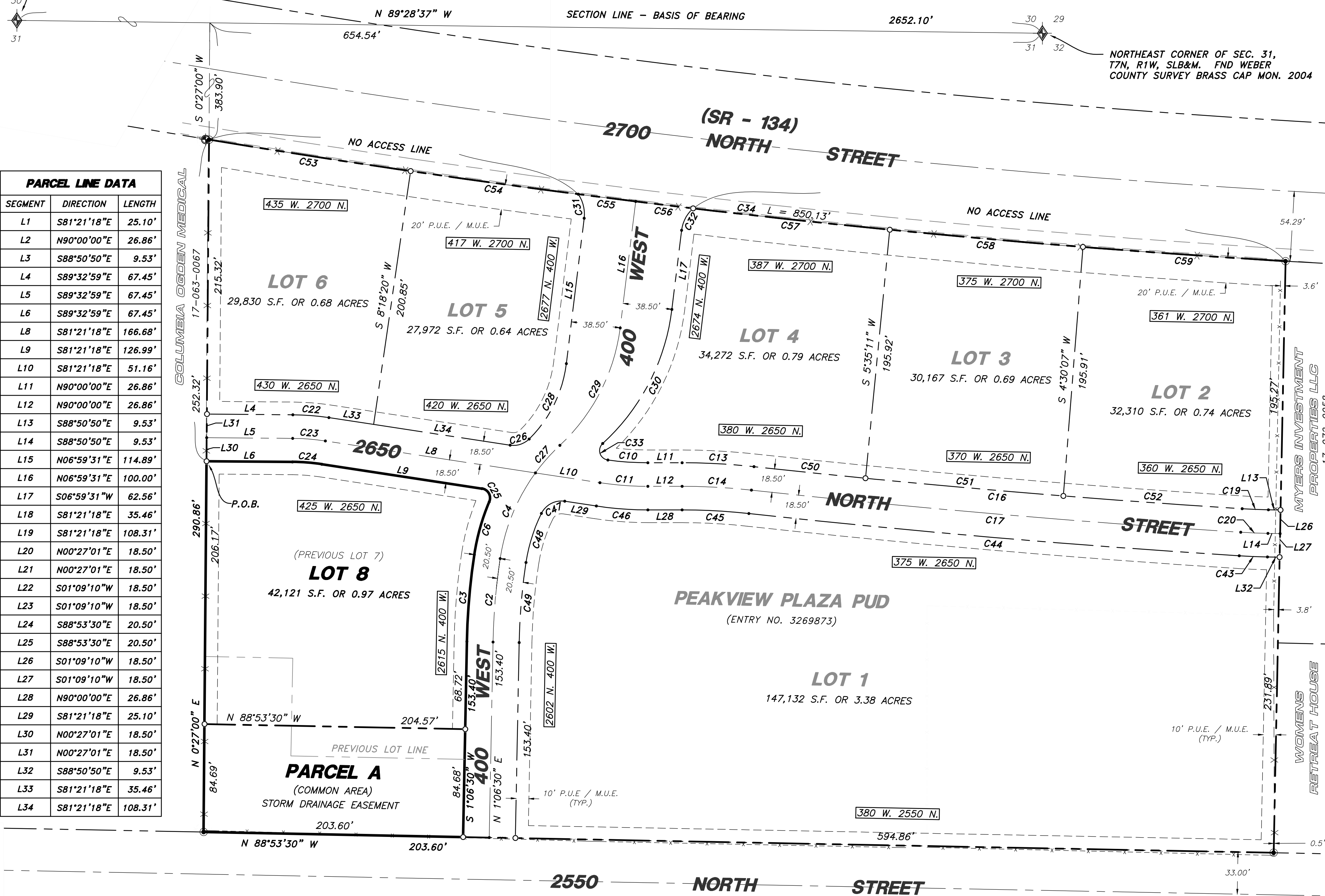
N:\2021\21-5-39 peakview\Drawings\21-5-39\19 1st Amend FP.dwg, 4/17/2024 2:03:02 PM, DWG To PDF.pc3

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	160.03'	8143.82'	1°07'33"	160.03'	S81°07'49"E
C2	65.77'	500.00'	7°32'12"	65.72'	S04°52'36"W
C3	68.47'	520.50'	7°32'12"	68.42'	S04°52'36"W
C4	73.39'	152.92'	27°29'52"	72.69'	N22°23'38"E
C5	63.07'	479.50'	7°32'12"	63.03'	N04°52'36"E
C6	43.20'	173.42'	14°16'23"	43.09'	S15°46'54"W
C7	132.76'	8143.82'	0°56'03"	132.76'	S82°09'37"E
C8	40.50'	132.42'	17°31'29"	40.34'	N17°24'27"E
C9	22.14'	17.50'	72°28'31"	20.69'	N62°24'27"E
C10	31.47'	231.50'	7°47'23"	31.45'	S86°06'18"E
C11	37.72'	250.00'	8°38'42"	37.69'	S85°40'39"E
C12	40.51'	268.50'	8°38'42"	40.47'	S85°40'39"E
C13	56.50'	518.50'	6°14'38"	56.48'	S86°52'41"E
C14	54.49'	500.00'	6°14'38"	54.46'	S86°52'41"E
C15	52.47'	481.50'	6°14'38"	52.45'	S86°52'41"E
C16	384.35'	8340.32'	2°38'25"	384.31'	S85°04'35"E
C17	385.20'	8358.82'	2°38'25"	385.17'	S85°04'35"E
C18	386.05'	8377.32'	2°38'25"	386.02'	S85°04'35"E
C19	20.60'	481.50'	2°27'03"	20.59'	S87°37'19"E
C20	21.39'	500.00'	2°27'03"	21.39'	S87°37'19"E
C21	22.18'	518.50'	2°27'03"	22.18'	S87°37'19"E
C22	28.39'	198.50'	8°11'41"	28.37'	S85°27'08"E
C23	25.74'	180.00'	8°11'41"	25.72'	S85°27'08"E
C24	23.10'	161.50'	8°11'41"	23.08'	S85°27'08"E
C25	13.65'	7.50'	104°16'23"	11.84'	S29°13'06"E
C26	16.23'	17.50'	53°07'35"	15.65'	N72°04'55"E
C27	28.92'	152.92'	10°50'06"	28.87'	N41°33'37"E
C28	67.24'	100.00'	38°31'36"	65.98'	N26°15'19"E
C29	105.61'	152.80'	39°36'01"	103.52'	N27°10'40"E
C30	120.85'	170.50'	40°36'45"	118.34'	S27°17'54"W
C31	19.88'	27.50'	41°25'07"	19.45'	N13°43'01"W
C32	19.82'	27.50'	41°17'20"	19.39'	S27°38'11"W
C33	16.99'	7.50'	129°48'53"	13.58'	S17°18'10"E
C34	850.13'	8143.82'	5°58'52"	849.75'	S83°33'29"E
C35	45.38'	8143.82'	0°19'09"	45.38'	S82°47'13"E
C36	45.34'	8143.82'	0°19'08"	45.34'	S83°06'22"E
C37	162.98'	8143.82'	1°08'48"	162.98'	S83°50'20"E
C38	159.17'	8143.82'	1°07'12"	159.17'	S84°58'20"E
C39	144.47'	8143.82'	1°00'59"	144.47'	S86°02'25"E
C40	95.69'	8340.32'	0°39'26"	95.69'	S84°05'05"E
C41	162.88'	8340.32'	1°07'08"	162.88'	S84°58'23"E
C42	125.78'	8340.32'	0°51'51"	125.78'	S85°57'52"E
C43	22.18'	518.50'	2°27'03"	22.18'	S87°37'19"E
C44	386.05'	8377.32'	2°38'25"	386.02'	S85°04'35"E
C45	52.47'	481.50'	6°14'38"	52.45'	N86°52'41"W
C46	40.51'	268.50'	8°38'42"	40.47'	S85°40'39"E
C47	22.14'	17.50'	72°28'31"	20.69'	S62°24'27"W
C48	40.50'	132.42'	17°31'29"	40.34'	S17°24'27"W
C49	63.07'	479.50'	7°32'12"	63.03'	S04°52'36"W
C50	87.90'	8340.32'	0°36'14"	87.90'	S84°03'29"E
C51	155.83'	8340.32'	1°04'14"	155.83'	S84°53'43"E
C52	140.61'	8340.32'	0°57'58"	140.61'	S85°54'49"E
C53	160.03'	8143.82'	1°07'33"	160.03'	S81°07'49"E
C54	132.76'	8143.82'	0°56'03"	132.76'	S82°09'37"E
C55	45.38'	8143.82'	0°19'09"	45.38'	S82°47'13"E
C56	45.34'	8143.82'	0°19'08"	45.34'	S83°06'22"E
C57	155.19'	8143.82'	1°05'31"	155.19'	S83°48'41"E
C58	152.13'	8143.82'	1°04'13"	152.12'	S84°53'33"E
C59	159.31'	8143.82'	1°07'15"	159.30'	S85°59'17"E

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S81°21'18"E	25.10'
L2	N90°00'00"E	26.86'
L3	S88°50'50"E	9.53'
L4	S89°32'59"E	67.45'
L5	S89°32'59"E	67.45'
L6	S89°32'59"E	67.45'
L7	S81°21'18"E	166.68'
L8	S81°21'18"E	126.99'
L9	S81°21'18"E	126.99'
L10	S81°21'18"E	51.16'
L11	N90°00'00"E	26.86'
L12	N90°00'00"E	26.86'
L13	S88°50'50"E	9.53'
L14	S88°50'50"E	9.53'
L15	N06°59'31"E	114.89'
L16	N06°59'31"E	100.00'
L17	S06°59'31"W	62.56'
L18	S81°21'18"E	35.46'
L19	S81°21'18"E	108.31'
L20	N00°27'01"E	18.50'
L21	N00°27'01"E	18.50'
L22	S01°09'10"W	18.50'
L23	S01°09'10"W	18.50'
L24	S88°53'30"E	20.50'
L25	S88°53'30"E	20.50'
L26	S01°09'10"W	18.50'
L27	S01°09'10"W	18.50'
L28	N90°00'00"E	26.86'
L29	S81°21'18"E	25.10'
L30	N00°27'01"E	18.50'
L31	N00°27'01"E	18.50'
L32	S88°50'50"E	9.53'
L33	S81°21'18"E	35.46'
L34	S81°21'18"E	108.31'

PEAKVIEW PLAZA PUD FIRST AMENDMENT A PLANNED UNIT DEVELOPMENT AMENDING LOT 7 & PARCEL A, PEAKVIEW PLAZA PUD A PLANNED UNIT DEVELOPMENT

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
MARCH 2024

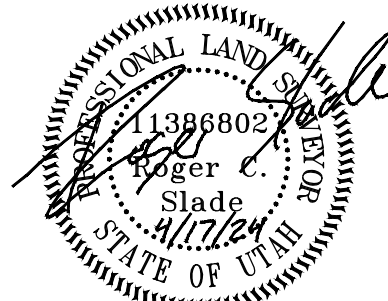


SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 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 HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT AND PARCEL A, KNOWN HEREFTER AS PEAKVIEW PLAZA PUD FIRST AMENDMENT LOCATED IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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.

SIGNED THIS 17TH DAY OF APRIL, 2024.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 7 AND A STORM DRAINAGE EASEMENT, PEAKVIEW PLAZA PUD, RECORDED AS ENTRY NO. 3269873 IN THE WEBER COUNTY RECORDER'S OFFICE SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7 LOCATED 654.54 FEET NORTH 89°28'37" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 383.90 FEET SOUTH 00°27'00" WEST AND 252.32 FEET SOUTH 00°27'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 7 THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°32'59" EAST 67.45 FEET; (2) EASTERLY TO THE RIGHT ALONG THE ARC OF A 161.50 FOOT RADIUS CURVE, A DISTANCE OF 23.10 FEET, CHORD BEARS SOUTH 85°27'08" EAST 23.08 FEET, HAVING A CENTRAL ANGLE OF 08°11'41"; (3) SOUTH 81°21'18" EAST 126.99 FEET; (4) SOUTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 7.50 FOOT RADIUS CURVE, A DISTANCE OF 13.65 FEET, CHORD BEARS SOUTH 29°13'06" EAST 11.84 FEET, HAVING A CENTRAL ANGLE OF 104°16'23"; (5) SOUTHERLY ON A REVERSE TANGENT CURVE TO THE LEFT OF A 173.42 FOOT RADIUS CURVE, A DISTANCE OF 43.20 FEET, CHORD BEARS SOUTH 15°46'54" WEST 43.09 FEET, HAVING A CENTRAL ANGLE OF 14°16'23"; AND (6) SOUTHERLY ON A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 520.50 FOOT RADIUS CURVE, A DISTANCE OF 68.47 FEET, CHORD BEARS SOUTH 04°52'36" WEST 68.42, HAVING A CENTRAL ANGLE OF 07°32'12"; THENCE SOUTH 01°06'30" WEST 153.40 FEET TO THE SOUTH BOUNDARY OF SAID PEAKVIEW PLAZA PUD; THENCE ALONG THE BOUNDARY OF SAID PEAKVIEW PLAZA PUD THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°53'30" WEST 203.60 FEET; AND (2) NORTH 00°27'00" EAST 290.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1.36 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND PEAKVIEW PLAZA PUD AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JAYSON ADAM. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

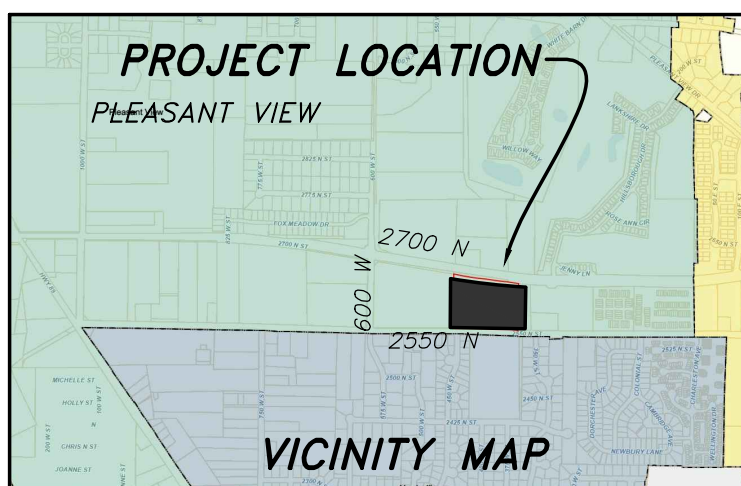
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°28'37" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

NOTES:

- 1 - ALL PUBLIC UTILITY EASEMENTS / MUNICIPAL UTILITY EASEMENTS (P.U.E. / M.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL LOT CORNERS AS SHOWN HEREON.
- 3 - WE ALSO DECLARE THAT ALL AREAS ON LOTS 1 THRU 7 OUTSIDE THE ANTICIPATED BUILDING FOOTPRINT ARE HEREBY RESERVED AS PUBLIC UTILITY EASEMENTS.
- 4 - PROPERTY IS INCLUDED IN THE PEAKVIEW PLAZA PUD OWNERS ASSOCIATION, AND IS SUBJECT TO PROJECT CC&R'S ON RECORD WITH THE WEBER COUNTY RECORDER.
- 5 - LOT OWNER IS RESPONSIBLE FOR WATER SERVICE BEGINNING AT THE CONNECTION TO THE WATER MAIN.
- 6 - AN OIL/WATER OR GREASE INTERCEPTOR MAY BE REQUIRED DEPENDING ON BUILDING USE.
- 7 - LID AND RETENTION OF THE ENTIRE PUD WAS EVALUATED AND IMPLEMENTED UNDER THE SITE PLAN FOR LOT 1 (RUSH); THEREFORE, NO ADDITIONAL LID OR RETENTION EVALUATION IS REQUIRED FOR THE REMAINING LOTS.

DEVELOPER:
JAYSON ADAM
(801) 866-3873

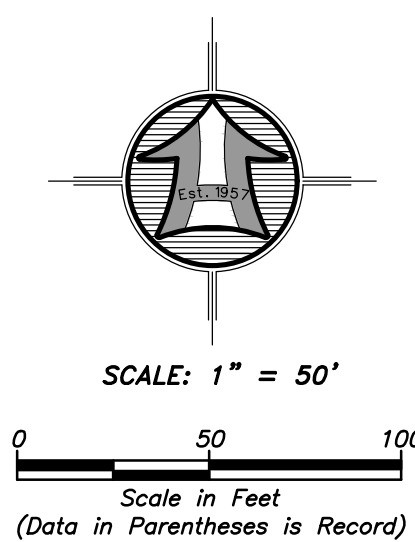
COUNTY RECORDER



ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____
COUNTY RECORDER _____
BY _____
DEPUTY _____

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES / ADJOINING SUBDIVISION
- ADJOINING PROPERTY LINE
- PREVIOUS PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE) OR MUNICIPALITY UTILITY EASEMENT (MUE)
- FENCE LINE
- EXISTING CONCRETE
- UDOT R/W MONUMENT
- FOUND REBAR SET BY HAI
- SET 5/8"x24" REBAR WITH CAP / MAG NAIL / OR CURBPIN
- SECTION CORNER



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdens Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business



Planning Commission Staff Report

Peak View Lot 7 - Automotive Service Center - Conditional Use Permit & Site Plan Application May 2, 2024

BASIC INFORMATION

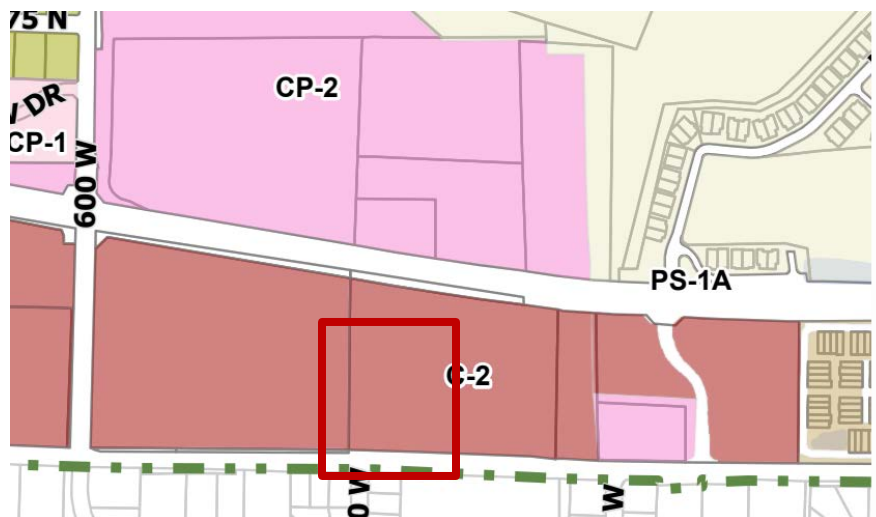
Applicant: David Laloli, ALS Development

Owner: David Laloli, ALS Development

Location: Lot 7, Peak View PUD Subdivision – Approximately 400 West 2650 North

PROPOSAL

The applicant is requesting conditional use permit and site plan approval for a proposed Automotive Service store, at approximately 400 West 2650 North, in the C-2 Zone. The applicant has submitted a subdivision amendment plat for this property, which was considered at this same Planning Commission meeting. The subdivision amendment will need to be recorded prior to the site plan being constructed, or a building permit issued on the property. Additionally, minor adjustments to the site plan may need to be made, if the subdivision amendment has any changes to it.



Staff Comment: The property is in the C-2 zone.

CHAPTER 18.27 - COMMERCIAL ZONES (C-1 & C-2)

18.27.010 Purpose.

A. The purpose of this zone is to replace 18.26, 18.28, 18.30, 18.31 and consolidate commercial zoning to two classifications of commercial zones. The two zones are created based upon classification of the

types of activity and whether the use is complementary and compatible with the zone. The zones are more fully described as follows:

- 1. Neighborhood Commercial, C-1 Zone.
 - a. Provides for the sale and supply of daily living needs for people in nearby neighborhoods.
 - b. Promotes uses that have few negative impacts with hours of operation that are compatible with adjacent neighborhoods. The range of uses is such that most people would be willing to live nearby.
 - 2. General Commercial, C-2 Zone.
 - a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.
 - b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes.
- (Ord.2000-28, 12/12/00)

18.27.030 USE REGULATIONS. In all C-1 or C-2 zones, only the uses enumerated within this chapter are allowed. Uses not clearly specified but substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator. Appeals of such determinations shall be made to the Board of Adjustments within thirty days from the decision. (Ord.2000-28, 12/12/00)

The following is excerpted text from the uses listed in the C-2 zone:

LAND USE	C-1 ZONE	C-2 ZONE
Automotive, RV, Mobile Home Sales	X	C
Service	C	C

Staff Comment: *The applicant has proposed an Automotive Service Center: Burt Brothers Tires and Service.*

18.27.040 SETBACK STANDARDS.

- A. Front Yard.
- 1. The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.
 - 2. Commercial development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.
 - 3. All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

Staff Comment: *The location of the building is at least 20’ from the north property line which Staff is of the opinion may and should be considered the front property line. However, the parking on the east side of the building currently measures at just over 18 feet, 10 inches. This parking should be adjusted to be 20’ from the front property line at the closest point of the closest parking stall. The applicant*

should be aware that setback regarding the building will be enforced at the time of construction of the building and the foundation, specifically.

B. Side Yard

1. No setback is required unless,
 - a. The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required.
 - b. The use is located on a corner lot where in addition to the standard front yard setback, *the side of the use facing another street* shall have a twenty foot setback also.

Staff Comment: *The setback requirement for this site, for both 'front property lines' is met by the building. On the north side, the distance of the building is 20' from the common area, and over 65' from the common area on the east side. The east side of the property may be considered the side of the property.*

The language in the provision above does state that "on a corner lot... in addition to the standard front yard setback, the side of the use facing another street shall have a twenty foot setback also." Staff, however, is of the opinion that the thoroughfares in this development should not technically be considered streets, as they are legally dedicated as common area on the site, to the property owner's association, in the description on the existing and proposed plat. The boundary description on the plat, describes the areas used for vehicular traffic as common area, those areas are not public streets, and are privately owned, as common area. For this reason, Staff does not believe that the parking needs to meet the required setback, of 20', on the east side, given that the language specifically referencing, where the side of the use is "facing another street". Given the analysis by Staff mentioned above, that what is adjacent to this site is not legally a street, Staff does not consider this 20' setback to be applicable, along the east property line, as legally this property line and use, does not face a street.

C. Rear Yard.

1. Twenty feet where a commercial use lies adjacent to a residential zone. Such setback area is to be permanently landscaped.

Staff Comment: *The property on which this site plan is located is not adjacent to a residential zone. For that reason, based on the standard above, there is no applicable rear yard setback requirement.*

2. Ten feet in all other cases.

D. Height Standards.

1. In all C-1 zones, two and one half stories or thirty-five feet unless adjacent to a residential use or zone. Structures in a C-1 zone adjacent to residential use or zone shall be setback an additional two feet for every foot of height over twenty feet from that residential area. In C-2 zones, that formula shall be three feet.
2. In all C-2 zones, the maximum height shall be five stories or sixty-five feet.

Staff Comment: *The highest point of the building is approximately 26 feet and 2 inches, well below the maximum permitted height.*

1. To reduce noise and visual impacts, all mechanical equipment shall be screened from view.
3. Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.

Staff Comment: *The setback for side and rear yards are only applicable if the property is adjacent to a residential zone, which this specific lot is not. Staff recommends that no setback requirement is applicable or required for the dumpster.*

F. Landscape.

1. A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped.

Staff Comment: *The applicant agreed in a prior agreement to have the required landscaping percentage figured 'globally' for the entire site. Staff will provide more data at the time of presenting the Staff Report in Planning Commission.*

2. Secondary water and permanent irrigation systems are required.

Staff Comment: *The applicant has provided secondary water for the site.*

3. All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet is required.

Staff Comment: *The applicant is showing 6,820 square feet of landscaping for the area strictly on the Lot 7. With a standard of 1 tree per 300 square feet of landscaping, the required number of trees is 23 trees, which the applicant has provided on their landscaping plan.*

18.27.050 PARKING.

A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.

B. Parking shall meet the following general standards;

1. Intensive retail - four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.

3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees
4. Office - four spaces per one thousand square feet of gross floor area.
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square feet of gross retail space.
7. Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate sources which may be considered by the planning commission for use in a site plan.

Staff Comment: *Staff considers there to be a total of 12 bays, which per the requirements above, this requires a total of 32 stalls for the automotive bays (counted by garage doors). In the building there is approximately 1518 square feet, that appears to be retail space. This retail space would require an additional 4 stalls. The total required based on these calculations combined is 36 stalls. The applicant has provided 35 stalls. Based on provision 18.27.050 A. 7. above, which states that "listed and unlisted uses may provide alternate data from a traffic engineer, or other appropriate sources." there is room for some flexibility, Staff believes the proposed site however, is sufficiently parked. The applicant has been informed that they should be ready to present on and address this issue.*

C. Parking stall size.

1. All parking stalls shall have a nine foot X eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet X sixteen feet and parallel parking stalls shall be ten feet X twenty-two feet.
2. Any use may have up to twenty-five percent compact parking stalls.

E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.

I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales. (Ord.2022-7, dated 3/8/22; prior code: Ord.2000-28, 12/12/00)

Staff Comment: *Based on the above standard, the applicant should add parking lot lighting to the site. Further, due to the language in provision I above, which states: "Landscaped areas adjacent to streets and parking shall include a two and one half foot berm", Staff is of the opinion that the berm requirement is not required, in this area. Again, this is given that the thoroughfare to the east and north of Lot 7 (the site being considered) are not technically streets, but legally, simply private common area. This legal status is based on the language on the existing, recorded plat and the newly proposed plat for this property.*

18.27.080 COMPLIANCE WITH CONDITIONS OF APPROVAL. All conditions of approval are permanent and binding. Failure to maintain improvements in a condition similar to their original approved condition shall subject the owner or lessee to a fine of up to one hundred dollars for each day of

noncompliance. Such violations may result in revocation of the business license and/or the conditional use. After written notice, if the violation is not brought into compliance within ten days, the fines and/or procedures specified above shall begin. (Ord.2000-28, 12/12/00)

Staff Comment: *The applicant needs to be aware that any approval is granted with conditions, is not a carte blanche approval, and that necessary signatures, building permits, or Certificates of Occupancy, will not be provided or issued by the City until the conditions of approval of any site plan approval granted are met. Keeping this in mind will assist in moving the applicant towards the City being able to issue building permits, etc. for the project on this site.*

18.54.020. Conditional Use Permit The consideration of a conditional use permit shall also include the consideration of a site plan as contained in this chapter, and the Planning Commission may impose any conditions or requirements designated or specified to meet the provisions of this chapter and the City's General or Master Plans. The following are the applicable provisions regarding conditional uses and related conditions of approval, listed in Utah State Code:

10-9a-507. Conditional uses.

- (1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
- (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection [\(2\)\(a\)\(i\)](#) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

Staff Comment: *The Planning Commission should determine if there are any conditions which would reasonably mitigate any anticipated detrimental effects of the proposed conditional use, in accordance with the applicable standards in the code, per Utah State Code.*

- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

Staff Comment: Any conditions imposed in an effort to mitigate any harmful effects of the conditional use, should be stated on the record, and be stated as part of any motion to approve the conditional use permit. The basis for such conditions should also be stated on the record.

Staff Recommendation

Staff further recommends that the following items be Conditions of Approval:

- Review and approval by the City Engineer.
- Any requirements specified by the Fire Marshall.
- Any conditions related to landscaping, based on further research, which will be presented by Staff at Planning Commission.
- Minor adjustments to building design, within any setbacks determined to be applicable.
- Adjustments to site plan layout determined to be necessary based on any needed adjustments to the plat, within the requirements of City code, and potentially with minimal adjustment of the parking stalls provided.

Public Comment

There have been no comments currently.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 471

EXHIBITS

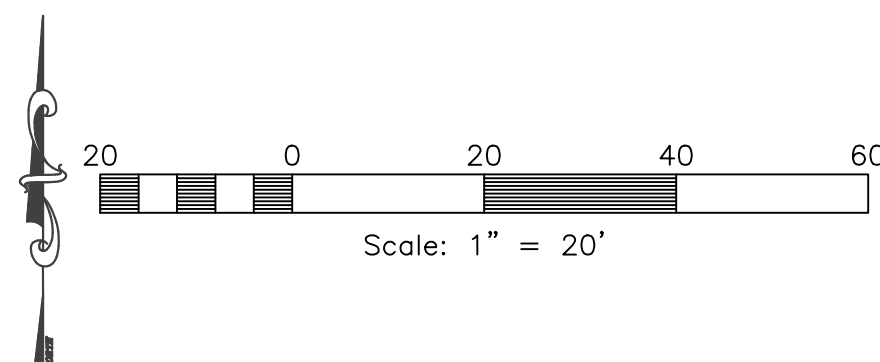
- A) Site Plan Documents
- B) Architectural Elevations
- C) Engineer's Review Redlines

ATTACHMENT 1) Vicinity Map



1. 03/07/2024 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 03/25/2024 CK - CITY COMMENTS.
3. 04/15/2024 NF - REVISED PER CITY COMMENTS.

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
MARCH 2024



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.



General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, 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, SLOPE, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERTINENT 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. CONTRACTOR SHALL BE RESPONSIBLE FOR 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 BONDED 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 AS TO 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 ADVANCING THE CONTRACT, HE 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. THE 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, SUPPLEMENTARY 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 BE COMPLETED 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 UNFAMILAR 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 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 EXCAVATING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS, NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 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 MEKA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

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.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS AND SPECIFICATIONS 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 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 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.

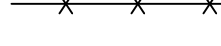
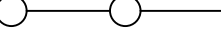
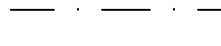
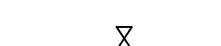
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

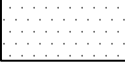
EXPPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- a) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

b) TRACKING STRAW PERPENDICULAR TO SLOPES

c) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER
	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER
	= PROPOSED WATER LATERAL		= PROPOSED REDUCER
	= PROPOSED SEWER LATERAL		= EXISTING REDUCER
	= PROPOSED CULINARY WATER LINE		= PROPOSED CATCH BASIN
	= EXISTING CULINARY WATER LINE		= EXISTING CATCH BASIN
	= PROPOSED SECONDARY WATER LINE		= PLUG W/ 2" BLOW-OFF
	= EXISTING SECONDARY WATER LINE		= STREET LIGHT
	= PROPOSED SANITARY SEWER LINE		= SIGN
	= EXISTING SANITARY SEWER LINE		= POWER POLE
	= PROPOSED STORM DRAIN LINE		= BASEMENT FLOOR ELEVATION
	= EXISTING STORM DRAIN LINE		= BUILDING
	= PROPOSED LAND DRAIN LINE		= BOTTOM OF STAIRS
	= EXISTING LAND DRAIN LINE		= BOTTOM OF WALL
	= PROPOSED IRRIGATION LINE		= BEGINNING POINT
	= EXISTING IRRIGATION LINE		= CURB & GUTTER
	= EXISTING FENCE LINE		= CATCH BASIN
	= DRAINAGE SWALE		= CUBIC FEET
	= OVERHEAD POWER LINE		= CUBIC FEET PER SECOND
	= PROPOSED FIRE HYDRANT		= EDGE OF PAVEMENT
	= EXISTING FIRE HYDRANT		= FINISH FLOOR
	= PROPOSED MANHOLE		= FINISH FLOOR ELEVATION
	= EXISTING MANHOLE		= FINISHED GRADE
	= PROPOSED SEWER CLEAN-OUT		= FIRE HYDRANT
	= PROPOSED GATE VALVE		= FLOW LINE
	= EXISTING GATE VALVE		= GRADE BREAK
	= PLUG & BLOCK		= GARAGE FLOOR ELEVATION
	= AIR VAC ASSEMBLY		= INVERT
	= DUAL SECONDARY METER		= LINEAR FEET
			= NATURAL GRADE
			= OVERHEAD POWER
			= POINT OF CURVATURE
			= POWER/UTILITY POLE
			= POINT OF RETURN CURVATURE
			= POINT OF TANGENCY
			= PUBLIC UTILITY BASEMENT
			= REINFORCED CONCRETE PIPE
			= 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

Reeve & Associates, Inc.



5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

LAND OWNERS • OIL OWNERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	03-25-24	OK
	04-15-24	City Comments
	04-15-24	City Comments

Burt Brothers Tire Shop

Peakview Plaza Amended Lot 8

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Notes/Legend/
Street Cross-Section



REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
375328
04/16/2024
STATE OF UTAH

Project Info.

Engineer:
J. NATE REEVE, P.E.

Drafter:
N. FICKLIN

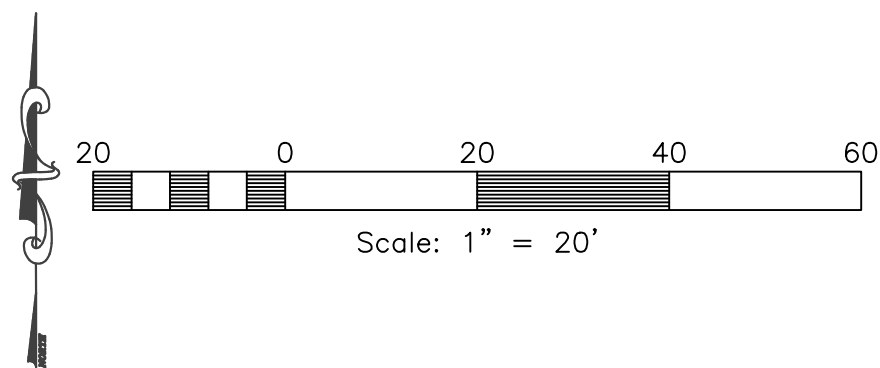
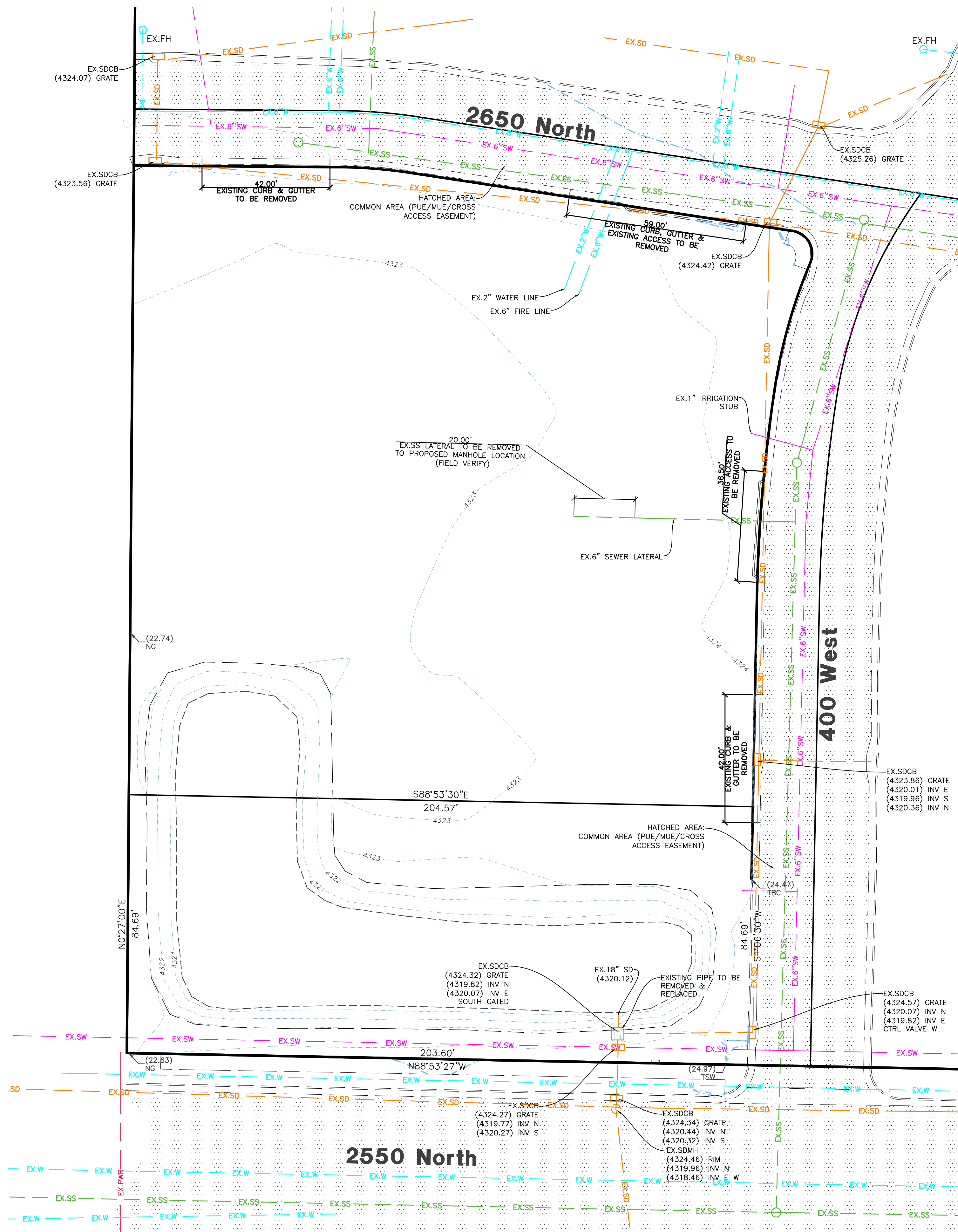
Begin Date:
MARCH, 2024

Name:
BURT BROTHERS
TIRE SHOP
LOT 7

Number:
8065-06

2

11 Total Sheets



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeve.co

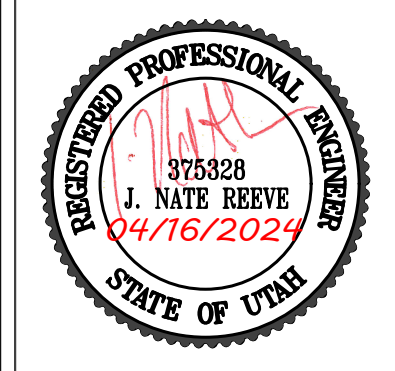
RA

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

REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

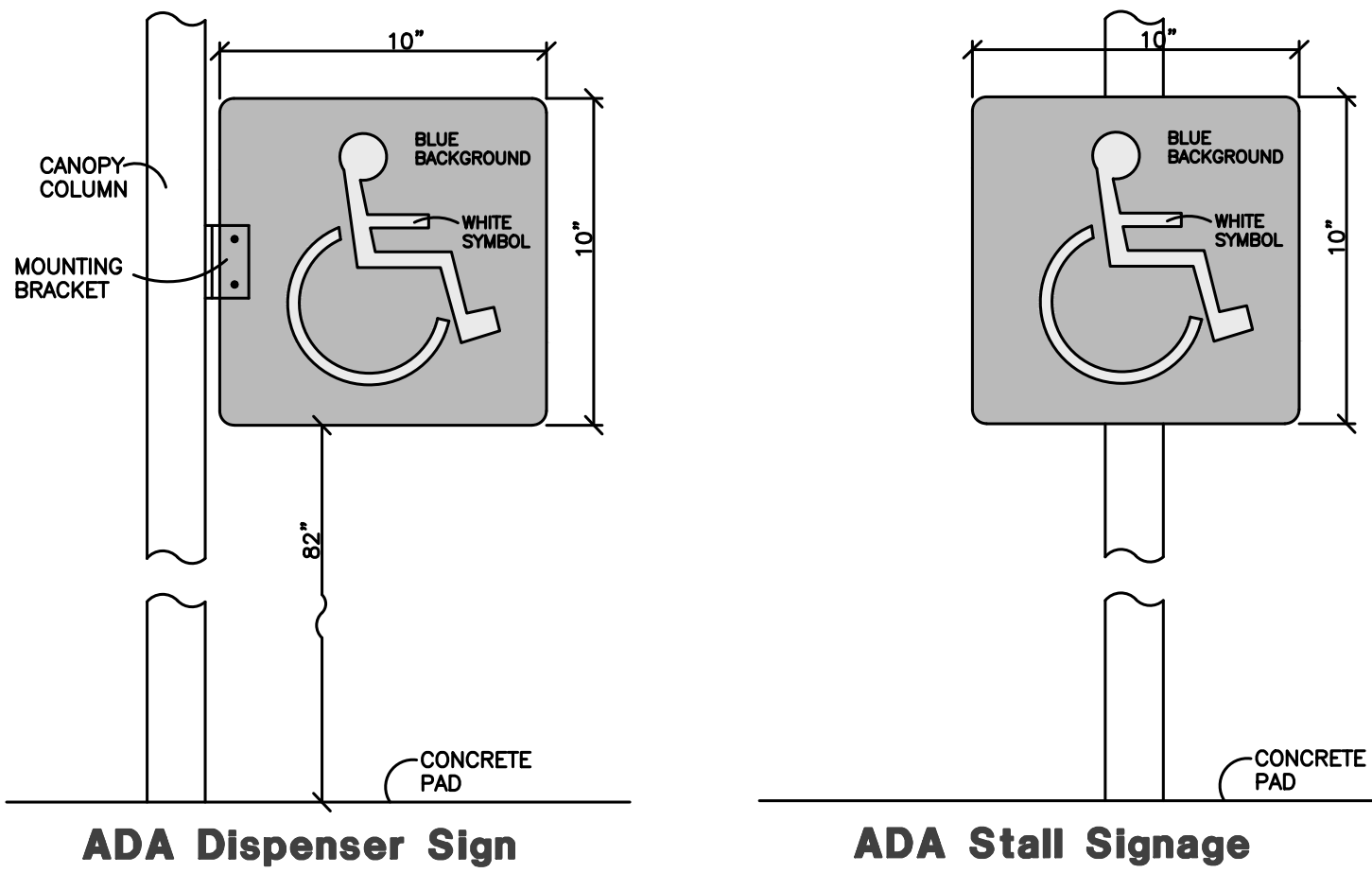
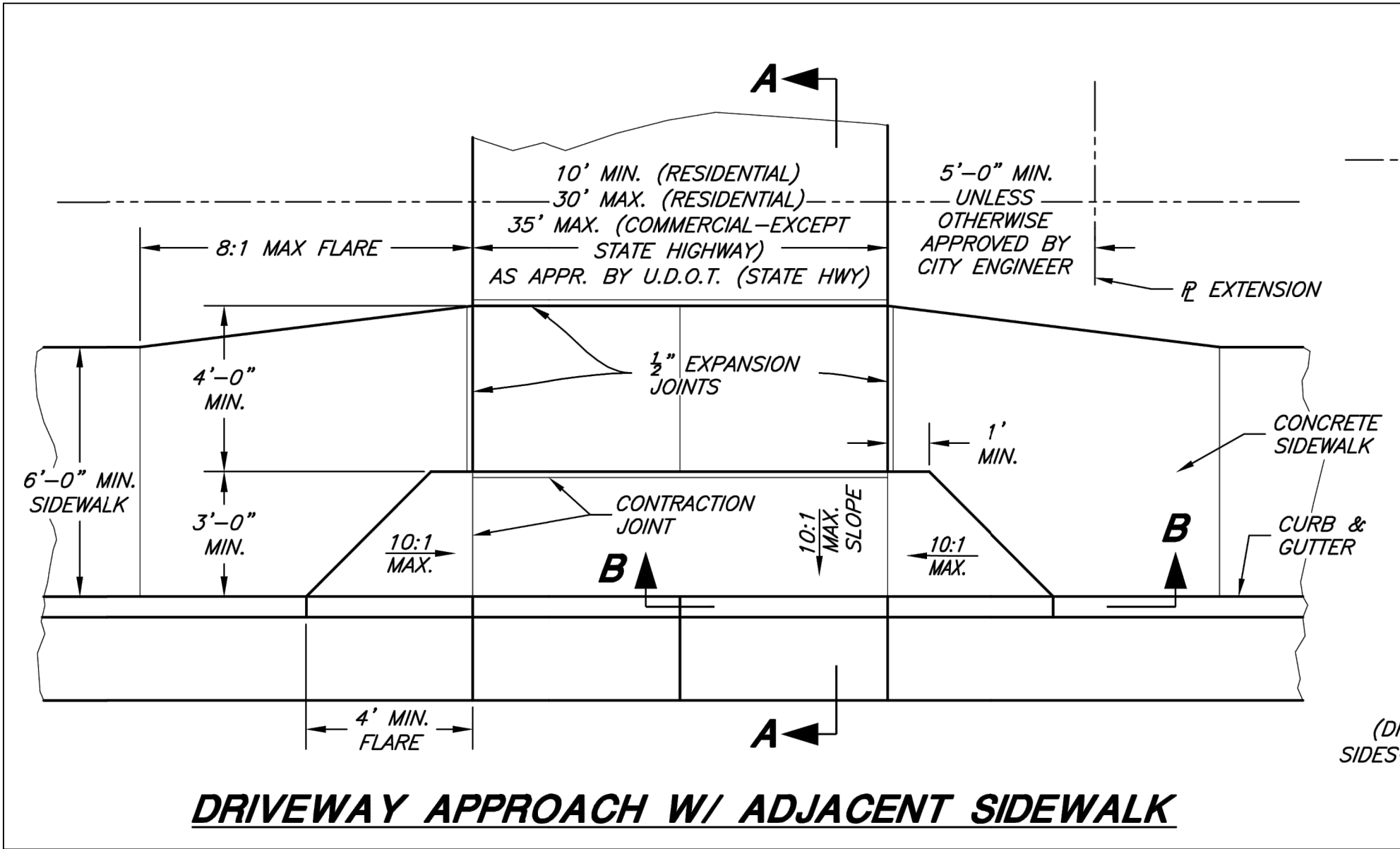
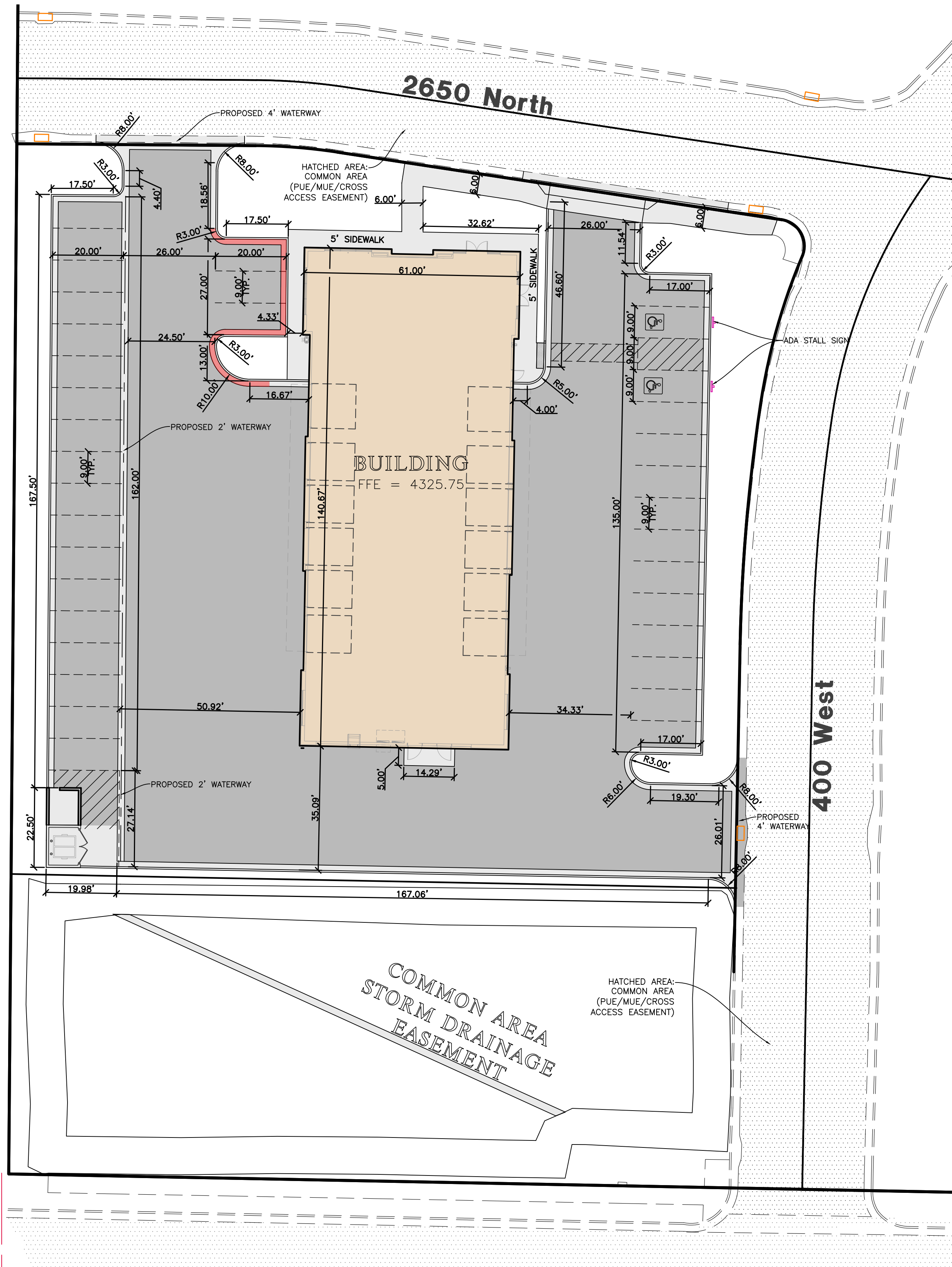
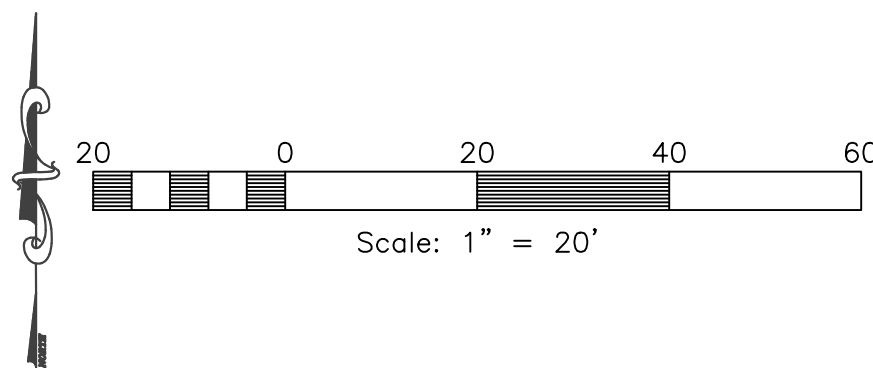
Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
 PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Existing & Demolition Plan



Project Info.

Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2024
Name:	BURT BROTHERS TIRE SHOP LOT 7
Number:	8065-06



- NOTES:
- WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - SIGNS SHALL BE MOUNTED A MINIMUM OF 80" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage

Legend

- [Red line] = OUTFALL CURB
- [Dotted pattern] = EXISTING ASPHALT PAVEMENT
- [Dark gray pattern] = PROPOSED ASPHALT PAVEMENT
- [Light gray pattern] = PROPOSED CONCRETE

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.



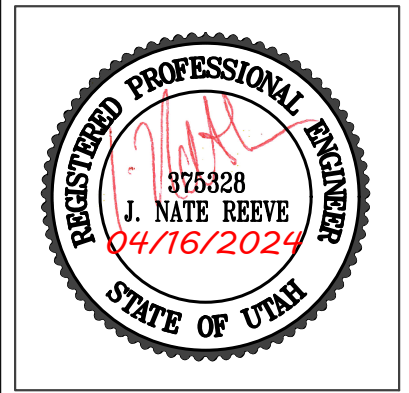
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PA

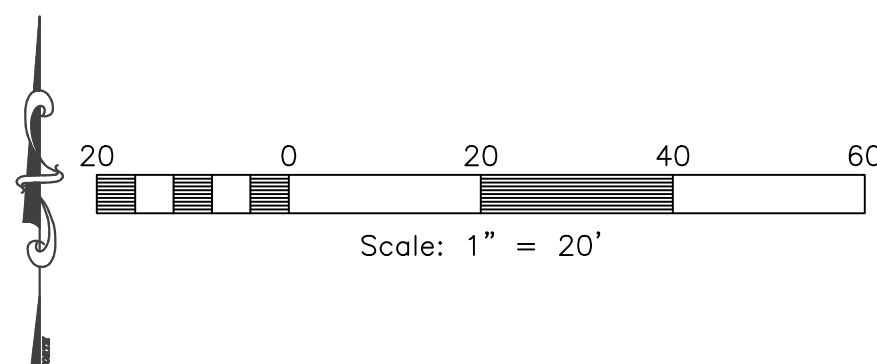
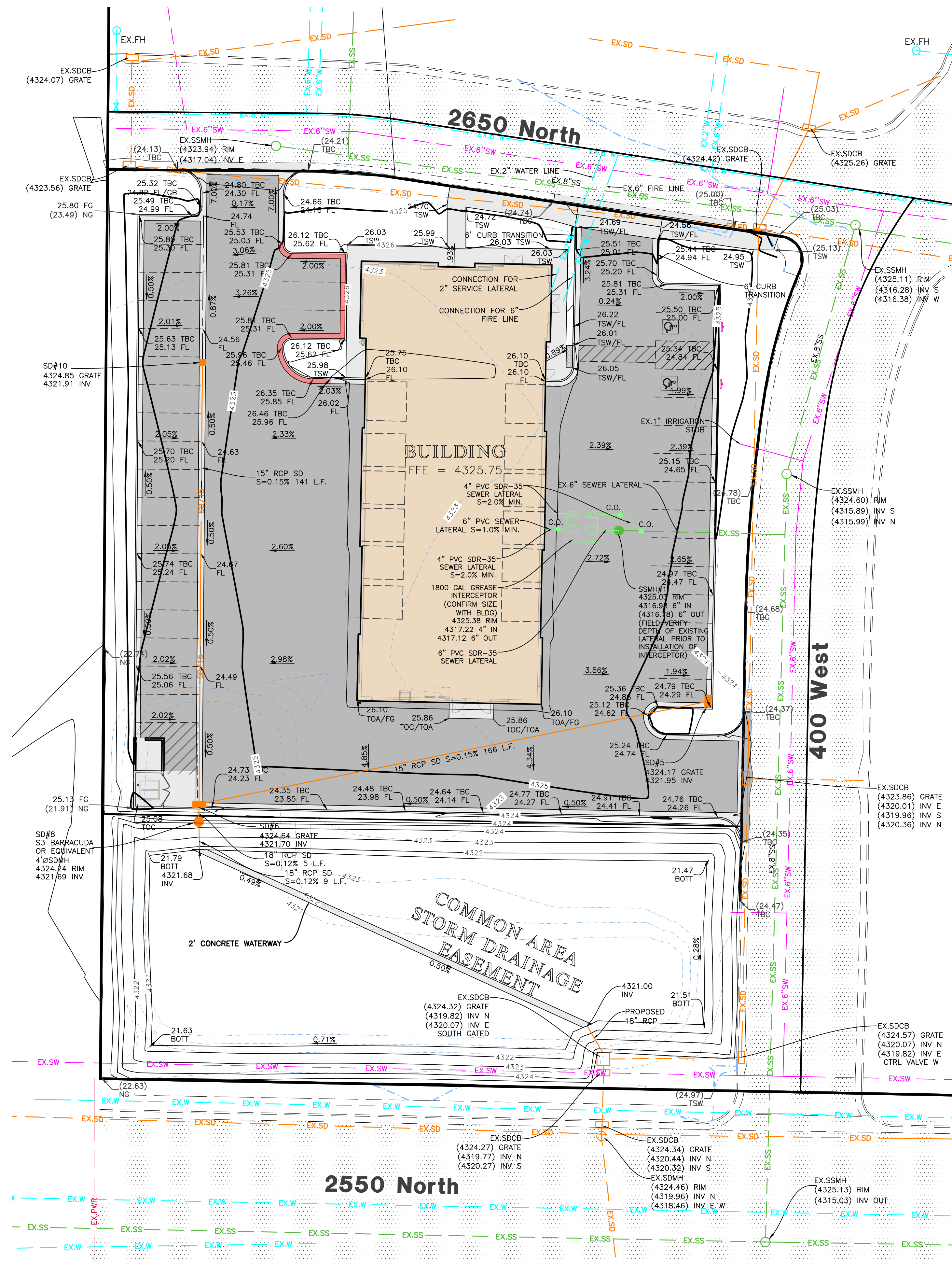
REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

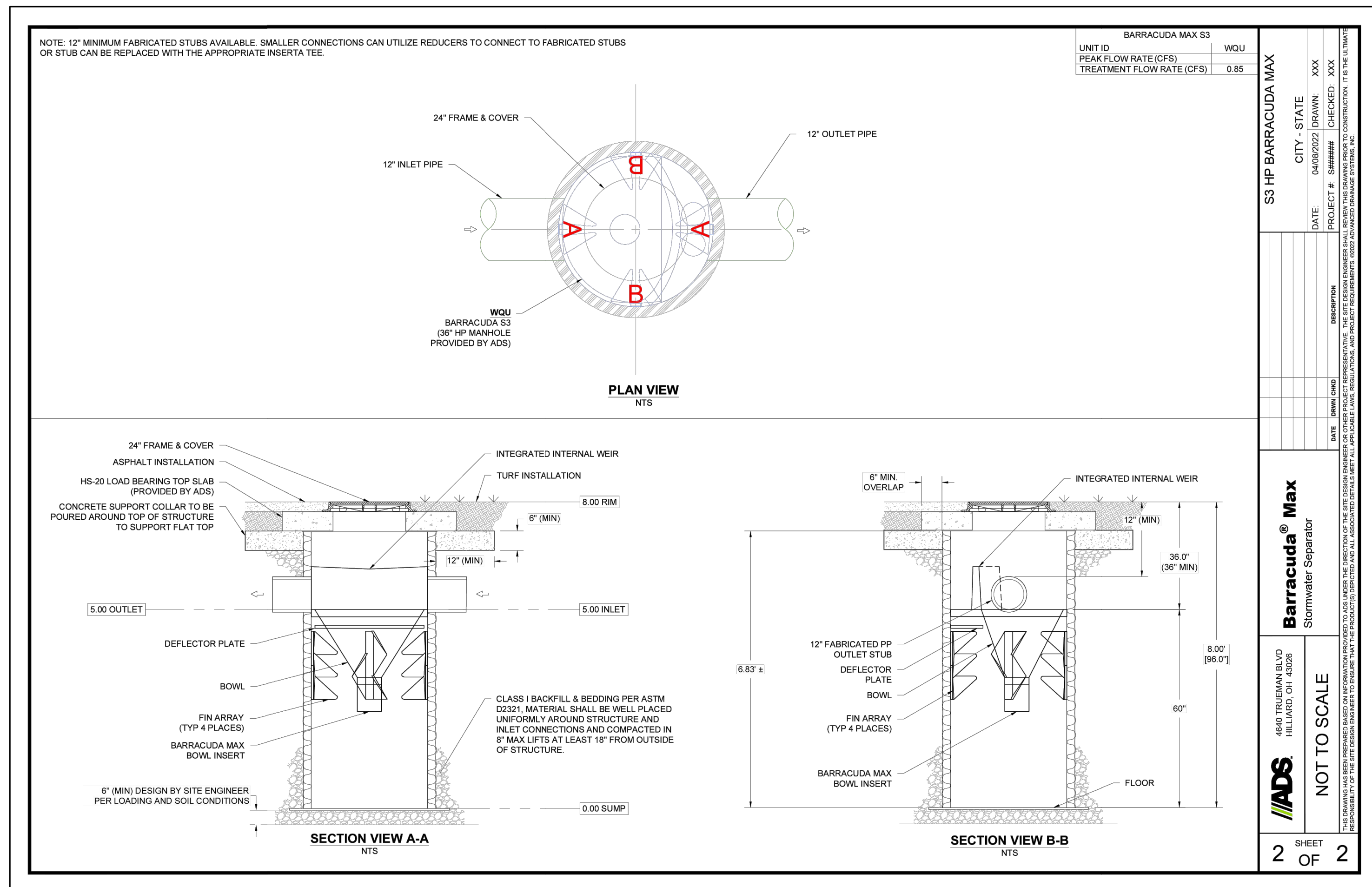
Site Plan



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2024
Name:	BURT BROTHERS TIRE SHOP LOT 7
Number:	8065-06



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.



Construction Notes:

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

CULINARY WATER

NOTE: 5" MIN. COVER REQUIRED OVER CW LINES.
LATERAL - 2" POLY DR9 WATER SERVICE LATERAL

SANITARY SEWER

6" LATERAL - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN PIPE

UTILITY NOTES:

1. SEWER LATERALS MUST MAINTAIN A 1% OR MORE SLOPE.

Legend

- = OUTFALL CURB
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = 8" THICK CONCRETE (PER DETAIL)

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.

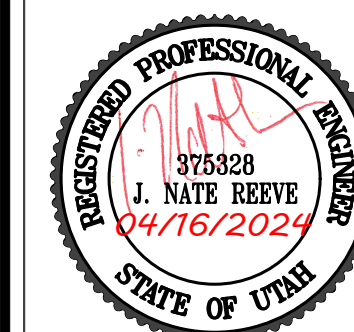


REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop Peakview Plaza Amended Lot 8

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Grading & Utility Plan



Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2024
Name: BURT BROTHERS
TIRE SHOP
LOT 7
Number: 8065-06

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

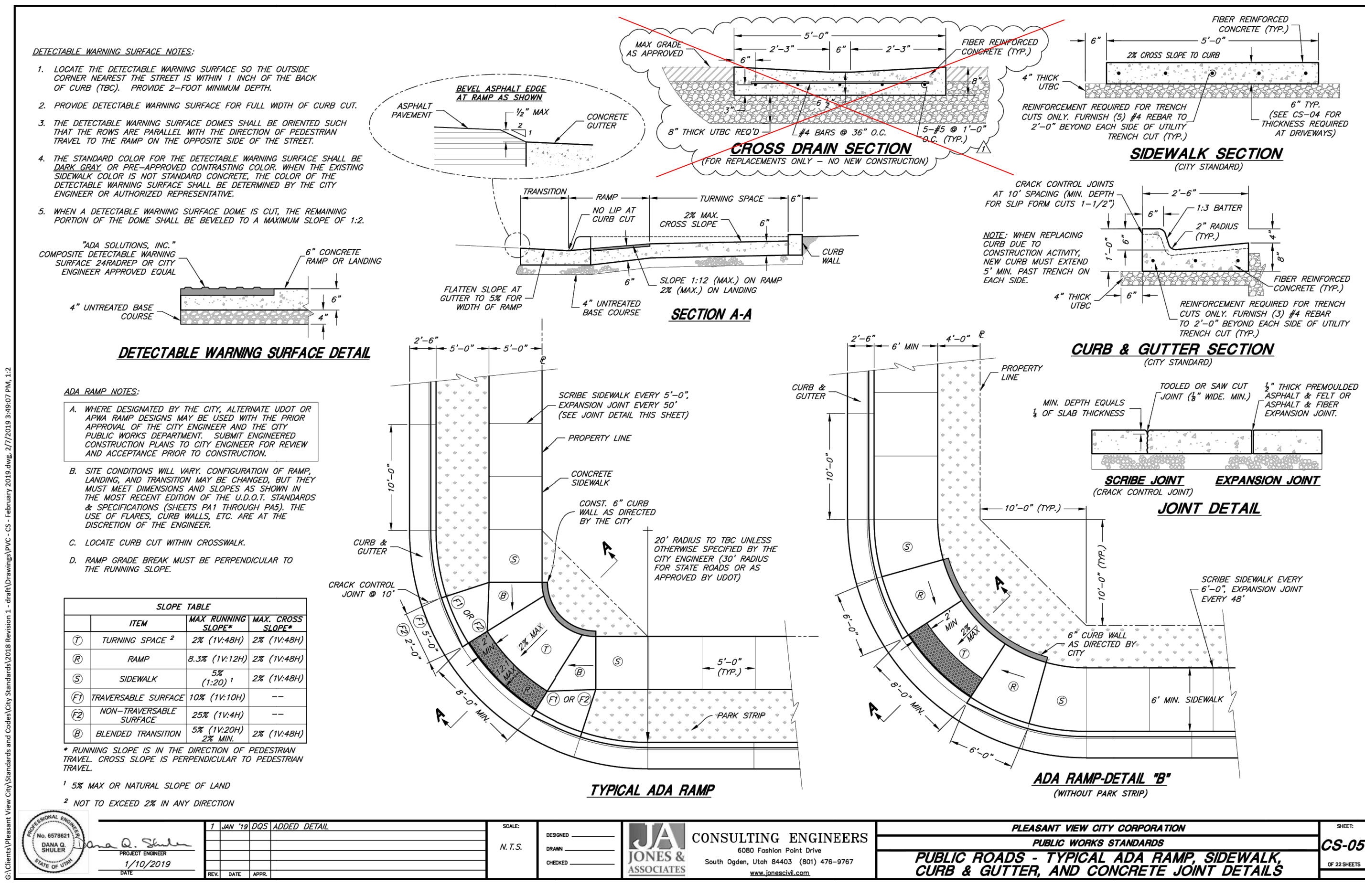
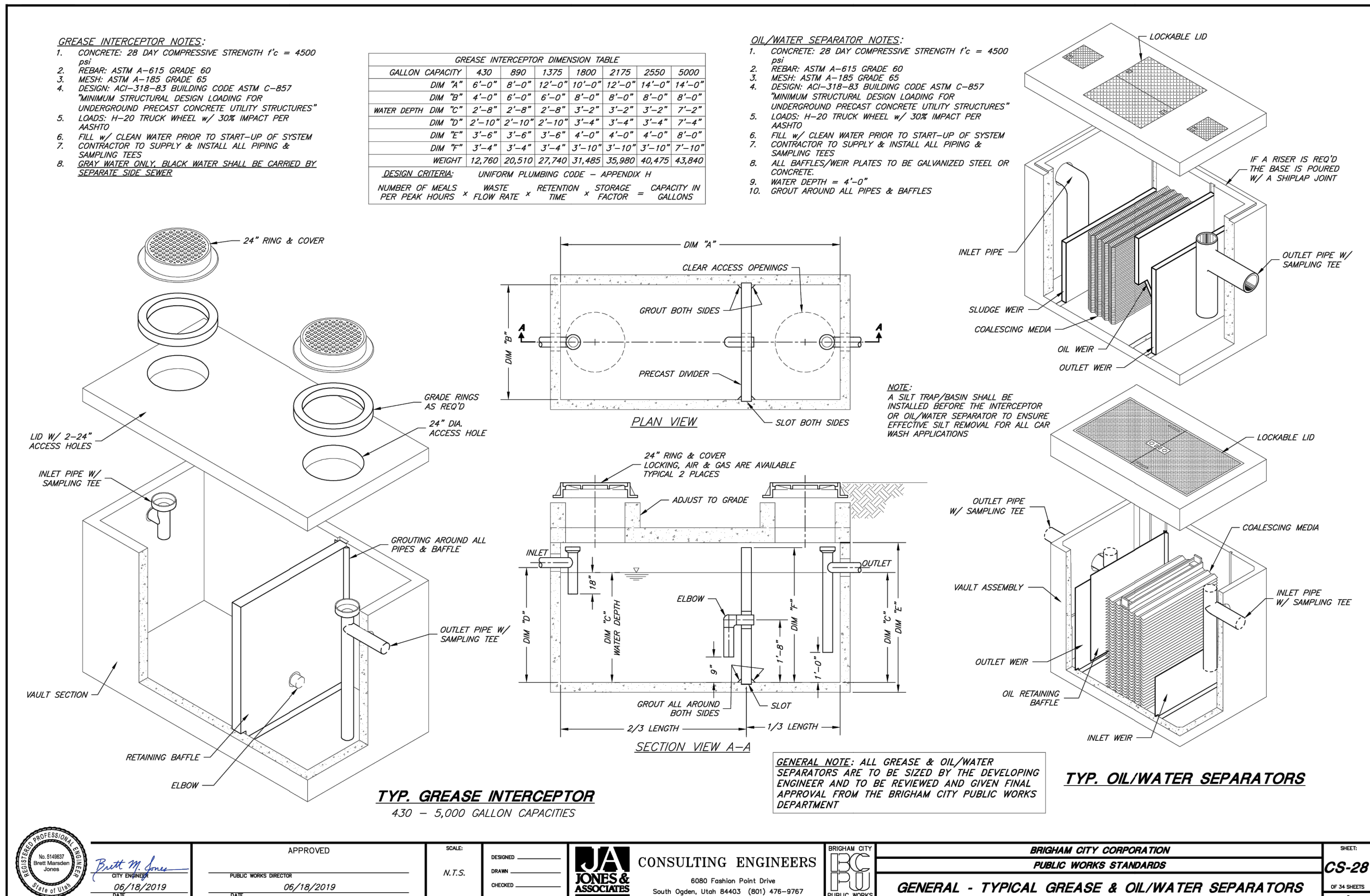
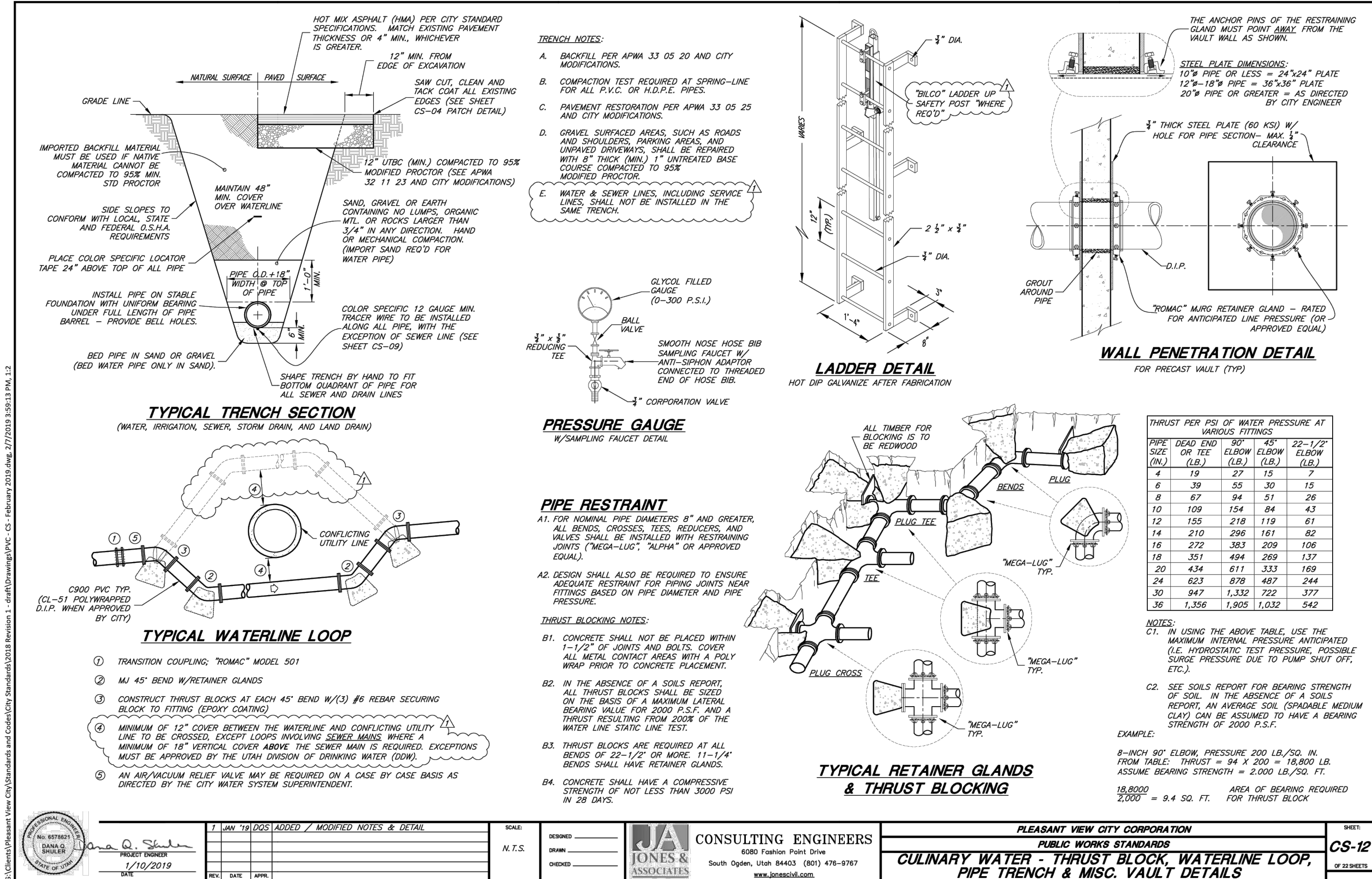
Reeve & Associates, Inc. - Solutions You Can Build On. ■

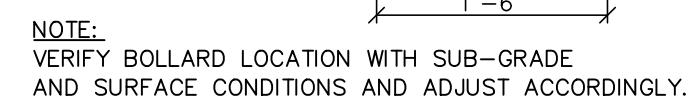
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

ets

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.







SCALE: NONE



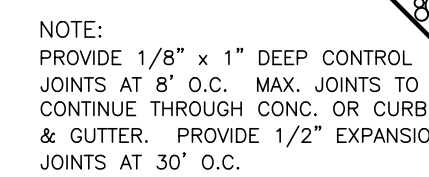
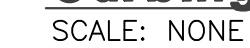
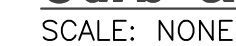
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE

REVISIONS	
DATE	DESCRIPTION
03-23-24	CK City Comments
04-15-24	NF City Comments

Civil Details



Engineer:

J. NATE REEVE, P.E.

Drafter:

N. FICKLIN

Begin Date:

MARCH, 2024

Name: _____

BURT BROTHERS
TIDE GUARD

TIRE SHOP
LOT 7

LOT 7

8065 06

Number: 8065-06

8

8

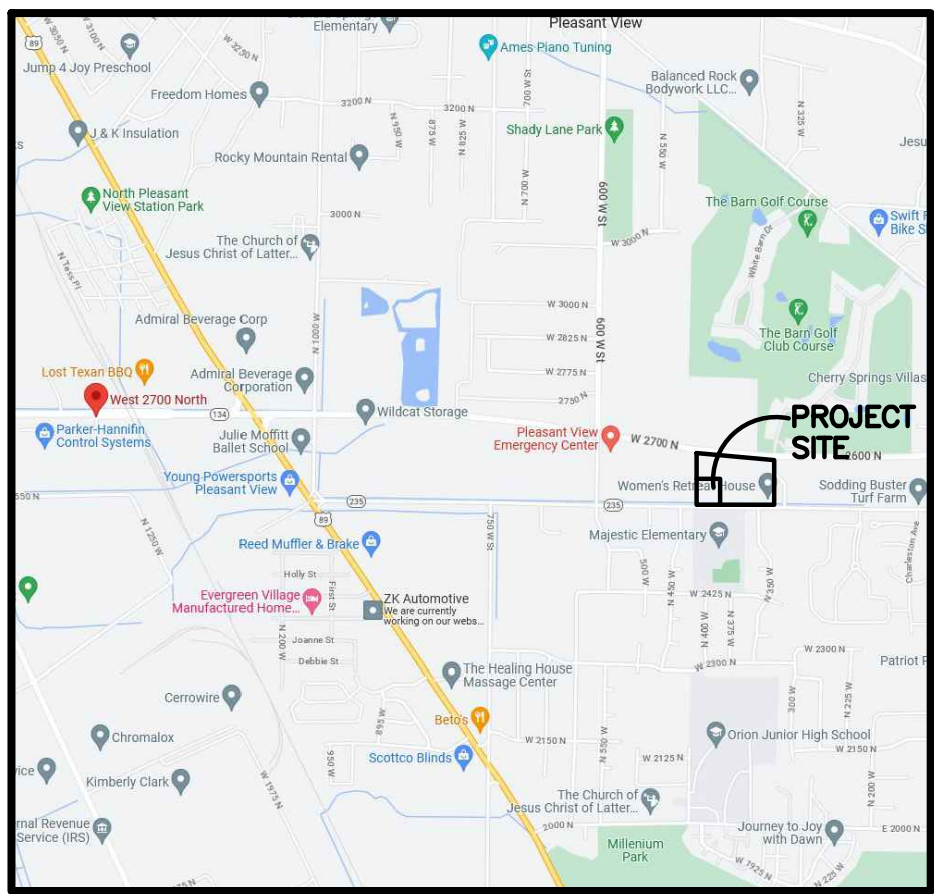
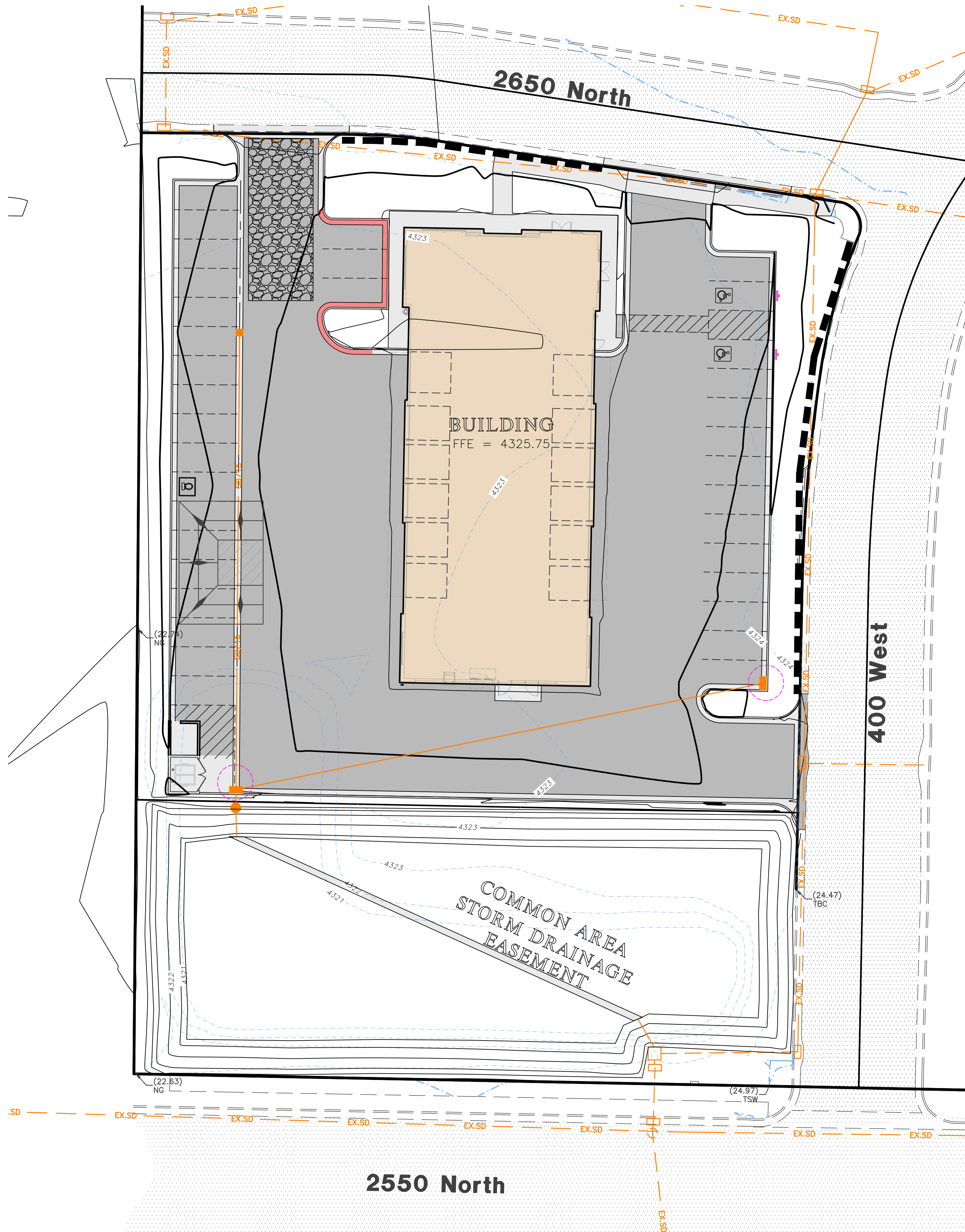
11	Total Sheets
-----------	--------------

11 Total Sheets

BURT BROTHERS TIRE SHOP

Storm Water Pollution Prevention Plan Exhibit

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
MARCH 2024



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:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Developer Contact:
Dave Laloli
Company Name
Address
City, State, Zip
PH: (000) 000-0000

Construction Activity Schedule

- PROJECT LOCATION.....PLEASANT VIEW CITY, WEBER COUNTY, (UT)
- PROJECT BEGINNING DATE.....APRIL 2024
- BMP'S DEPLOYMENT DATE.....APRIL 2024
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....DAVE LALOLI (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER



REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2024
Name: BURT BROTHERS
TIRE SHOP
LOT 7
Number: 8065-06

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 contaminants are found or generated, contact environmental engineer and contacts listed.

c. Areas of contaminated soil:
If any contaminants 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 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.

b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction

a. Maintain good housekeeping practices.

b. Enclose or cover building material storage areas.

c. Properly store materials such as paints and solvents.

d. Store dry and wet materials under cover, away from drainage areas.

e. Avoid mixing excess amounts of fresh concrete or cement on-site.

f. Perform washout of concrete trucks offsite or in designated areas only.

g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes

a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

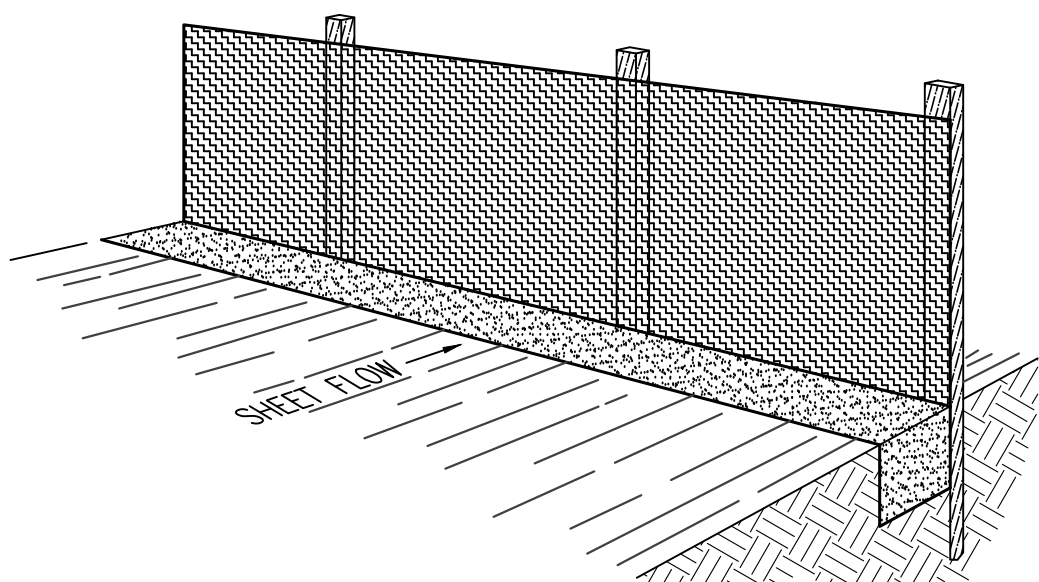
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

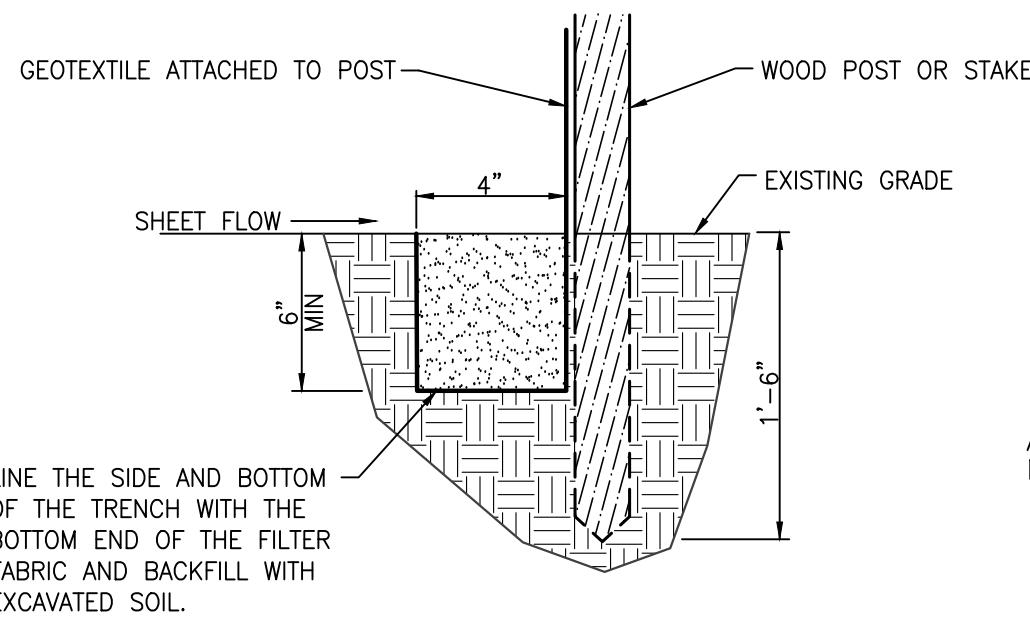
b. Part II.D.4.C identifies the minimum inspection report requirements.

c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

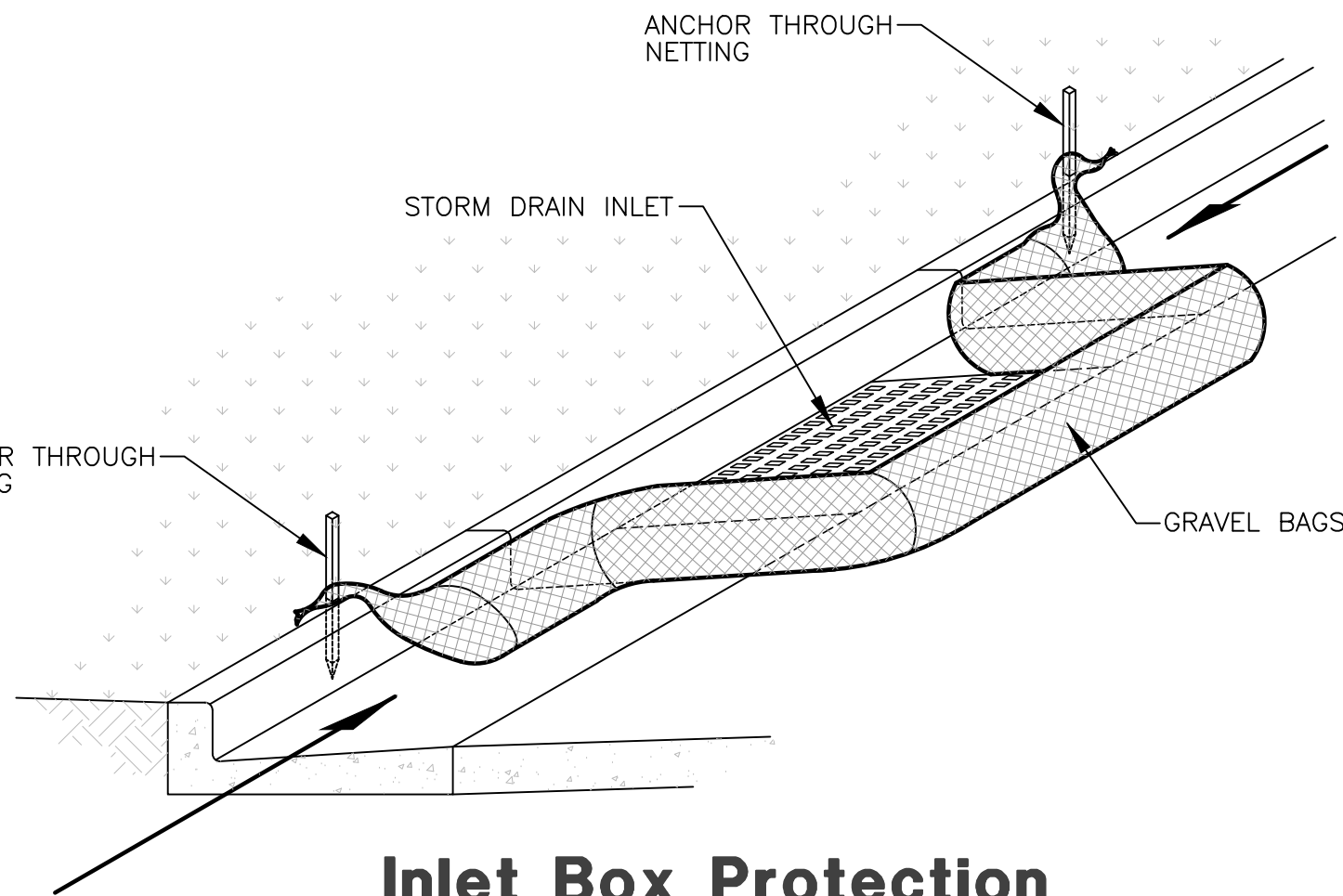


Perspective View

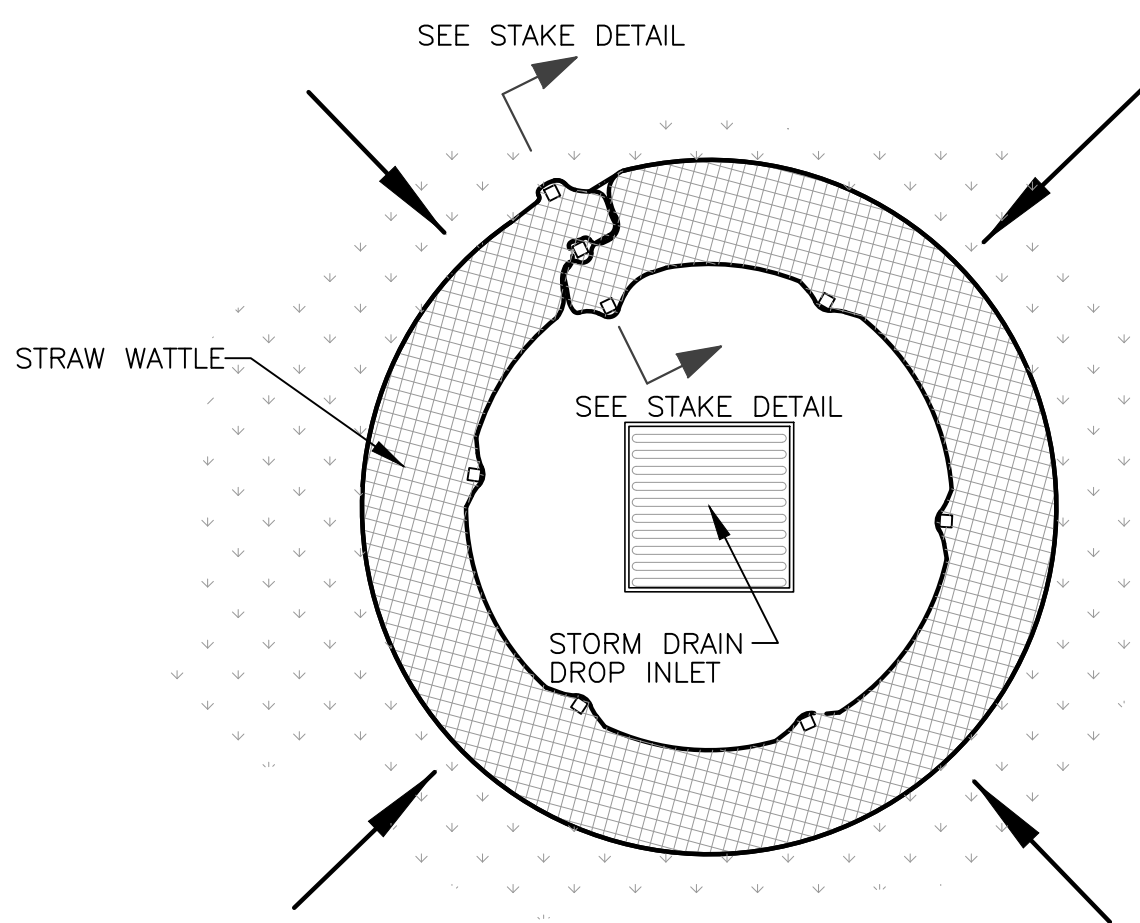
Figure 2



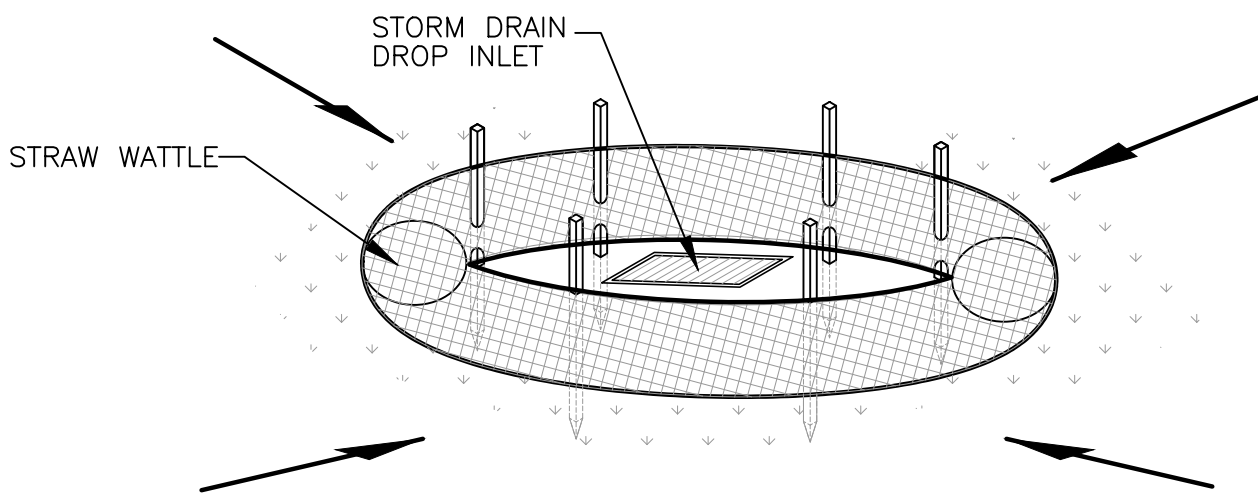
Section



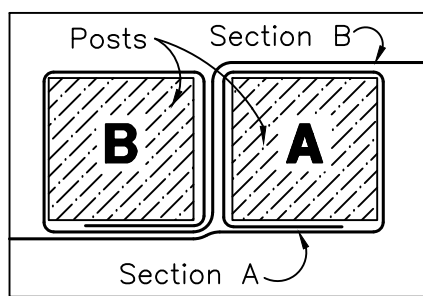
Inlet Box Protection



Plan View

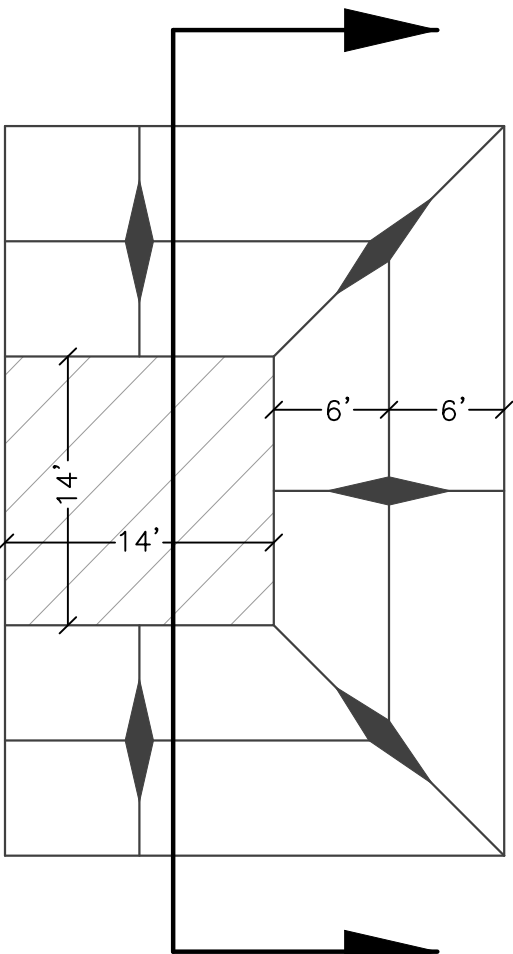


Drop Inlet Protection



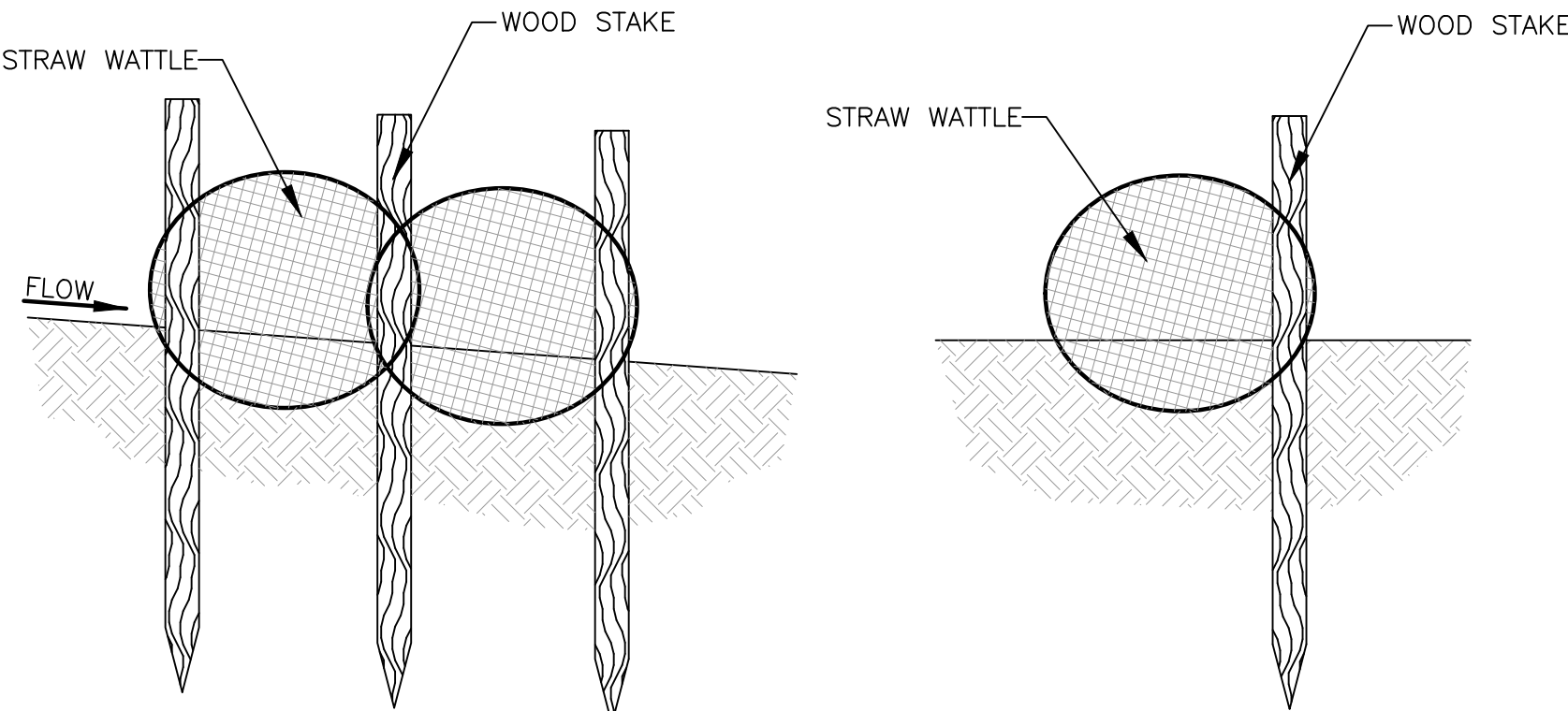
Silt Fence Detail

SCALE: NONE

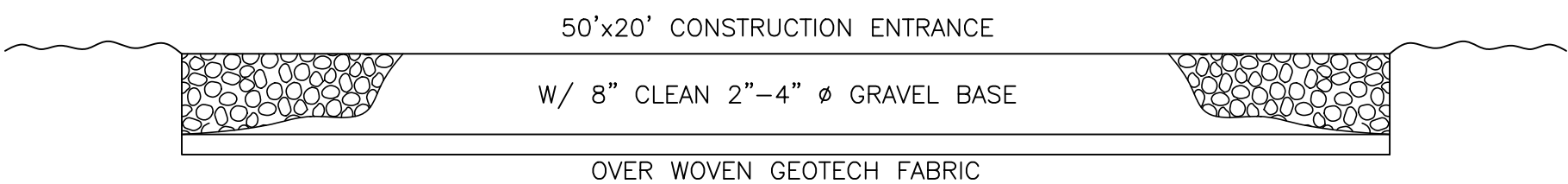


Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE

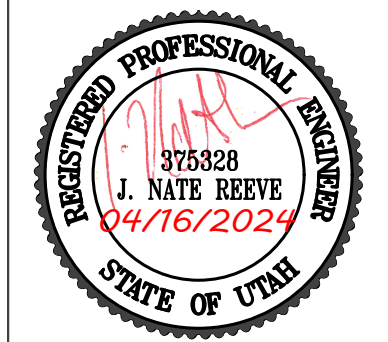


Stake Detail

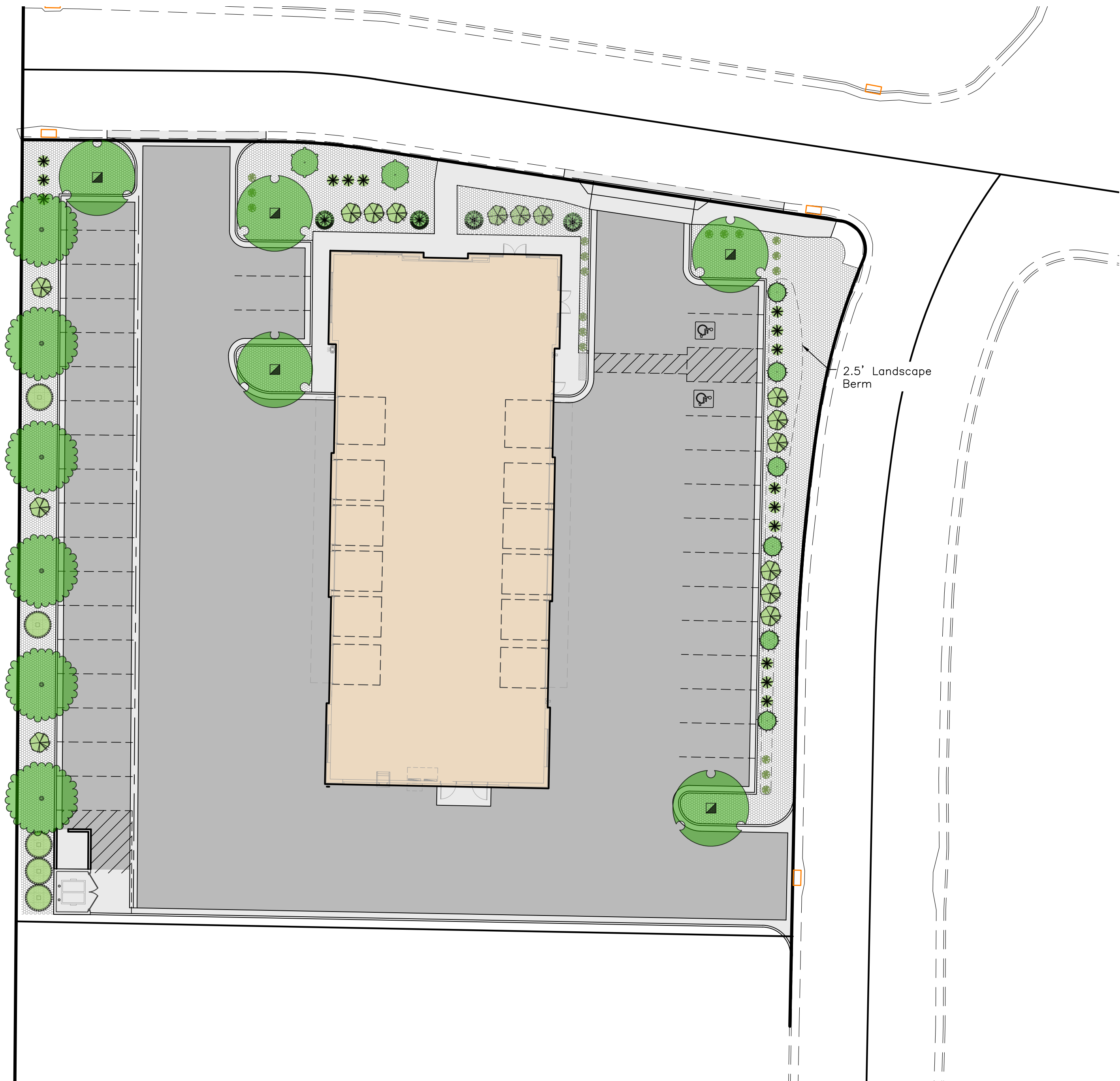


Cross Section 50' x 20' Construction Entrance

REVISIONS	DATE	DESCRIPTION
03-25-24	OK	City Comments
04-15-24	NF	City Comments



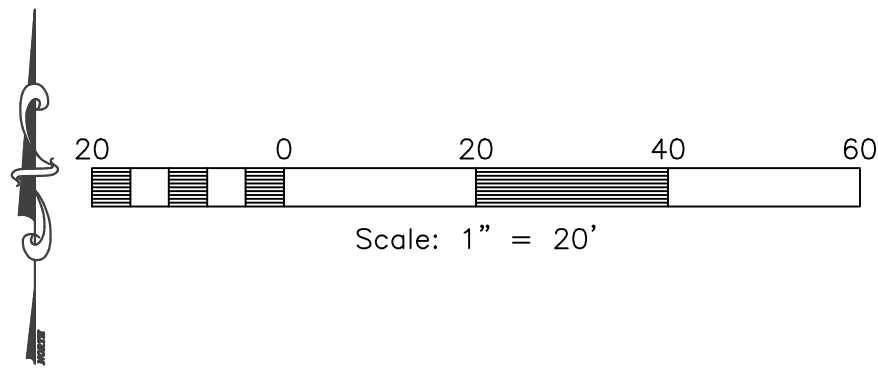
Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2024
Name:	BURT BROTHERS
	TIRE SHOP
	LOT 7
Number:	8065-06



PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
6		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6' Ht
2		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
4		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht
5		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
6		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
5		Juniperus chinensis 'Monlep'	Mint Julep Juniper	5 gal.
15		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
15		Yucca filamentosa 'Color Guard'	Color Guard Yucca	1 gal.
PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
18		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.

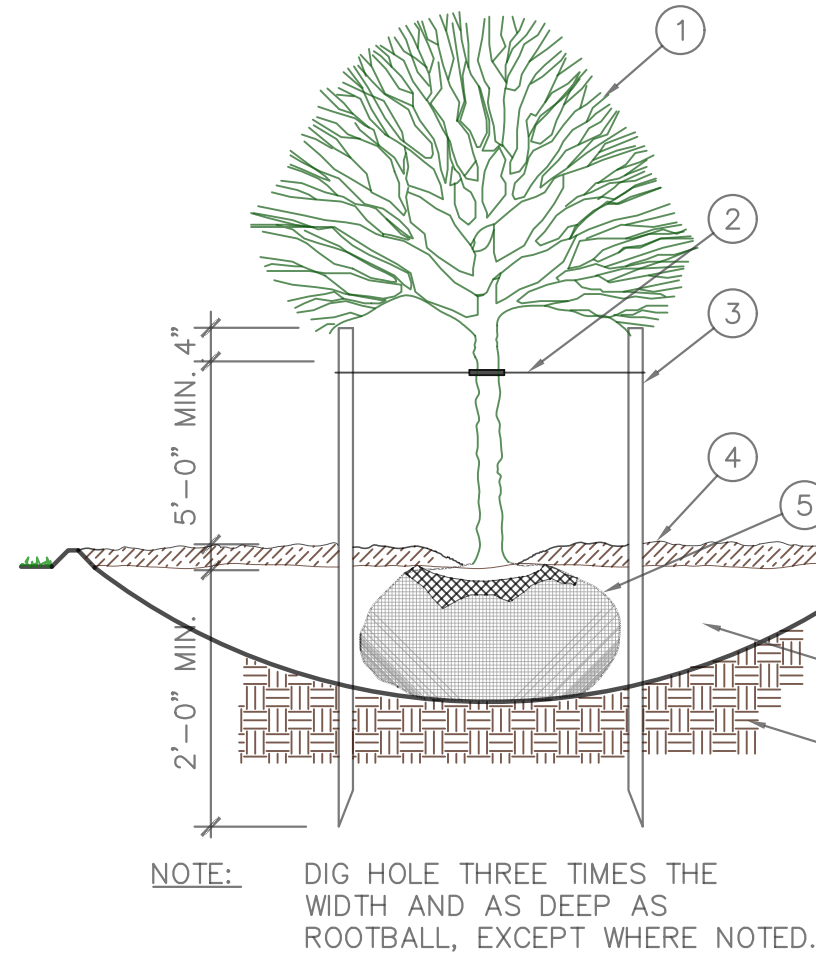
OTHER		
Symbol	Description	Type
	Rock Mulch	1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
Landscape Area.....68,20 S.F.		
Trees Required.....1/300 sf.....23 TREES		
Trees Provided.....23 TREES		



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.

Know what's below.
Call before you dig.

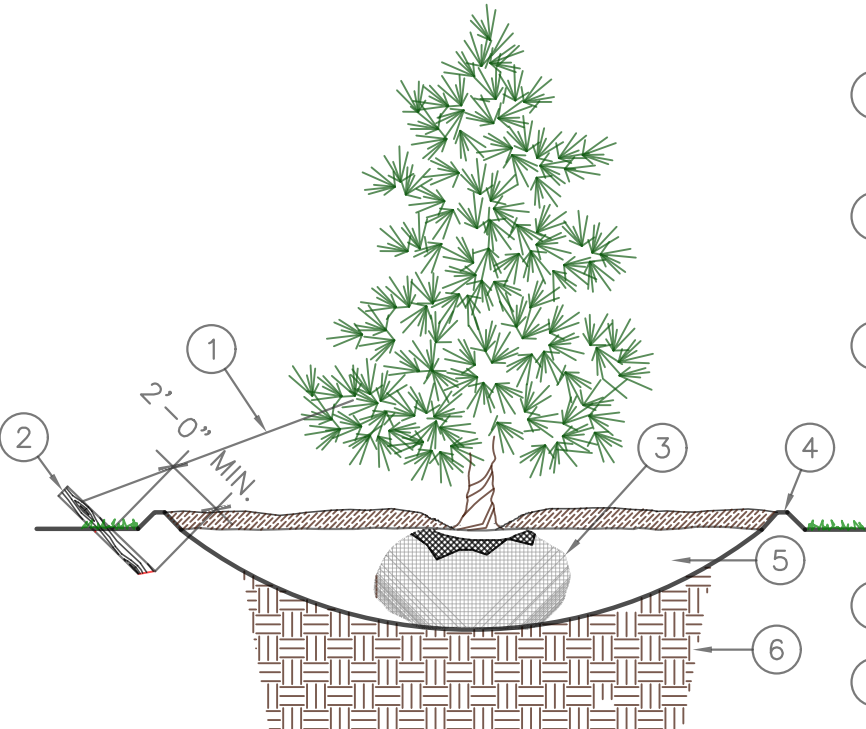


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE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

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

DECIDUOUS TREE PLANTING

NTS

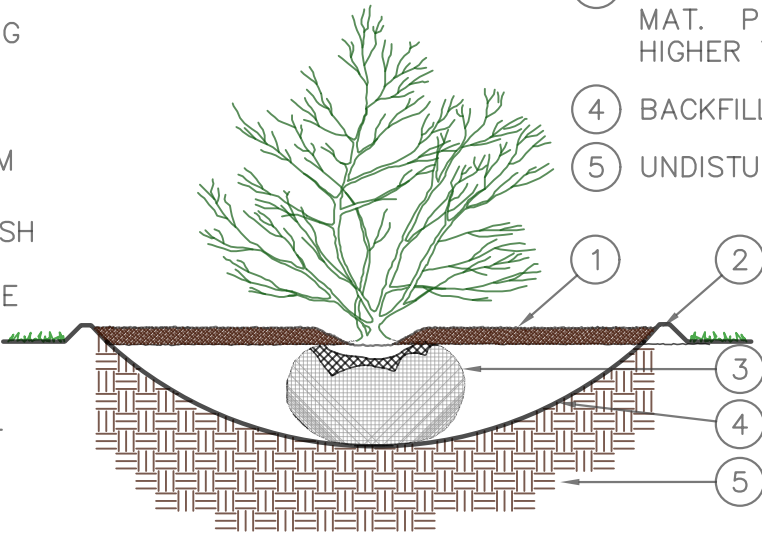


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH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

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

CONIFEROUS TREE PLANTING

NTS

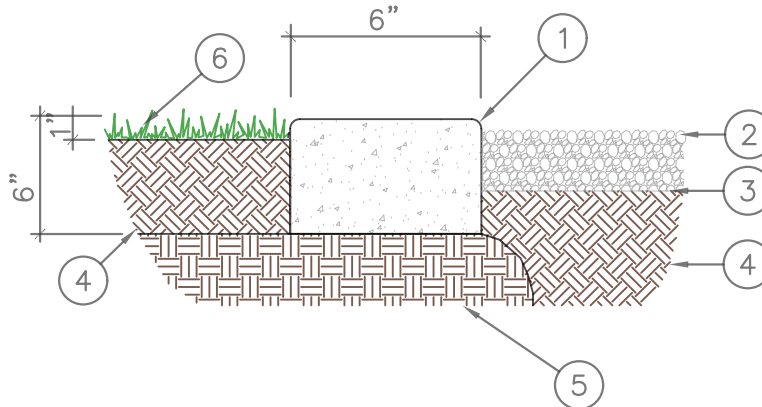


- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
 - 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
 - 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
 - 4 BACKFILL WITH NATIVE SOIL
 - 5 UNDISTURBED SOIL
- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
 - 2 BARK/ROCK MULCH
 - 3 FINISH GRADE/WEED FABRIC
 - 4 TOPSOIL
 - 5 COMPACTED SUBGRADE
 - 6 LAWN

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

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
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.

Reeve & Associates, Inc.

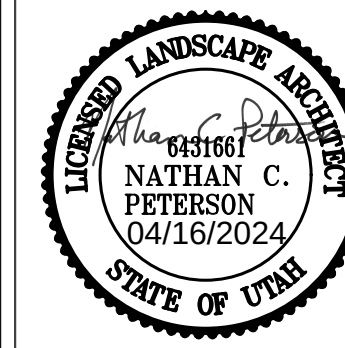
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco

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

REVISIONS	DESCRIPTION
DATE	

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Landscape Plan



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.

Drafter:
N. PETERSON

Begin Date:
MARCH, 2024

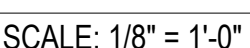
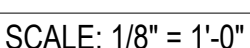
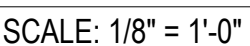
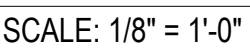
Name:
BURT BROTHERS

TIRE SHOP

LOT 7

Number: **8065-06**

1. SIGNAGE SHOWN FOR REFERENCE ONLY.
2. COLOR SPECIFIED IS SHERWIN WILLIAMS (SW) PAINT.



Project Narrative/Notes/Revisions

- 03/07/2024 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 03/25/2024 CK – CITY COMMENTS.
- 04/15/2024 NF – REVISED PER CITY COMMENTS.

BURT BROTHERS TIRE SHOP
Improvement Plans

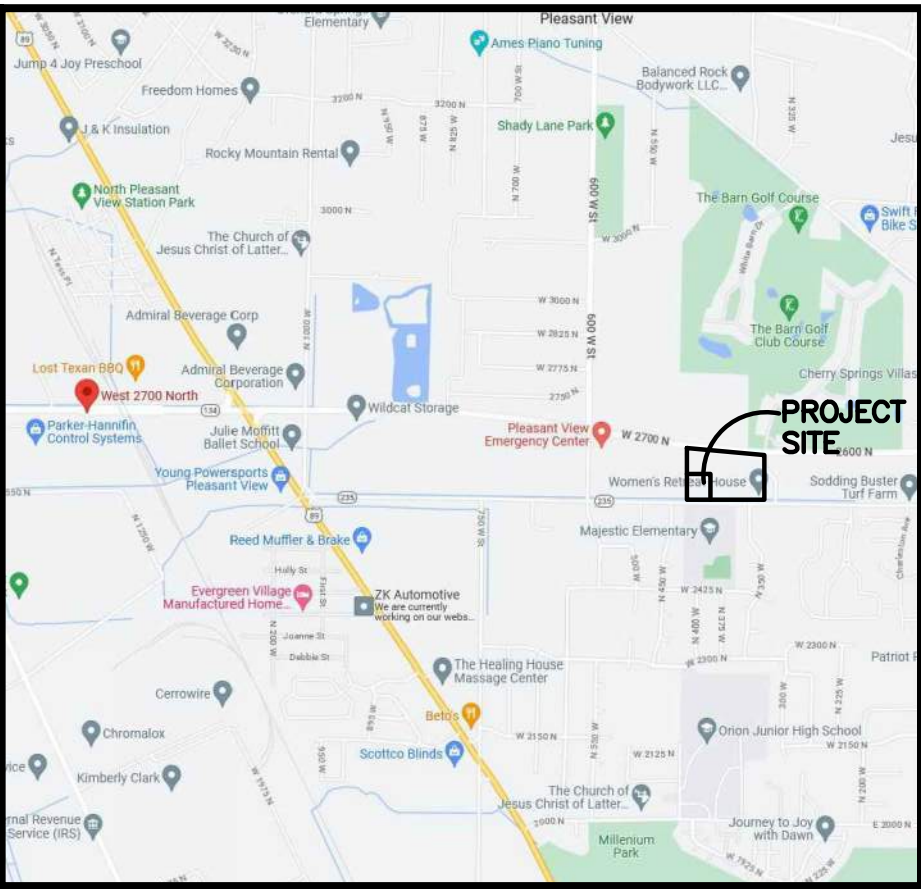
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
MARCH 2024

Reviewed by DQS
04/19/2024 4:46:37 PM

original review comments in red

engineer comments in purple

4/19 review comments in blue



Vicinity Map
NOT TO SCALE

SITE DATA

PARKING:	35 STALLS PROVIDED (2 A.D.A.)	
PARCEL AREA:	59,402 S.F. (1.36 ACRES)	
BUILDING AREA:	8,258 S.F.	13.9%
ASPHALT AREA:	26,772 S.F.	45.0%
LANDSCAPE AREA:	24,372 S.F.	41.1%

Sheet Index

- Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Existing & Demolition Plan
Sheet 4 - Site Plan
Sheet 5 - Grading & Utility Plan
Sheet 6 - Basin Plan
Sheet 7 - Standard Details
Sheet 8 - Civil Details
Sheet 9 - Storm Water Pollution Prevention
Plan Exhibit
Sheet 10 - Storm Water Pollution Prevention
Plan Details
Sheet 11 - Landscape Plan



Surveyor:

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

Developer Contact:

Dave Laloli
Dave@ipaveutah.com

Geotechnical Report:

Dated: Jan. 10, 2022
CMT Project No: 17633
400 West 2700 North
Pleasant View, Utah

Landscape Architect:

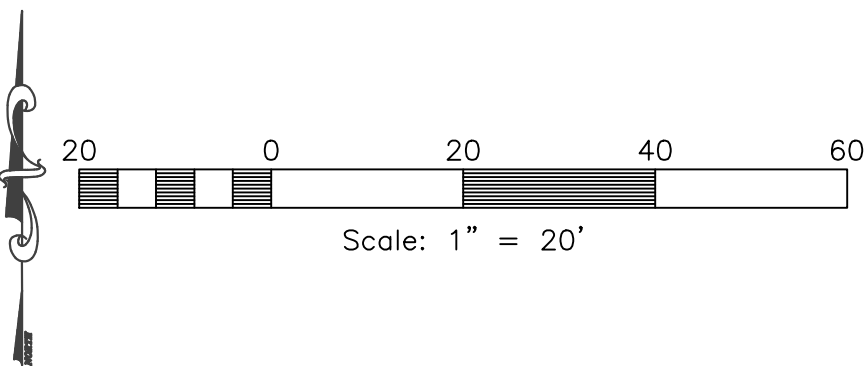
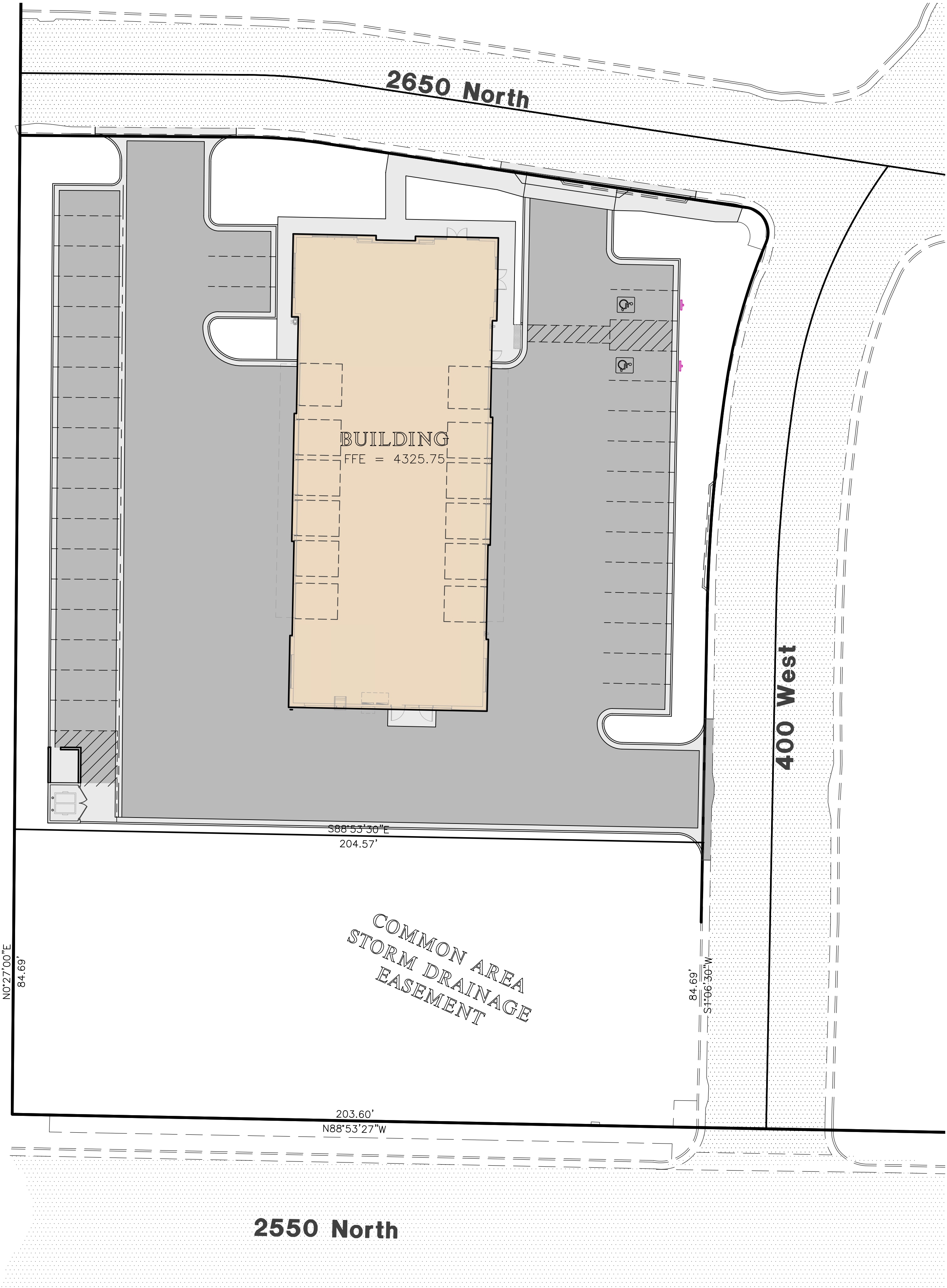
Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Project Contact:

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

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.



REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.

Engineer:
J. NATE REEVE, P.E.
Drafted:
N. FICKLIN
Begin Date:
MARCH, 2024
Name:
BURT BROTHERS
TIRE SHOP
LOT 7
Number: 8065-06

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, 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, SLOPE, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD. CONTRACTOR SHALL BE RESPONSIBLE FOR 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 BONDED 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 AS TO 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 MAKING HIS BID, THE CONTRACTOR 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. THE 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, SUPPLEMENTARY 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 BE COMPLETED 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 UNFAMILAR 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 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 EXCAVATING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS, NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 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 MEKA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

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.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS AND SPECIFICATIONS 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 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.

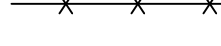
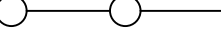
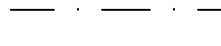
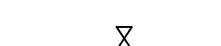
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPPOSED SLOPES:

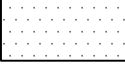
- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- a) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

b) TRACKING STRAW PERPENDICULAR TO SLOPES

c) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER
	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER
	= PROPOSED WATER LATERAL		= PROPOSED REDUCER
	= PROPOSED SEWER LATERAL		= EXISTING REDUCER
	= PROPOSED CULINARY WATER LINE		= PROPOSED CATCH BASIN
	= EXISTING CULINARY WATER LINE		= EXISTING CATCH BASIN
	= PROPOSED SECONDARY WATER LINE		= PLUG W/ 2" BLOW-OFF
	= EXISTING SECONDARY WATER LINE		= STREET LIGHT
	= PROPOSED SANITARY SEWER LINE		= SIGN
	= EXISTING SANITARY SEWER LINE		= POWER POLE
	= PROPOSED STORM DRAIN LINE		= BASEMENT FLOOR ELEVATION
	= EXISTING STORM DRAIN LINE		= BUILDING
	= PROPOSED LAND DRAIN LINE		= BOTTOM OF STAIRS
	= EXISTING LAND DRAIN LINE		= BOTTOM OF WALL
	= PROPOSED IRRIGATION LINE		= BEGINNING POINT
	= EXISTING IRRIGATION LINE		= CURB & GUTTER
	= EXISTING FENCE LINE		= CATCH BASIN
	= DRAINAGE SWALE		= CUBIC FEET
	= OVERHEAD POWER LINE		= CUBIC FEET PER SECOND
	= PROPOSED FIRE HYDRANT		= EDGE OF PAVEMENT
	= EXISTING FIRE HYDRANT		= FINISH FLOOR
	= PROPOSED MANHOLE		= FINISH FLOOR ELEVATION
	= EXISTING MANHOLE		= FINISHED GRADE
	= PROPOSED SEWER CLEAN-OUT		= FIRE HYDRANT
	= PROPOSED GATE VALVE		= FLOW LINE
	= EXISTING GATE VALVE		= GRADE BREAK
	= PLUG & BLOCK		= GARAGE FLOOR ELEVATION
	= AIR VAC ASSEMBLY		= INVERT
	= DUAL SECONDARY METER		= LINEAR FEET
			= NATURAL GRADE
			= OVERHEAD POWER
			= POINT OF CURVATURE
			= POWER/UTILITY POLE
			= POINT OF RETURN CURVATURE
			= POINT OF TANGENCY
			= PUBLIC UTILITY BASEMENT
			= REINFORCED CONCRETE PIPE
			= RIM OF MANHOLE

Legend

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

Reeve & Associates, Inc.



5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

LAND OWNERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

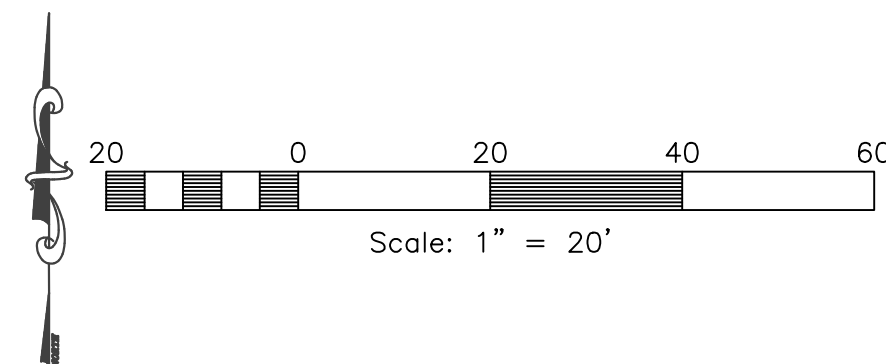
REVISIONS	DATE	DESCRIPTION
	03-25-24	OK City Comments
	04-15-24	NF City Comments

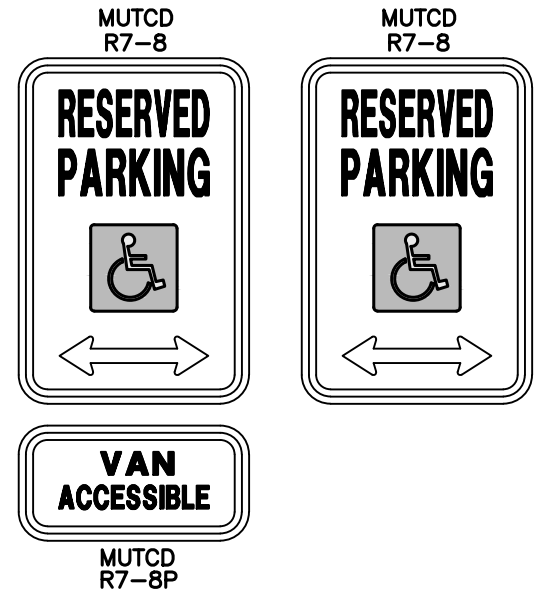
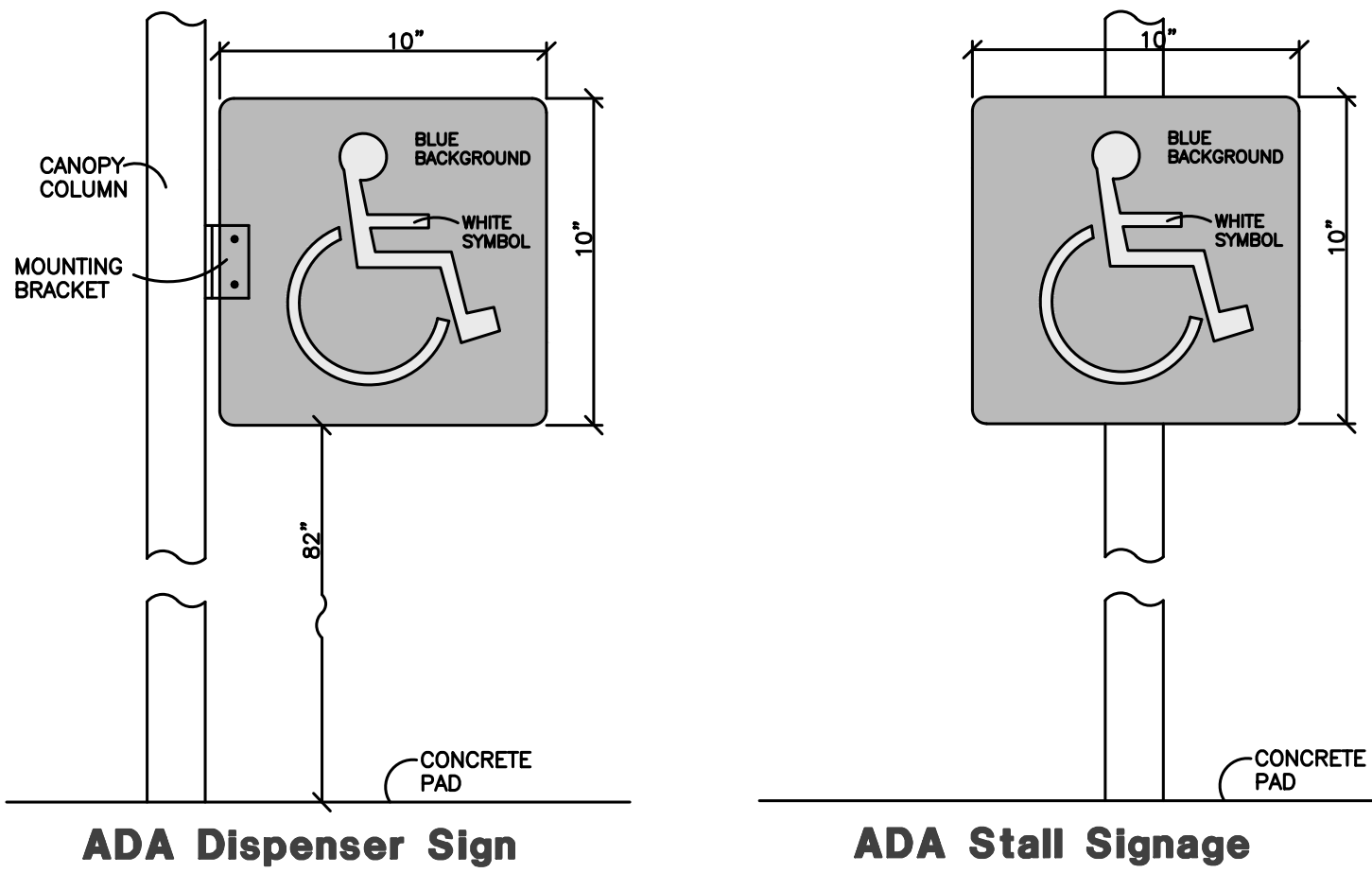
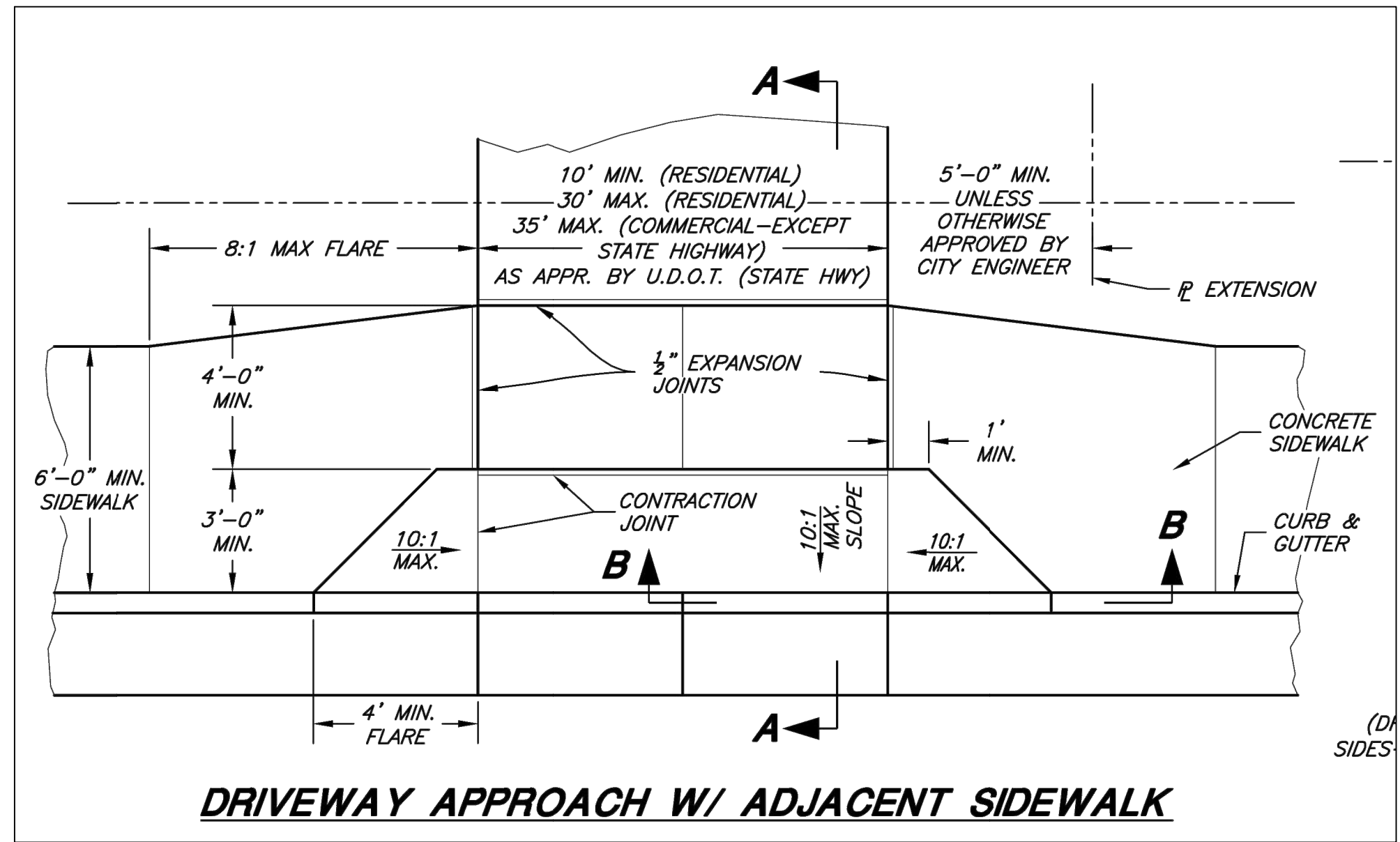
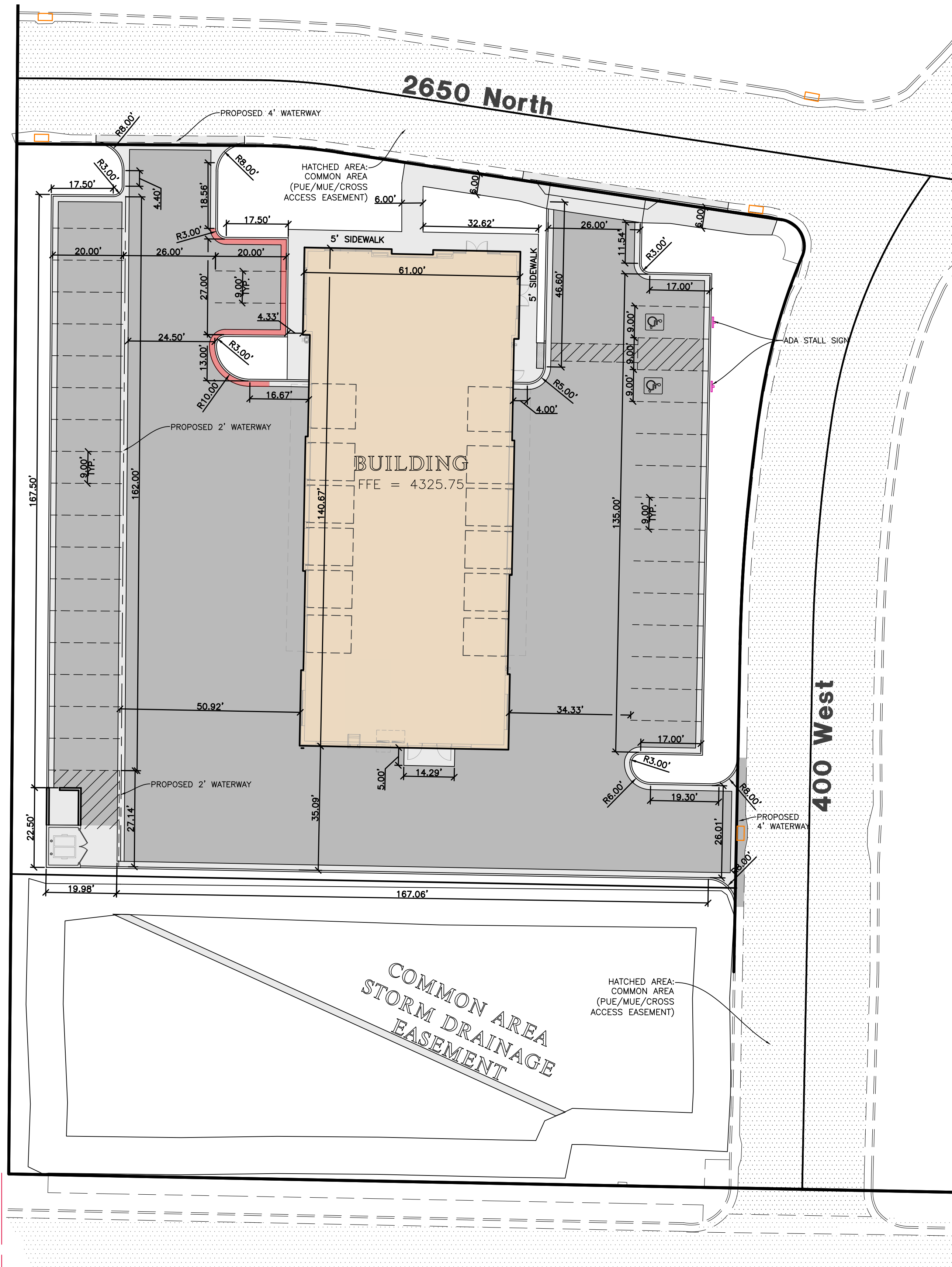
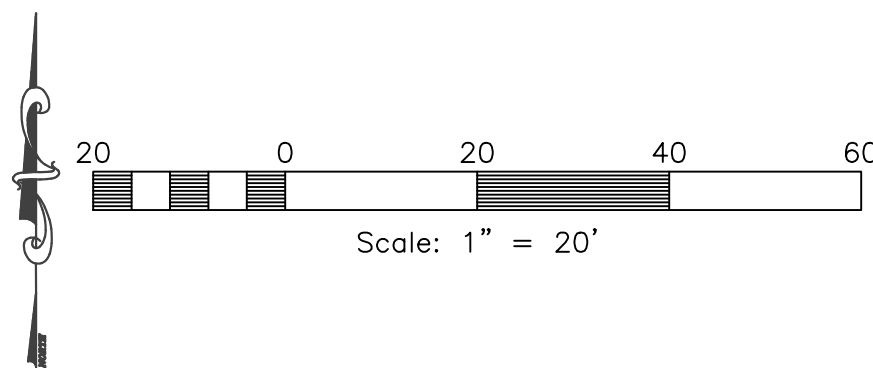
Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Notes/Legend/
Street Cross-Section



Project Info.	
Engineer:	<u>J. NATE REEVE, P.E.</u>
Drafter:	<u>N. FICKLIN</u>
Begin Date:	<u>MARCH, 2024</u>
Name:	<u>BURT BROTHERS</u>
	<u>TIRE SHOP</u>
	<u>LOT 7</u>
Number:	<u>8065-06</u>





- NOTES:
- 1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - 2) SIGNS SHALL BE MOUNTED A MINIMUM OF 80" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - 3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage

Legend

- [Red Box] = OUTFALL CURB
- [Dotted Box] = EXISTING ASPHALT PAVEMENT
- [Grey Box] = PROPOSED ASPHALT PAVEMENT
- [Light Grey Box] = PROPOSED CONCRETE

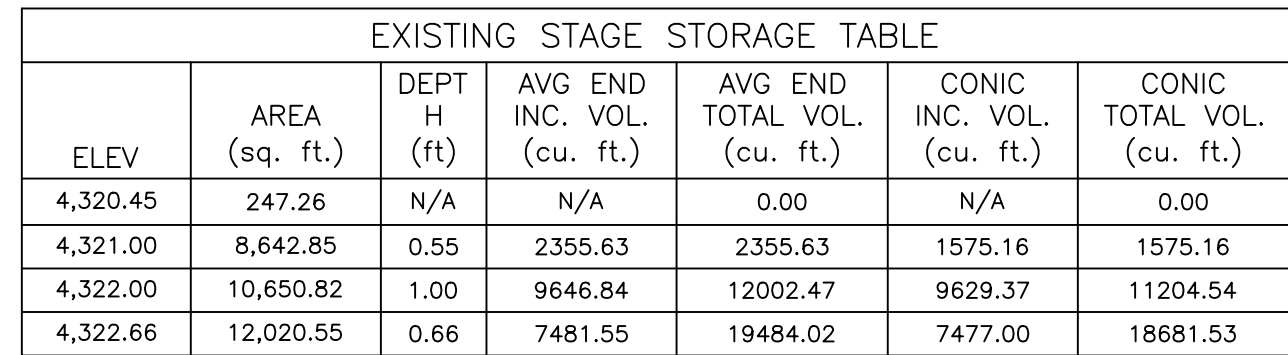
Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.



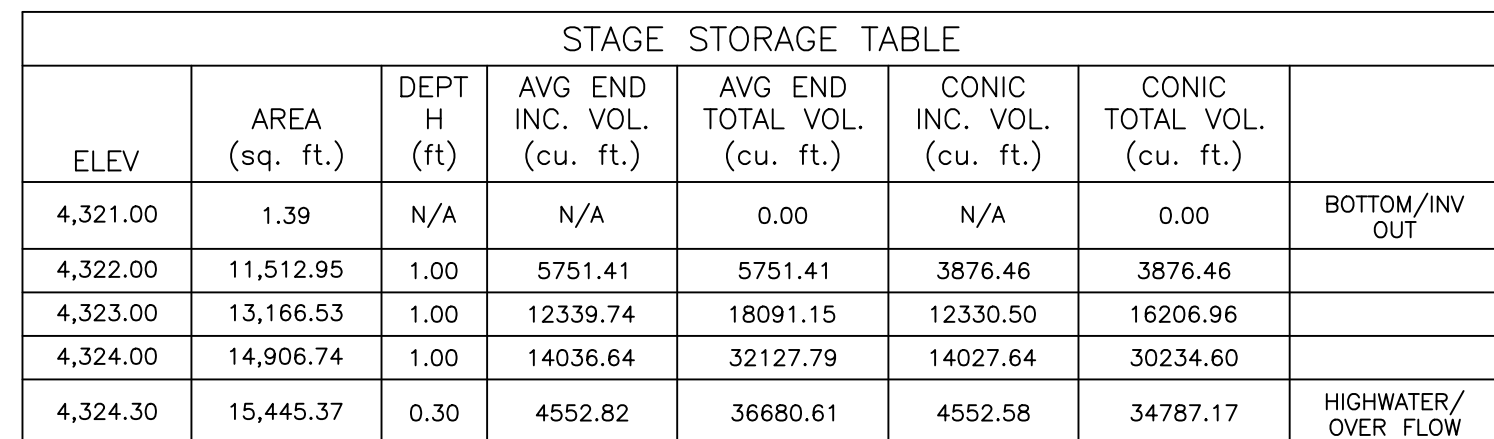
REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2024
Name: BURT BROTHERS TIRE SHOP LOT 7
Number: 8065-06



Pipe Sizing				
Description	Pipe Size	Slope	Cap. (cfs)	Req. Cap.
15" RCP	15	0.20%	2.92	1.76
18" RCP	18	0.20%	4.74	3.52



6	
11	Total Sheet

REVISIONS		DATE	DESCRIPTION
		03-25-24	CK City Comments
		04-15-24	NF City Comments

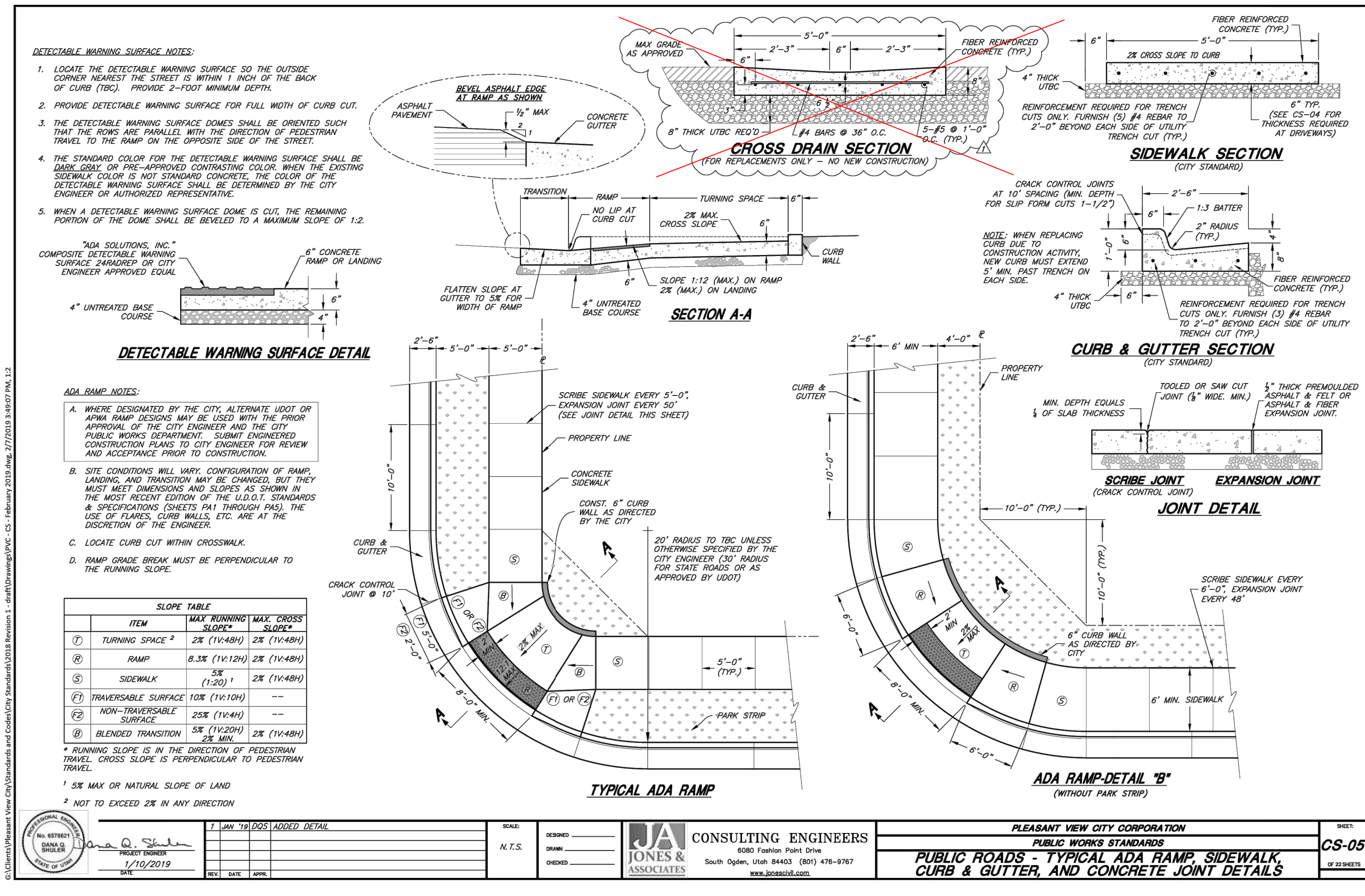
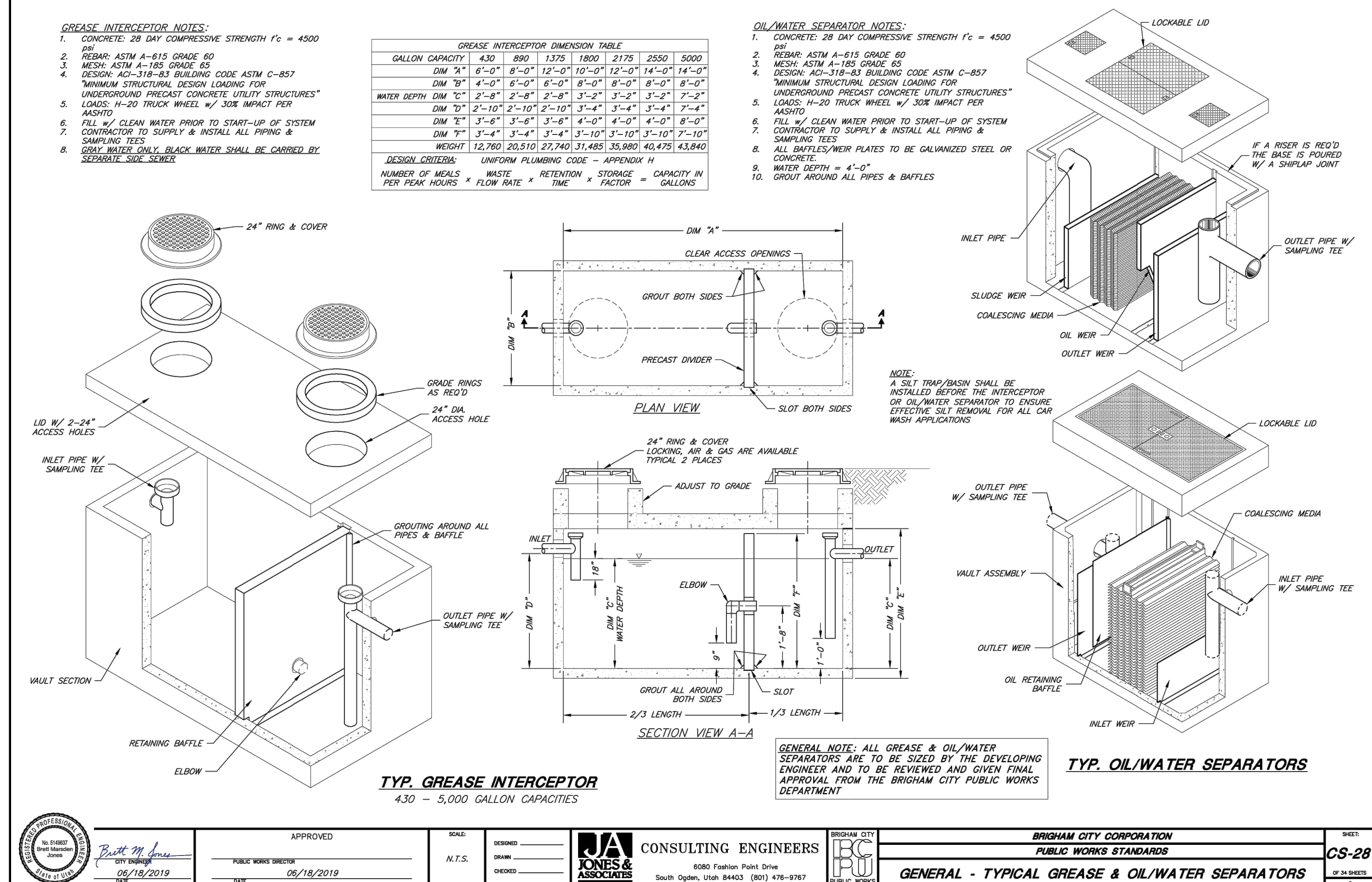
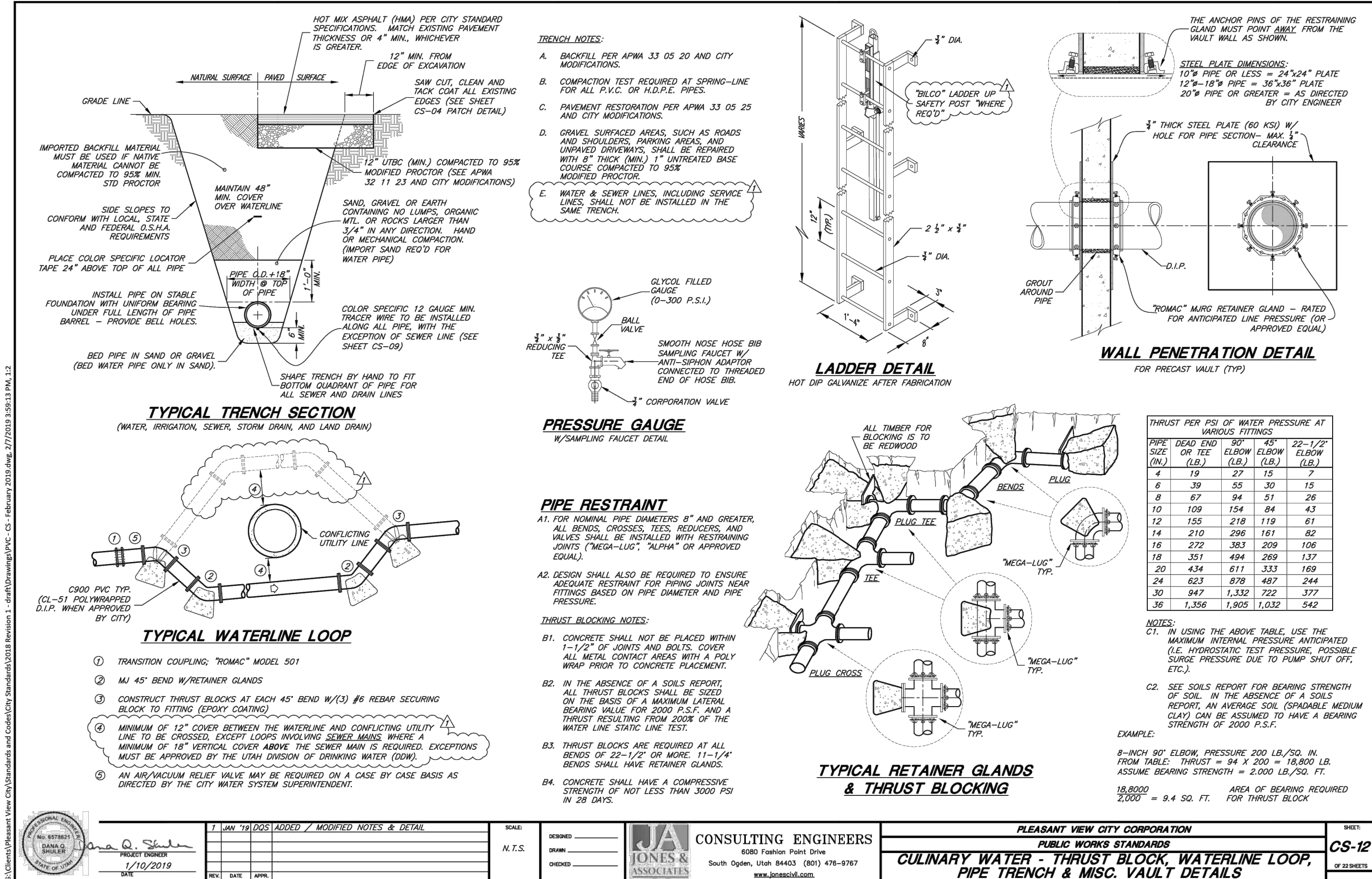
Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

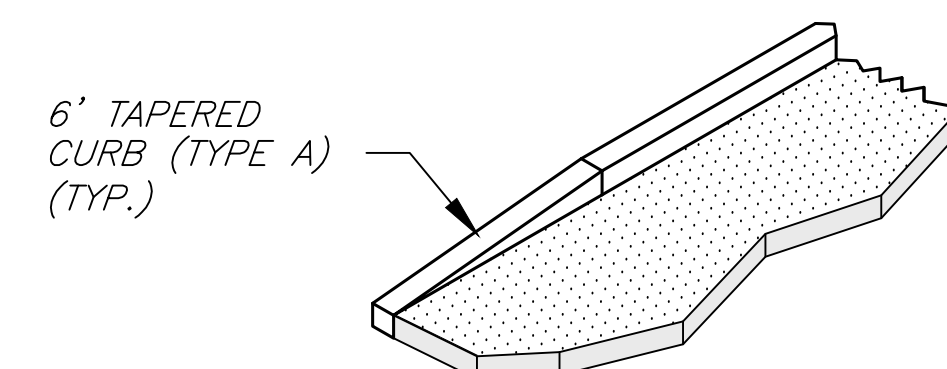
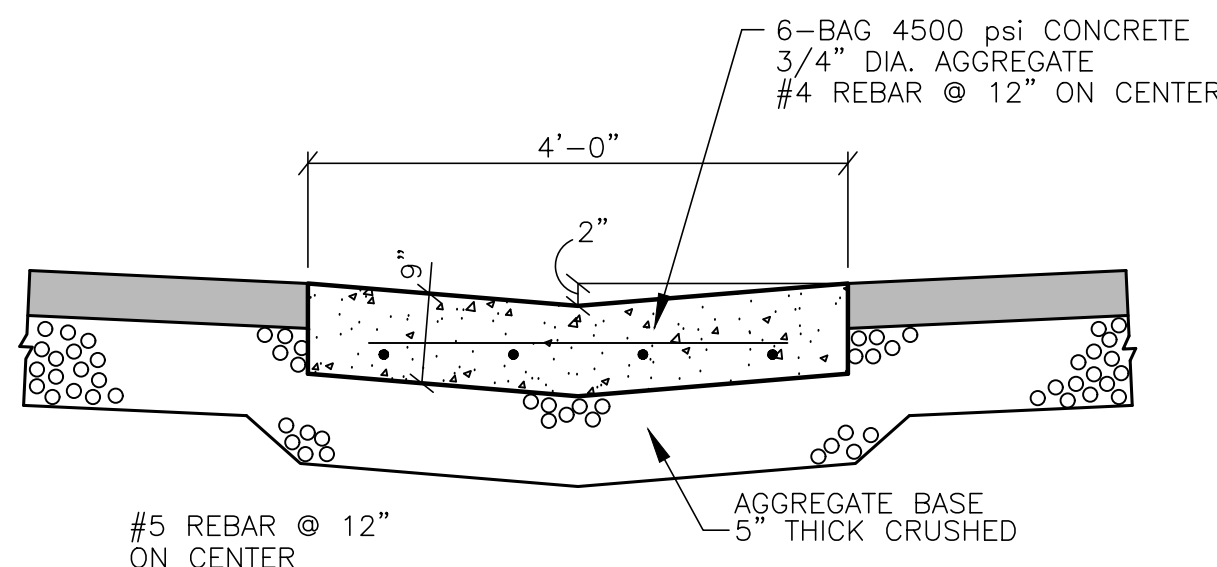
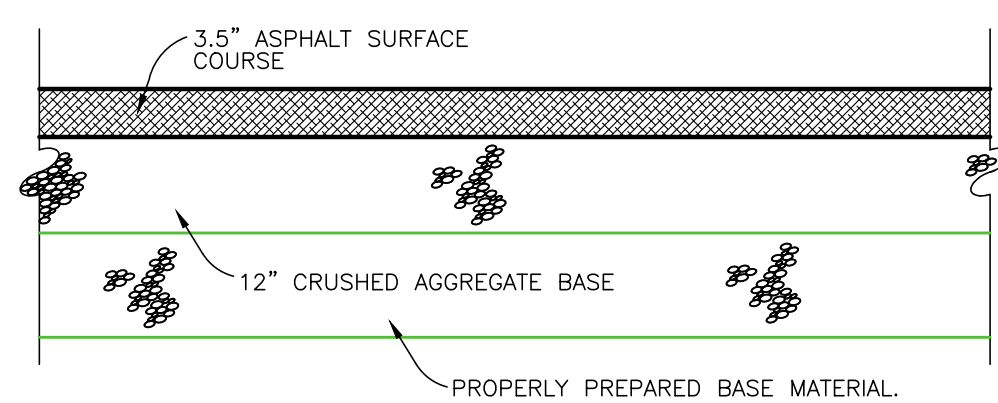
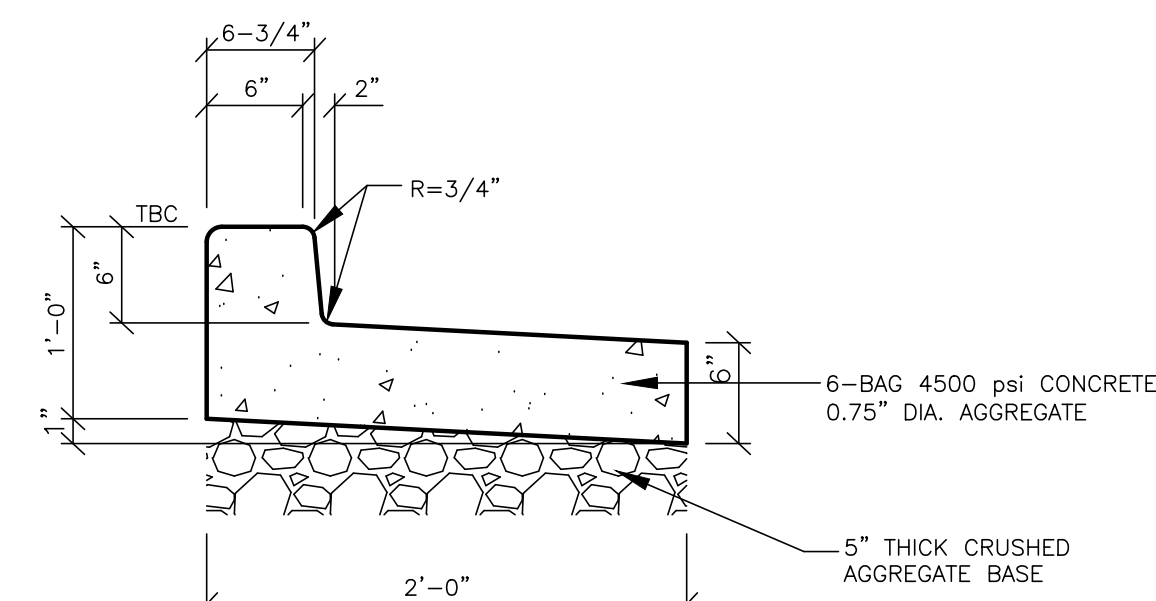
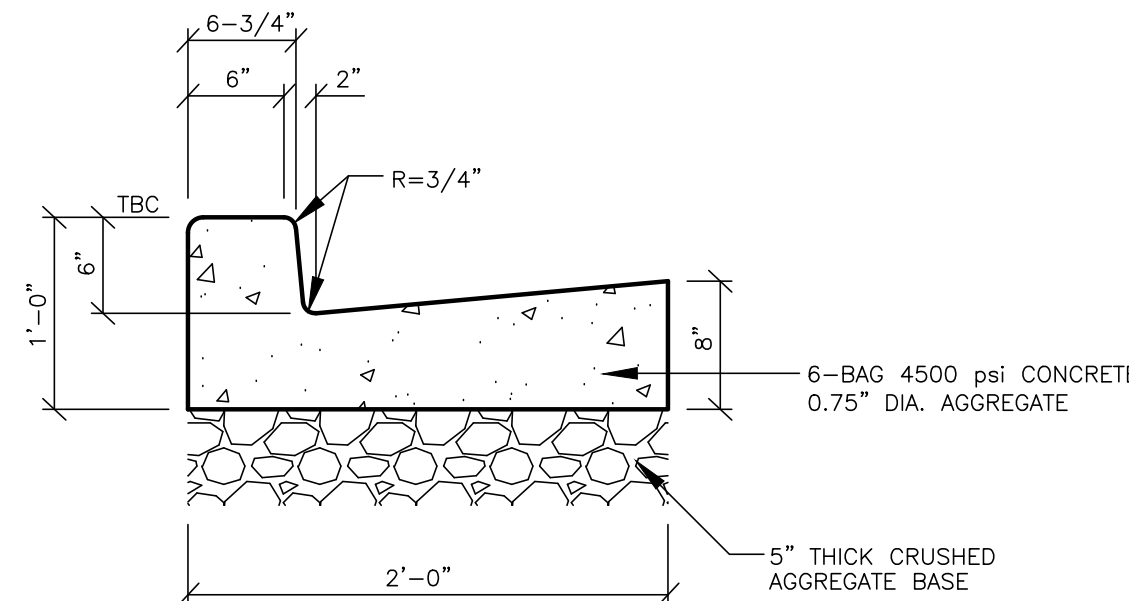
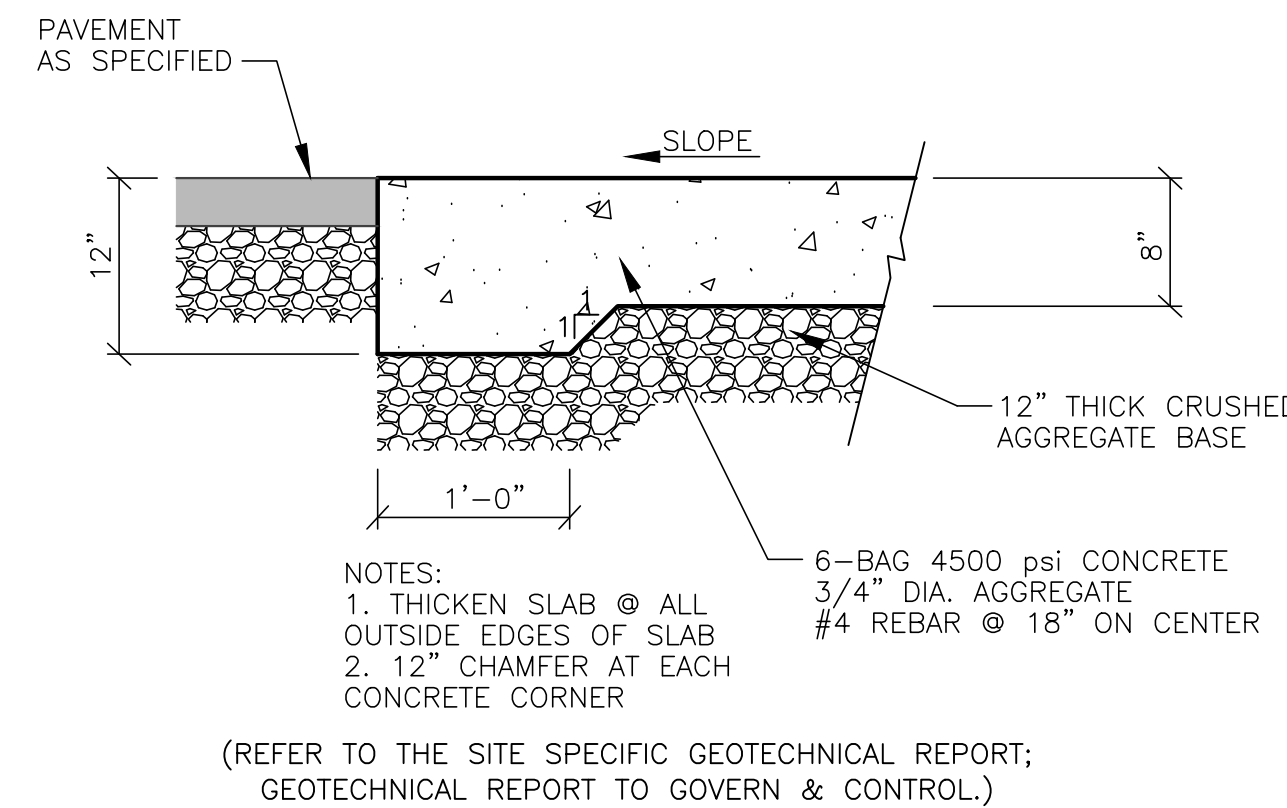
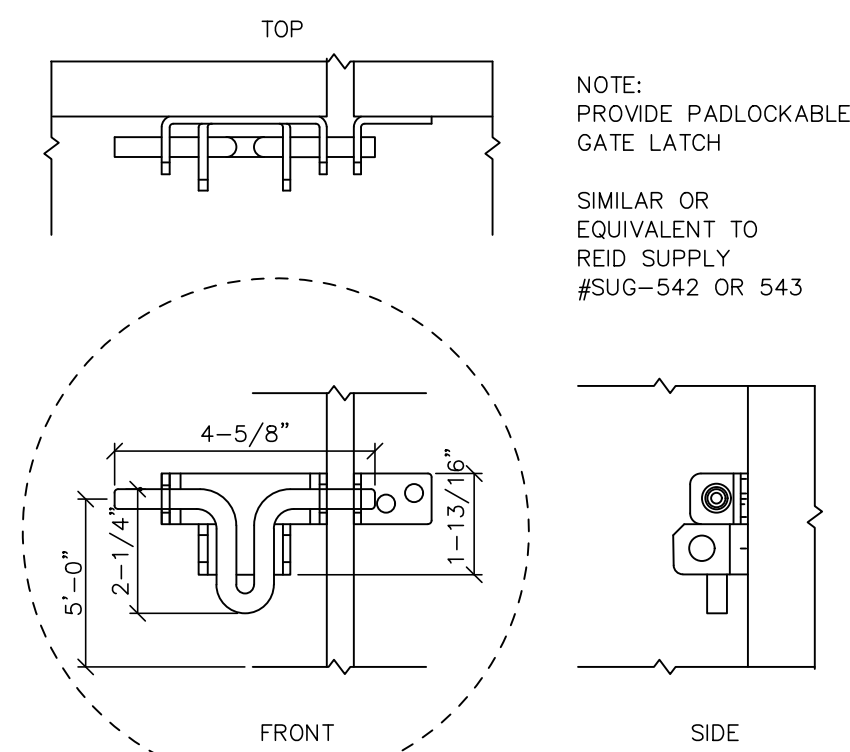
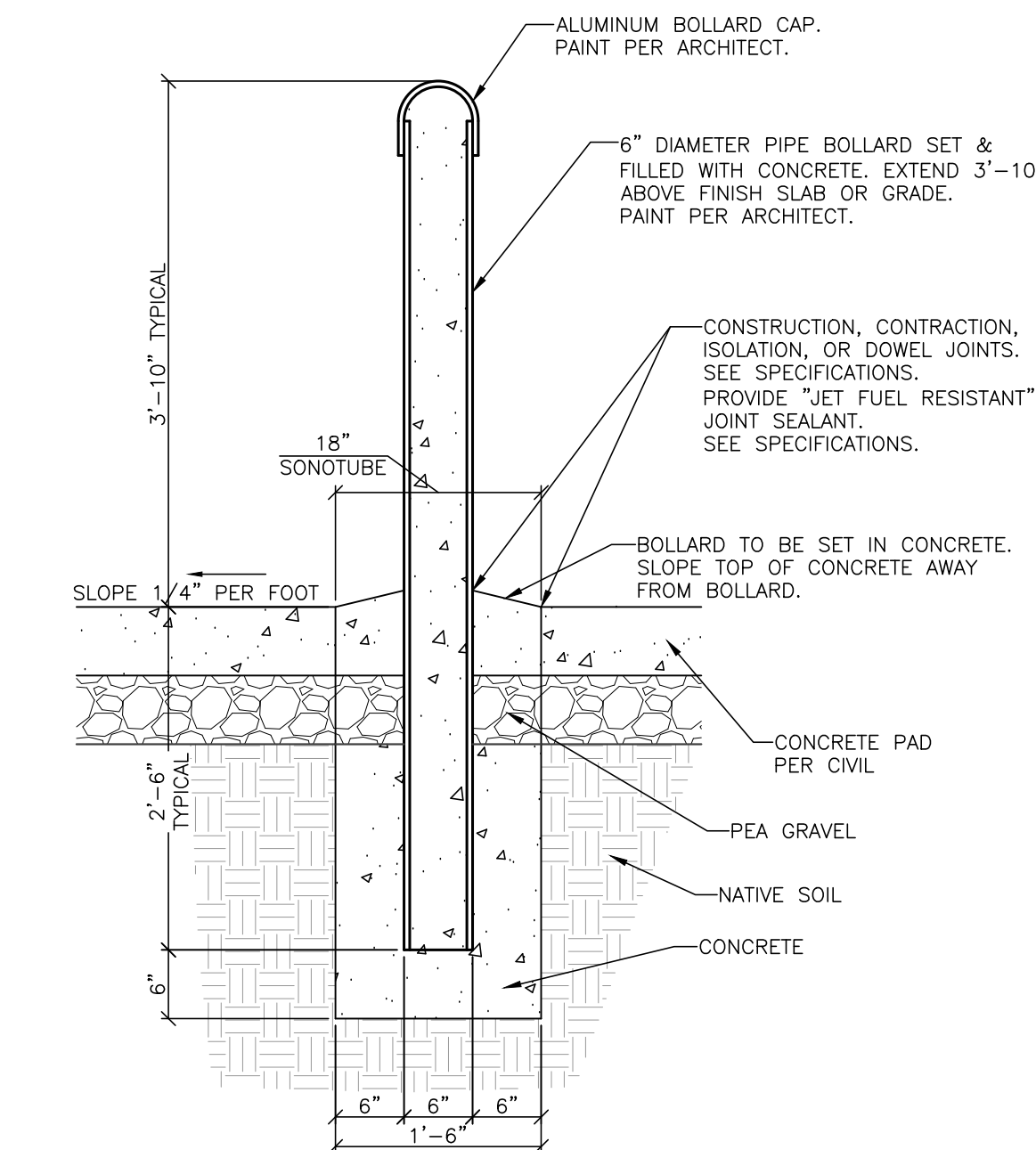
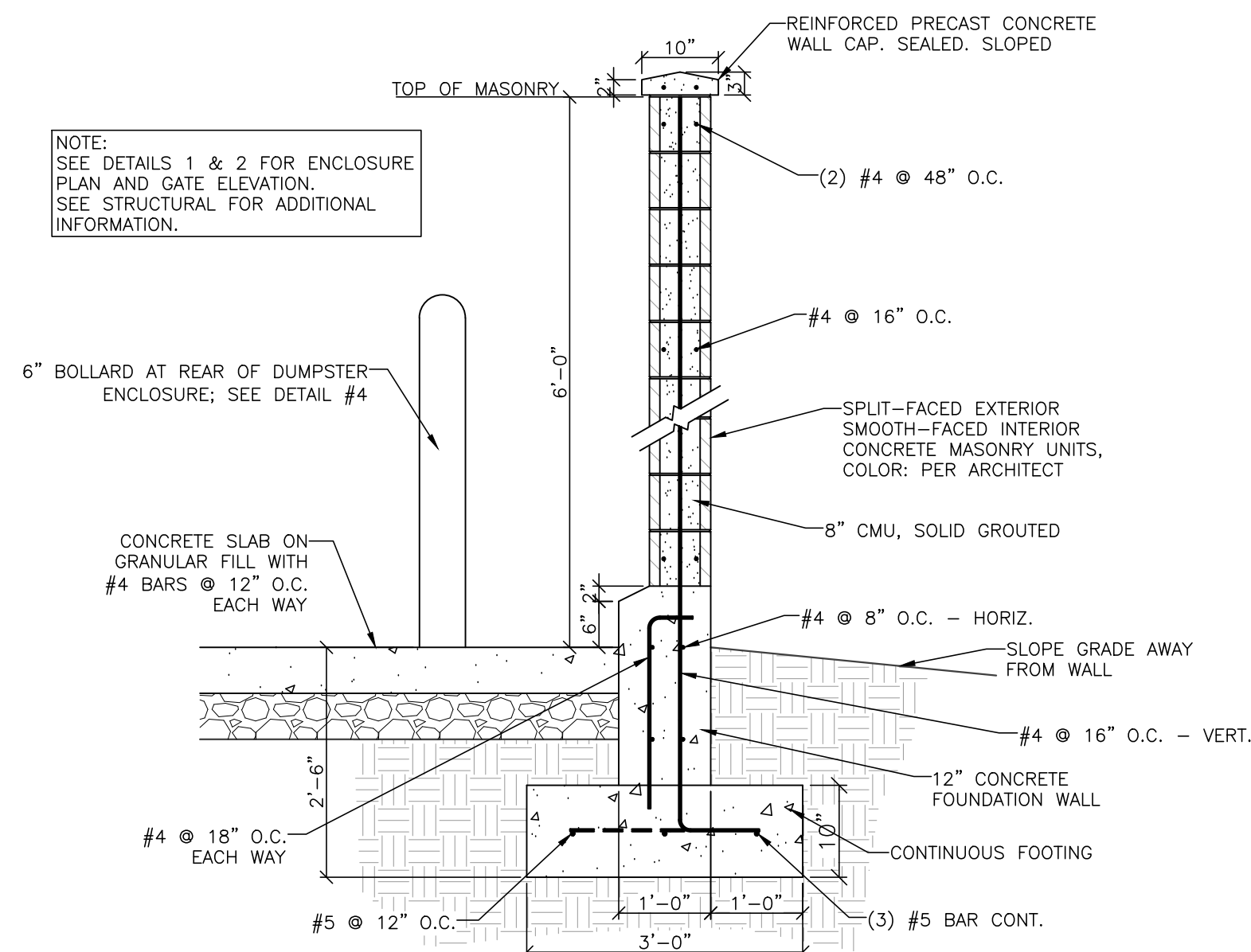
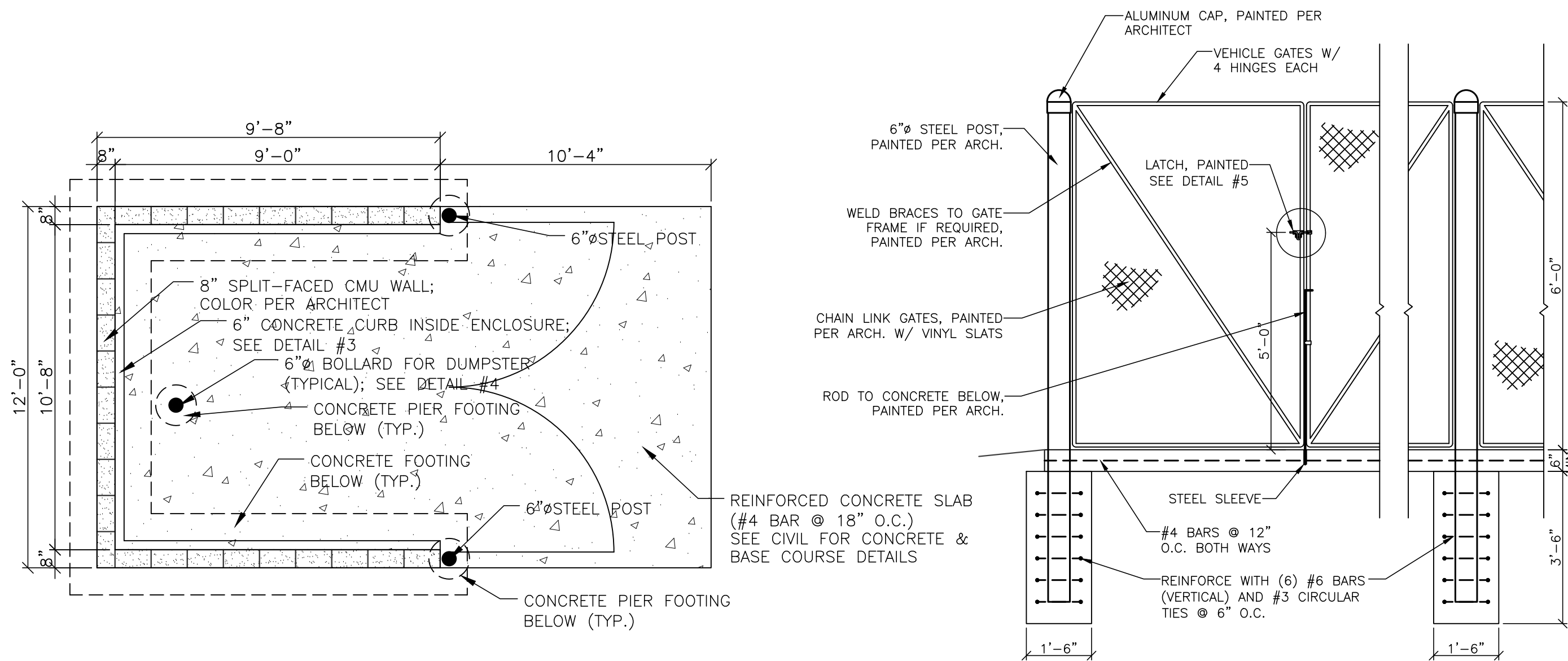
Basin Plan

Basin Plan

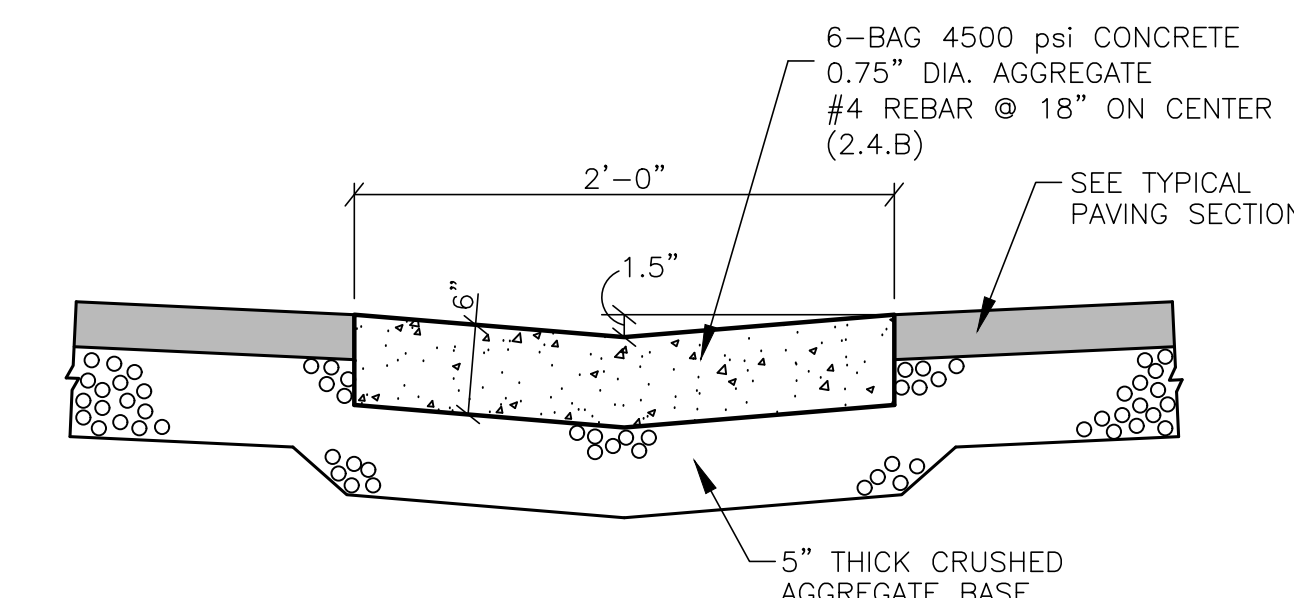
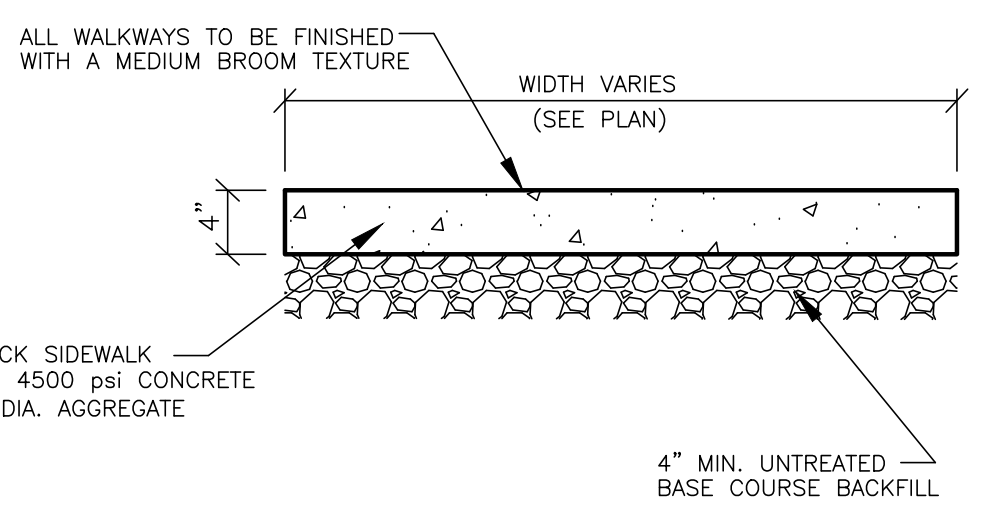
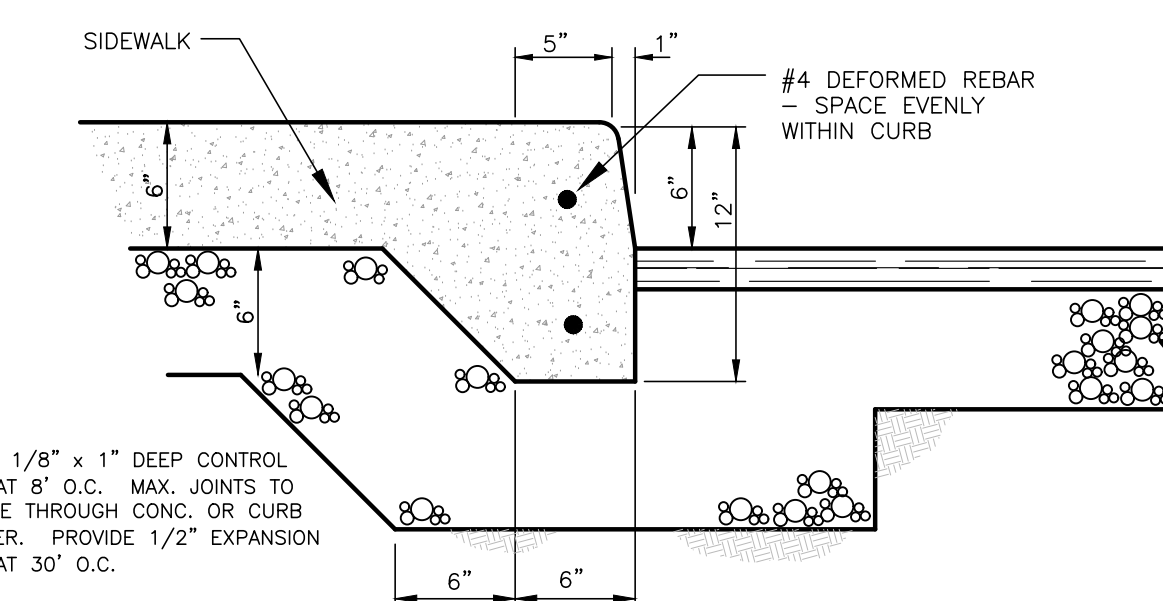


811 Know what's below.
Call before you dig





Curbing Transition
SCALE: NONE



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

RA

REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Civil Details

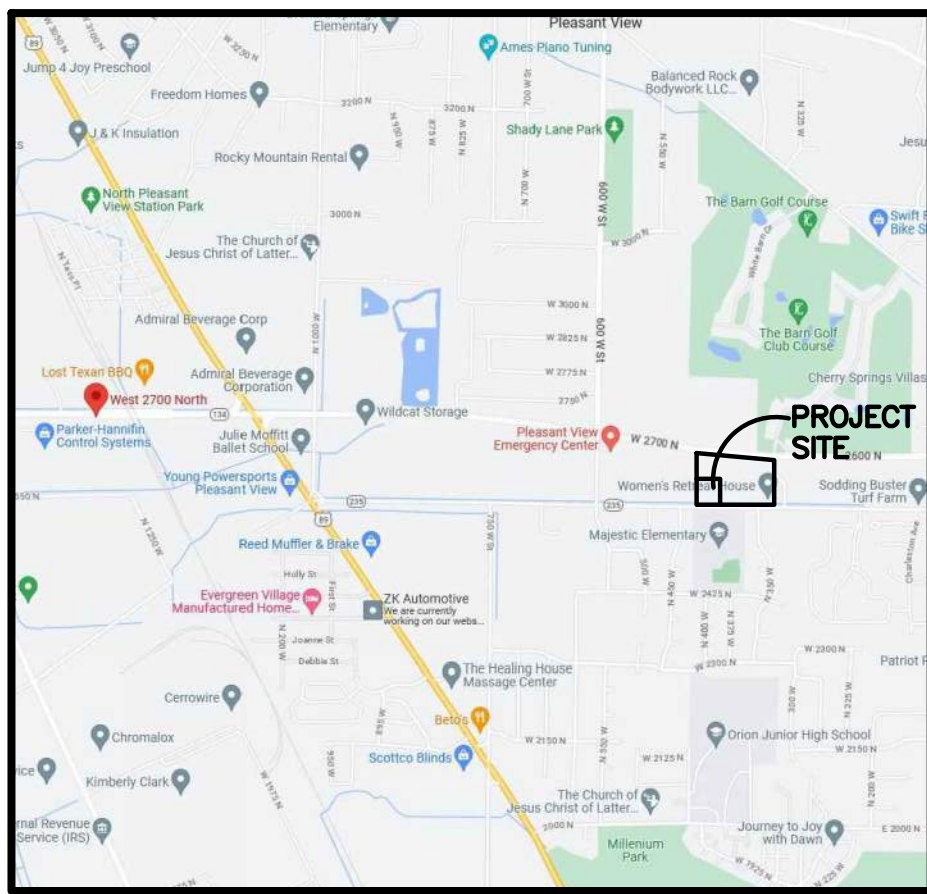
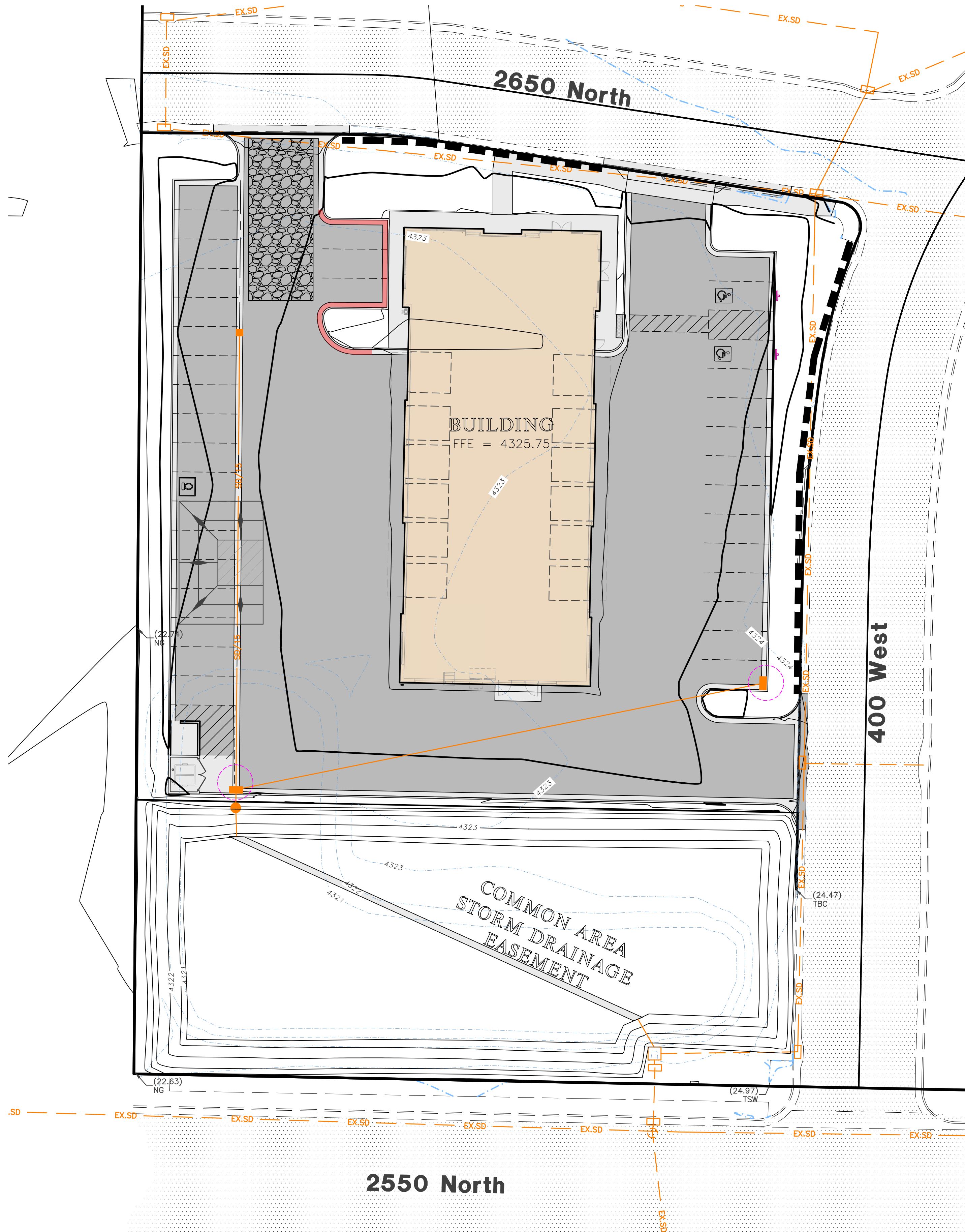


Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2024
Name:	BURT BROTHERS
	TIRE SHOP
	LOT 7
Number:	8065-06

BURT BROTHERS TIRE SHOP

Storm Water Pollution Prevention Plan Exhibit

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
MARCH 2024



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:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Developer Contact:
Dave Laloli
Company Name
Address
City, State, Zip
PH: (000) 000-0000

Construction Activity Schedule

- PROJECT LOCATION.....PLEASANT VIEW CITY, WEBER COUNTY, (UT)
- PROJECT BEGINNING DATE.....APRIL 2024
- BMP'S DEPLOYMENT DATE.....APRIL 2024
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....DAVE LALOLI (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER



REVISIONS	DATE	DESCRIPTION
03-25-24	CK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH, 2024
Name: BURT BROTHERS
TIRE SHOP
LOT 7
Number: 8065-06

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 contaminants are found or generated, contact environmental engineer and contacts listed.

c. Areas of contaminated soil:
If any contaminants 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 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.

b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction

a. Maintain good housekeeping practices.

b. Enclose or cover building material storage areas.

c. Properly store materials such as paints and solvents.

d. Store dry and wet materials under cover, away from drainage areas.

e. Avoid mixing excess amounts of fresh concrete or cement on-site.

f. Perform washout of concrete trucks offsite or in designated areas only.

g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes

a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

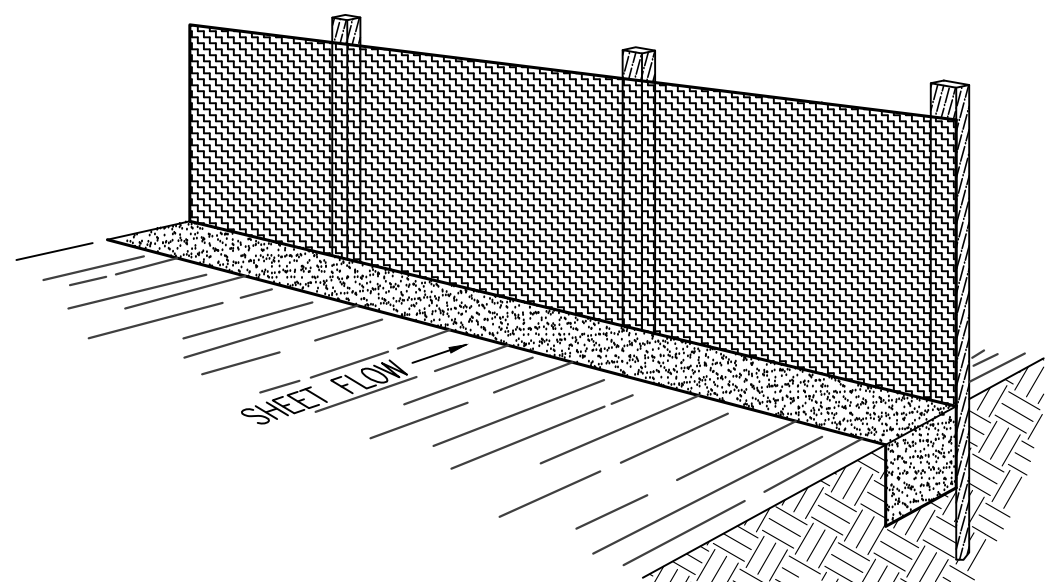
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

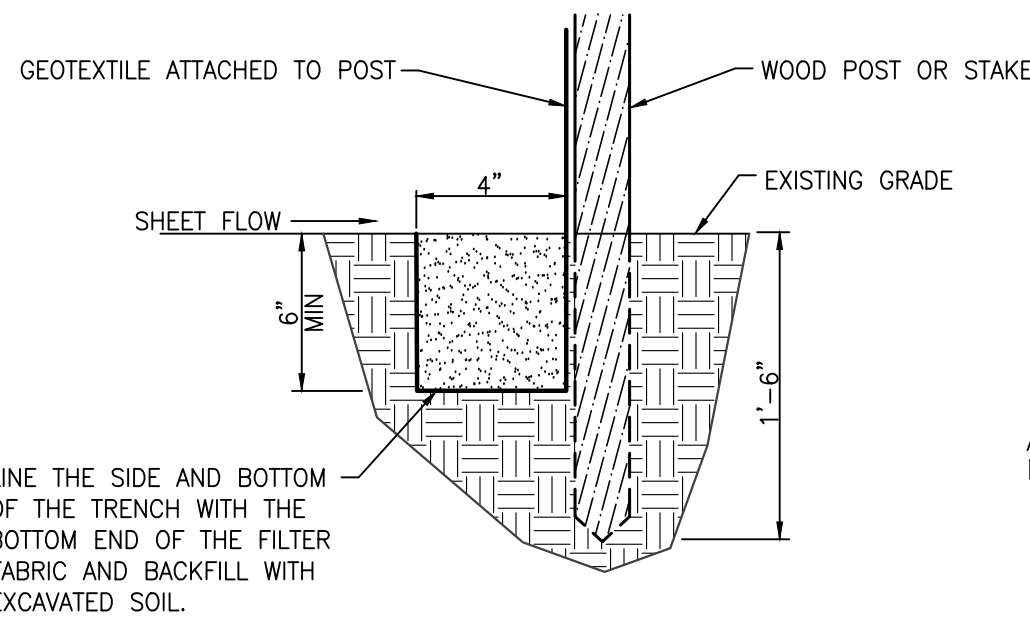
b. Part II.D.4.C identifies the minimum inspection report requirements.

c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

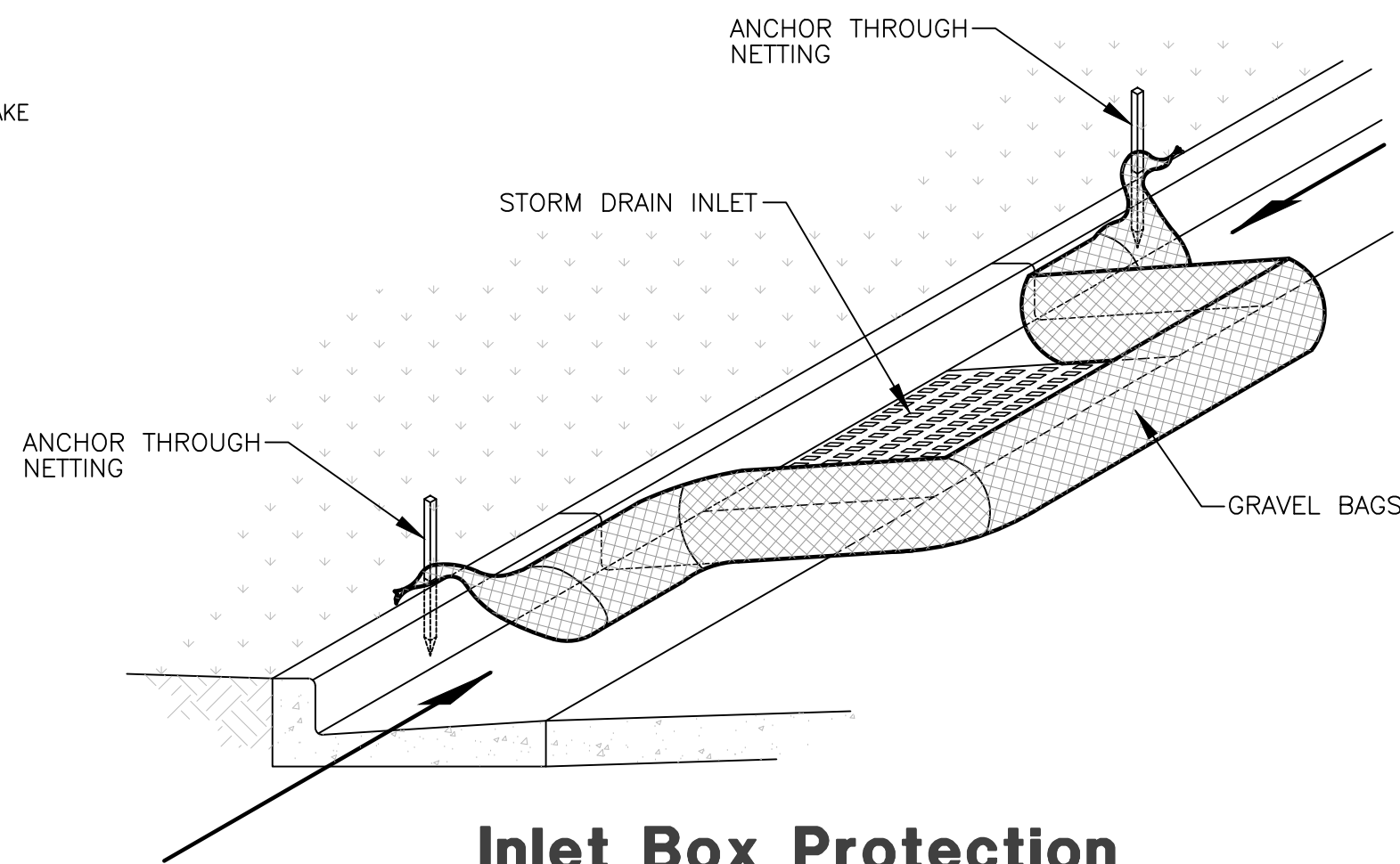


Perspective View

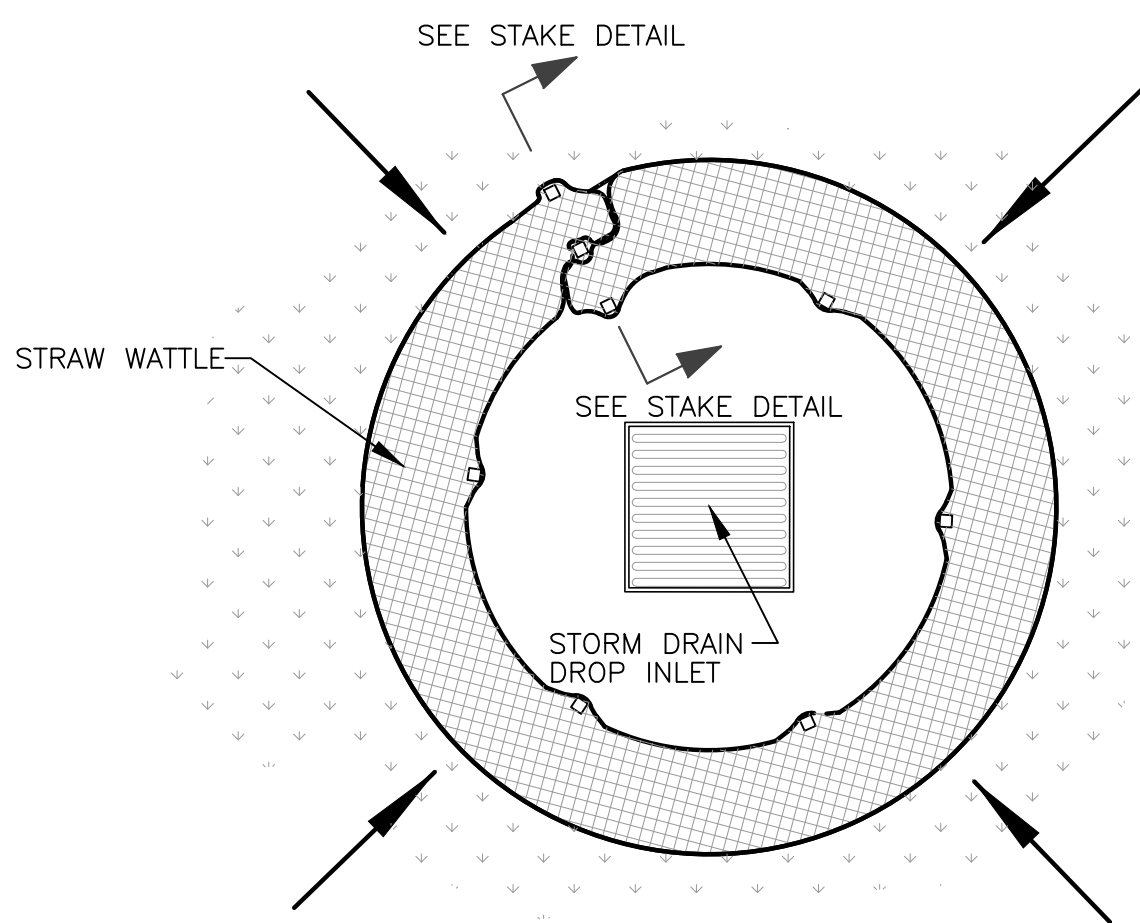
Figure 2



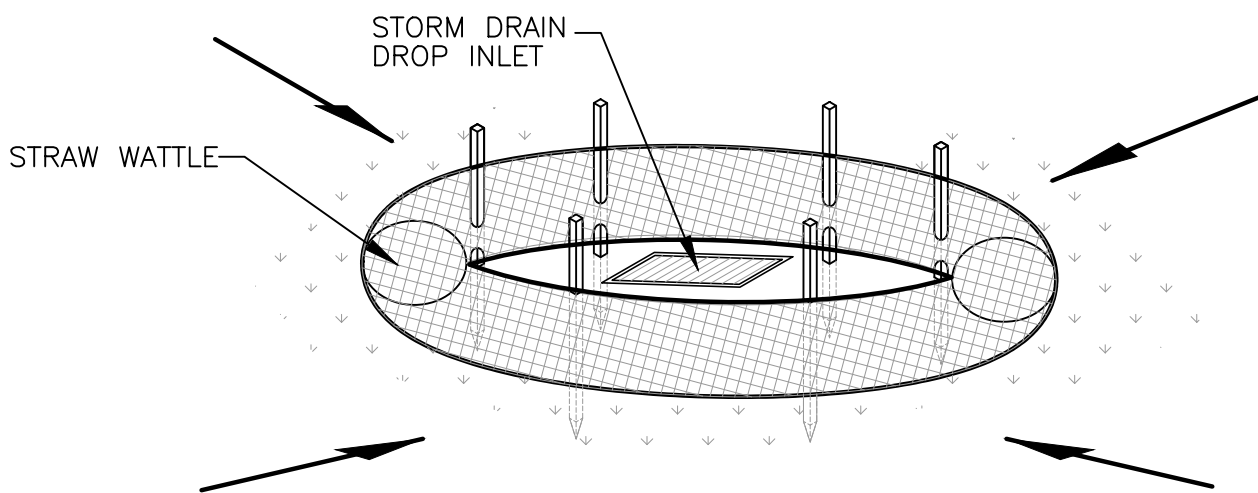
Section



Inlet Box Protection



Plan View



Drop Inlet Protection

INSTALLATION

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

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

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

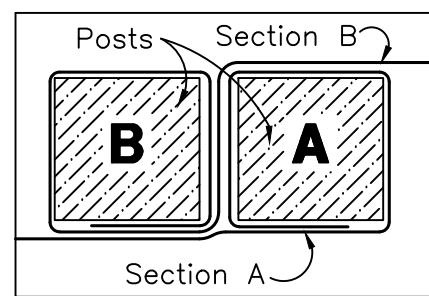


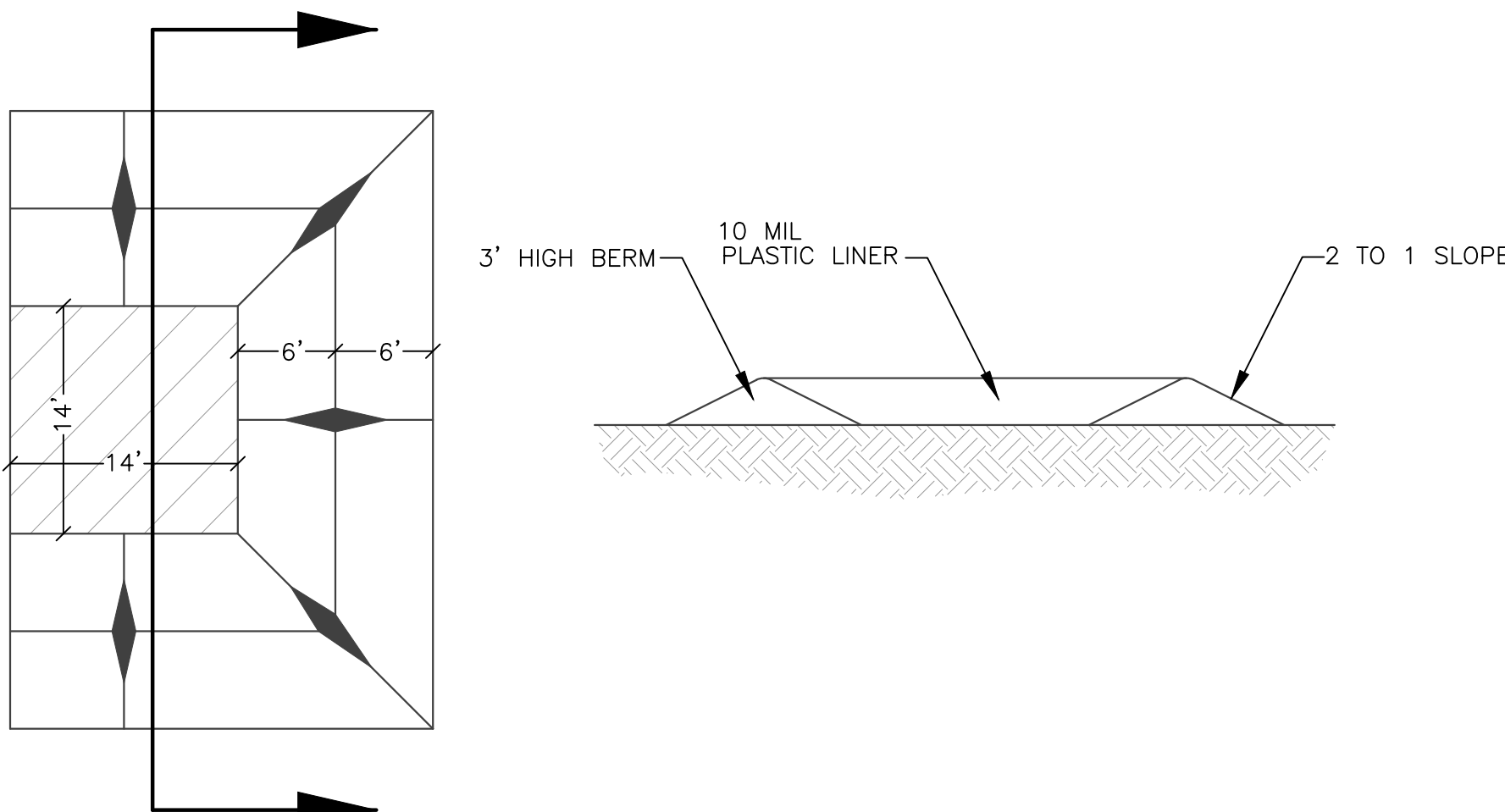
Figure 1:
Top View of
Roll-to-Roll Connection

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

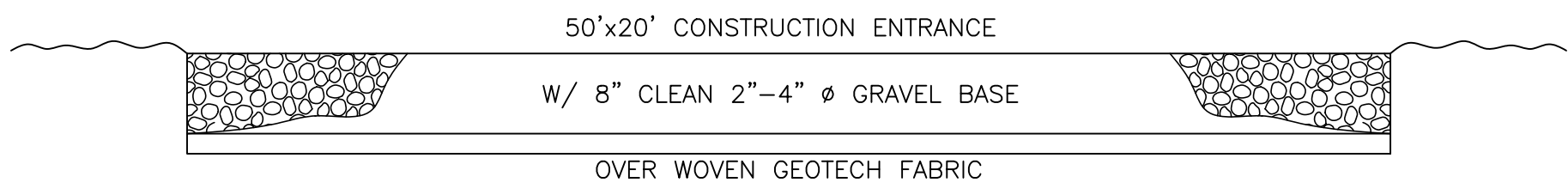
Silt Fence Detail

SCALE: NONE



Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

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

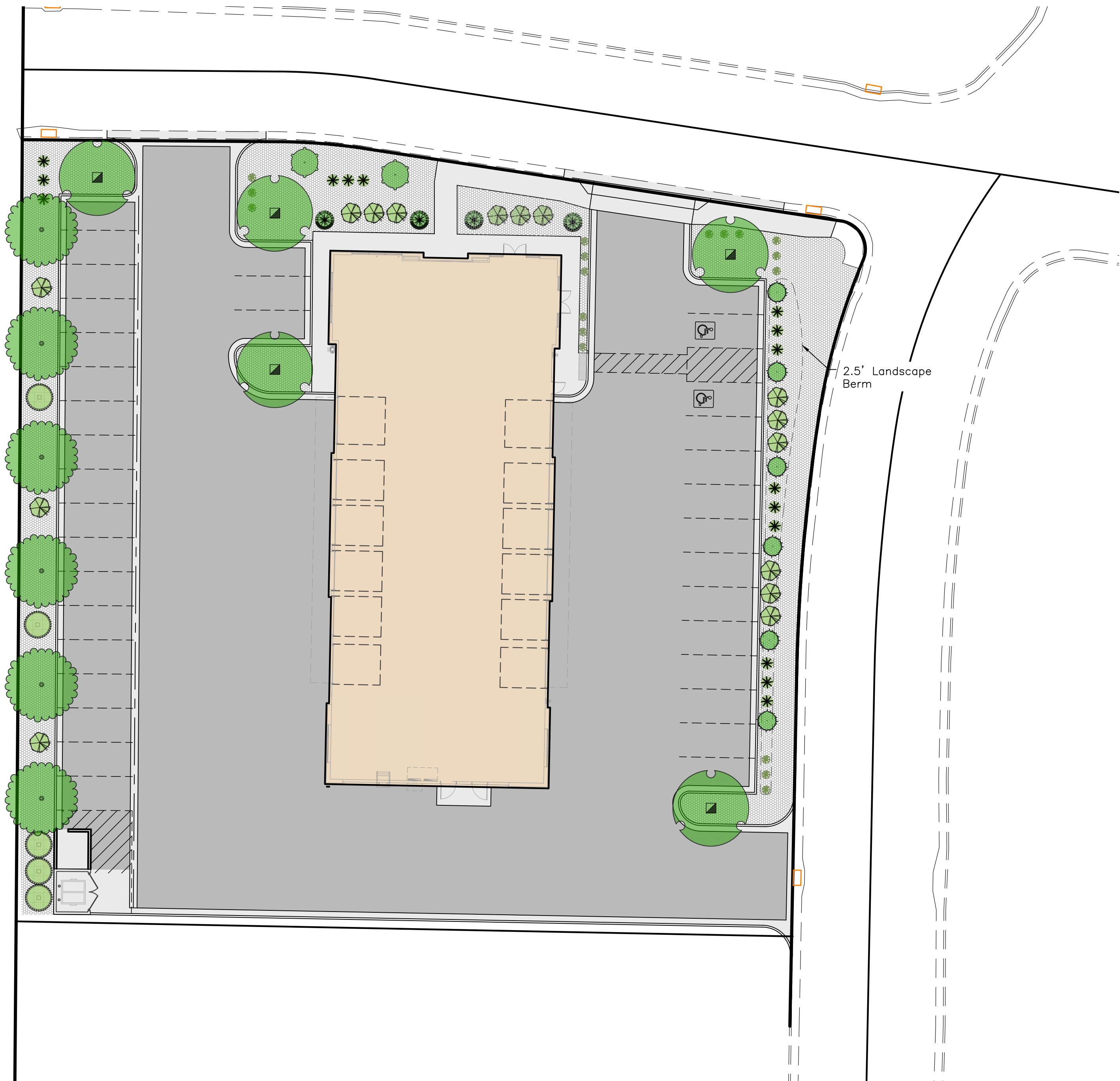
REVISIONS	DATE	DESCRIPTION
03-25-24	OK	City Comments
04-15-24	NF	City Comments

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Storm Water Pollution
Prevention Plan Details

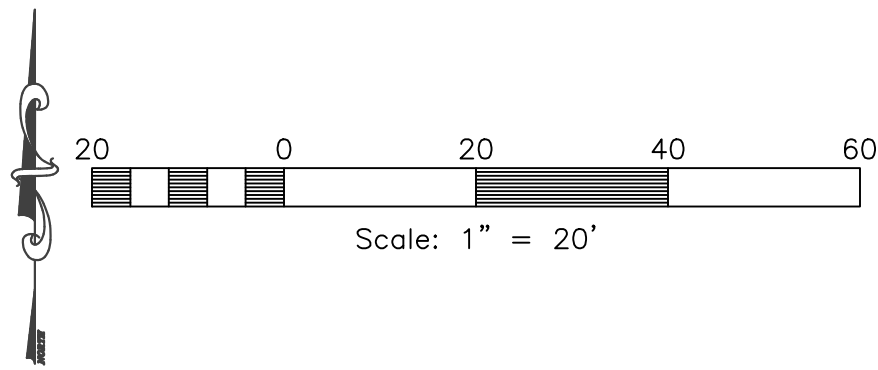


Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2024
Name:	BURT BROTHERS TIRE SHOP LOT 7
Number:	8065-06



PLANT TABLE

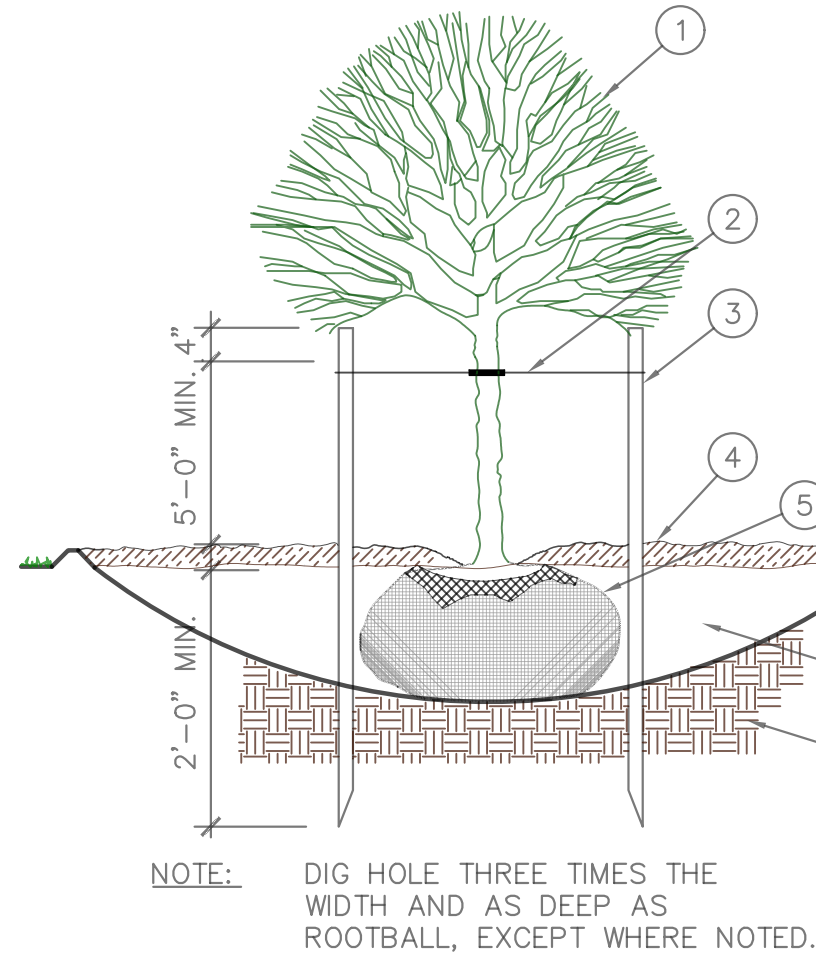
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
6		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6' Ht
2		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
4		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht
5		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
6		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
5		Juniperus chinensis 'Monlep'	Mint Julep Juniper	5 gal.
15		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
15		Yucca filamentosa 'Color Guard'	Color Guard Yucca	1 gal.
PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
18		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
OTHER				
Symbol	Description			Type
	Rock Mulch			1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds.			3" Depth
	Contractor to provide samples to owner for approval prior to delivery.			
Landscape Area.....				68,20 S.F.
Trees Required.....1/300 sf.....				23 TREES
Trees Provided.....				23 TREES



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.

Know what's below.
Call before you dig.

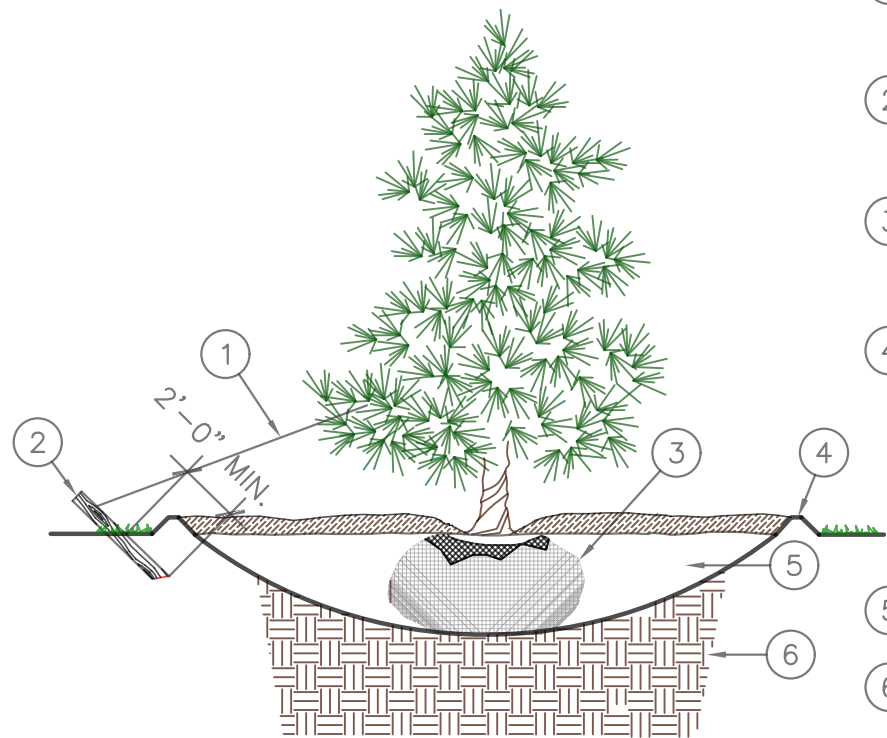


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE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

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

DECIDUOUS TREE PLANTING

NTS

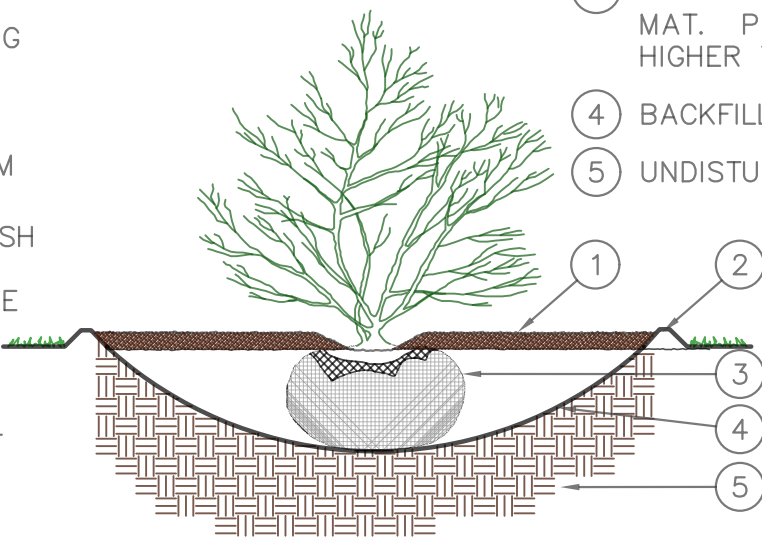


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH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

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

CONIFEROUS TREE PLANTING

NTS

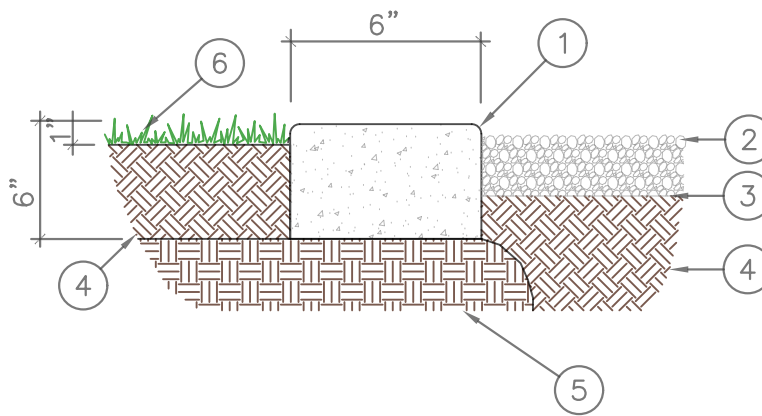


- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
 - 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
 - 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
 - 4 BACKFILL WITH NATIVE SOIL
 - 5 UNDISTURBED SOIL
- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
 - 2 BARK/ROCK MULCH
 - 3 FINISH GRADE/WEED FABRIC
 - 4 TOPSOIL
 - 5 COMPACTED SUBGRADE
 - 6 LAWN

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

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
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.

Reeve & Associates, Inc.

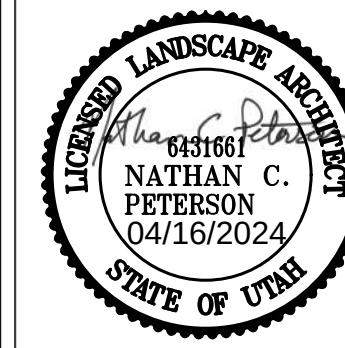
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco

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

REVISIONS	DESCRIPTION
DATE	

Burt Brothers Tire Shop
Peakview Plaza Amended Lot 8
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Landscape Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: MARCH, 2024
Name: BURT BROTHERS
TIRE SHOP
LOT 7
Number: 8065-06