

Mayor Gordon Cutler

Council Members:

Michelle Roberts

Kristi Bell

Daniel Combe

Robert Guillen

UINTAH CITY COUNCIL MEETING

TUESDAY, AUGUST 6th, 2024

6:00 PM

AGENDA

Planning – Debra Wickizer

Building Inspector-Jeff Monroe

Treasurer – Mike Ulrich

Sheriff – Lt. Ryan

Fire Chief – Paul Sullivan

AGENDA ITEMS:

1. MEETING CALL TO ORDER:**PLEDGE OF ALLEGIANCE:****CONFLICT OF INTEREST:****2. PUBLIC COMMENT (2 minutes per person):**

We would like to thank those of you who take the time to comment. We will not be addressing comments, and if it is appropriate, we will have staff investigate those items and get back to you or add them as future agenda items.

3. CONSENT AGENDA: Action Item

A. Approval of City Council Minutes July 16th, 2024

B. Approval of Invoices

C. Financial Reports

4. PUBLIC HEARING:

None

5. OLD BUSINESS:

None

6. NEW BUSINESS:

A. DISCUSSION/ACTION ON PRELIMINARY PLAT FOR PACIFIC POINT PROPERTIES LLC: Mayor Cutler

7. INFORMATIONAL ITEMS:A. Planning Commission Report: 1st Council Meeting of the MonthB. Public Works Report: 2nd Council Meeting of the MonthC. Sherriff's Report: 1st Council Meeting of the Month

D. Council Reports:

8. MEETING ADJOURNMENT:*****NOTICE****

Uintah City does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provisions of services. If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please contact the City Clerk at (801) 479-4130 at least four working days in advance of the meeting and we will try to provide whatever assistance may be required.

Agenda items are flexible and may be moved in order, sequence, and time to meet the needs of the Council.

****CERTIFICATE OF POSTING****

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted at Uintah City Hall, on the Utah Public Notice website, and the Uintah City website.

Michelle Mortensen
Michelle Mortensen, Uintah City Recorder

8/1/24
Date

UINTAH CITY COUNCIL MEETING
TUESDAY, JULY 16th, 2024
6:00 PM
MINUTES

Council Members Present: Mayor Cutler, Council Member Bell, Council Member Combe, Council Member Guiller

Council Members Absent: Council Member Roberts

City Staff Present: Public Works Jack Burton, City Recorder Michelle Mortensen, Planning Commission Chair Debra Wickizer, Lt. Cowley

Visitors: Paul Stewart, Don & Marilyn Pearson

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:** Mayor Cutler called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE: Led by Council Member Combe.
CONFLICT OF INTEREST: None
2. **PUBLIC COMMENT:**
None
3. **CONSENT AGENDA:**
 - A. Approval of City Council Minutes June 16th, 2024
 - B. Approval of Invoices
 - C. Financial Reports
 - Council Member Bell asked that Ms. Mortensen check into the double charge for the park rental.
 - A motion was made by Council Member Bell to approve the consent agenda.
 - Council Member Combe seconded the motion
 - Mayor Cutler asked if there was any discussion on the motion; there was none.
 - All in favor; the motion carries. Council Member Guiller, yes; Mayor Cutler, yes; Council Member Bell, yes; Council Member Combe, yes.
4. **PUBLIC HEARING:**
None
5. **OLD BUSINESS:**
None
6. **NEW BUSINESS:**
None
7. **INFORMATIONAL ITEMS:**
 - A. Planning Commission Report: Council Member Guiller stated that the planning commission is doing a good job listening to people and keeping things within our boundaries.
 - B. Public Works Report: Mr. Burton stated that they have been maintaining things and mentioned that Mr. Kendell did a great job with things up at the cemetery for the Hendrickson funeral. We are still waiting to hear the dates for the chip sealing, but we put in a patch on the road until that happens. We got new rain gutters on the city building which will be a big improvement.
 - C. Sherriff's Report: Lt. Cowley stated that there were 86 incidents for the month of June. There was a burglary and a few traffic accidents, nothing significant. Mayor Cutler mentioned that he asked Lt. Crawley to help with watching the Hendrickson's house during the viewing and funeral and he was quick to find some deputies to do that and thanked him for making that happen. Council Member Guiller thanked him for leaving the speed trailer up to monitor traffic. Lt. Cowley advised that he is still working on the report.
 - D. Council Reports: Council Member Bell mentioned that we are meeting with Waste Management this week to discuss our new contract. She also reminded everyone of the CTC race coming up in August.

8. MEETING ADJOURNMENT:

- A motion was made by Council Member Combe to adjourn the city council meeting at 6:14 p.m.
- Council Member Guiller seconded the motion
- Mayor Cutler asked if there was any discussion on the motion; there was none.
- All in favor; the motion carries.

Michelle Mortensen, Uintah City Recorder

Date



Uintah City
2191 E 6550 S
Uintah City, UT 84405
801-479-4130
Fax 801-476-7269 email uintahcity@uintahcity.com

PRELIMINARY PLAT APPLICATION PROCESS/CHECKLIST

Revised Date 8-2013

PRELIMINARY PLAT APPLICATION

Process may vary for different types of subdivisions. Please consult with the Planning Commission to discuss additional requirements or elimination of certain requirements pertaining to your particular application.

LANDOWNER(S) INFORMATION

Property Owner(s)
Names

Pacific Point Properties
LLC

If the information you provided on the Concept Review Application is not the same provide the new information at the end of this document. **This document must be signed by all landowner(s) and notarized.**

TITLE REPORT

Provide a preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens, or other encumbrances, prepared by a title company licensed to practice in the State of Utah. The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat

If the owner(s) of record are not the developer, provide an affidavit from the owners of title that the applicant is authorized by the owner(s) to make application for the proposed development. If there are any restrictions or agreements on what the developer can settle without the owner(s) approval it must be stated in the affidavit.

Will ownerships be transferred to single or joint before final plat approval.

YES NO

Provide a preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens, or other encumbrances, prepared by a title company licensed to practice in the State of Utah.

The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat

If the owner(s) of record are not the developer, provide an affidavit from the owners of title that the applicant is authorized by the owner(s) to make application for the proposed development. If there are any restrictions or agreements on what the developer can settle without the owner(s) approval it must be stated in the affidavit

Will ownerships be transferred to single or joint before final plat approval

Liens

Easements

Approved by City Attorney

Date

Approved by CC

Date

Issues identified:

SUBMITTALS AND DEADLINES

SUBMITTALS

Incomplete submittals may delay processing or tabling your project. A fair review cannot be made when all the information is not available for review prior to any meetings.

DEADLINES

Documents for each meeting must be submitted prior to the scheduling deadline which is **2 weeks prior to the meeting date.**

SUBDIVISION BOOK

Development of a subdivision contains many elements which are required by regulations. It is not feasible to list everything that you will need to know. In order to make sure that you and your developer comply with the regulation, you can purchase a Subdivision Book that is at available to the City Office.

COSTS

All costs of processing will be charged to the applicants, which includes any professional service, attorney, engineer, plats, & all other associated costs will be charged for any service.

Request to amend or vacate	No Street involved in Subdivision	\$500
	Street involved in Subdivision	\$800
Minor Subdivision 1 to 3 lots	Sketch Pre-Application	\$500
	Preliminary Plat	\$500 PLUS \$100 per lot
	Final Plat	\$800 PLUS \$200 per lot
Major Subdivision 4 plus lots	Sketch Pre-Application	\$800
	Preliminary Plat	\$800 PLUS \$200 per lot
	Final Plat	\$1,000 PLUS \$300 per lot

PERFORMANCE BONDS

Performance Bonds are posted by the owner/developer to give assurance that they: 1) will have the financial resources to pay for all the improvements; 2) the improvements will be built as required within a specified period of time; and 3) they will maintain said improvements for a minimum of 1 year or other specific time period as stated in the ordinance against defective workmanship and/or materials.

All required securities, and/or bonds must be approved by the City Attorney, be detailed in the Development Agreement, and set in place before signing of the plat.

Below is a listing of the different Performance Bonds. Each case is different bonds will be decided by your type of development.

PREVENTION AND CLEAN-UP OF DUST CONTROL	Cash Bond	\$2,000 per acre
		Amount included in the subdivide/development escrow
OFF-SITE FACILITIES	Improvements within the boundaries of the subdivision.	An amount equal to the cost of the required improvements plus 10 percent (10%) as estimated by the developer and approved by the City Engineer.
PUBLIC IMPROVEMENT	Land to be reserved for dedication to the City for which the City may ultimately assume the responsibility for maintenance and operation	An amount equal to the cost of the required improvements plus 10 percent (10%) as estimated by the developer and approved by the City Engineer.
		No building permit will be issued or any escrow or bonds will be released until all public improvements have been fully completed and conditional

		accepted by the City Council.
UNDERGROUND IMPROVEMENTS	Utilities placed underground or overhead.	An amount equal to the cost of the required improvements plus 10 percent (10%) as estimated by the developer and approved by the City Engineer.
IRRIGATION SYSTEM	All subdivisions shall provide apparatus to provide pressurized irrigation to each lot in the subdivision.	System will be guarantees for two years. If there are no defects in the work and no repairs necessary on the work for one year, the City shall release one-half of the guarantees. If there are no defects in the work and no repairs necessary at the end of two, the City shall release the balance of the guarantee If there are defects in the work or if repairs are, necessary the developer shall have ten days to make the necessary repairs to the work or to correct the defect. All extensions, pipes, valves, temporary systems and other shall be deemed to be property of the City.
STREET REGULATORY SIGNS	The applicant shall deposit with Uintah City at the time of final subdivision approval a sum determined by the Director of Public Works for each sign required by the City. The City shall install all street signs before issuance of Certificates of Occupancy for any residence on the streets is approved.	The guarantee shall extend to and include, but shall not be limited to, the entire street, sub-grade base and surface, all pipes, curbs, gutters, approaches, sidewalks, fences, and other accessories that are or may be affected by the construction operations.
QUESTIONS		
Information Contact and/or Initial Review	Contact Robert Guillier, PC Chair (Cell 801-695-7700 raguiller@me.com) Cheryl White, PC Secretary (Office 801-479-4130, email uintahcity@uintahcity.com)	
Payment of <i>non-refundable</i> Preliminary Plat Application Fees	Amount	Date Rec'd
PRELIMINARY PLAT DEVELOPMENT INFORMATION		
Name of Developer , if other than Owner(s)	Pacific Point Properties LLC	
Preferred Method of Written Correspondence (check one)	Email	☒ Fax ☐ Mail ☐
Developer's Address	1975 E. 6600 S. Uintah, UT 84405	Phone
		Cell 801-675-1515
		Fax
		email cschroeder@staceygc.com
Name of Engineer	Hansen & Associates, Inc.	
Preferred Method of Written Correspondence (check one)	Email	☒ Fax ☐ Mail ☐
Engineer's Address	538 North Main Brigham City, UT 84302	Phone 801-723-3491
		Cell
Preliminary Plat Approval Checklist Page 3 of 21		

		Fax		
		email	jimf@haies.net	
Name of Developer's Surveyor – Hansen & Associates, Inc.				
Preferred Method of Written Correspondence (check one)		Email	Fax	Mail
Surveyor's Address	538 North Main Brigham City, UT 84302	Phone	801-723-3491	
		Cell		
		Fax		
		Email	jimf@haies.net	
SUBMITTAL DOCUMENTS REQUIRED				
Documents for each meeting must be submitted prior to the scheduling deadline which is <u>2 weeks prior to the meeting date.</u>				
A Preliminary Plat drawing will be required which shows accurate alignments, boundaries and monuments as certified by a land surveyor registered in Utah.				
Preliminary Plats shall be prepared at a scale no smaller than one (1) inch equals one hundred (100) feet. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map. The vicinity and index maps shall appear on the first of the serially numbered sheets.				
6 large (24"x 36") paper copies of all plans. (This includes the Plat, Construction, Stormwater, Landscape Plans, etc.)				
1 electronic copy of all plans is required to be submitted on CD in PDF & CAD (.dwg or .dxf) file format. Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans.				
1 electronic copy of all other required materials is also required to be submitted on CD in PDF format (or any other applicable format).				
Covenants, Conditions & Restrictions For Subdivision				
Development Agreement - Draft				
Geotechnical Report				
Grants Of Easements To Be Imposed On Any Land Within The Development.				
Grading, Drainage, & Erosion Plan				
Landscaping Plan				
Phasing Plan				
Preliminary Sanitary Sewer Report and Health Department				
Utility Plan				
Signage Plan				
Title Report				
Traffic Plan				
Variances Being Requested				
Water Rights, Secondary Water, and Irrigation Water Requirements				
Electronic Copy of Platt.				
Date Submitted				
Fees Paid				
Preliminary Plat Approval Checklist Page 4 of 21				

PRELIMINARY PLAT REQUIREMENTS

The following data shall be included on the Preliminary Plat (Check each item off to insure complete submittal information).

- ☐ A title block showing the name of the proposed development, date of plats, and its location by: lot, block, and subdivision, or quarter-quarter section, section, township, range, principal meridian, county, and state.
- ☐ The name and address of a registered engineer licensed in the State of Utah who prepared the plat, together with a professional registration number.
- ☐ Name and address of the owner(s) of land to be laid out and platted.
- ☐ Developers name, address, and phone number.
- ☐ A north point and scale, including both graphic and written scales.
- ☐ The location, nature, and boundaries of existing public streets and public or private easements in or adjacent to the proposed development, and for Preliminary Plats, county book and page number references to the instruments establishing the easements.
- ☐ A vicinity map that locates the proposed development within the City and its subdivision or section showing major streets, watercourses and other landmarks, and for Preliminary Plats, boundaries and recorded names of adjacent or nearby subdivisions.
- ☐ Existing contours at two (2) foot intervals. Elevations will be based the nearest survey marker/monument.
- ☐ The layout of streets, their proposed names, grades, location, width, and details of all proposed streets shown. Plats should not contain lots fronting onto arterial or collector streets. Proposed streets must provide connectivity to adjacent properties under other ownership if within two hundred (200) feet. Street pavement design recommendations shall be provided showing pavement base course thickness and thickness of proposed bituminous surface course, etc.
- ☐ The location, exterior dimensions to the nearest foot, number of proposed lots and blocks, or other parcels to be created by the proposed development. All lots consecutively numbered, buildable areas shown on plat. No remnant lots shown – all remnants must be added to adjacent lots rather than allowed to remain as unusable parcels. Lots shall not be divided by a City limit or County line and Restricted lots marked "R" lots.
- ☐ The acreage of each proposed lot or parcel and a table showing the total number of lots, total acreage of the area proposed for development, the total acreage in lots, the average lot size, the total acreage in streets, and the total acreage of neighborhood parks, neighborhood squares and other parcels proposed for dedication to public use or to be held in common by the owners.
- ☐ Show existing water supply systems, easements, location and size of all proposed water supplies, Piping or other subsurface improvements as deemed necessary by the Engineer.
- ☐ The location on each lot of the buildable area when the natural grade is in excess of twenty-five (25) percent.
- ☐ Sites, if any, to be reserved, dedicated for parks, playgrounds, schools, churches, public or natural open space or other public purposes, together with proposed ownership of such sites.
- ☐ Sites intended for conditional uses within the underlying zone, such as commercial sites or other business establishments.
- ☐ Show detailed provisions for collecting and discharging of surface water drainage, location and size of all proposed drainage ditches, location of existing water easements, location and size of all proposed storm sewer, provisions for run-off channels or basins, and piping or other subsurface improvements as deemed necessary by the Engineer.
- ☐ The location of existing sanitary sewers, storm drainage systems, water supply mains and culverts, natural gas and electrical lines within the subdivision and within 100 feet of the boundary; existing irrigation ditches, canals or other drainage features.
- ☐ ***If a pressurized irrigation system is not available to the subdivision***, the developer will need to provide sufficient water rights to each lot, prior to recordation of the final plat
- ☐ The subdivider pipes the irrigation water to each lot and provide a headgate at each lot, meeting all requirements of the Irrigation Company Letter
- ☐ The developer is required to install adequate water facilities, including fire hydrants. All water lines must be extended across the entire frontage of all existing and proposed streets and to the boundary of the subdivision on all existing or proposed streets. Main valves and other appurtenances shall be installed in accordance with Uintah Standards or as otherwise required by the City Engineer.
- ☐ All sewer lines must be extended across the entire frontage of all existing streets and to the boundary of the

	subdivision on all existing or proposed streets.
	Underground service connections to the street property line of each platted lot shall be installed at the developer's expense.

FLAG LOT REQUIREMENTS

- A flag lot or L-shaped lot comprised of a staff portion contiguous with the flag portion
- Staff portion fronts on and contiguous to a dedicated public street
- The minimum width of the staff portion 20 feet
- The maximum length of the staff 170 feet
- No building or construction, except for paved driveways and landscaping allowed on the staff portion
- The front side of the flag portion is the side nearest to the dedicated public street where the staff portion fronts
- The staff portion end and the flag portion commences at the extension of the front lot line
- The square footage located in the flag portion is exclusive of the square footage located in the staff portion and is the same or greater than the minimum square footage required in the zoning district
- The square footage of the staff is not considered in determining whether the lot size (flag portion) requirements are met, nor any other conditions of the Zoning Ordinance
- The side and rear yard requirements of the flag portion are the same as is required in the zoning district
- The front yard minimum setback requirements for all buildings is 30 feet from the front lot line of the flag portion
- No more than two (2) flag lots can be contiguous to each other
- No lots may share the staff portion or frontage requirements

APPLICANT CERTIFICATION

I/WE certify under penalty of perjury that this application and all information submitted as part of this application are true, complete, and accurate to the best of **my/our** knowledge.

I/WE also certify that **I/WE** are the owners of the subject property and that the authorized agent noted in this application has **my/our** consent to represent **me/us** with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, **I/WE** understand that Uintah City may rescind any approval, or take any other legal or appropriate action.

I/WE also acknowledge that **I/WE** have reviewed the applicable sections of the Uintah City Subdivision Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Additionally, **I/WE** acknowledge that **I/WE** have reviewed and understand the section on Costs and hereby agree to comply with this section. **I/WE** also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Witness the hand of said Owner this 28 day of MAY 2024

DIXON HOMES, L.L.C.

Property Owner's Signature

STATE OF UTAH)
)ss
COUNTY OF WEBER)

On the 28 day of MAY 2024, personally appeared before me SCOTT B. NIXON
the signer of the within instrument who duly acknowledged to me that they executed the same. AS MANAGER
OF DIXON HOMES L.L.C.

Notary Public



MICHAEL L. HENDRY
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 723539
COMM. EXP. 03-28-2026

Witness the hand of said Owner this _____ day of _____.

Property Owner's Signature

STATE OF UTAH)
)ss
COUNTY OF WEBER)

On the _____ day of _____, personally appeared before me _____
the signer of the within instrument who duly acknowledged to me that they executed the same.

Notary Public

Witness the hand of said Owner this _____ day of _____.

Property Owner's Signature

STATE OF UTAH)
)ss
COUNTY OF WEBER)

On the _____ day of _____, personally appeared before me _____
the signer of the within instrument who duly acknowledged to me that they executed the same.

Notary Public

Witness the hand of said Owner this _____ day of _____.

Property Owner's Signature

STATE OF UTAH)
)ss
COUNTY OF WEBER)

On the _____ day of _____, personally appeared before me _____
the signer of the within instrument who duly acknowledged to me that they executed the same.

Notary Public

PLANNING COMMISSION REVIEW

	List Each Item and any Comments	Initial When Completed
ITEMS OR REQUIREMENTS FROM CONCEPT MEETING		
ITEMS OR REQUIREMENTS FROM ENGINEER		Initial When Completed
REQUIREMENTS FROM DEVELOPMENT AGREEMENT		Initial When Completed

COUNTY TRACK MAPS AND ZONING CHECK

	Maps checked
	Location, width and details of all building setback lines
	Area Regulations (6-3-2) The minimum lot area for single-family dwellings shall not be less than 20,000 square feet.
	Front Yard Regulations (6-3-5) The minimum width of any lot for a single family dwelling shall be 120 feet and one 120 feet for a two-family dwelling or other main building, at a distance of 30 feet back from the front lot line
	Front Yard Regulations (6-3-5) The minimum depth of the front yard for main buildings and for private garages, which have a minimum side yard of 10 feet, shall be 30 feet, or the average of the existing buildings within 200 feet of the building site along a street
Check Performed By Planning Commission	Date
Issues identified in report:	

APPROVAL TO COMBINE PLATS

The intent of the Minor Subdivision process is to allow small subdivisions (1 to 3 lots) to be processed in a time frame appropriate to the less complex nature of the development. In this process, the Preliminary and Final Plats as required for a Minor Subdivision may be simplified and/or combined at the discretion of the City.

YES	NO	REQUIREMENTS
		Does the subdivision contain one (1) but not more than three (3) parcels/lots?
		Is the area being subdivided immediately adjacent to existing streets and utilities?
		Does the plat show an extension of any streets or utilities?
		Does the plat contain any dedications for streets or other public purposes?
		Does the subdivision conform to the general character of the surrounding area?
		Do the new lot lines conform to the general pattern of existing lot lines, (i.e. frontage width and lot size)?
		Will the lots created adversely affect the adjoining property?
		Do all the lots conform to the applicable provisions of the Zoning Ordinance?
		Are there dedications for all the Utility easements?
		Does this Minor Subdivisions comply with all subdivision requirements of this Ordinance?
		Was a Concept Review for the Subdivisions conducted?
		Were all the requirements for the septic systems passed by the County Health Depart?
		Are the sewage facilities to City Standards?
		Is the proposed subdivision changes a part of a subdivision previously recorded?

ANY OTHER ISSUES:

YES	NO	Does this minor subdivision meet the requirements to combine the Preliminary and Final Plats? (1 & 2 -Y; 3-7-N; 8-13-Y; 14-N). If the subdivision does not meet the requirements then it must be processed as a Major Subdivision.
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Presentation to PC	Approved	Disapproved	Date
Letter to Developer notifying that the requirements were met or not and what are the next steps			Date of Letter

COVENANTS, CONDITIONS, & RESTRICTIONS

	Draft covenants, conditions, and restrictions are due with the Preliminary Plat.
	Covenants, conditions, and restrictions for the proposed subdivision are developed by the subdivider, a copy of such covenants, conditions, and restrictions. These documents may include, but not be limited to, landscaping requirements or other conditions or restrictions as determined by the subdivider.
Approved by PC	Date
Approved by City Attorney	Date

DEDICATIONS

	PUBLIC PURPOSES - owner dedicates on FINAL plat any general and public uses
	Location and dimensions of all property for public use shown
	Dedication designates the purpose and conditions, if any, of the dedication or reservation
	City approved
	Plat shows "Reserved for Park and/or Recreation Purposes
	STREET, PRIVATE
	Subdivision with private roads for developer or lot owners will be reserved by dedication
	DEDICATION OF DRAINAGE EASEMENTS
	If topography or other conditions make it impractical to include drainage facilities within road right-of-way perpetual unobstructed easements 15 feet in width will be provided across property

Easements shown on plat
Drainage easements are from the road to the nearest existing drainage facility
Drainage easements are from the road to the nearest existing drainage facility
proposed drainage system that carry water across private land outside the subdivision have appropriate drainage rights secured and indicated on the plat
On existing drainage a dedication, either in fee or by drainage or conservation easement for both completed and shown on FINAL plat

Approved by PC	Date
Approved by City Engineer	Date
Issues identified:	

DRAFT DEVELOPMENT AGREEMENT

Purpose of Agreement is to put in writing the respective agreements and understanding of the parties regarding the development of the Property in conformance with City ordinances.
Legal Description of property
Schedule of improvements to be constructed
Escrow to complete improvements
Landscaping improvements
Public Improvements
Lot Sale Restriction
Issuing of building permits
Water shares on phasing
Acceptance of improvements and warranty period
Date to complete phasing
Impact Fees
Dedications
Policing Powers
Default
Assignment
Term
Notices
Attorney Fees
Non-Liability of Officials, Employees and Others
Binding Effect, Covenant Running With the Land

Approved by PC	Date
Approved by City Attorney	Date
Approved by City Engineer	Date
Issues identified:	

EASEMENTS

The proposed grants of easements to be imposed on any land within the development.

Private provisions
Future opening and extensions of such streets
Easements to features on plat
Easement and proposed street right-of-ways, and building setback lines
Drainage, irrigation, sewers, drains, water mains, etc.
Irrigation easements
Site easements

Public facilities or improvements	
Character of Land	
The easements shall have a minimum width of ten (10) feet, but may encumber adjoining lots by extending across adjoining lot lines. In some cases, larger size easements may be required as directed by the City.	
Lot Line and utility	
Approved by PC	Date
Approved by City Attorney	Date
Approved by City Engineer	Date
Issues identified:	
FENCING	
A solid board, chain-link, or other non-climbable fence not less than 6 feet in height shall be installed on the side of an existing open canal, or an irrigation ditch adjacent to (within 5 feet of the subdivision boundary to nearest centerline) the subdivision, and which is not piped in accordance with the foregoing section. Like fencing shall be constructed where the subdivision borders upon open reservoirs, rivers, and non-access streets, and adjoining schools, churches, and park sites, except where the City Council determines that said areas shall remain open and unfenced. All such fences shall be maintained and kept in good repair by the owner of property contiguous to or upon which said fence is erected.	
Fencing 6 feet in height installed on both sides of existing or newly recreated irrigation ditches or canals or rivers which carry 5 second feet or more of water, or bordering open reservoirs, which are located within or adjacent to the subdivision	
If determined, fencing to be erected when any subdivision abuts a use to which uncontrolled access might result in damage or nuisance to the subdivision or adjoining property to the subdivision	
Approved by PC	Date
Approved by City Attorney	Date
Approved by City Engineer	Date
Issues identified:	
FIRE HYDRANTS	
Fire hydrants shall be required for all subdivisions. Fire hydrants shall be located no more than 500 feet apart and within 250 feet of any structure and shall be approved by the Uintah Fire Department.	
Approved by City Dire Chief	Date
Approved by PC	Date
Approved by City Engineer	Date
Issues identified:	
FLOODPLAINS, WATER BODIES, STREAMS, ETC	
Floodplain Permit Included.	
Boundaries of the floodplain as defined by FEMA and include the map number.	
Does the development lie within the floodplain	
Lots with special events or conditions including, flooding, wetlands, improper drainage, steep slopes, rock formations, adverse earth formations or topography, fault lines, water table, or any other adverse condition are identified with "R" plat/mylar.	
Is land unsuitable as to the safety, health, and general welfare for subdivision or development due to flooding wetlands, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility	

Preliminary Plat Approval Checklist
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easements or other such features.
If land is unsuitable adequate methods are formulated by the developer and approved by the Planning Commission and City Council to solve the problems
Subdivision within or abuts a flood plain area, must have the flood plain shown with contour lines and elevations and labeled on the plat with the words "Flood Plain Area"
For the health, safety, or welfare of present or future population CC may deny the construction of basements in the flood plain areas
All construction of homes permitted in flood areas must have sump pumps
Wetland report and a letter from the Army Corp of Engineers are needed if potential wetlands are located on the site.
Location of existing or proposed water bodies, streams, and other pertinent features such as wetlands, drainage ditches are shown on the plat.

Approved by City Floodplain Administrator	Date
Approved by PC	Date
Approved by City Engineer	Date
Issues identified:	

GEOTECHNICAL REPORT

Requirement for all Major Subdivisions	
Geotechnical report for property located in hillside areas which have a slope of 25% or greater, or a hydro-geologic study when located in high water areas.	
Soil test hole information shall be provided (minimum of one test hole and an average of one test hole per every 5 acres of development). Test holes shall be a minimum depth of twelve (12) feet and shall identify soil types, the existing ground water elevation, and the estimated highest depth of ground water.	
Soil percolation tests shall be completed (minimum of one test and an average of one percolation test per every 5 acres of development at the depth of proposed drain field construction).	
The report shall make recommendations as to the feasibility of septic tank wastewater disposal systems and any concerns or limitations for these systems.	
Approved by PC	Date
Approved by City Engineer	Date

GRADING, DRAINAGE, AND EROSION PLAN

The report shall contain the drainage basin map and a plan view of the overall storm water system.

Basin and sub-basin, drainage facility design criteria, infrastructure design criteria, grading plan and erosion control.
Description of features and hydrological conditions, drainage
The existing roadways, drainage ways, vegetation and hydrological conditions of a ten (10) Year twenty-four (24) hour event and a one hundred (100) year twenty-four (24) hour event.
The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports or flood insurance maps and the basin characteristics and Planned land uses.
The sub-basin description showing the historical drainage patter and offsite drainage patterns both upstream and downstream of the property
A general discussion of how the proposed system conforms to existing drainage patterns and offsite upstream drainage will be collected to protect development
Grading plan showing the following: soil map depicting unique soil features such as collapsible soil, rock features, etc.; and a grading plan showing all cut and fill areas within development including the identification of slopes, fill and cut depths and rock features within ten (10) feet of post grade soil surface.
The grading plan shall also show how the grades will allow water to run off of lot areas without ponding and creating flooding problems for homes. Erosion control shall show the following: how erosion will be controlled

during construction, explain and design such that construction debris and silts will not be collected by storm water system, show and design for all cut and fill slopes will not be eroded and how these areas will be revegetated.

Approved by PC

Date

Approved by City Engineer

Date

LANDSCAPING REPORT

A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types and sizes of landscaping elements, existing trees if any, and showing compliance with the landscaping or buffering requirements of the appropriate zoning district.

The location and dimension of all existing and proposed structures (when feasible), property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas and lighting.

The plant names (both botanical and common name), location, quantity and size of all existing proposed plants.

The landscaping plan should also exhibit the existing landscaping twenty (20) feet beyond the property lines.

Existing contours, proposed drainage (arrows) and slopes of all roads.

Proposed and existing fences and identification of the fencing materials.

A summarization of the total percentage of: landscaped areas, domestic turf grasses and Drought-tolerant plant species.

Approved by PC

Date

Approved by City Engineer

Date

MATERIAL TESTING

The developer shall be responsible for payment of material testing required by the City Engineer during construction of subdivision improvements.

Debris and Waste. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried on any land, or left or deposited on any lot or street at the time of conditional acceptance of the subdivision by the City Council, and removal of the same shall be required prior to final acceptance by the City Council.

Report **Waived** By City Engineer

Date

Report **NOT Waived** By City Engineer

Date

Approved by PC

Date

Approved by City Engineer

Date

Issues identified:

PHASING PLAN

A phasing plan that delineates the future final plats in the anticipated order of development.

Include a separate document that explains the phasing for open space and landscaping improvements.

Specifically, explain which required improvements would be installed with which final plats. (i.e.: landscaping & irrigation, trail ways, playground equipment, pavilions, etc.)

Show the total cost of each phased improvements with this report.

Phases shall be designed to minimize the dead-ending of streets and waterlines. Phasing shall be done in such a manner as to provide sufficient traffic circulation in each of the phases

Approved by PC

Date

Approved by City Attorney

Date

Approved by City Engineer

Date

Issues identified:

PUBLIC USE AREAS

Property identified park or playground uses, or other public or private reservations	
Location and dimensions shown	
Reservation with designation of the purpose	
Conditions, if any	
Acceptable to Council	
Approved by PC	Date
Approved by City Attorney	Date
Approved by City Engineer	Date
Approved by CC	Date
Issues identified:	

RESERVATIONS

Public or Private	
Purpose of reservation	
Conditions	
Preservation of Natural Features and Amenities	
Reservation of Easements	
Recreation Reservations	
Duration of Land Reservation. The acquisition of land reserved by a public agency on the Final Plat shall be initiated within 12 months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a plat of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed 12 months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations.	
Approved by PC	Date
Approved by City Attorney	Date
Approved by City Engineer	Date
Approved by CC	Date
Issues identified:	

SEPTIC AND SEWER FACILITY REPORT

Preliminary sanitary sewer report.	
If no sewer facilities are available, the subdivider will be required to provide them, capping them off until sewer is available.	
Sewers shall be installed to serve each lot and to grades and sizes.	
All sewer lines must be extended across the entire frontage of all existing streets and to the boundary of the subdivision on all existing or proposed streets.	
All requirements for sewer or septic systems must pass County Health Department Requirements. A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability	
Approval Letter from County Health Department	Date
Approved by PC	Date
Approved by City Engineer	Date
Approved by PC	Date
Issues identified:	

SIGNAGE PLAN

If signage is being proposed for the project, a signage plan shall be submitted. The signage plan shall include a site plan drawn to scale showing the proposed location of on premise and off-premise directional signage and color graphics showing the proposed sign copy, type of sign and dimensions of signs. Permission from property owners to locate any offsite signs on their property shall be submitted.

The City shall install all street signs before issuance of Certificates of Occupancy for any residence on the streets is approved

Approved by PC

Date

Approved by City Engineer

Date

Issues identified:

STORMWATER

CONSTRUCTION SITES - SWAPP Submitted

CONSTRUCTION SITES - The ordinance or other regulatory mechanism shall, at a minimum, require construction operators to prepare a Stormwater Pollution Prevention Plan (SWPPP) and apply sediment and erosion control BMPs as necessary to protect water quality, reduce the discharge of pollutants, and control waste such as, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

Debris and Waste. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried on any land, or left or deposited on any lot or street at the time of conditional acceptance of the subdivision by the City Council, and removal of the same shall be required prior to final acceptance by the City Council.

Acreage Check

projects less than one acre

Projects more than one acre

Projection that are part of a larger common plan of development or sale

pre-construction SWPPP review which includes a review of the site design

planned operations at the construction site

planned BMPs during the construction phase

consideration of potential water quality impacts and procedures for pre-construction review

planned BMPs to be used to manage runoff created after development

SWPPP review procedures for an evaluation of opportunities for use of low impact design (LID) and green infrastructure and when the opportunity exists, encourage such BMPs to be incorporated into the site design

Identify priority construction sites, including at a minimum those construction sites discharging directly into or immediately upstream of waters that the State recognizes as impaired (for sediment) or high quality.

CONSTRUCTION SITES - The Permittee must inspect all phases of construction: prior to land disturbance, during active construction, and following active construction. The Permittee must include in its SWMP document a procedure for being notified by construction operators/owners of their completion of active construction so that verification of final stabilization and removal of all temporary control measures may be conducted.

CONSTRUCTION SITES - Permittees will be informed of pre-application concept plan meeting for site plan review and SWPP when a building permit

CONSTRUCTION SITES - Identify priority construction sites, including at a minimum those construction sites discharging directly into or immediately upstream of waters that the State recognizes as impaired (for sediment) or high quality.

CONSTRUCTION AND POST CONSTRUCTION SITES Must be conducted at least biweekly

CONSTRUCTION AND POST CONSTRUCTION SITES - Pre-application concept plan meeting will be held for all new development.

CONSTRUCTION SITES - Inform building permit applicants of the requirement for a SWAPP before issuance

of a building permit is requested.

CONSTRUCTION AND POST CONSTRUCTION SITES -

1. Permittees will be informed of the requirements for controls, management practices, and hydrologic when they apply for their permits and during review of permits.

2. The city will apply LID principles and features to all applicable new and redevelopment projects.

3. Permittees will need to show that discharges from new development and redevelopment sites will be managed such that post-development hydrology does not exceed the pre-development hydrology at the site.

CONSTRUCTION AND POST CONSTRUCTION SITES - 1. Inform construction site operators of minimum stormwater requirements relating to erosion and sediment control and pollution prevention when requesting a building permit.

CONSTRUCTION AND POST CONSTRUCTION SITES - Maintain a construction site inventory that tracks information on all building sites.

Inform construction site operators of the city's formalized review procedures and written SOP for site inspections and enforcement to ensure inspections and enforcement actions are conducted in a consistent manner.

CONSTRUCTION AND POST CONSTRUCTION SITES Construction site operators will be informed of the requirements for inspections and enforcement

CONSTRUCTION AND POST CONSTRUCTION SITES Uintah City will establish procedure to maintain records for 5 years or until construction is completed on all projects inspected

POST CONSTRUCTION - Permittees will be informed of the need to ensure maintenance of all structural control measures and address that need in documentation that will be provided to the city.

POST CONSTRUCTION - An inventory on public and private sites will be maintained on all post-construction controls and will be updated as changes occur.

HOUSEKEEPING - The city will perform oversight of contractor activities to ensure that contractors are using appropriate control measures and SOPs

Approved by Stormwater Administrator

Date

Approved by City Engineer

Date

Approved by CC

Date

Approved by PC

Date

Issues identified:

STREETS

Standard residential streets shall have a minimum right-of-way width of sixty (60) feet, lot line to lot line.

Cul-de-sacs shall be not longer than four hundred (400) feet to the beginning of the turn-around, from the centerline of the intersecting street. Each cul-de-sac must be terminated by a turn-around of not less than one hundred (100) feet in diameter.

Where a subdivision borders on or contains an existing or proposed major Street, the Planning Commission may require that access to such streets be limited.

Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than eighty (80) degrees shall not be acceptable.

Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.

Overcrowding is over 80 lots, as described in the Institution of Transportation Engineers Trip Travel Manual #6, for a quiet residential area as: 80 lots times 3 average cars per household times 9.5 average trips per day per household, or 2,280 cars per day per single access; over 80 lots will require a second access street.

Where a subdivision borders an existing narrow street and there are plans for the realignment or widening of a street that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate, at his expense, such areas for widening or realignment of such streets.

No subdivision shall be approved unless the area to be laid out and platted shall have frontage on and access from an improved and dedicated City street, unless the street is an existing state or county highway

Half streets proposed along a subdivision boundary or within any part of a subdivision shall not be permitted

Proposed streets shall be extended to the boundary lines of the subdivision and shall be properly terminated with a temporary turn-around (if no further development could occur) which shall have a minimum radius of 100 feet and shall have a structural section of at least six (6) inches of road base on prepared sub-grade and shall have sufficient stability to support snow plows, emergency vehicles, school buses, and trash collection trucks. If the turn-around is to be placed within the limits of the proposed development, it shall be fully improved and dedicated as a cul-de-sac. If the terminal street extends no more than the length of one lot beyond the intersection, the City Council may waive the turn-around requirement as stated herein.	
All streets in Uintah subdivisions shall be dedicated to the City, except that private streets may be approved under special circumstances as determined by the Planning Commission	
Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, rights-of-way, irrigation ditches, manholes, and catch basins; the location of street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, sewer, secondary water, cable TV or other underground utilities or structures.	
Private streets shall comply with the adopted street cross-section standards of the City and shall be maintained by the developer or other private agency. The City will not provide any services to a private street	
Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots.	
Lots should not, in general, derive access exclusively from arterial streets. Where driveway access from a primary or secondary arterial street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on such street.	
Approved by Road Administrator	Date
Approved by City Engineer	Date
Approved by CC	Date
Issues identified:	
TITLE REPORT	
Provide a preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens, or other encumbrances, prepared by a title company licensed to practice in the State of Utah.	
The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat	
If the owner(s) of record are not the developer, provide an affidavit from the owners of title that the applicant is authorized by the owner(s) to make application for the proposed development. If there are any restrictions or agreements on what the developer can settle without the owner(s) approval it must be stated in the affidavit	
Will ownerships be transferred to single or joint before final plat approval	
Liens	
Easements	
Approved by City Attorney	Date
Approved by CC	Date
Issues identified:	
UTILITY PLAN	
Preliminary Plat Approval Checklist Page 18 of 21	

A map showing all the proposed locations of utilities including water and sewer storm drainage (utilities must be labeled). The gas, electrical and telecommunication lines are not a required element of the preliminary utility plans, however, off-site capacity of these systems shall be provided. The location and size of existing and proposed utility lines and facilities in or adjacent to the proposed development shall also be shown.	
Existing and proposed utility easements, including ten-foot easements along the front and side property lines that abut a street and five-foot easements along the side and rear property lines	
A concept plan showing the location of the proposed subdivision in relation to the larger tract, where the plat submitted covers only a part of the applicant's tract.	
Detailed utility plans, including all water main, valves, fire hydrants, water/sewer service mains and laterals, existing locations of poles, anchors, transformers and connection pedestals	

Approved by City Engineer	Date
Approved by PC	Date
Issues identified:	

UTILITY COMPANIES

	Date of Report and Any Issues
Century Link	
Comcast	
Mountain Stream Irrigation Company	
Pioneer Ditch	
Utah Power & Light	
Questar Gas	
Qwest	
Uintah Central Ditch	
Uintah City Water	
Uintah Fire Department	
US Postal Service The developer must provide the City with a letter from the Post Office on acceptance and approval of placement. The Post Office recommends the use of Central Box Units (CBU).	

Approved by City Engineer	Date
Approved by PC	Date
Issues identified:	

VARIANCES

Owner requests variance

Where the City Council finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variances shall not have the effect of nullifying the intent and purposes of these regulations; and further provided that the City Council shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

In approving variances, the City Council may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for any such variance shall be submitted in writing by the developer at the time when the Preliminary Plat is filed for the consideration of the Planning Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

The City Council shall uphold or overrule the recommendation of the Planning Commission by a majority of its members after holding a public hearing.

At least ten (10) days notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Property owners within 300 feet of the proposed subdivision boundaries shall also receive notification of the public hearing.

The decision of the City Council shall be final.

The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the City.

Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and

The variance will not in any manner vary the provisions of the Zoning Ordinance, General Plan, or Official Map.

Approved by City Attorney

Date

Approved by City Engineer

Date

Approved by CC

Date

Approved by PC

Date

Issues identified:

WATER RIGHTS, SECONDARY WATER, IRRIGATION WATER REQUIREMENTS

Irrigation Easements on plats

Plans and profiles showing location of irrigation ditches and headgates

Written assurance from the County Health Department, public utility companies, irrigation company and improvement districts that necessary utilities will be installed and proof that the applicant has submitted petitions in writing for the creation or extension of any improvement districts as required by the Planning Commission upon preliminary plat approval

Water right documentation showing availability of water rights sufficient to serve the development and documentation of allotment to each lot.

Water right documentation showing availability of water rights sufficient to serve the development.

Location and size of all proposed secondary water, irrigation, and drainage ditches, piping or other subsurface improvements shown

Location of existing easements, drainage ditches, and irrigation ditches shown

Piping or other subsurface improvements as deemed necessary by the Engineer shown

No open irrigation ditches permitted within boundary of subdivision shown
Rights of all irrigation users, both upstream and downstream of the proposed development must be maintained
If a pressurized irrigation system is not available to the subdivision , the developer will need to provide sufficient water rights to each lot, prior to recordation of the final plat
The subdivider pipes the irrigation water to each lot and provide a headgate at each lot, meeting all requirements of the Irrigation Company Letter

Irrigation Company Contact Info:	
Plat Reviewed by Irrigation President	Date
Letter from President of Irrigation Company	Date
Approved by Water Administrator	Date
Approved by City Attorney	Date
Approved by City Engineer	Date
Approved by PC	Date
Approved by CC	Date

Issues identified:

Sign Off - Everything checked and ready to go to PC	Date
PC Meeting for Preliminary Plat	Date

Following the regularly scheduled PC meeting, the PC Chair signs the preliminary plat as approved, conditionally approved, or disapproved and send one signed copy back to the Developer. Conditions or reasons for disapproval must accompany the returned plat.

Scott Dixon **Drainage Calculations** July 16, 2024

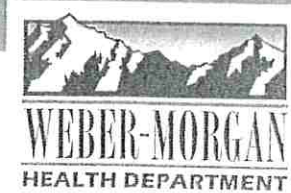
TOTAL AREA: 384,678
 IMPERVIOUS AREA: 45,015
 PERMEABLE AREA: 312,663
 HOUSE AREAS: 27,000
 C-VALUE: 0.31

100-YR STORM - DETENTION BASIN:

BASIN AREA (SF):	384,678	SF
BASIN AREA (AC):	8.83	AC
BASIN WEIGHTED 'C':	0.31	

Duration	Storm Intensity	Weighted "C"	Subbasin Area	Stormwater Flow	Accumulated inflow	MH / Rock Storage	Metered Outflow Rate	Total Outflow	Required Storage
(min)	(in/hr)		(sq.ft.)	(cfs)	(cf)	(cf)	(cfs)	(cf)	(cf)
5	3.76	0.31	384,678	10.24	3,073	-	1.7660	530	2,543
10	2.86	0.31	384,678	7.79	4,675	-	1.7660	1,060	3,616
15	2.36	0.31	384,678	6.43	5,787	-	1.7660	1,589	4,197
30	1.59	0.31	384,678	4.33	7,798	-	1.7660	3,179	4,619
60	0.99	0.31	384,678	2.68	9,661	-	1.7660	6,358	3,303
120	0.60	0.31	384,678	1.62	11,691	-	1.7660	12,715	(1,024)
180	0.43	0.31	384,678	1.17	12,594	-	1.7660	19,073	(6,479)
360	0.27	0.31	384,678	0.74	15,948	-	1.7660	38,146	(22,197)
720	0.17	0.31	384,678	0.47	20,362	-	1.7660	76,291	(55,929)
1440	0.11	0.31	384,678	0.289	25,160	-	1.7660	152,582	(127,422)

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



June 24, 2024

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Cam Schroeder
2125 E. 6450 S., Uintah UT
Parcel #07-102-0164
Soil log #15596

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Uintah Town Water System, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Soil Pit 1-4, 6, 7, 10: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption field is to be designed using a maximum loading rate of 0.5 gal/sq. ft./day as required for the loam, granular structure soil horizon.

Soil Pit 5: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption field is to be designed using a maximum loading rate of 0.5 gal/sq. ft./day as required for the fine sandy loam, granular structure soil horizon.

Soil Pit 8, 9: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 24 inches. The absorption field is to be designed using a maximum loading rate of 0.4 gal/sq. ft./day as required for the loam, massive structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

There are multiple irrigation ditches throughout the property. This will need to be addressed during the subdivision review.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Carrie Lynch-Burke, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

Richter, Marcus A - Ogden, UT <Marcus.A.Richter@usps.gov>

4/12/24
2:01 PM

To whom it may concern,

I am the supervisor customer service at the Ogden Post Office supervising the 84405 Zip code.

I have met with and approved a CBU location for a new subdivision in Uintah 84405, myself and the builder mutually agreed the location on the NE corner of "Lot 1" running along 2125 East was the most suitable and safe location for the Neighborhood Cluster Box unit to be placed.

Any concerns or questions about this I can be reached at 801-627-4521 or emailed at Marcus.A.richter@usps.gov

Marcus Richter
Supervisor Customer Service
Ogden, Main 84405

7/16/2024

DEVELOPMENT CHECKLIST
UINTAH CITY

ITEM	SUBMISSION	COMMENTS
Engineering	Included	
Plat	Included	
Storm Water Calculations	Included	
Geotechnical Report	Included	
Fire Marshal Approval	Included	
Septic Tank Analysis	Included	
Post Office	Included	
Will Serve Letters		
Rocky Mountain Power	Included	
Dominion Energy	Included	
Lumen	Included	
Comcast	Included	
Stuart Irrigation	Included	
Don Pearson	N/A	6/13/2024 Scott received call from Don Pearson and Don had talked to Matt and had said that if the ditch only affects you, then he doesn't need to write a letter

PROJECT OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NINE LOT SUBDIVISION AND PUBLIC ROAD PER UTAH CITY STANDARDS.

CONSTRUCTION NOTES: TO UTAH CITY STANDARDS. IN THE EVENT THERE IS ALL CONSTRUCTION TO BE NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:
ALL RUNOFF WILL SURFACE FLOW INTO THE ROADSIDE SWALE AND TO THE WEST.
OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.
IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95% NOTE: IMPORTED
STRUCTURAL FULL-DEPTH BACKFILL MAY BE NECESSARY.

THE SITE HAS A WESTERLY GRADIENT.

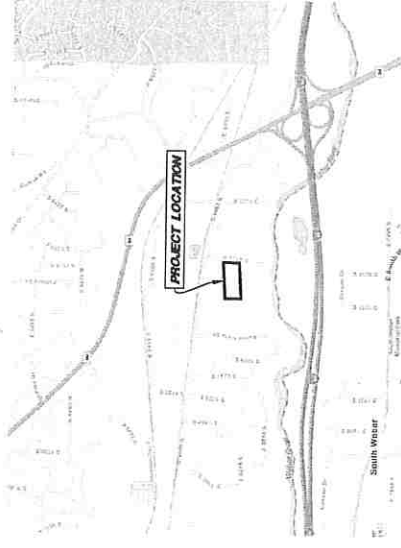
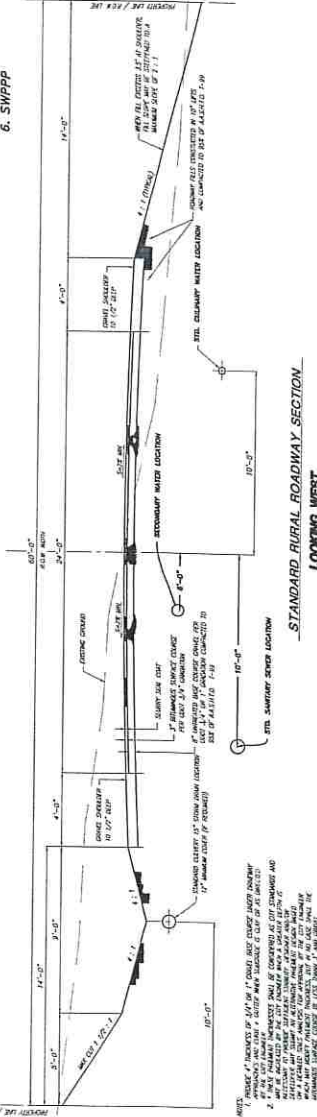
CONTRACTOR TO COORDINATE AND ASSURE COMPLETE COMPACTION TESTING RESULTS FOR SUBGRADE /GRANULAR BORROW/ ROADBASE - PROVIDE RESULTS TO CITY AND PROJECT ENGINEER. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO.

WATER / FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT UTAH CITY FOR DETAILS/USAGE.
FIRE HYDRANTS WILL BE PLACED PER FIRE MARSHAL DICTATES.

THE PROJECT WILL INSTALL A PUBLIC 8-INCH PVC WATER MAIN WHICH WILL CONNECT INTO THE EXISTING 8-INCH WATER MAIN IN 2125 EAST STREET. THIS 8-INCH LINE WILL EXTEND TO THE CUI-DE-SAC AT THE WEST END OF THE SUBDIVISION. THE LOCATION OF THE EXISTING 8-INCH WATER LINE IS APPROXIMATE. CONTRACTOR IS TO FOTHOLOG & DETERMINE ITS EXACT LOCATION IN FIELD. EACH LOT WILL HAVE A SEPARATE 1" OR 1 1/2" WATER SERVICE.

IRRIGATION: IRRIGATION DITCH CURRENTLY RUNS THROUGH THE PROPERTY CROSSING LOTS 4 AND 6. THIS DITCH WILL BE ABANDONED FROM THE NORTH END OF THE NORTH SIDE OF LOTS 1-3 & 5-9. THE PROJECT WILL INSTALL A BACK-LUP GRAVITY IRRIGATION SYSTEM ALONG THE NORTH SIDE OF LOTS 1-3 & 5-9. THIS SYSTEM WILL CONNECT TO THE EXISTING 18-INCH DRAINAGE PIPE ALONG EASE STREET. FLOWS WILL BE CONDUCTED THROUGH THE EXISTING 18-INCH DRAINAGE PIPE. FLOWS WILL BE CONDUCTED THROUGH THE EXISTING 18-INCH DRAINAGE LINE IN THE PROPERTY LINES. THE LOCATION OF THE EXISTING 18-INCH IRRIGATION LINE IS APPROXIMATELY 10 FEET FROM THE NORTH PROPERTY LINE. THE EXISTING IRRIGATION LINE IS TO BE ABANDONED. THE CONTRACTOR IS TO POTHOLE & DETERMINE THE EXACT LOCATION IN THE PROPERTY LINES.

WATER WISE LANDSCAPE AND SPRINKLING DRAWINGS TO BE PROVIDED WITH INDIVIDUAL HOME BUILDING PERMIT APPLICATIONS.

**VICINITY MAP**

1. POLICE, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 8

SECONDARY WATER: THE SERVICE WILL INSTALL A NEW 6-INCH SECONDARY WATER LINE WHICH WILL CONNECT TO AN EXISTING 8-INCH LINE IN 2125 EAST STREET. THE LOCATION OF THE EXISTING SECONDARY WATER LINE IS APPROXIMATE. CONTRACTORS TO BOTH MAIN LINES SHALL BE RESPONSIBLE FOR LOCATING THE EXACT LOCATION IN EACH LOT. EACH LOT WILL HAVE A SEPARATE 1" SECONDARY WATER SERVICE WHICH WILL BE FED BY A SHARED 1 1/2" LINE TO THE MAIN.

SEWER:

THE PROJECT WILL INSTALL A DRY PUBLIC 8-INCH PVC SEWER MAIN WHICH WILL CONNECT INTO THE EXISTING 10-INCH SEWER MAIN IN 2125 EAST STREET. EACH LOT WILL HAVE A SEPARATE SEWER LATERAL.

EACH LOT WILL INSTALL AN ON-SITE SEPTIC SYSTEM IN ACCORDANCE WITH STATE CODES & ORDINANCES.

STORM DRAINAGE: THE PROJECT WILL COLLECT ALL RUN-OFF INTO THE ROADSIDE SWALES WHERE IT WILL FLOW WEST TO A LOW POINT IN THE SOUTH PORTION OF THE CUL-DE-SAC. FLOWS WILL BE COLLECTED IN A STORM DRAIN BOX AND CONDUCTED SOUTHWARD WHERE IT WILL BUBBLE UP IN A DITCH.

SAID DITCH WILL FLOW ALONG THE SOUTH PROPERTY LINE FROM THE EAST PROPERTY LINE TO THE WEST PROPERTY LINE COLLECTING RUNOFF FROM LOTS 6-9 AND THE BUBBLE UP BOX. FLOWS ARE CONDUCTED THROUGH THIS DITCH INTO THE DETENTION POND AT THE VERY SOUTHWEST CORNER OF THE SCOTT DIXON PROPERTY.

THE DETENTION BASIN WILL OUTLET INTO THE WEBER RIVER VIA AN OUTLET CONTROL BOX & STORM DRAIN PIPING. AN EASEMENT HAS BEEN OBTAINED FROM THE ADJACENT PROPERTY OWNER FOR THIS PURPOSE.

ELECTRICAL: TELEPHONE / CABLE:
TBD TBD

STRUCTURAL SECTION:
STRUCTURAL SECTION TO BE PER UTAH CITY STANDARDS THE
PROPOSED SECTION CONSISTS OF 3-INCHES ASPHALTIC CONCRETE
MIXTURE ON 8-INCHES UNTREATED BASE COURSE.

PIPE TYPES:
CULINARY WATER: 8" C-900 DR-14 CULINARY WATER LINE
SEWER: 8" PVC SDR-35 SEWER MAIN
SECONDARY WATER: 8" PVC C-900 DR-18 SECONDARY WATER LINE
GRAVITY IRRIGATION: 18" HDPE

CONTACTS:
WATER: JEFF HOLDEN (801) 388-3558
SEWER: JEFF HOLDEN (801) 388-3558
UTAH CENTRAL CANAL: DON PEARSON (801) 624-9670

SHEET INDEX:

- PROJECT DATA
- OVERALL SITE & UTILITY
- MEADOW ROAD PLAN & PROFILE
- IRRIGATION & STORM DRAIN OUTFALL PLAN & PROFILE
- OVERALL GRADING PLAN
- SWPPP

[illegible]

EVERETT'S WIFE TO COMMUNICATE

[illegible]

VALLEY MEADOWS

SITE & UTILITY PLAN FOR

APPROX. 6700 SOUTH 2125 EAST

UNITAH, WELCH COUNTY, UTAH

A PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.21.R.4E.

JOB NUMBER: 20-142

Drawing No. 20-142a Plan

Scale: 1" = 50'

Approved By: _____

Checked By: _____

Designed By: _____

Drawn By: _____

Date: 07/20/24

Calculating over 60 years of business

(435) 723-2441 (fax) 723-4043
(435) 723-4072

Bingham City
Utah
Logan

With us at www.hansen.net

528 North Main Street, Bingham, Utah 84302

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

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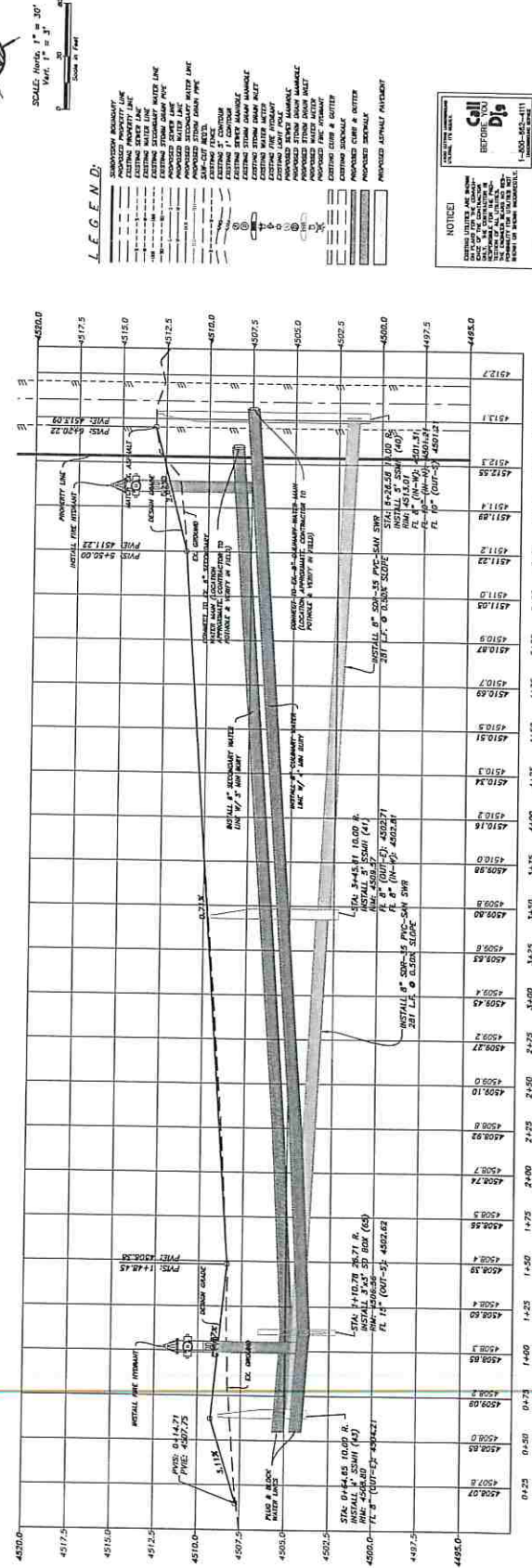
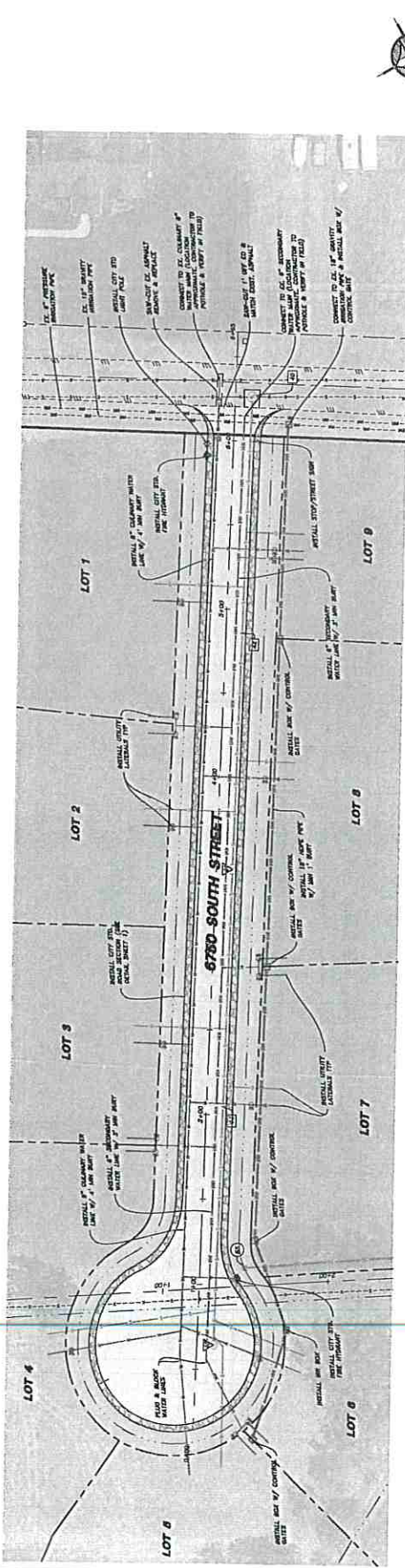
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PLAN AND PROFILE



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 BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES OBTAINED BY THE CONTRACTORS RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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THE

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 Verified By:
 Checked By:
 Approved By:
 Scooter: 1" = 50'
 Drawing Title: 20-1425 (PLAN)
 JOB NUMBER: 20-142

VALLEY MEADOWS
PLAN & PROFILE FOR
APPROX. 6700 SOUTH 2125 EAST
UNITARY, WEBER COUNTY, UTAH
PART OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB 6A.

NOTICE

EXISTING UTILITIES ARE BEING
ON PLANS FOR THE COMPA-
SING THE UTILITIES TO BE
A CONSTRUCTION IS
RESPONSIBLE FOR THE PRO-
TECTION OF ALL UTILITIES.
THE ENGINEER HAS NOT RE-
SPONSIBILITY FOR THE PRO-
TECTION OF ANY UTILITIES.
BEFORE ANY WORK COMMENCEMENT.

**Call
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4400 LITTING INDUSTRIAL
COLUMBIA, TN 38401

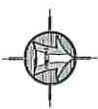
1-800-562-4111
INCREASED REPLY

[illegible]

32 - SET FENCE ON BEING	SET FENCE/REIN - 865 LF
33 - STABILIZATION CONSTRUCTION ENTRANCE	STABILIZED CONSTRUCTION ENTRANCE - 1
34 - CONCRETE WASHOUT	CONCRETE WASHOUT - 1

SILT FENCE/BERM - 86.5 LF
STABILIZED CONSTRUCTION ENTRANCE - 1
CONCRETE WASHOUT - 1

PROPERTY BOUNDARY LINE
SILT FENCE OR BEAM METHOD
TRACKING PAD
CONCRETE WASHOUT AREA & SIGNAGE



THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NINE LOT SUBDIVISION AND PUBLIC ROAD. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE SOUTH & WEST BOUNDARIES OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

STRICT RISK KEEPING IS NECESSARY. THE PROJECT WILL BE SAID-TERMINATED BUT PARTICULARLY UNDER THE ASPECTS OF URBAN CITY. KEEP INSPECTION RECORDS FORMS/TREASURY AS MAINTAINED BY URBAN CITY. A THOROUGH INSPECTION OF THE SHIP MUST BE CONDUCTED TO DETERMINE IF THERE IS ANY PRESENTATION OR SIGNMENT THAT CAUSES STORAGE EMISSION. MAINTENANCE AND/OR MODIFICATIONS TO EMISSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER. THE INSPECTION OF THE ENVIRONMENT MUST BE AFTER THE INSPECTION. THE ENVIRONMENTAL AGENCY IS URBAN CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PROGRAMS. THE INSPECTION OF THE ENVIRONMENTAL AGENCY MUST BE APPROVED BY THE URBAN CITY AND/OR APPROVAL. REPRESENTATIVE URBAN OBTAINING URBAN CITY

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASTEWATER AREA AND STORAGE, SILT FENCES & BERM, AND INLET PROTECTION.

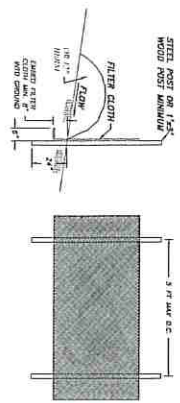
PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASTEWATER AREA, SILT FENCES & BERM, AND WHITTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WHITTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERM.

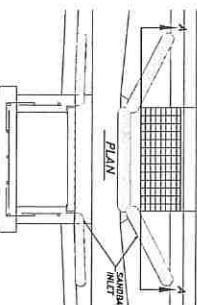
LOCATION: UTAH CITY, WEBER COUNTY, UTAH
SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, S6B&M
LATITUDE: 41°42'47" N LONGITUDE: 112°10'16" W

TAX ID #: 05-052-0098
PARCEL ACREAGE: 1.18 ACRES
ENVISION FINANCE & MORTGAGE INC.
129 NORTH 400 WEST
TREMONTON CITY, UTAH

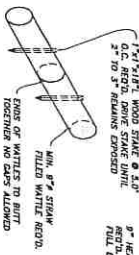
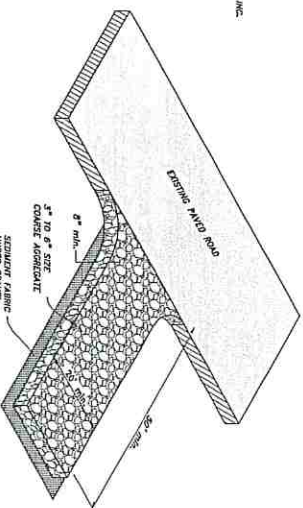
SILT FENCE DETAIL
NOT TO SCALE



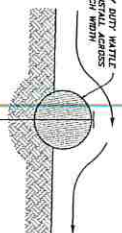
SECTION 21
CURB INLET PROTECTION DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE



CONCRETE WASHWATER AREA NOTES:
INSTALLATION & MAINTENANCE PER SERVICE AGREEMENT.
NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



VALLEY MEADOWS PROJECT DATA

PROJECT OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NINE LOT SUBDIVISION AND PUBLIC ROAD PER UNTAH CITY STANDARDS.

CONSTRUCTION NOTES:
ALL CONSTRUCTION TO BE TO UNTAH CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES.
CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND VERIFICATION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SHALL BE INCENTIVIZED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:
ALL RUNOFF WILL SURFACE FLOW INTO THE ROADSIDE SWALE AND TO THE WEST. OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95% NOTE: IMPORTED STRUCTURAL, FULL-DEPTH BACKFILL MAY BE NECESSARY.

THE SITE HAS A WESTERLY GRADIENT.

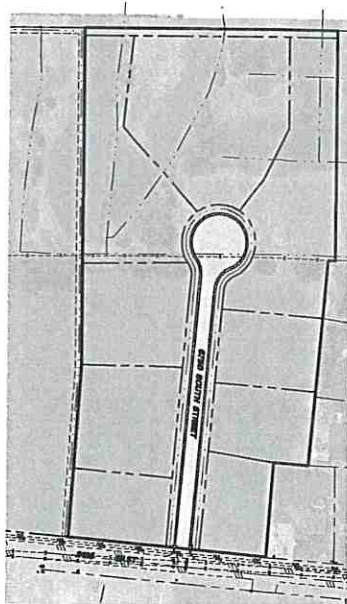
CONTRACTOR TO COORDINATE AND ASSURE COMPLETE COMPACTION TESTING RESULTS FOR SUBGRADE / GRANULAR BORROW / ROADBASE - PROVIDE RESULTS TO CITY AND PROJECT ENGINEER, SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO.

WATER / FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT UNTAH CITY FOR DETAILS/USAGE. FIRE HYDRANTS WILL BE PLACED PER FIRE MARSHAL DICTATES.

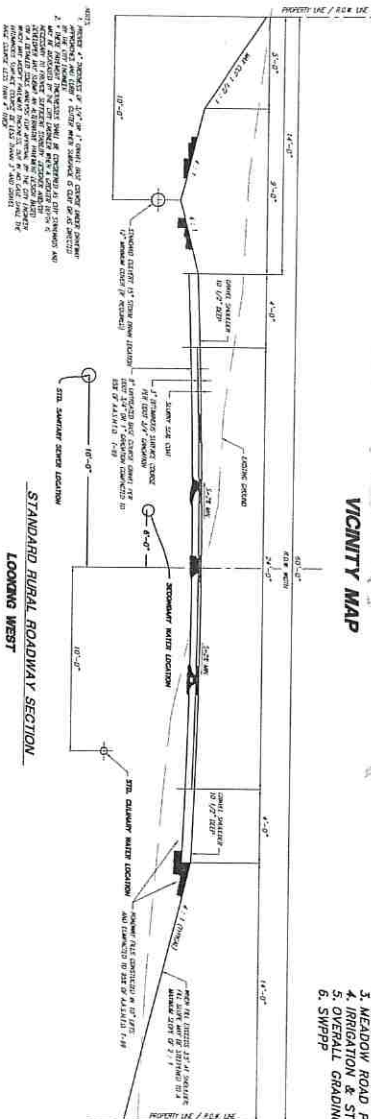
THE PROJECT WILL INSTALL A PUBLIC 8-INCH PVC WATER MAIN WHICH WILL BE INSTALLED AND SHALL EXTEND TO THE CUL-DE-SAC AT THE WEST END OF THE SUBDIVISION. THE EXISTING 8-INCH WATER LINE IS APPROXIMATE. CONTRACTOR IS TO LOCATE & DETERMINE EACH UTILITY LOCATION IN FIELD. EACH LOT WILL HAVE A SEPARATE 3" OR 1" WATER SERVICE.

IRRIGATION:
EXISTING IRRIGATION DITCH CURRENTLY RUNS THROUGH THE PROPERTY CROSSING LOTS 4 AND 5. THIS DITCH WILL BE ABANDONED FROM THE NORTH END OF THE PROJECT WILL INSTALL A BACK-UP GRAVITY IRRIGATION SYSTEM ALONG THE NORTH SIDE OF LOTS 1-3 & 5-9. THIS SYSTEM WILL CONNECT TO THE EXISTING CONDUIT IRRIGATION MAIN IN 2125 EAST STREET. FLOWS WILL BE CONDUCTED THROUGH THE EXISTING CONDUIT BOXES. WILL BE INSTALLED AT APPROXIMATE. CONTRACTOR IS TO LOCATE & DETERMINE THE EXISTING UTILITY LINES.

WATER USE LANDSCAPE AND SPRINKLING DRAWINGS TO BE PROVIDED WITH INDIVIDUAL HOME BUILDING PERMIT APPLICATIONS.



VICINITY MAP



SECONDARY WATER:

THE SITE WILL INSTALL A NEW 6-INCH SECONDARY WATER LINE WHICH WILL CONNECT TO THE EXISTING 6-INCH LINE IN 2125 EAST STREET. THE EXISTING 6-INCH SECONDARY WATER LINE IS APPROXIMATE. CONTRACTOR IS TO LOCATE & DETERMINE THE EXACT LOCATION IN FIELD. EACH LOT WILL HAVE A SEPARATE 1" SECONDARY WATER SERVICE WHICH WILL BE FED BY A SHARED 1 1/2" LINE TO THE MAIN.

SEWER:

THE PROJECT WILL INSTALL A 6" PUBLIC 8-INCH PVC SEWER MAIN IN 2125 EAST STREET. EACH LOT WILL HAVE A SEPARATE SEWER LATERAL.

EACH LOT WILL INSTALL AN ON-SITE SEPTIC SYSTEM IN ACCORDANCE WITH STATE CODES & ORDINANCES.

STORM DRAINAGE:

THE PROJECT WILL COLLECT ALL RUN-OFF INTO THE ROADSIDE SWALES WHERE IT WILL FLOW WEST TO A LOW POINT IN THE SOUTH PORTION OF THE CUL-DE-SAC. FLOWS WILL BE COLLECTED IN A DRAIN BOX AND CONDUCTED SOUTHWARD WHERE THEY WILL BUBBLE UP IN A DITCH.

SAD DITCH WILL FLOW ALONG THE SOUTH PROPERTY LINE FROM THE EAST PROPERTY LINE TO THE WEST PROPERTY LINE COLLECTING RUNOFF FROM LOTS 6-9 AND THE BUBBLE UP BOX. FLOWS ARE COLLECTED THROUGH THIS DITCH INTO THE DETENTION BASIN AT THE VERY SOUTHWEST CORNER OF THE SCOTT BROWN PROPERTY. THE DETENTION BASIN WILL OUTLET INTO THE WEBER RIVER VIA AN OUTLET CONTROL BOX & STORM DRAIN PIPING. AN EASEMENT HAS BEEN OBTAINED FROM THE ADJACENT PROPERTY OWNER FOR THIS PURPOSE.

ELECTRICAL: TELEPHONE / CABLES: GAS:
TBD

STRUCTURAL SECTION:
THE PROJECT WILL BE PER UNTAH CITY STANDARDS. THE PROPOSED SECONDARY WATER MAIN SHALL BE CASTING CONCRETE MIXTURE ON 8-INCHES UNTREATED BASE COURSE.

PIPE TYPES:

CULINARY WATER: 8" C-900 DR-14 CULINARY WATER LINE
SEWER: 8" PVC SDR-35 SEWER MAIN
SECONDARY WATER: 6" PVC C-900 DR-18 SECONDARY WATER LINE
GRAVITY IRRIGATION: 18" HDPE

CONTACTS:

WATER: JEFF HOLDEN (801) 388-3558
SEWER: JEFF HOLDEN (801) 388-3558
UNTAH CENTRAL CANAL: DON PEARSON (801) 624-9670

SHEET INDEX:

1. OVERALL SITE & UTILITY
2. MEADOW ROAD PLAN & PROFILE
3. IRRIGATION & STORM DRAIN OUTFALL PLAN & PROFILE
4. SWPPP

PROJECT DATA FOR
VALLEY MEADOWS
APPROX. 6700 SOUTH 2125 EAST
UNTAH, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.R.M.

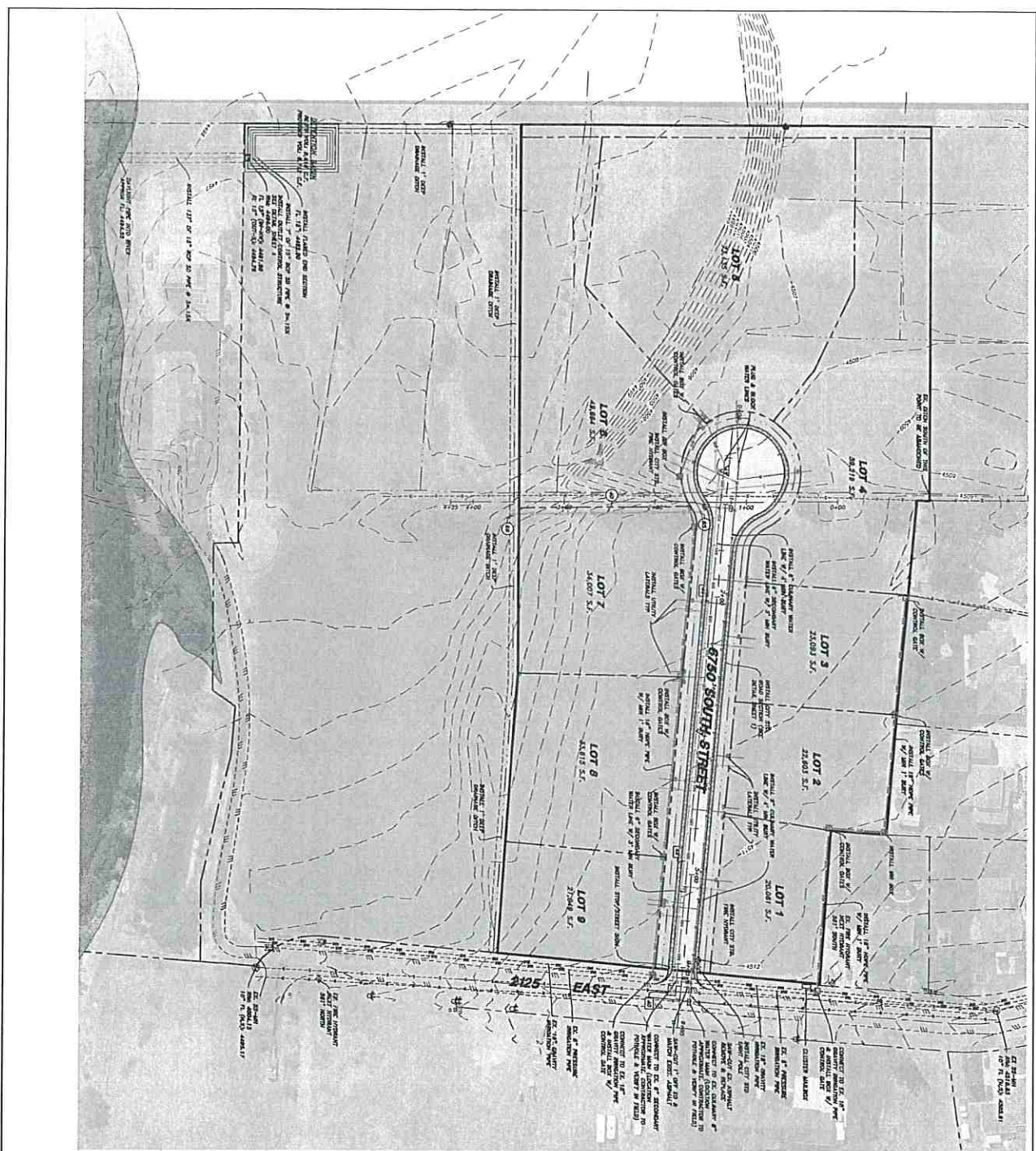
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Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 40'
Drawing File: 20-10031.dwg
JOB NUMBER: 20-142



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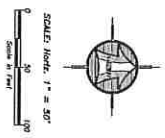
SITE & UTILITY PLAN

Notes	Key: Mile, SE, Shoshone	Key: Mile, SE, Elmore
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	2. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	3. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
4. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	5. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	6. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
7. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	8. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	9. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
10. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	11. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	12. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.

Notes	Key: Mile, SE, Shoshone
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	2. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
3. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	4. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
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7. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	8. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.

LEGEND:

EXISTING WATER MAIN	PROPOSED WATER MAIN
EXISTING SEWER MAIN	PROPOSED SEWER MAIN
EXISTING GAS MAIN	PROPOSED GAS MAIN
EXISTING ELECTRIC MAIN	PROPOSED ELECTRIC MAIN
EXISTING TELEPHONE MAIN	PROPOSED TELEPHONE MAIN
EXISTING CABLE MAIN	PROPOSED CABLE MAIN
EXISTING FIRE MAIN	PROPOSED FIRE MAIN
EXISTING SANITARY MAIN	PROPOSED SANITARY MAIN
EXISTING STORM MAIN	PROPOSED STORM MAIN
EXISTING RAILROAD MAIN	PROPOSED RAILROAD MAIN
EXISTING AIRCRAFT MAIN	PROPOSED AIRCRAFT MAIN
EXISTING OTHER MAIN	PROPOSED OTHER MAIN



NOTICE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES ARE NOT GUARANTEED BY THE ENGINEER. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADJUSTMENTS CAN BE MADE AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADJUSTMENTS CAN BE MADE AS NECESSARY.

Call

801-461-1111

ENGINEER'S NOTICE TO CONTRACTORS

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SCALE: Horiz. 1" = 30'
Vert. 1" = 3'

[illegible]

NOTICE

CERTING UTILITIES ARE NOW
ON PLANS FOR THE DESIGN-
BUILD OF THE CONTRACTOR.
CALL US. CONSTRUCTION IS
THE KEY TO THE SUCCESSFUL
COMPLETION OF ALL UTILITIES.
THE EXPENSED REPAIRS NO RES-
PONSIBILITY FOR UTILITIES NOT
SHOWN ON WORK DOCUMENTS.

Call BEFORE YOU dig

1-800-662-4111

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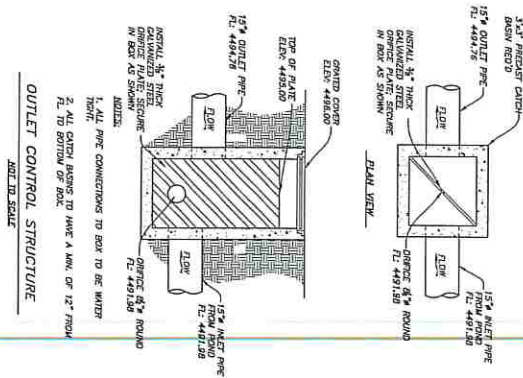
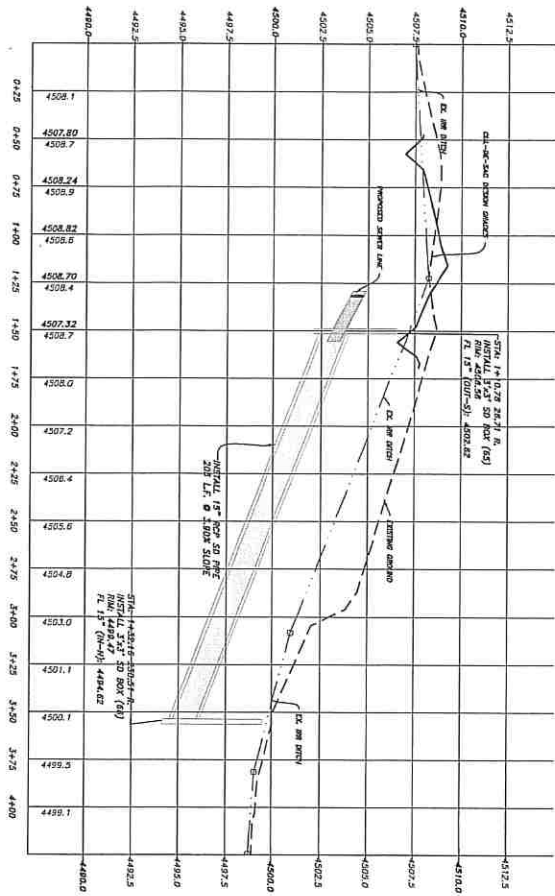
PLAN & PROFILE FOR
VALLEY MEADOWS
APPROX. 8700 SOUTH 2125 EAST
UINTAH, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S12R44W

Drawn By: BTG Date: 07/31/24
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 50'
Drawing File: 20-1023 P&ID
Job Number: 20-142

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City Ogden Logan
(435) 733-3491 (801) 399-4305 (435) 733-0272
Celebrating over 60 Years of Business

[illegible]

IRRIGATION & STORM DRAIN PROFILE (LOT 7)



IRR & SD PROFILES FOR
VALLEY MEADOWS
 APPROX. 8700 SOUTH 2125 EAST
 UTAH, WEBER COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 9 NORTH, RANGE 1 WEST, S.L.B.M.

Drawn By: ETC Date: 07/01/24
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 20'
 Drawing File: 20-1053 IRR
 JOB NUMBER: 20-142

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hansen.net
 Brigham City, Utah
 (435) 733-3411 (801) 390-1803 (435) 733-8273
 Celebrating over 60 Years of Business

No.	Date	By	Revision

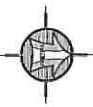
Sheet
 of
 6
 Sheets

ST - SALT FENCE OR BERM	SALT FENCE/BERM - BSS UP
SEB - STABILIZATION CONSTRUCTION ENTRANCE	STABILIZED CONSTRUCTION ENTRANCE - 1
CB - CONCRETE WASHOUT	CONCRETE WASHOUT - 1

SILT FENCE/BERM - 853 LF
STABILIZED CONSTRUCTION ENTRANCE - 1
CONCRETE WASHOUT - 1

PROPERTY BOUNDARY LINE
SILT FENCE OR BERM REQ'D.
TRACKING PAD
CONCRETE WASHOUT AREA & SIGNAGE

Scale in Feet



THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NINE LOT SUBDIVISION AND PUBLIC ROAD. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE SOUTH & WEST BOUNDARIES OF THE PROJECT. CONCRETE/PAVEMENT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

STRICT READ AND KEEPING IS ADVISORY. THE PROJECT WILL BE STATE-FUNDED BUT PARTICULARLY UNDER THE FEDERAL CANNABIS ACT. AFTER INSPECTION, THE RESULTS WILL BE REPORTED TO THE STATE. THE INSPECTION WILL BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECAUTION OF SMOKE THAT CAUSES SUSPECT EMISSION MEASURES MUST BE COMPLETED IN THAT MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENVIRONMENTAL AGENCY, STATE CITY, WHO ADMINISTERS AND MANAGES THE STUDY CITY, WHO ADMINISTERS AND PLANS LOCALITY. STIMULANT MANUFACTURED ASSETS AND PROCEDURES MAY BE MODIFIED BY PENALTIES (AND/OR OTHER REPRESENTATIVE) UPON OBTAINING UTAH CITY OFFICIAL.

PHASE II: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERM, AND INLET PROTECTION.

LOCATION: URBAN CITY, WEBER COUNTY, UTAH
SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLAB
LATITUDE: 41°42'30" N LONGITUDE: 112°10'15" W
ELEVATION: 4155'

PHASE 2: URBAN STABILIZED CONSTRUCTION
ENTRANCE, CONCRETE WALKWAY AND, SIFT FENCES &
LANDFILLS DURING CONSTRUCTION AND SITE
IMPROVEMENTS.

PHASE 3: ASPHALTING, REMOVE CONSTRUCTION
ENTRANCE, WATERS INLET PROTECTION, AND
TEMPORARY SIFT FENCES & BENCH.

TAX ID #: 05-052-0080
PARCEL ACREAGE: 1.18 ACRES
DIVISION FINANCE & MORTGAGE INC.
128 NORTH 400 WEST
TREMONTON CITY, UTAH

Diagram illustrating the cross-section of a road structure, showing the existing road surface and the proposed base layer.

Labels and dimensions:

- EXISTING ROAD
- 3" TO 6" SIZE COARSE AGGREGATE
- 6" min.
- 6" min.
- EXISTING ROAD
- 6" min.

CONCRETE WASHOUT AREA NOTES:
INSTALLATION & MAINTENANCE PER SERVICE AGREEMENT.
NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.

INSTALLATION/APPLICATION CRITERIA:
1. CLIMATE AND GROUND AREA AND GRADE TO PROVIDE MAXIMUM STRENGTH OF 2X.
2. CONTACT SUBGRADE AND PLAC FILLER FIBRE IF REQUIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS).
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.

4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: June 19, 2024

Project Name: Valley Meadows

Project Address: 2125 E 6750 S, Uintah

Contractor/Contact: Brett Stephens, 801.644.1393

Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Residential		Lots 9	\$50.00
Impact Fee	Residential	\$315.00		
			Total Due	\$50.00

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments:

Water Supply:

- S1. Water Supply Analysis Required: Done per PCI
- S2. Fire Flow: Fire flow for the residential subdivision shall be 1500 GPM.
- S3. Fire Hydrant(s): One hydrant at the entrance and one between lot 4 & 5 or 6 & 7.
- S4. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

- S5. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:



2023 West 1300 North
Farr West Utah, 84404

R Occupancy Built Under IRC Requirements

Structure is in Urban-Wildland Interface Area	May Require Fire Suppression
Public Water Distribution System with Hydrants Does Not Exist	May Require Fire Suppression
Single Access Road with Grade Greater Than 10% For More Than 500 Linear Feet	May Require Fire Suppression
Structure Is Larger Than 10,000 Square Feet (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit)	Will Require Fire Suppression
Structure Is Larger Than Double the Average Size of the non-sprinklered Homes in The Subdivision (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit).	May Require Fire Suppression
Dwelling unit in area of single access with greater than 30 dwelling units.	Will Require Fire Suppression System

Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. For more information, please contact the Fire Prevention Division at 801-782-3580.

- S6. SEPARATE SUBMITTAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).
- S7. Electronic Supervision and Alarms: Fire suppression system shall be electronically monitored. Monitoring shall include Valves; pumps; tanks; water levels and temperatures; critical air pressures; waterflow. Monitoring shall be electrically supervised by a *listed* fire alarm control unit (See IFC 903.4).
- S8. Exterior Notification Device: There shall be a weatherproof horn/strobe device located on the street side of the building or above the FDC as approved by the Fire Prevention Division (coordinate with fire inspector regarding location). Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (See IFC 903.4.2)

Fire Department Access:

- S9. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).
- S10. Fire access roads for this project shall be completed and approved prior to any



2023 West 1300 North
Farr West Utah, 84404

combustible construction. Temporary roads shall meet the same requirements for height, width, and imposed loads as permanent roads (See IFC section 503.2.3; 3310; and D102.1).

- S11. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)
- S12. Flag Lot Access and hydrant(s): Flag lots pose difficulties for the fire department for both access and water supply. As such they shall comply with:
- a. Access: Flag lots must meet the access requirements for "Fire Access via Driveways".
 - b. Hydrant(s): Hydrants shall be provided within 600 feet of the home (measured as the fire vehicle would drive- IFC 507.5.1- Exception 1).
 - i. Where waterlines capable of supporting a hydrant are available to connect to, a hydrant shall be provided within 600 feet of the building (measured as the fire vehicle would drive).
 - ii. In cases where a hydrant cannot be provided due to a lack of supporting waterlines, the owner/developer may propose to provide the home with a residential fire suppression system. The owner/developer shall request this exception in writing. The request is subject to review and approval by the Fire Marshal. (See IFC 507.5.1- Exception 1 & 2).
- S13. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of drive-able surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall support a 75,000-pound load. Driveways more than 150 feet shall be provided with turnarounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*
- S14. Gates:
- a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
 - b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

Building Comments:

- S15. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites

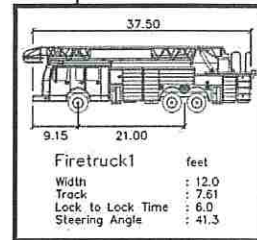


2023 West 1300 North
Farr West Utah, 84404

shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

General Comments:

- G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2021 International Fire Code as adopted by Weber Fire District).
- G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).
- G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*
- G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:
- a. Width: 12.0 Ft
 - b. Track: 7.61
 - c. Lock to Lock Time: 6.0
 - d. Steering Angle: 41.3
- G5. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)
- G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).
- G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)
- G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).
- G9. Cul-de-sacs shall be a minimum of 96 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)
- G10. Fire Prevention During Construction: The owner shall designate a person to be the





2023 West 1300 North
Farr West Utah, 84404

fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:
David Reed
Office of the Fire Marshal
Weber Fire District
801-782-3580



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: June 19, 2024

Project Name: Valley Meadows

Project Address: 2125 E 6750 S, Uintah

Contractor/Contact: Brett Stephens, 801.644.1393

Fee(s):

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Type	Rate		Sq Ft or # of Units	Total
Plan Review	Residential		Lots 9	\$50.00
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2023 West 1300 North
Farr West Utah, 84404

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2023 West 1300 North
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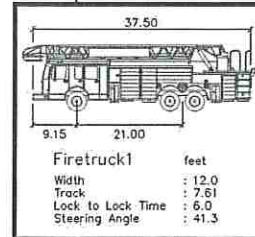


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- G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).
- G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*
- G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:
- a. Width: 12.0 Ft
 - b. Track: 7.61
 - c. Lock to Lock Time: 6.0
 - d. Steering Angle: 41.3
- G5. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)
- G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).
- G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)
- G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).
- G9. Cul-de-sacs shall be a minimum of 96 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)
- G10. Fire Prevention During Construction: The owner shall designate a person to be the





2023 West 1300 North
Farr West Utah, 84404

fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:
David Reed
Office of the Fire Marshal
Weber Fire District
801-782-3580



ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL (ESA I & II) •
MATERIALS TESTING • SPECIAL INSPECTIONS •
ORGANIC CHEMISTRY • PAVEMENT
DESIGN • GEOLOGY

GEOTECHNICAL ENGINEERING STUDY

Valley Meadows Subdivision

About 6750 South 2125 East
Uintah, Weber County, Utah
CMT PROJECT NO. 21950

FOR:
Stacey Construction
6671 South 2500 East, Unit D
Ogden, Utah 84405

April 18, 2024

CMT TECHNICAL SERVICES

April 18, 2024

Mr. Brett Stephens
Stacey Construction
6671 South 2500 East, Unit D
Ogden, Utah 84405

Subject: Geotechnical Engineering Study
Valley Meadows Subdivision
About 6750 South 2125 East
Uintah, Weber County, Utah
CMT Project No. 21950

Mr. Stephens:

Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

On April 8, 2024, a CMT Technical Services (CMT) staff professional was on-site and observed the excavation of 4 test pits extending to depths of about 7 to 8 feet below the existing ground surface. We obtained soil samples during the field operations that we subsequently transported to our laboratory for further testing and observation.

Conventional spread and/or continuous footings may be utilized to support the proposed structures, provided the recommendations in this report are followed. This report presents detailed discussions of design and construction criteria for this site.

We appreciate the opportunity to work with you at this stage of the project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With offices throughout Utah, Idaho, Arizona, Colorado and Texas, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at 801-590-0394.

Sincerely,
CMT Technical Services

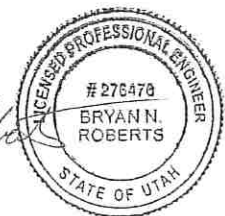


Megan Bolton, E.I.T.
Geotechnical Engineer

Reviewed by:



Bryan N. Roberts, P.E.
Senior Geotechnical Engineer



4/18/2024

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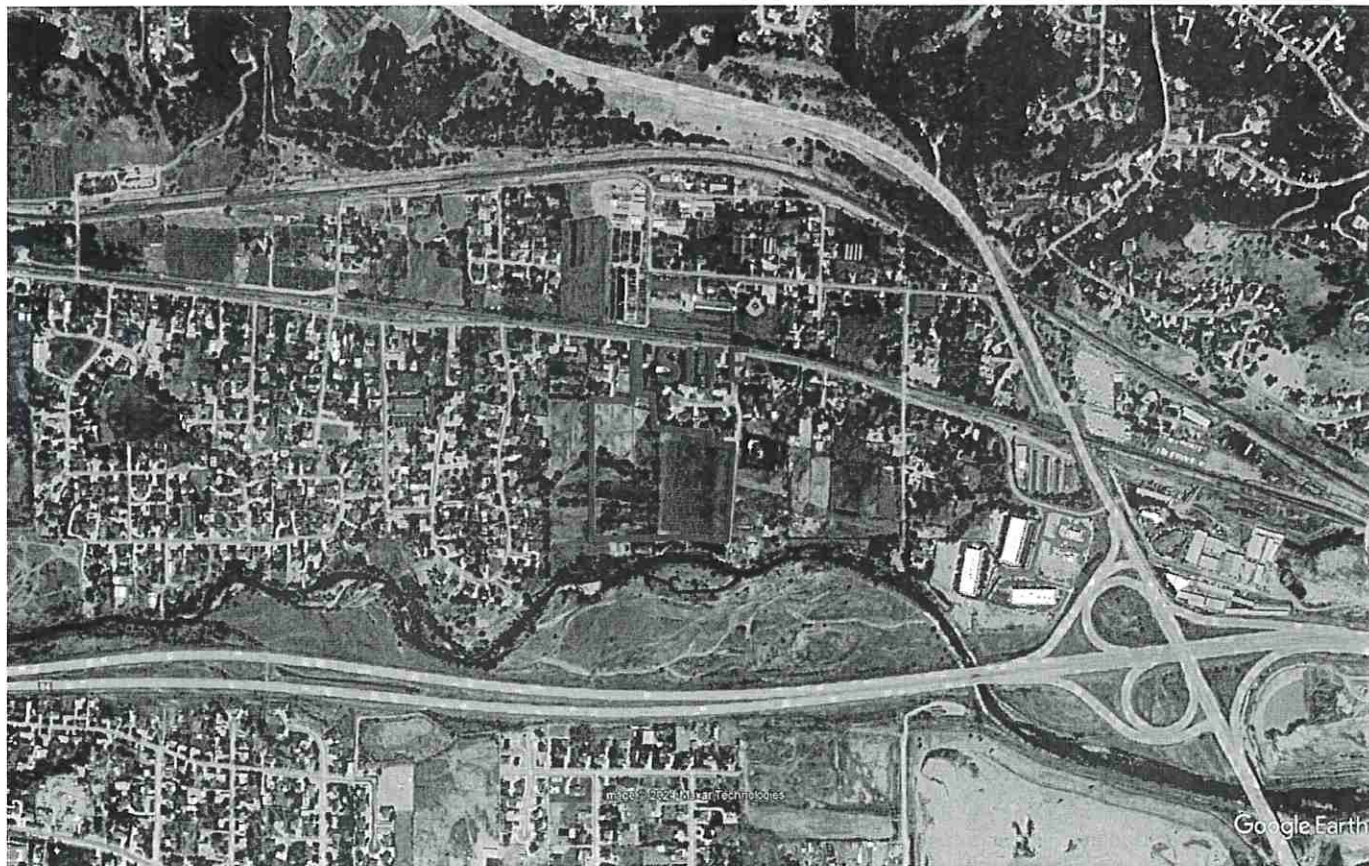
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1.0 INTRODUCTION

1.1 General

CMT Technical Services (CMT) was retained to conduct a geotechnical subsurface study for the proposed development of approximately 9.38 acres as a single-family residential subdivision. The site is situated on the west side of 2125 East Street at about 6750 South in Uintah, Utah, as shown in the **Vicinity Map** below.



VICINITY MAP

1.2 Objectives, Scope and Authorization

The objectives and scope of our study were planned in discussions between Mr. Brett Stephens of Stacey Construction, and Mr. Bryan Roberts of CMT. In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions at the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope of work included performing field exploration, which consisted of the excavating/logging/sampling of 4 test pits, running a falling head infiltration test, performing laboratory testing on representative samples of the subsurface soils collected in the test pits, and conducting an office

program, which consisted of correlating available data, performing engineering analyses, and preparing this summary report. This scope of work was authorized by returning a signed copy of our proposal dated March 8, 2024, and executed on March 20, 2024.

1.3 Description of Proposed Construction

We understand that current plans are to divide the 9.38-acre parcel into about 9 single family residential lots. The structures are anticipated to be 1 to 3 levels above grade with slab on grade floors or with sublevel basements (if conditions allow) constructed of light wood framing supported on concrete spread footings. If the conditions are different than we have projected, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein can be made.

We also understand that pavements at the site will include a residential cul-de-sac which we anticipate will utilize asphalt pavement. Traffic is projected to consist of mostly automobiles and light trucks, a few daily medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

Site development will require some earthwork in the form of minor cutting and filling. We project that overall maximum cuts and fills may be on the order of 2 to 3 feet. If cuts or fills deeper than about 4 feet are planned, CMT should be notified to provide additional recommendations, if needed.

1.4 Executive Summary

Proposed residences can be supported upon conventional spread and continuous wall foundations. The most significant geotechnical aspects regarding site development include the following:

1. Topsoil and disturbed soils were encountered at the surface of test pits TP-2 through TP-4 ranging in thickness up to about 1 foot.
2. Undocumented surface fill was encountered at the surface of test pit TP-1 to a depth of about 1.5 feet. The depth and lateral extent of surface fill in the area must be anticipated to vary across the site.
3. Soils at the site predominantly consisted of GRAVEL with varying silt, sand, and cobbles content, and boulders (GP, GP-GM). Within some near surface layers of CLAY/sandy CLAY (CL) and SAND with silt (SP-SM) up to about 2 feet thick.
4. Groundwater was not encountered within the depth explored of about 7 to 8 feet below the surface;
5. Foundations and floor slabs may be placed on suitable, undisturbed natural soils or on properly placed and compacted select structural fill extending to suitable, undisturbed natural soils.

CMT must assess that topsoil, undocumented fills, debris, disturbed or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

In the following sections, detailed discussions pertaining to the site are provided, including subsurface descriptions, geologic/seismic setting, earthwork, foundations, lateral resistance, lateral pressure, floor slabs, and pavements.

2.0 FIELD EXPLORATION

2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions, 4 test pits were excavated with a backhoe at the site to depths of approximately 7 to 8 feet below the existing ground surface. Locations of the test pits are shown on **Figure 1, Site Plan**, included in the Appendix. The field exploration was performed under the observation of an experienced member of our geotechnical staff.

Representative soil samples were collected by obtaining disturbed "grab" samples and utilizing a 2.5-inch outside diameter thin-wall drive sampler from within the test pits. The samples were placed in sealed plastic bags and containers prior to transport to the laboratory.

The subsurface soils encountered in the test pits were classified in the field based upon visual and textural examination, logged and described in general accordance with ASTM¹ D-2488. These field classifications were supplemented by subsequent examination and testing of select samples in our laboratory. Graphical representations of the subsurface conditions encountered are presented on each individual Test Pit Log, **Figures 2 through 5**, included in the Appendix. A Key to Symbols defining the terms and symbols used on the logs, is provided as **Figure 6** in the Appendix.

Upon completion of logging and sampling, the test pits were backfilled with the excavated soils. When backfilling, minimal to no effort was made to compact the backfill and no compaction testing was performed. Thus, the test pit backfill is considered undocumented/non-engineered fill and settlement of the backfill in the test pits over time should be anticipated.

2.2 Infiltration Testing

We also performed infiltration testing as part of our field exploration at the southwest portion of the site, shown on **Figure 1**, at a depth of about 4.5 feet below the existing ground surface. The testing consisted of creating and filling a small hole at that depth with water and measuring the rate of water drop within the small hole over time. The results of this test indicate that the gravel soils at this site have a rapid infiltration rate (free draining condition less than 1 minute per inch) which was difficult to accurately measure.

3.0 LABORATORY TESTING

Selected samples of the subsurface soils were subjected to various laboratory tests to assess pertinent engineering properties, as follows:

1. Moisture Content, ASTM D-2216, Percent moisture representative of field conditions
2. Dry Density, ASTM D-2937, Dry unit weight representing field conditions
3. Atterberg Limits, ASTM D-4318, Plasticity and workability

¹American Society for Testing and Materials

4. Gradation Analysis, ASTM D-1140/C-117, Grain Size Analysis
5. One Dimension Consolidation, ASTM D-2435, Consolidation properties

To provide data necessary for our settlement analyses, a consolidation test was performed on a representative sample of the surficial fine sand soils encountered across the site. Based upon data obtained from the consolidation testing, the sand soils at this site are moderately over consolidated and slightly compressible under additional loading. Detailed results of the tests are maintained within our files and can be transmitted to you, if so desired.

Laboratory test results are presented on the test pit logs (**Figures 2 through 5**) and in the following **Lab Summary Table**:

LAB SUMMARY TABLE

TEST PIT	DEPTH (feet)	SOIL CLASS	SAMPLE TYPE	MOISTURE CONTENT(%)	DRY DENSITY (pcf)	GRADATION			ATTERBERG LIMITS		
						GRAV.	SAND	FINES	LL	PL	PI
TP-2	2.5	SP-SM	Rings	12	121						
	3	SP-SM	Bag	8		3	87	10		NP	NP
	5	GP	Bag	4		57	39	4			
TP-3	2	CL	Bag	17		1	40	59	27	15	12
TP-4	1.5	GP-GM	Bag	5		72	18	10			

4.0 GEOLOGIC & SEISMIC CONDITIONS

4.1 Geologic Setting

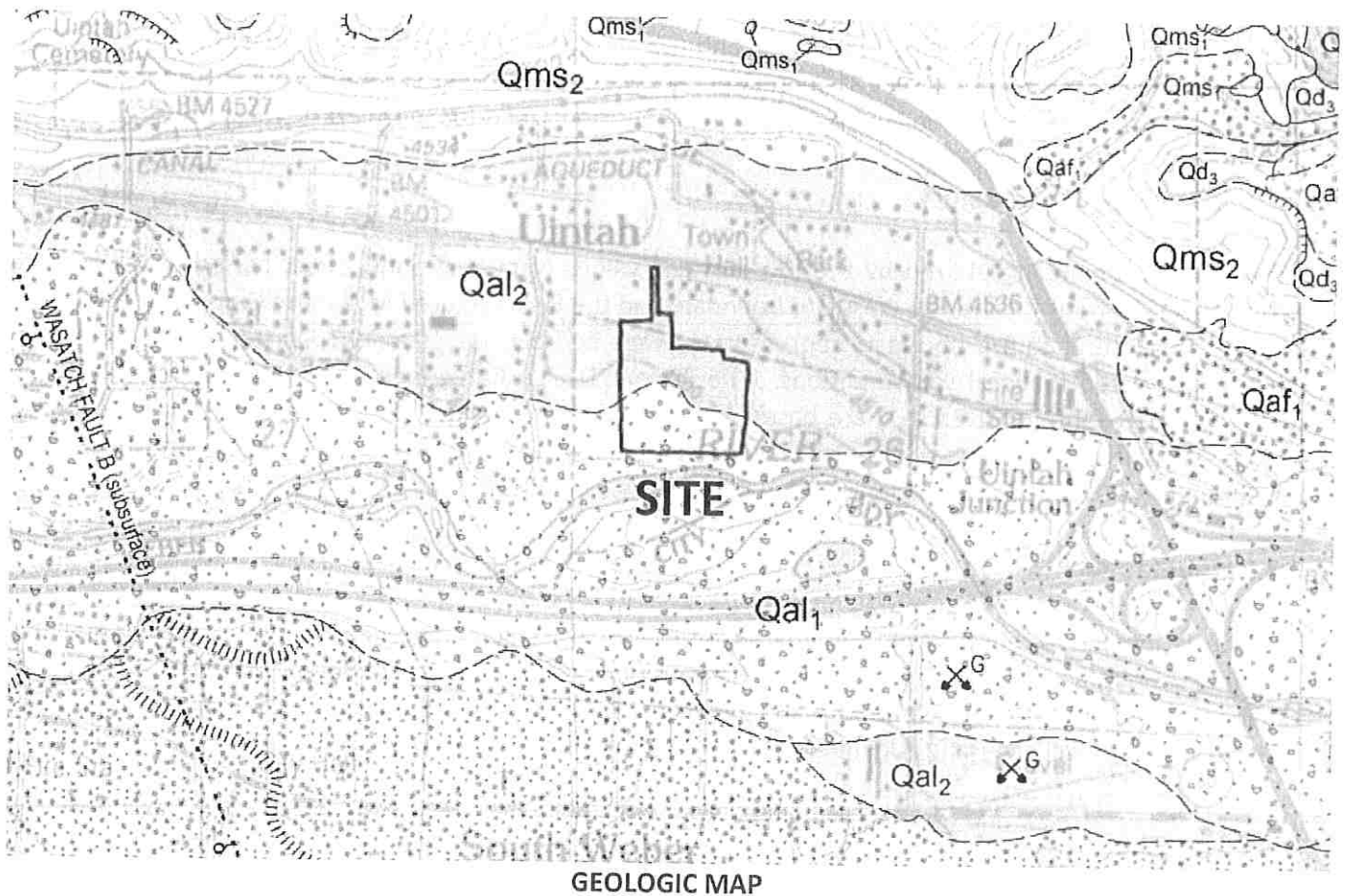
The subject site is located in the south-central portion of Weber County in north-central Utah and sits at an elevation of between approximately 4,500 and 4,518 feet above sea level. The site is located in a valley bound by the Wasatch Mountains on the east and Antelope Island (Great Salt Lake) and the Promontory Mountains to the west. The Valley is a deep, sediment-filled basin that is part of the Basin and Range Physiographic Province and was formed by extensional tectonic processes during the Tertiary and Quaternary geologic time periods. The Valley is located within the Intermountain Seismic Belt, a zone of ongoing tectonism and seismic activity extending from southwestern Montana to southwestern Utah. The active (evidence of movement in the last 10,000 years) Wasatch Fault Zone is part of the Intermountain Seismic Belt and extends from southeastern Idaho to central Utah along the western base of the Wasatch Mountain Range.

Much of northwestern Utah, including the subject site, was previously covered by the Pleistocene age Lake Bonneville. The Great Salt Lake located at the northern end of the valley is a remnant of this ancient freshwater lake. Lake Bonneville reached a high-stand elevation of approximately 5,160 and 5,200 feet above sea level between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped relatively fast, by almost 300 feet, as water drained into the Snake River. Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current level of the Great Salt Lake. Shoreline terraces formed at the high-stand elevation of the lake and several subsequent lower lake levels are visible in places on the mountain

slopes surrounding the valley. Much of the sediment within the Tooele Valley was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville and in older pre-Bonneville lakes that previously occupied the basin.

The geology of the Ogden 7.5' Quadrangle, Weber and Davis Counties, Utah 1:24,000 scale, which includes the location of the subject site, has been mapped by Yankee². The surficial geology at the northern portion of the subject site and adjacent properties is mapped as "Older stream alluvium" (Map Unit Qal₂) dated to be Holocene in age and the southern portion of the subject site and adjacent properties is mapped as "Younger stream alluvium" (Map Unit Qal₁) dated to be Holocene in age. Unit Qal₂ is described as "– Clast-supported, moderately to well-sorted, pebble and cobble gravel, gravelly sand, and silty sand; deposited along inactive flood plains and terraces 3 to 9 meters (10-30 ft) above modern stream level; mapped where fluvial processes are generally no longer active; exposed thickness less than 6 meters (20 ft)." Unit Qal₁ is described as "Clast-supported, moderate- to well-sorted, pebble and cobble gravel, gravelly sand, and silty sand; deposited along modern channels and flood plains; mapped where fluvial processes are currently or episodically active; exposed thickness less than 6 meters (20 ft)." No fill has been mapped at the location of the site on the geologic map. Refer to the **Geologic Map**, shown below.

²Yonkee, Adolph, 2004, Geologic map of the Ogden 7.5' quadrangle, Weber and Davis Counties, Utah. M-200. UGS. 1:24,000 scale. <https://ugspub.nr.utah.gov/publications/geologicmaps/7-5quadrangles/M-200.pdf>



4.2 Faulting

No surface fault traces are shown on the referenced geologic map crossing or projecting toward the subject site. The nearest mapped active (Holocene) fault trace is the Weber segment of the Wasatch fault located about 0.9 miles east of the site. Seismic design issues are addressed in **Section 4.3** below.

4.3 Seismicity

4.3.1 Site Class

Utah has adopted the International Building Code (IBC) 2021, which determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2018 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE³ 7-16, which stipulates that the average values of shear wave velocity, blow count and/or shear strength within the upper 100 feet (30 meters) be utilized to determine seismic site class. Based on average shear wave velocity data within the

³American Society of Civil Engineers

upper 30 meters ($V_{s,30}$) published by McDonald and Ashland⁴, the subject site is located within unit description Q02, which has a log-mean $V_{s,30}$ of 281 meters per second (919 feet per second). Thus, it is our opinion the site best fits Site Class D – Stiff Soil (with data), which we recommend for seismic structural design.

4.3.2 Seismic Design Category

The 2014 USGS mapping utilized by the IBC provides values of peak ground, short period and long period spectral accelerations for the Site Class B/C boundary and the Risk-Targeted Maximum Considered Earthquake (MCE_R). This Site Class B/C boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The Seismic Design Categories in the International Residential Code (IRC 2018 Table R301.2.2.1.1) are based upon the Site Class as addressed in the previous section. For Site Class D (with data) at site grid coordinates of 41.1408 degrees north latitude and -111.9271 degrees west longitude, S_{DS} is 0.872 and the **Seismic Design Category** is D₂.

4.3.3 Liquefaction

The site is located within an area designated by the Utah Geologic Survey⁵ as having “Low” liquefaction potential. Liquefaction is defined as the condition when saturated, loose, sandy soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

A special liquefaction study was not performed for this site. We encountered unsaturated, sand and gravel soils estimated to be dense and clay soils within the depths we explored. In our opinion, the soils we encountered support the mapped low liquefaction potential designation.

4.4 Other Geologic Hazards

No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the site. The site is not located within a currently known or mapped potential debris flow, stream flooding, or rock fall hazard area.

5.0 SITE CONDITIONS

5.1 Surface Conditions

At the time the test pits were excavated the site consisted of fields vegetated with alfalfa, grasses, some weeds and trees. Based upon aerial photos dating back to 1993 that are readily available on the internet, the site has remained relatively unchanged, having been used as agricultural fields. Overall, the site is relatively

⁴ McDonald, G.N. and Ashland, F.X., 2008, “Earthquake Site-Conditions Map for the Wasatch Front Urban Corridor, Utah,” Utah Geological Survey Special Study 125, 41 pp.

⁵ Utah Geological Survey, “Liquefaction-Potential Map for a Part of Weber County, Utah,” Utah Geological Survey Public Information Series 27, August 1994. https://ugspub.nr.utah.gov/publications/public_information/pi-27.pdf

flat, with a very slight slope downward to the south. The site is bordered on the north by single-family residences, on the east by 2125 East Street, on the south by a single-family residence and vacant lot followed by Weber River, and on the west by agricultural fields followed by single-family residences (see **Vicinity Map** in **Section 1.1** above).

5.2 Subsurface Soils

At the location of the test pit TP-1 and we encountered approximately 18 inches of fill soils, which consisted of silty sand with gravel and are considered undocumented/untested. At the locations of the test pits TP-2 through TP-4 we encountered approximately 12 inches of topsoil at the surface. We observed natural soils beneath the topsoil/fill soils, consisting of Sandy CLAY (CL) and SAND with varying silt content (SP to SP-SM) extending to depths of about 2.5 to 4 feet below the surface at test pits TP-2 and TP-3. Natural GRAVEL with varying silt content, sand, cobble and boulders (GP to GP-GM) was encountered below the surface fill and topsoil at test pits TP-1 and TP-4 and below the near surface clay and sand at test pits TP-2 and TP-3 extending to the maximum depth penetrated of approximately 7 to 8 feet. Refusal was encountered due to cave in within test pits TP-1 and TP-3 at depths of about 7.5 feet.

The clay soils were slightly moist, dark brown to red-brown in color, and estimated to be stiff in consistency.

The natural gravel and sand soils were moist, red-brown in color, and estimated to be dense. They will also exhibit moderately high strength and low compressibility characteristics.

For a more descriptive interpretation of subsurface conditions, please refer to the test pit logs, **Figures 2 through 5**, which graphically represent the subsurface conditions encountered. The lines designating the interface between soil types on the logs generally represent approximate boundaries - in situ, the transition between soil types may be gradual.

5.3 Groundwater

We did not encounter groundwater at the time of our field explorations within the maximum depth explored of about 8 feet below the existing ground surface. Therefore, we do not anticipate that groundwater will affect the proposed construction.

Groundwater levels can fluctuate seasonally. Numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, is beyond the scope of this study.

5.4 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care

should be taken in interpolating or extrapolating subsurface conditions between or beyond the exploratory locations.

Also, after completing the logging and sampling, the test pits were backfilled with the excavated soils but minimal to no effort was made to compact these soils. Thus, the test pit backfill is considered undocumented/non-engineered fill and settlement of the backfill in the test pits over time should be anticipated.

6.0 SITE PREPARATION AND GRADING

6.1 General

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes loose and disturbed soils, topsoil, vegetation, etc. Based upon the conditions observed in the test pits there is topsoil on the surface of the site which we estimated to be about 12 inches in thickness. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 6 to 8 inches. However, given the past agricultural uses of the site, the upper 12 to 15 inches may have been disturbed during farming. Trees and associated root bulbs will require deeper removal.

Within test pit TP-1 we observed approximately 18 inches of undocumented fill. If undocumented fill is encountered, it must be removed from beneath structures, but may remain beneath flatwork and pavements, provided they are properly prepared and the owner understands that additional maintenance may be required. Outside of building footprints, proper preparation of undocumented fill and disturbed soils shall consist of scarifying moisture conditioning and recompacting the soils in place to the requirements outlined in section **6.3 Fill Placement and Compaction** below. The exposed subgrade must then be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed (up to a maximum depth of 2 feet) and replaced with select structural fill.

The site, including individual home foundation excavations should be observed by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 4 feet of site grading fill is anticipated over the natural ground surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

6.2 Temporary Excavations

Excavations deeper than 8 feet are not anticipated at the site. Groundwater was not encountered within the depths explored, about 7 to 8 feet at the time of our field explorations, and thus is not anticipated to affect excavations.

The natural soils encountered at this site predominantly consisted of sand/gravel. For sandy/gravelly (cohesionless) soils, temporary construction excavations not exceeding 4 feet in depth should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet and above groundwater, side slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult to maintain and will require very flat side slopes and/or shoring, bracing and dewatering.

In clayey (cohesive) soils, temporary construction excavations not exceeding 4 feet in depth may be constructed with near-vertical side slopes. Temporary excavations up to 8 feet deep, above or below groundwater, may be constructed with side slopes no steeper than one-half horizontal to one vertical (0.5H:1V).

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

6.3 Fill Material

Structural fill is defined as fill that will ultimately be subjected to structural loads imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and potentially as replacement fill below footings. All structural fill must be free of sod, rubbish, topsoil, frozen soil, and other deleterious materials. Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Select structural fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, approximately 30% to 70% passing the No. 4 sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, a maximum 50% passing No. 200 sieve, and a maximum Plasticity Index of 15.

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Non-Select structural fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing select structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see Section 6.6).

On-site sand and gravel soils may be suitable for use as select structural fill, if processed to meet the requirements given above, and may also be used in site grading fill and non-select structural fill situations.

All fill material should be approved by a CMT geotechnical engineer prior to placement.

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁶ T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to select structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5	95
	5 to 8	98
Site grading fill outside area defined above	0 to 5	92
	5 to 8	95
Utility trenches within structural areas	--	96
Proper preparation of in place fill	12 inches	93
Roadbase and subbase	-	96
Non-select structural fill	0 to 5	90
	5 to 8	92

Select structural fills greater than 8 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for select structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

⁶ American Association of State Highway and Transportation Officials

6.5 Utility Trenches

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA⁷ requirements.

All utility trench backfill material below structurally loaded facilities (foundations, floor slabs, flatwork, parking lots/drive areas, etc.) should be placed at the same density requirements established for select structural fill in the previous section.

Most utility companies and local governments are requiring Type A-1a or A-1b (AASHTO Designation) soils (sand/gravel soils with limited fines) be used as backfill over utilities within public rights of way, and the backfill be compacted over the full depth above the bedding zone to at least 96% of the maximum dry density as determined by AASHTO T-180 (ASTM D-1557). The natural sand and gravel soils at this site may meet these specifications.

Where the utility does not underlie structurally loaded facilities and public rights of way, on-site fill and natural soils may be utilized as trench backfill above the bedding layer, provided they are properly moisture conditioned and compacted to the minimum requirements stated above in **Section 6.4**.

6.6 Stabilization

If rutting or pumping occurs, traffic should be stopped and the disturbed soils should be removed and replaced with stabilization material. Typically, a minimum of 18 inches of the disturbed soils must be removed to be effective. However, deeper removal is sometimes required.

To stabilize soft subgrade conditions (if encountered), a mixture of coarse, clean, angular gravels and cobbles and/or 1.5- to 2.0-inch clean gravel should be utilized, as indicated above in **Section 6.3**. This coarse material may be placed and worked into the soft soils until firm and non-yielding or the soft soils removed an additional, minimum of 18 inches, and backfilled with the clean stabilizing fill. A test area should be implemented to achieve a proper stabilization strategy. Often the amount of gravelly material can be reduced with the use of a geotextile fabric such as Mirafi RS280i or equivalent. Its use will also help avoid mixing of the subgrade soils with the gravelly material. After excavating the soft/disturbed soils, the fabric should be spread across the bottom of the excavation and up the sides a minimum of 18 inches. Otherwise, it should be placed in accordance with the manufacturer's recommendation, including proper overlaps. The gravel material can then be placed over the fabric in compacted lifts as described above.

7.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics, including the maximum loads discussed in **Section 1.3**, the subsurface conditions observed in the field and the laboratory test data, and standard geotechnical engineering practice.

⁷ American Public Works Association

7.1 Foundation Recommendations

Based on our geotechnical engineering analyses, the proposed residences may be supported upon conventional spread and/or continuous wall foundations placed on suitable, undisturbed natural soils and/or on select structural fill extending to suitable natural soils. Footings may be designed using a net bearing pressure of 2,500 pounds per square foot if placed on suitable, undisturbed, natural granular soils. For native clay soil we recommend a net bearing pressure of 2,000 pounds per square foot. The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/2 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 30 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

7.2 Installation

Under no circumstances shall foundations be placed on undocumented fill, topsoil with organics, sod, rubbish construction debris, other deleterious materials, frozen soils, or within ponded water.

Deep, large roots may be encountered where trees and larger bushes are located or were previously located at the site; such large roots should be removed. If other unsuitable soils are encountered, they must be completely removed and replaced with properly compacted select structural fill. Excavation bottoms should be examined by a CMT geotechnical engineer to confirm that suitable bearing soils have been exposed.

All select structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 6** above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the select structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

The minimum thickness of select structural fill below footings should be equivalent to one-third the thickness of select structural fill below any other portion of the foundations where more than 3 feet is required. For example, if the maximum depth of select structural fill is 6 feet, all footings for the new structure should be underlain by a minimum 2 feet of select structural fill.

7.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that total settlements of footings founded as recommended above will not exceed

1 inch, with differential settlements on the order of 0.5 inches over a distance of 25 feet. We expect approximately 50% of the total settlement to initially take place during construction.

7.4 Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 for natural clay soils or 0.40 for natural sand/gravel soils and select structural fill, may be utilized for design. Passive resistance provided by properly placed and compacted select structural fill above the water table may be considered equivalent to a fluid with a density of 375 pcf. A combination of passive earth resistance and friction may be utilized if the passive resistance component of the total is divided by 1.5.

8.0 LATERAL EARTH PRESSURES

We project that basement walls 5 to 8 feet tall may be constructed at this site. The lateral earth pressure values given below anticipate that existing sand and gravel soils will be used as backfill material, placed and compacted in accordance with the recommendations presented herein. If other soil types will be used as backfill, we should be notified so that appropriate modifications to these values can be provided, as needed.

The lateral pressures imposed upon subgrade facilities will depend upon the relative rigidity and movement of the backfilled structure. Following are the recommended lateral pressure values, which also assume that the soil surface behind the wall is horizontal and that the backfill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

CONDITION	STATIC (psf/ft)*	SEISMIC (psf/ft)**
Active Pressure (wall is allowed to yield, i.e. move away from the soil, with a minimum 0.001H movement/rotation at the top of the wall, where "H" is the total height of the wall)	37	34
At-Rest Pressure (wall is not allowed to yield)	56	N/A
Passive Pressure (wall moves into the soil)	375	190

*Equivalent Fluid Pressure (applied at 1/3 Height of Wall)

**Equivalent Fluid Pressure (added to static and applied at 1/3 Height of Wall)

9.0 FLOOR SLABS

Properly engineered floor slabs should be established upon uniform, compacted bearing soils comprised of suitable, undisturbed, uniform natural soils and/or on structural fill extending to suitable natural soils (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, undocumented fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of moist aggregate base or bedding material, or "free-draining" fill such as "pea" gravel or 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slab thickness and joint layout should be designed by a qualified engineer. Design provisions should address the following features:

1. Adequate reinforcement for the anticipated floor loads;
2. Portland cement concrete mix design selection to minimize shrinkage concerns;
3. Joint layout and spacing in accordance with ACI⁸ or other local standards recommendations; and
4. Properly isolate floor slabs from foundations and other structural elements per recommendations provided by ACI 302 (Guide to Concrete Floor and Slab Construction).

Further, the top of habitable floor slabs shall be constructed a minimum of 3 feet above static groundwater level, if/where groundwater is encountered.

10.0 DRAINAGE RECOMMENDATIONS

It is important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around each residence should be sloped to provide drainage away from the foundations. We recommend a minimum slope of 4 inches in the first 10 feet away from the structure. This slope should be maintained throughout the lifetime of the structure.
2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.
3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.
4. Landscape sprinklers should be aimed away from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.
5. Other precautions that may become evident during construction.

11.0 PAVEMENTS

All pavement areas must be prepared as discussed above in **Section 6.1**. We anticipate the natural near surface clay and sand sand soils will exhibit poor to fair pavement support characteristics when saturated or nearly saturated. Based on our laboratory testing experience with similar soils, our pavement design utilized a California Bearing Ratio (CBR) of 5 percent. Given the projected traffic as discussed above in **Section 1.3**, the

⁸ American Concrete Institute

following pavement sections are recommended for approximately 4 ESAL's (18-kip equivalent single-axle loads) per day:

MATERIAL	PAVEMENT SECTION THICKNESS (inches)	
Asphalt	3	3
Road-Base	9	4
Subbase	0	7
Total Thickness	12	14

Untreated base course (UTBC) should conform to APWA, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Subbase shall consist of a low plastic granular fill with a minimum CBR of 40 percent. Roadbase and subbase material should be compacted as recommended above in **Section 6.4**. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.

Exterior concrete should have a minimum compressive strength of 4,000 psi and be entrained with 6 +/- 2 percent air content.

12.0 QUALITY CONTROL

We recommend that CMT be retained as part of a comprehensive quality control testing and observation program. With CMT on-site we can help facilitate implementation of our recommendations and address, in a timely manner, any subsurface conditions encountered which vary from those described in this report. Without such a program CMT cannot be responsible for the application of our recommendations to subsurface conditions which may vary from those described herein. This program may include, but not necessarily be limited to, the following:

12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, select structural fill placement and concrete placement.

12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Modified Proctor, ASTM D-1557) tests should be requested by the contractor immediately after delivery of any fill materials. The maximum density information should then be used for field density tests on each lift as necessary to ensure that the required compaction is being achieved.

12.3 Excavations

All excavation procedures and processes should be observed by a geotechnical engineer from CMT or their representative. In addition, for the recommendations in this report to be valid, all backfill and select structural fill placed in trenches and all pavements should be density tested by CMT.

13.0 LIMITATIONS

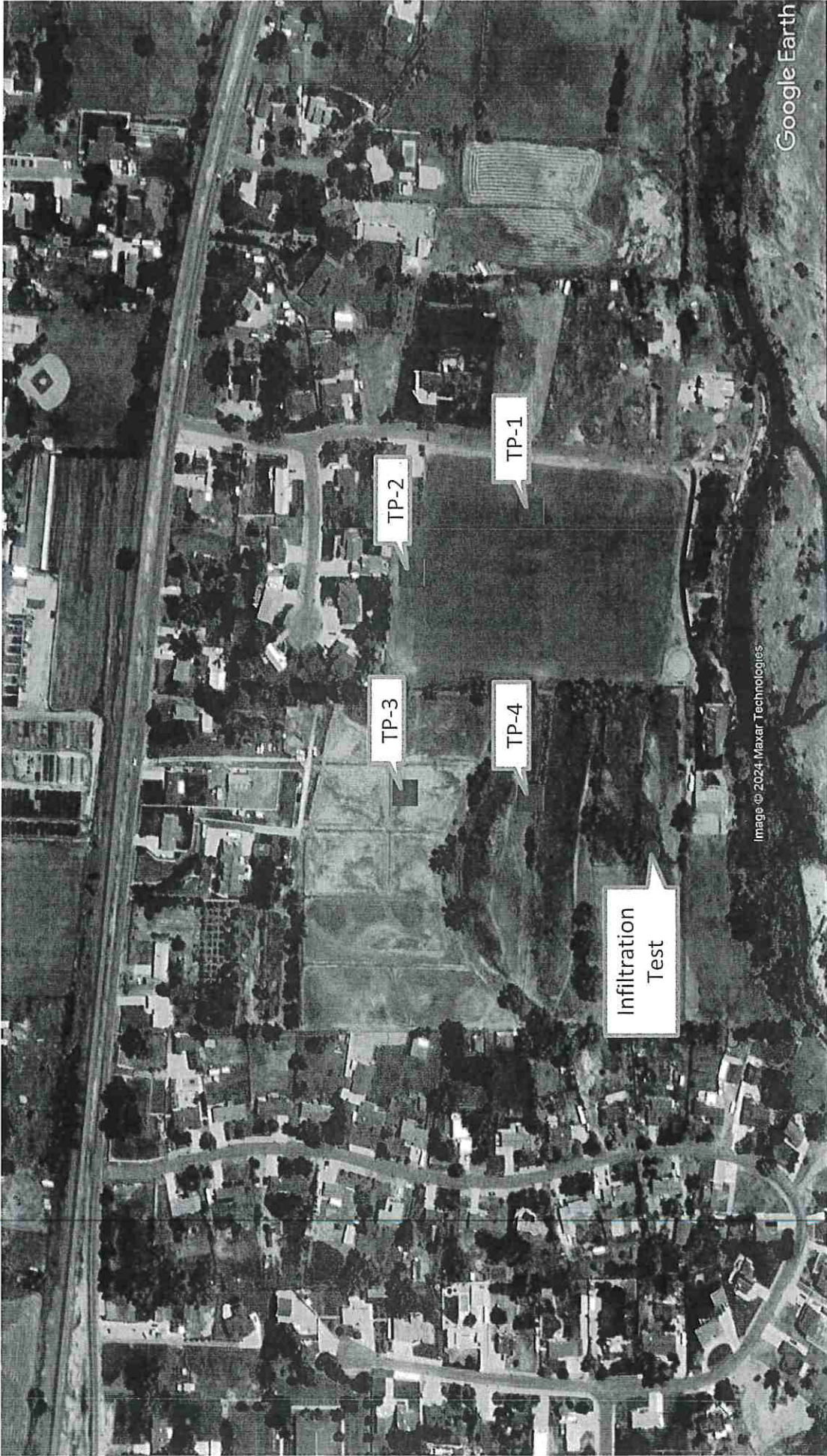
The recommendations provided herein were developed by evaluating the information obtained from the subsurface explorations and soils encountered therein. The exploration logs reflect the subsurface conditions only at the specific location at the particular time designated on the logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at 801-590-0394. To schedule materials testing, please call 801-381-5141.

APPENDIX

SUPPORTING DOCUMENTATION



CMT TECHNICAL
SERVICES

Valley Meadows Subdivision
About 6750 South 2125 East, Uintah, Weber County, Utah

SITE PLAN

Date: 8-Apr-2024
CMT No.: 21950

Figure: **1**

Valley Meadows Subdivision

About 6750 South 2125 East, Uintah, Weber County, Utah

Test Pit Log

TP-1

Total Depth: 7.5'

Date: 4/8/24

Water Depth: (see Remarks)

Job #: 21950

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Fill; about 18 inches, silty sand with gravel and dense roots										
1				1								
2		GRAVEL and cobble with silt and sand (GP-GM). Cobbles to about 8" moist, dense (estimated)										
3				2								
4												
5												
6				3								
7												
8		REFUSAL AT 7.5'										
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Coordinates: 41.140459°, -111.925804°

Surface Elev. (approx): Not Given

Equipment: Mini Excavator

Excavated By: CMT Technical Services

Logged By: Christine Underdown

Figure:

2

CMT TECHNICAL SERVICES

Valley Meadows Subdivision

About 6750 South 2125 East, Uintah, Weber County, Utah

Test Pit Log

TP-2

Total Depth: 8'

Date: 4/8/24

Water Depth: (see Remarks)

Job #: 21950

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil; dark brown sandy clay with dense roots										
1		Dark Brown Sandy CLAY (CL) moist, stiff (estimated)										
2		Red Brown SAND with silt (SP-SM) dense (estimated)		4								
3		Red Brown GRAVEL with sand and cobble (GP) grades coarser with depth		5	12	121						
4		Red Brown GRAVEL with sand and cobble (GP) grades coarser with depth		6	8		3	87	10		NP	NP
5		Red Brown GRAVEL with sand and cobble (GP) grades coarser with depth		7	4		57	39	4			
6		Red Brown GRAVEL with sand and cobble (GP) grades coarser with depth										
7		Red Brown GRAVEL with sand and cobble (GP) grades coarser with depth		8								
8		END AT 8'										
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Coordinates: 41.141238°, -111.926312°

Surface Elev. (approx): Not Given

Equipment: Mini Excavator

Excavated By: CMT Technical Services

Logged By: Christine Underdown

Figure:

3

CMT TECHNICAL SERVICES

Valley Meadows Subdivision

About 6750 South 2125 East, Uintah, Weber County, Utah

Test Pit Log

TP-3

Total Depth: 7.5'

Date: 4/8/24

Water Depth: (see Remarks)

Job #: 21950

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil; dark brown sandy clay with dense roots										
1		Red Brown Sandy CLAY (CL) moist										
2				9	17		1	40	59	27	15	12
3		Red Brown GRAVEL with silt, sand and cobble (GP-GM) cobbles to 8", well rounded to sub-rounded dense (estimated)										
4				10								
5												
6												
7				11								
8		REFUSAL AT 7.5'										
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Coordinates: 41.141354°, -111.928016°

Surface Elev. (approx): Not Given

Equipment: Mini Excavator

Excavated By: CMT Technical Services

Logged By: Christine Underdown

Figure:

4

CMT TECHNICAL SERVICES

Valley Meadows Subdivision

About 6750 South 2125 East, Uintah, Weber County, Utah

Test Pit Log

TP-4

Total Depth: 7'

Water Depth: (see Remarks)

Date: 4/8/24

Job #: 21950

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil; dark brown silty sand with dense roots										
1		Red Brown GRAVEL with silt, sand, cobble, and boulders (GP-GM) moist, dense (estimated)										
2				12	5		72	18	10			
3												
4				13								
5												
6												
7		END AT 7'		14								
8												
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Coordinates: 41.140494°, -111.928107°

Surface Elev. (approx): Not Given

Equipment: Mini Excavator

Excavated By: CMT Technical Services

Logged By: Christine Underdown

Figure:

5

CMT TECHNICAL SERVICES

Valley Meadows Subdivision

About 6750 South 2125 East, Uintah, Weber County, Utah

Key to Symbols

Date: 4/8/24

Job #: 21950

(1) Depth (ft)	(2) GRAPHIC LOG	(3) Soil Description	(4) Sample Type	(5) Sample #	(6) Moisture (%)	(7) Dry Density(pcf)	(8) Gradation			Atterberg																																																														
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COLUMN DESCRIPTIONS																																																																								
Depth (ft.): Depth (feet) below the ground surface (including groundwater depth - see below right). Graphic Log: Graphic depicting type of soil encountered (see below). Soil Description: Description of soils, including Unified Soil Classification Symbol (see below). Sample Type: Type of soil sample collected; sampler symbols are explained below-right. Sample #: Consecutive numbering of soil samples collected during field exploration. Moisture (%): Water content of soil sample measured in laboratory (percentage of dry weight). Dry Density (pcf): The dry density of a soil measured in laboratory (pounds per cubic foot). Gradation: Percentages of Gravel, Sand and Fines (Silt/Clay), obtained from lab test results of soil passing the No. 4 and No. 200 sieves.			Atterberg: Individual descriptions of Atterberg Tests are as follows: LL = Liquid Limit (%): Water content at which a soil changes from plastic to liquid behavior. PL = Plastic Limit (%): Water content at which a soil changes from liquid to plastic behavior. PI = Plasticity Index (%): Range of water content at which a soil exhibits plastic properties (= Liquid Limit - Plastic Limit).																																																																					
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SAMPLER SYMBOLS

- Block Sample
- Bulk/Bag Sample
- Modified California Sampler
- 3.5" OD, 2.42" ID D&M Sampler
- Rock Core
- Standard Penetration Split Spoon Sampler
- Thin Wall (Shelby Tube)

WATER SYMBOL

- Encountered Water Level
- Measured Water Level

(see Remarks on Logs)

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

Note: Dual Symbols are used to indicate borderline soil classifications (i.e. GP-GM, SC-SM, etc.).

- The results of laboratory tests on the samples collected are shown on the logs at the respective sample depths.
- The subsurface conditions represented on the logs are for the locations specified. Caution should be exercised if interpolating between or extrapolating beyond the exploration locations.
- The information presented on each log is subject to the limitations, conclusions, and recommendations presented in this report.



CONSULTING ENGINEERS

MEMORANDUM

To: Debra Wickizer, Uintah City Planning Commission Chair
Jeff Monroe, Uintah City Planning and Building
Michelle Mortensen, City Recorder
Scott Dixon, Developer
Jim Flint, Hansen and Associates

From: Matthew Hartvigsen, P.E. – City Engineer *Matthew E. Hartvigsen*

RE: **VALLEY MEADOWS SUBDIVISION – PRELIMINARY REVIEW**

Date: July 18, 2024

This is a single family residential development containing 9 lots on 8.82 acres. The development is located on 2125 East and approximately 6750 South. The following comments are provided from a review of the plan set dated July 1, 2024. At this time we only recommend preliminary approval with the conditions outlined below.

<u>COMMENTS</u>	<u>EXPLANATION</u>
<u>Plat</u>	
1. Irrigation easements are missing (behind lots 1-3, tailwater pipe needed along the west side of lot 3, tailwater needs to be sent to a safe location)	Easements are needed to ensure that the irrigation pipes and diversion boxes are secured in their location and that structures are not built where access is needed for maintenance.
2. Storm drainage easements are missing (west side of lot 7, offsite to the stormwater pond and including the stormwater pond)	Easements are needed to ensure that the stormwater pipe location is secured and that property owners are aware that structures cannot be built where pipes are located. Easements are needed for the drainage ditch to the stormwater basin. An easement is also needed for the stormwater basin.
3. We request a waterwise ordinance note on the plat to indicate that the Uintah City Waterwise Landscape Ordinance limits the outdoor use of City provided water. The ordinance regulates plant selection including turf and places limits on irrigation areas. Water conservation practices such as soil preparation, mulching, and smart irrigation control systems are required.	Incomplete
4. A note is needed on the plat indicating that the subdivision is served by a private irrigation system with water shares from a local ditch company. Lot owners are subject to the rules, regulations, and conditions of the ditch company including assessments that are to be paid accordingly.	Incomplete

Page 1 of 2 – Valley Meadows Subdivision Engineering Review

COMMENTS	EXPLANATION
<u>Improvement Plans</u>	
5. The street section will require 9" of road base per the geotechnical report recommendation.	Incomplete
6. A street section detail is needed that complies with the request from the fire marshal that includes a width of 26' for fire apparatus access roads.	Public works have indicated that they will not plow the gravel shoulders of the roadway. Consequently, to meet the fire code a paved road width of 26' is necessary to meet access requirements in Appendix D of the International Fire Code. Further clarification from the fire marshal may be needed.
7. A long-term stormwater maintenance agreement is needed to ensure that the privately owned stormwater basin and piping are properly maintained.	This is a standard form that the owner of the basin property signs to ensure that it is properly maintained.
8. The stormwater basin needs to be sized for the 100-yr 3-hour storm.	We recommend adding 13 feet to the width of the basin to reach the 100-year stormwater volume.
9. The stormwater discharge pipe at the Weber River should be above the base flood elevation. Please verify this on the plans.	Incomplete
10. A stream alteration permit will be needed for stormwater discharge into the Weber River.	Incomplete
11. Sewer lines, including laterals, must cross under the water lines with a minimum vertical separation of 18". Water and sewer lines appear to be in violation of this rule west of station 3+50.	We recommend raising the west end of the street about two feet to allow the sewer to cross under the water lines with the appropriate clearance.

Please contact our office if you have further questions.



BUSINESS LICENSE APPLICATION

2191 E 6550 S
Uintah City, UT 84405
801-479-4130
email uintahcity@uintahcity.com

Revised Date 10/2023

BUSINESS INFORMATION

Application Date: <u>June 24, 2024</u>	Tentative Opening Date: <u>Aug. 27, 2024</u>	
Type of Business: <u>Homeschool classes</u>	☒ Commercial \$400 ☐ Home Based \$150 ☐ Seasonal \$75	
Business Name: <u>Microschool Hub 3116</u>	DBA Name: <u>Microschool Hub 3116</u>	
Business address: <u>6545 Combe Rd Cross Roads Church</u>	Business phone #: <u>310-977-3115</u>	
Mailing address (if different): <u>3139 Taylor Ave Ogden UT 84403</u>		
Sales Tax #:	EIN/Fed Tax #: <u>99-2955222</u>	
Description of business (items sold, services provided. Etc.) <u>We are a drop off program for homeschoolers 1-9th grade offering music, LA, Math & science classes.</u>		
Expected number of customer visits per day: <u>25</u>	Number of employees: <u>5</u>	Time and days of operation: <u>9-2:30</u>
Description of materials to be used and/or stored on site (including hazardous and flammable materials): <u>Books</u>		

APPLICANT OR OWNER INFORMATION

Name: <u>Regina Kram</u>	Direct Phone #: <u>310 977-3115</u>	Direct Email: <u>ihearthub3116@gmail.com</u>
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APPLICANT'S AGREEMENT AND SIGNATURE

I acknowledge the following:

- ☐ Any license issued will only be issued when the business is found to be compliant with all local, state, and federal building codes, and with Uintah City Ordinances. All necessary inspections are completed and approved by the necessary city departments. Missing information, falsification or any misrepresentation of this application is grounds for denial and/or delayed approval and other penalties as provided by the law.
- ☐ I am responsible for the annual renewal of my license to remain valid. Uintah City business license is renewed at the beginning of each calendar year. To avoid penalty renewal of license must be paid **on or before February 28th** each year. The fee for late renewal is two times the license fee.
- ☐ It is unlawful for any person to engage in business within the city without first obtaining a license. Business licenses shall not be transferred from one person to another.

I, the undersigned, hereby agree to conduct said business strictly in accordance with all Uintah City codes governing such business and swear under penalty of law that the information contained herein is complete, truthful, and accurate to the best of my knowledge.

Applicant's Printed Name: Regina Kram
Applicant Signature: Regina Kram Date: June 24, 2024

OFFICE USE ONLY

Business License # 113 Amount Due: 400.00

Payment type: ☒ CC ☐ Check# ☐ Cash Payment Date: 6/24/24

Department	Date	Approval
Planning		☒ N/A ☐ Yes ☐ With Conditions:
Building		☒ N/A ☐ Yes ☐ With Conditions:
Health		☒ N/A ☐ Yes ☐ With Conditions:
Fire		☒ N/A ☐ Yes ☐ With Conditions:

UINTAH CITY

REPORT TO THE CITY COUNCIL



To:
The Uintah City Mayor & Council

From:
Planning Commission Secretary, Christie Blackner

FOR PLANNING COMMISSION HELD: July 23, 2024

Members of the Planning Commission: Present – Debra Wickiser, Brandon Minster, Deb Wickizer, Glenn Williams, Scott Dixon

Meeting Items:

1. Public Comment Marilyn Lythgoe
2. Conflict of Interest: Aaron Stuart wanted to make sure that it was on record that he has something to do the irrigation on the Valley Meadows Subdivision. Scott Dixon is the creator of this subdivision.
3. Approval of Planning Commission Minutes from Meeting held MAY 28, 2024
 - Aaron Stuart motioned
 - Glenn Williams Seconded
 - Motion Carried
4. **Discussion/ Action: Scott Dixon Valley Meadows Subdivision**
Presenter: Scott Dixon
In discussing this item, it was determined that they need to do a few things before it will be Ready to be presented at Planning Commission. 1) Detainment and Site Utilities need to Have an easement. 2) Contact Don Pearson on the ditch information. 3) Landscape Water-Wise plan for 9 lots. 4) Fire Marshal's letter. (Fire Flow that Jeff Holden did is 13.86). 5) decide whether you're going to do a loop or upgrade the pipe on 6600. 6) concept for future road near the Boyd property. 7) Pay Preliminary Platt Fees. **All items were addressed and taken care of either in the Preliminary Platt or in the Final.**
 - Aaron Stuart Motioned to approve this Preliminary and to move forward to City Council.
 - Glenn Williams Seconded
 - Motion Carried
5. **Discussion / Action: Amendment to Waterwise Ordinance.**
Presenter: Debra Wickizer
 - Scott Dixon Motioned
 - Brandon Minster Seconded
 - Motion Carried
6. **Discussion/ Action: Nuisance Ordinance**
Presenter: Debra Wickizer
 - Aaron Stuart motioned to table this item
 - Scott Dixon seconded the motion
 - Motion Carried
7. **Commissioner's Responsibility reports and follow-up from previous meeting.**
 - **New business Licenses-** Christie: Skypine, LLC Handyman, Microschool Hub Homeschooling, Financial, Edward Johnes.
 - **CUP's-** Aaron Stuart None
 - **Commercial Building-** Scott Dixon- None
 - **Training-** Glen Woolsey None
 - **Nuisance-** Aaron Stuart None
 - **Other-** Debra Wickizer- None
8. Meeting was adjourned.
 - Scott Dixon Motioned to Adjourn the meeting
 - Aaron Stuart Seconded
 - Motion Carried