

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

---

**July 9, 2025  
1:00 p.m.**

#### 1. Administrative Items

**1.1 UVL042925:** Consideration and action on a request for final approval of Liberty Ridge Subdivision consisting of 1 lot, located at 4443 North 2900 East, Liberty.  
**Staff Presenter: Tammy Aydelotte**

**1.2 LVE011624:** Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road, 3675 West Street.  
**Staff Presenter: Felix Leverino**

**Adjourn**

---

*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401*

**\*Public comment may not be heard during administrative items. Please contact**

**The Planning Division Project Manager at 801 -399-8374 before the meeting if you have  
questions or comments regarding an item\***

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

---



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Agenda Item:</b>	Consideration and action on a request for final approval of Liberty Ridge Subdivision consisting of 1 lot, located at 4443 North 2900 East, Liberty.
<b>Agenda Date:</b>	Wednesday, July 9, 2025
<b>Application Type:</b>	Subdivision, administrative
<b>Applicant:</b>	Braiden Rindlisbacher
<b>File Number:</b>	UVL042925

### Property Information

<b>Approximate Address:</b>	4443 North 2900 East, Liberty 84310
<b>Project Area:</b>	10.689 acres
<b>Zoning:</b>	FV-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	220080085

### Adjacent Land Use

<b>North:</b>	Vacant	<b>South:</b>	Residential
<b>East:</b>	Agricultural	<b>West:</b>	Vacant

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
<b>Report Reviewer:</b>	RG

### Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Forest Valley Zones
- Title 106 (Subdivisions)

### Background and Summary

The application was accepted for review on April 29, 2025. The applicant is requesting final approval of Liberty Ridge Subdivision consisting of 1 lot. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

## Analysis

**General Plan:** The Future Land Use map for Ogden Valley General Plan shows this property being utilized for agricultural and open lands. Open land includes parcels designated as Greenbelt and over 10 acres in the AV-3 and FV-3 zones. This parcel is currently designated as Greenbelt and will remain as such with this application. This request fits within the goals and policies of the Ogden Valley General Plan.

**Zoning:** The subject property is located in the FV-3 zone. Chapter 104-14 gives the following purpose and intent of the FV-3 zone:

*The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.*

**Lot area, frontage/width and yard regulations:** The FV-3 zone requires 3 acres of area per lot and 150 feet of lot width for a single-family dwelling. The proposal is a 1 lot subdivision of 10.698 acres and 401.74' of width.

**Culinary water and sanitary sewage disposal:** A will-serve letter has been provided by Liberty Pipeline Company for culinary water. The secondary water supply will be from a private well.

**Secondary water by private well.** If secondary water will be provided by a private well, then by default, a water allocation sufficient to water 30 percent of the lot is required unless specifically provided otherwise herein. This percent shall be increased to the actual area watered if more than 30 percent of the lot is or will be watered. This percent may be reduced to the actual percentage of the lot covered by vegetation that is not drought-tolerant or non-native wildland if:

1. All areas with drought-tolerant vegetation are provided sufficient water allocation for the vegetation type and an automatic watering system is installed that has separate valves and stations on which vegetation with similar watering needs shall be grouped, if applicable;
2. A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;
3. A note is placed on the final recorded plat as required in Section 106-1-8.20; and
4. The approved Exchange Application from the Utah Division of Water Rights is submitted to the County for each well. It shall demonstrate the total acre-feet approved for each well, and demonstrate that all proposed wells within the subdivision, including all phases, were simultaneously submitted to the division for approval.

**Secondary water exemption.** A subdivision lot that is completely covered by pre-existing native wildland vegetation, and will remain so, is exempt from the secondary water requirements of this section as long as the pre-existing native wildland vegetation remains undisturbed in perpetuity, and is well-established in a manner that makes it relatively unlikely for noxious weed propagation. Clearing minimal area needed for buildings, driveways, accessory uses, wildfire defensible space, and similar uses is allowed under this exemption as long as it does not result in the need for outdoor watering. The following shall be provided with the final plat:

1. A restricted-landscape covenant is recorded to the lot. The covenant shall restrict the removal or addition of living vegetation from the lot unless the owner acquires the secondary water required by this section; and
2. A note shall be placed on the final recorded plat as required in Section 106-1-8.20.

The well shall meet all of the requirements outlined in 106-4-2.010, as stated above.

A septic system shall serve as sewage disposal.

**Public street infrastructure:** ROW dedication along the entire frontage of the subdivision on 2900 East of 30' expanding to 46.72' along the northern curve, will be required, from center of road (as shown on dedication plat). The proposed subdivision will need to have curb, gutter, sidewalk, and asphalt per engineering. As a bare minimum there will need to be a deferral on the curb, gutter, sidewalk, and asphalt which has been signed by the developer, per the County Engineer.

**Review Agencies:** This subdivision has been reviewed by all applicable agencies including the County Engineering Division, County Surveyors, the Fire District, and the Weber Morgan Health Department. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

### **Planning Division Recommendation**

The Planning Division recommends approval of Liberty Ridge Subdivision, consisting of 1 lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Deferral for curb, gutter, sidewalk, and asphalt signed by developer prior to recording.
2. Restricted Landscape Covenant signed by developer, to be recorded with the final plat.

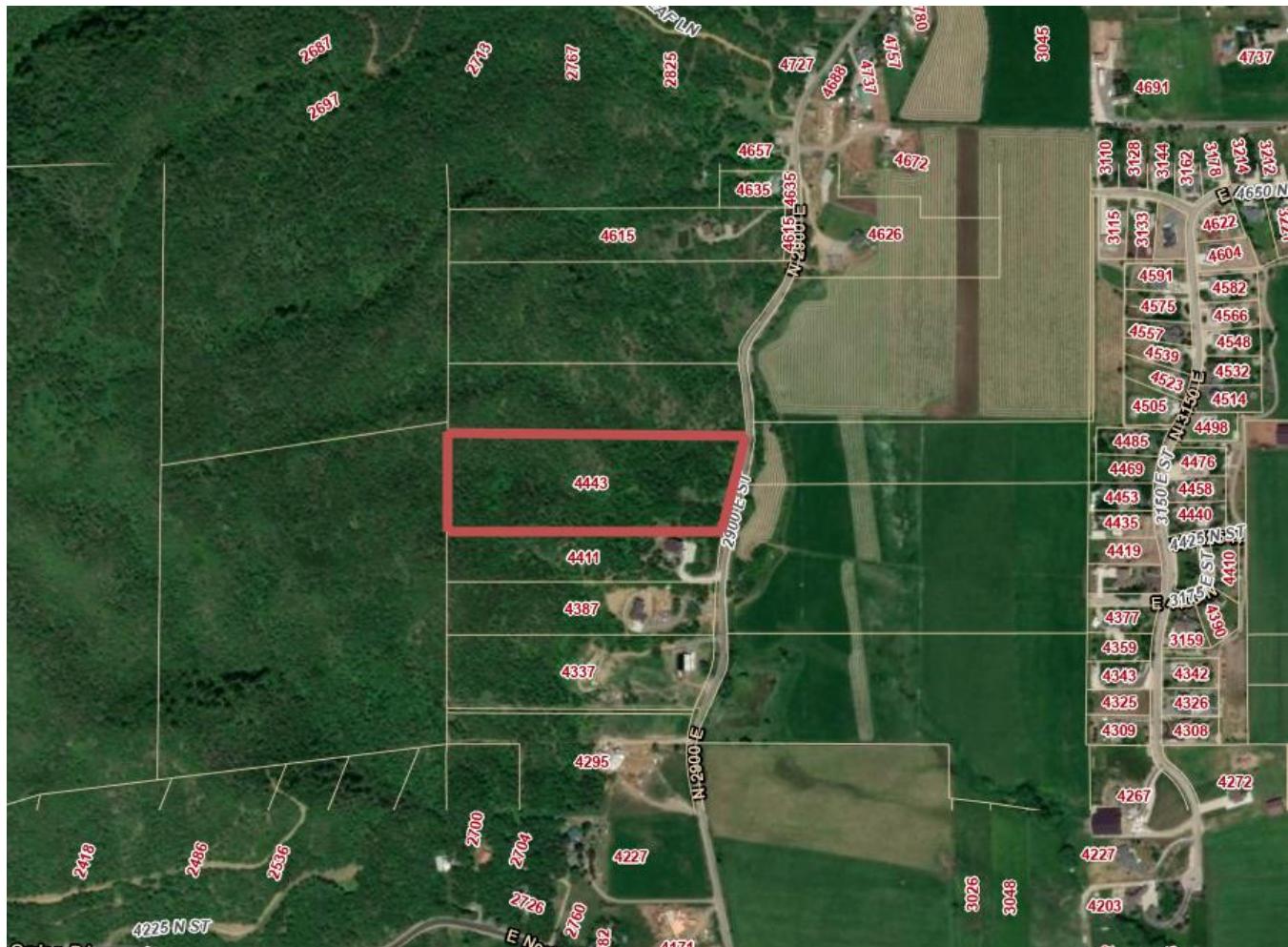
These recommendations based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with applicable County ordinances.

### **Exhibits**

- A. Application
- B. Will serve letters
- C. Proposed final plat

## Location map



## Exhibit A - Application

### Liberty Ridge Subdivision

[+ Add Follower](#)[Change Status](#)[Change Review Due Date](#)[Edit Project](#)

Address: 4443 North 2900 East, Liberty, UT, 84003  
Maps: [County Map](#), [Google Maps](#)  
Project Type: Subdivisions  
Sub Type: Small Subdivision  
Created By: Braiden Rindlisbacher  
Created On: 3/21/2025

Project Status: Accepted  
Status Date: 4/29/2025  
File Number: UVL042925  
Project Manager: Tiffany Snider

[Application](#)[Documents 16](#)[Comments 2](#)[Reviews 8](#)[Followers 17](#)[History](#)[Reminder 0](#)[Payments 1](#)[Area Fees](#)[Internal 0](#)

### Application

[+ Add Building](#)[+ Add Parcel](#)[+ Add a Contractor](#)[Edit Application](#)[Print](#)[Building Permit](#)

#### Project Description

(1) Lot Subdivision

Property Address: 4443 North 2900 East  
Liberty, UT, 84003

Property Owner: Scenic At Cedar Springs, LLC Kim Rindlisbacher  
801-259-1237  
kim@scenicdev.com

Representative: Braiden Rindlisbacher  
801-864-2952  
braiden@scenicdev.com

Accessory Dwelling Unit: False  
Current Zoning: FV-3  
Subdivision Name: Liberty Ridge  
Number of new lots being created: 1  
Number of lots affected: 1  
Number of lots approved: 0  
Lot Number: 1  
Lot Size: 10.689  
Frontage: 405'  
Culinary Water Authority: Liberty Water System  
Secondary Water Provider: Not Applicable  
Sanitary Sewer Authority: Health Department (Septic)  
Nearest Hydrant Address: Representative, Braiden J. Rindlisbacher  
Signed By: Representative, Braiden J. Rindlisbacher

#### Parcel Number

[X Remove 220080086 - County Map](#)

#### Building Description

#### Square Feet

#### Valuation

## Exhibit B – Will Serve Letters



Liberty Pipeline Company  
PO Box 1200, Eden Ut 84310  
801-745-2088  
[Jodi@LibertyPipelineCompany.com](mailto:Jodi@LibertyPipelineCompany.com)  
[www.LibertyPipelineCompany.com](http://www.LibertyPipelineCompany.com)

December 28, 2024

RE: Will serve letter: Expires December 28, 2025

To whom it may concern;

This letter is to act as verification that culinary water is available from Liberty Pipeline Company for Parcel ID 22-008-0085 owned by Scenic at Cedar Springs (Kim Rindlisbacher).

This Will Serve letter is contingent on contracting with Weber Basin for the necessary acre feet of water required for your lot. Weber Basin has recently updated water restrictions and is in the process of implementing additional fees. Also, it is contingent on an approved Exchange application from Utah Division of water rights.

This Will serve letter expires 1 year from the issue date.

Currently there is a Liberty Pipeline Company monthly usage base fee of \$70.00. This rate can change at any time and increases substantially if more water is used than the base entitlement covered by the \$70.00 charge for 20,000 gallons.

If further information or verification is needed, please call Jodi Davis at 801-745-2088.

Thank you,

A handwritten signature in black ink, appearing to read "Jodi Davis".

Jodi Davis  
Secretary



SPENCER J. COX  
*Governor*  
DEIDRE M. HENDERSON  
*Lieutenant Governor*

**State of Utah**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Division of Water Rights**

BRIAN C. STEED  
*Executive Director*

TERESA WILHELMSEN  
*State Engineer/Division Director*

**ORDER OF THE STATE ENGINEER** MAY 23 2022  
For Exchange Application Number 35-14074 (E6312)

Exchange Application Number 35-14074 (E6312) in the name of Richard Williams was filed on January 3, 2022, to exchange 5.00 acre-feet of water, as evidenced by Water Right Number 35-827 (A27608) owned by the U.S. Bureau of Reclamation and a contract (Number 78658 associated with Tax I.D. Number 22-008-0063) for its use with Weber Basin Water Conservancy District. The 5.00 acre-feet of water is to be released from Pineview Reservoir and, in lieu thereof, 5.00 acre-feet of water will be diverted from a well to be located North 1000 feet and East 930 feet from the  $\frac{3}{4}$  Corner of Section 18, T7N, R1E, SLB&M (8-inch well, 100-500 feet deep). The water is to be used for the irrigation of 1.2733 acres from April 1 to October 31; year-round, indoor, domestic requirements of 2.00 equivalent domestic units; and year-round stockwatering of 10.00 equivalent livestock units (in cattle, horses, or equivalent species). The water is to be used in all or portion(s) of Section 18, T7N, R1E, SLB&M.

Notice of the exchange application was published in the Standard Examiner on February 10 and 17, 2022. No protests were received.

It is the opinion of the State Engineer that this exchange application can be approved without adversely affecting existing rights. The applicant is put on notice that diligence must be shown in pursuing the development of this application, which can be demonstrated by the completion of the project as proposed in the exchange application.

It is, therefore, **ORDERED** and Exchange Application Number 35-14074 (E6312) is hereby **APPROVED** subject to prior rights and the following conditions:

- 1) The basis for this exchange right is a contract between the applicant and Weber Basin Water Conservancy District. This contract must be maintained for this exchange to remain valid. No water may be withdrawn under this application if a contract is not in effect.
- 2) Total diversion under this exchange application is limited to 5.00 acre-feet of water per year for the irrigation of 1.2733 acres (3.82 acre-feet) from April 1 to October 31; year-round, indoor, domestic requirements of 2.00 equivalent domestic units (0.90 acre-foot); and year-round stockwatering of 10.00 equivalent livestock units (0.28 acre-foot) in cattle, horses, or equivalent species.
- 3) The water being exchanged shall be released from Pineview Reservoir into Ogden River as called for by the river commissioner.

ORDER OF THE STATE ENGINEER

Exchange Application Number

35-14074 (E6312)

Page 2

- 4) The applicant shall construct or install and maintain controlling works and a measuring device as required by Section 73-5-4 of Utah Code.

The applicant is strongly cautioned that other permits may be required before any development of this application can begin and it is the responsibility of the applicant to determine the applicability of and acquisition of such permits. Once all other permits have been acquired, this is your authority to develop the water under the above referenced application which under Sections 73-3-10 and 73-3-12, Utah Code Annotated, 1953, as amended, must be diligently prosecuted to completion. The water must be put to beneficial use and proof must be filed on or before May 31, 2029, or a request for extension of time must be acceptably filed; otherwise the application will be lapsed. This approval is limited to the rights to divert and beneficially use water and does not grant any rights of access to, or use of land or facilities not owned by the applicant.

As noted, this approval is granted subject to prior rights. The applicant shall be liable to mitigate or provide compensation for any impairment of or interference with prior rights as such may be stipulated among parties or decreed by a court of competent jurisdiction.

Under the authority of Section 73-3-20 of the Utah Code, the applicant is required to submit a proof of diversion and beneficial use of water upon 60 days notification by the State Engineer. The proof shall be in the same form and contain the same elements as required for appropriation or permanent change of water under Section 73-3-16 of the Utah Code Annotated.

Proof of beneficial use is evidence to the State Engineer that the water has been fully placed to its intended beneficial use. By law, it must be prepared by a registered engineer or land surveyor, who will certify to the location, uses and extent of your water right.

Upon the submission of proof as required by Section 73-3-16, Utah Code, for this application, the applicant must identify every source of water used under this application and the amount of water used from that source. The proof must also show the capacity of the sources of supply and demonstrate that each source can provide the water claimed to be diverted under this right as well as all other water rights which may be approved to be diverted from those sources.

Failure on your part to comply with the requirements of the applicable statutes may result in the lapsing of this exchange application.

**It is the applicant's responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership. Additionally, if ownership of this water right or the property with which it is associated changes, the records of the Division of Water Rights should be updated. For assistance in updating title to the water right, please contact the Division at the phone number below.**

SCANNED DC

ORDER OF THE STATE ENGINEER  
Exchange Application Number  
35-14074 (E6312)  
Page 3

Your contact with this office, should you need it, is with the Weber River/Western Regional Office. The telephone number is 801-538-7240.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 63G-4-302, 63G-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or for judicial review with the appropriate District Court. A Request for Reconsideration must be filed in writing with the State Engineer within 20 days of the date of this Order. The written request shall be filed in-person, by mail, or electronically. If the request is filed electronically it shall be submitted to: [waterrights@utah.gov](mailto:waterrights@utah.gov), which is the authorized general email for the Division. However, a Request for Reconsideration is not a prerequisite to filing for judicial review. A petition for judicial review must be filed within 30 days after the date of this Order or, if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this 23 day of May, 2022.

  
Teresa Wilhelmsen, P.E., State Engineer  
By: Blake W. Bingham, Deputy

Mailed a copy of the foregoing Order this 23 day of May, 2022 to:

Richard Williams  
965 Willow Way  
Heber City UT 84032

Kent Wilkerson, River Commissioner  
5833 Cascade Drive  
Mountain Green UT 84050

Weber Basin Water Conservancy District  
2837 East Highway 193  
Layton UT 84040

Division of Water Rights  
Distribution Section  
c/o Susan Odekirk  
OGDEN RIVER

BY:   
Doralee Cannon, Applications/Records Secretary

SCANNED DC

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director



March 5, 2025

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

RE: Preliminary Subdivision Determination (revised 3/5/2025)  
Liberty Ridge Subdivision, 1 lots  
Parcel #22-008-0085  
Soil log #15354

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

DESIGN REQUIREMENTS

Lot 1:

Documented ground water tables not to exceed 72 inches (on eastern section of property), fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/sq. ft. /day as required for a loam, granular structure soil horizon.

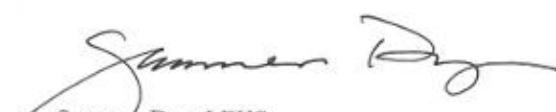
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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

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,



Summer Day  
Summer Day, LEHS  
Environmental Health Division  
801-399-7160

## Exhibit C Final Plat



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** LVE011624, Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road, 3675 West Street.

**Agenda Date:** Wednesday, July 09, 2025

**Applicant:** Eric Godfrey (Authorized Rep.)

### Property Information

**Approximate Address:** 3688 West 1800 South  
**Project Area:** 9.60 acres  
**Zoning:** A-1  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-057-0004  
**Township, Range, Section:** 6N 2W Section 21

### Adjacent Land use

<b>North:</b>	Agricultural	<b>South:</b>	Residential
<b>East:</b>	Agricultural/ Residential	<b>West:</b>	Agricultural/ Residential

### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

## Summary

The East Estates subdivision would separate three one-acre lots from a 9.6-acre farm parcel. To provide the appropriate amount of frontage for each lot, this development plan includes the creation of a new street called 3675 West that will likely continue northward to the adjacent vacant land to the north and to the adjacent planned development to the west called Stage Coach Estates.

The area of the remaining vacant parcel amounts to 6.6 acres. The remaining vacant parcel will be labeled as a Remainder Parcel. Considering that the remainder parcel is not an agricultural parcel, a notice mentioned in the state code 17-27a-605 will not apply.

The following section is the staff's analysis of the proposal.

## Analysis

General Plan: This proposal conforms to the community character vision to promote a diversity of lot sizes and property uses. See page 21 of the Western Weber General Plan. Staff has also referenced the Future Streets and Transit map to verify conformity.

Zoning: The property is located within the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

*"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."*

### Site Development Standards:

#### **A-1 Zone:**

Minimum lot width: 150 feet

Minimum lot area: 40,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code.

Road Dedication: The land use authority will sign the dedication plat accepting the road dedication. Before the land use authority signs the subdivision plat, the roadway improvements shall be constructed and a 10% fund is deposited with the County Engineering Department that will be held for one year to ensure that the subdivision improvements are without defects, or the funds to cover the cost of all incomplete improvements plus a 10% contingency fund is deposited with the County Engineering Department.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a final will-serve letter containing final requirements. The connection fees have been paid in full. See Exhibit C.

Secondary Water: Hooper Irrigation Company has provided a preliminary will-serve letter stating that the owner has sufficient shares to connect the property to the pressurized system. Any ditches within the subdivision will need to be piped. A final will-serve letter will be provided by the District once the final plans are approved, fees have been paid, and the water shares have been transferred.

Sewer Connection: The Central Weber Sewer District will serve the sanitary need of this development. Annexation into the District is under way, see Exhibit E.

Review Agencies: The Weber County Planning Division has posted final review comments notifying the owner that annexation into the sewer district must be complete before the plat records. The Engineering and Surveying Departments have posted conditional approval regarding the allowance of a deferral agreement for curb, gutter, and sidewalk, and the installation of subdivision improvements. The County Surveyor has posted their conditional approval with the final remaining comments that are minor plat revisions. The Weber Fire Department requires a fire hydrant within 400' of each home.

## Staff Recommendations

Staff recommends approval of the East Estates Subdivision (two lots) and the dedication of land to 1800 South Street and 3675 West Street. This recommendation is based on the following conditions:

1. The subdivision improvements are complete or guaranteed financially before the plat is recorded.
2. All of the remaining county review agency comments are addressed before the subdivision plat is recorded.
3. If applicable, the developer enters into a Monument Improvement Agreement with the County Surveyor's Office.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

## Exhibits

- A. East Estates plat
- B. Street profile
- C. Culinary will-serve
- D. Secondary will-serve
- E. Central Weber Sewer Letter

## Area Map





# EAST ESTATES

## CONSTRUCTION DOCUMENTS

### OGDEN, WEBER, UTAH

#### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

#### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

#### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

#### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER WEBER COUNTY STANDARD.

#### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

#### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE OF UTAH.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

#### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
  - B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
  - C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
  - D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.
  - E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

#### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH TAYLOR WEST-WEBER WATER IMPROVEMENT DISTRICT TO OBTAIN A WATER METER.

#### CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO TAYLOR WEST-WEBER WATER IMPROVEMENT DISTRICT STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO WEBER COUNTY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY TAYLOR WEST-WEBER WATER IMPROVEMENT DISTRICT AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM TAYLOR WEST-WEBER WATER IMPROVEMENT DISTRICT.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. TAYLOR WEST-WEBER WATER IMPROVEMENT DISTRICT REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

#### SITE DATA

##### FLOOD INFORMATION

FEMA FLOOD ZONE X

##### BENCHMARK INFORMATION

HANSEN CAP NEAR (NW) PROPERTY CORNER - EL=4236.33

UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83  
ELEVATION DATA NAVD 88  
DISTANCES IN US SURVEY FEET (GRID)

### UTILITY CONTACTS:

CULINARY WATER  
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT  
2815 W 3300 S, WEST HAVEN, UT, 84401  
801-731-1668

SECONDARY WATER  
HOOPER IRRIGATION COMPANY  
5375 S 5500 W, HOOPER, UT, 84315  
801-985-8429

SANITARY SEWER  
WEBER COUNTY-CHAD MEYERHOFFER  
2380 WASHINGTON BLVD, OGDEN, UT, 84401  
801-399-8004

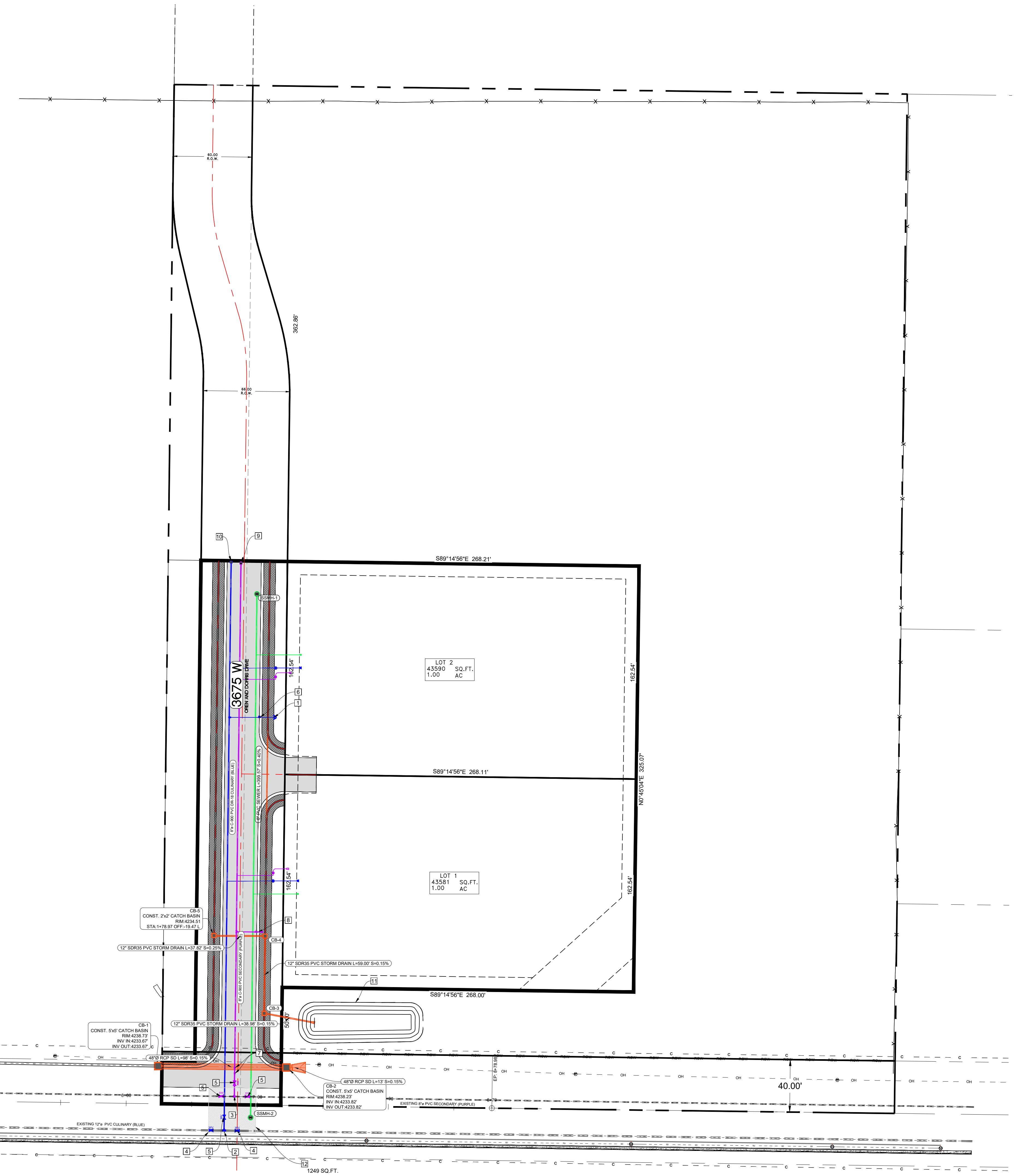
STORM SEWER  
WEBER COUNTY-CHAD MEYERHOFFER  
2380 WASHINGTON BLVD, OGDEN, UT, 84401  
801-399-8004

ELECTRIC  
ROCKY MOUNTAIN POWER  
635 1100 W, LAYTON, UT, 84041  
801-886-7007

GAS  
DOMINION ENERGY  
333 S STATE ST, SALT LAKE CITY, UT, 84145  
800-323-5517

TELEPHONE  
LUMEN/CENTURY LINK  
735-472-7715

FIRE:  
WEBER FIRE DISTRICT  
DEPUTY CHIEF—DAVID REED  
801-782-3580 EXT. 205  
DREED@WEBERFD.COM



KEYNOTES:

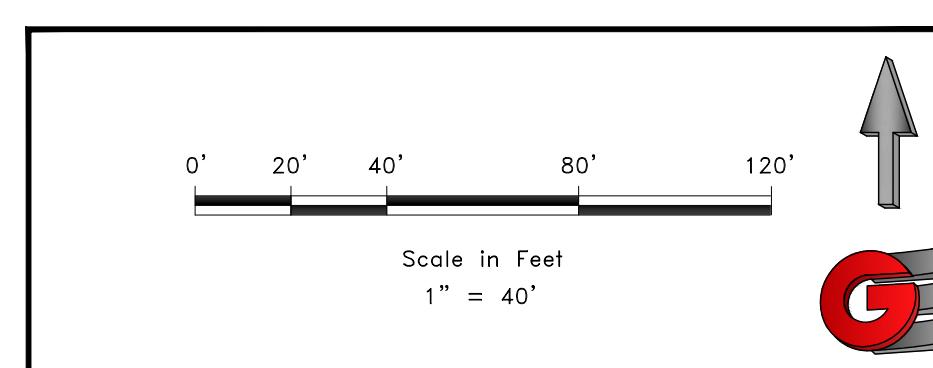
- 1 PROPOSED FIRE HYDRANT
- 2 8"x12" TEE
- 3 8" TEE
- 4 12" GATE VALVE
- 5 8" GATE VALVE
- 6 6" GATE VALVE
- 7 8" 45° ELBOW
- 8 PROPOSED GRAVITY DRAIN PER HOOPER IRRIGATION STANDARDS
- 9 PROPOSED 8" COMBINATION AIR VALVE
- 10 PROPOSED BLOW-OFF VALVE
- 11 PROPOSED STORMWATER RETENTION BASIN
- 12 PROPOSED ASPHALT PATCHING

OTE:  
DEFERRAL AGREEMENT FOR CURB, GUTTER, AND SIDEWALK MUST BE SIGNED BY  
WNERS AND DEVELOPERS PRIOR TO FINAL APPROVAL.

## LEGEND

—	SUBDIVISION BOUNDARY
— — — — —	LOT LINE
— — — — —	EXISTING FENCE
— — — — —	PUBLIC UTILITY EASEMENT
— — — — — W	EXISTING WATER LINE
— — — — — SD	EXISTING STORM DRAIN
— — — — — SS	EXISTING SANITARY SEWER
— — — — — .	EXISTING SECONDARY WATER
— — — — — SD	PROPOSED STORM DRAIN
— — — — — W	PROPOSED WATER LINE
— — — — — .	PROPOSED SANITARY LINE
WM	EXISTING WATER METER
HY	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
CB	EXISTING CATCH BASIN
SM	EXISTING SANITARY MANHOLE
SDM	EXISTING STORM DRAIN MANHOLE
LDM	EXISTING LAND DRAIN MANHOLE
WWM	NEW WATER METER
NSM	NEW SANITARY SEWER MANHOLE
NSDM	NEW STORM DRAIN MANHOLE
NCB	NEW CATCH BASIN
NLD	NEW LAND DRAIN MANHOLE
SSL	NEW STREET LIGHT
HF	NEW FIRE HYDRANT
—	EXISTING PAVING
—	PROPOSED ASPHALT PAVING

DEVELOPER COMPANY  
ERIC GODFREY  
DEVELOPER ADDRESS  
DEVELOPER CITY  
801-628-0225



**ERALL UTILITY PLAN**

---

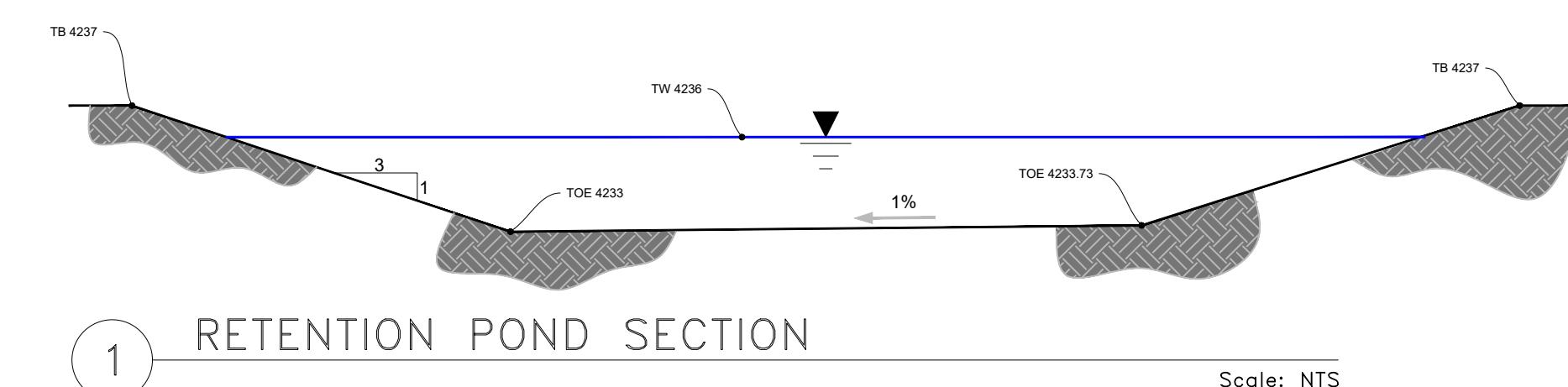
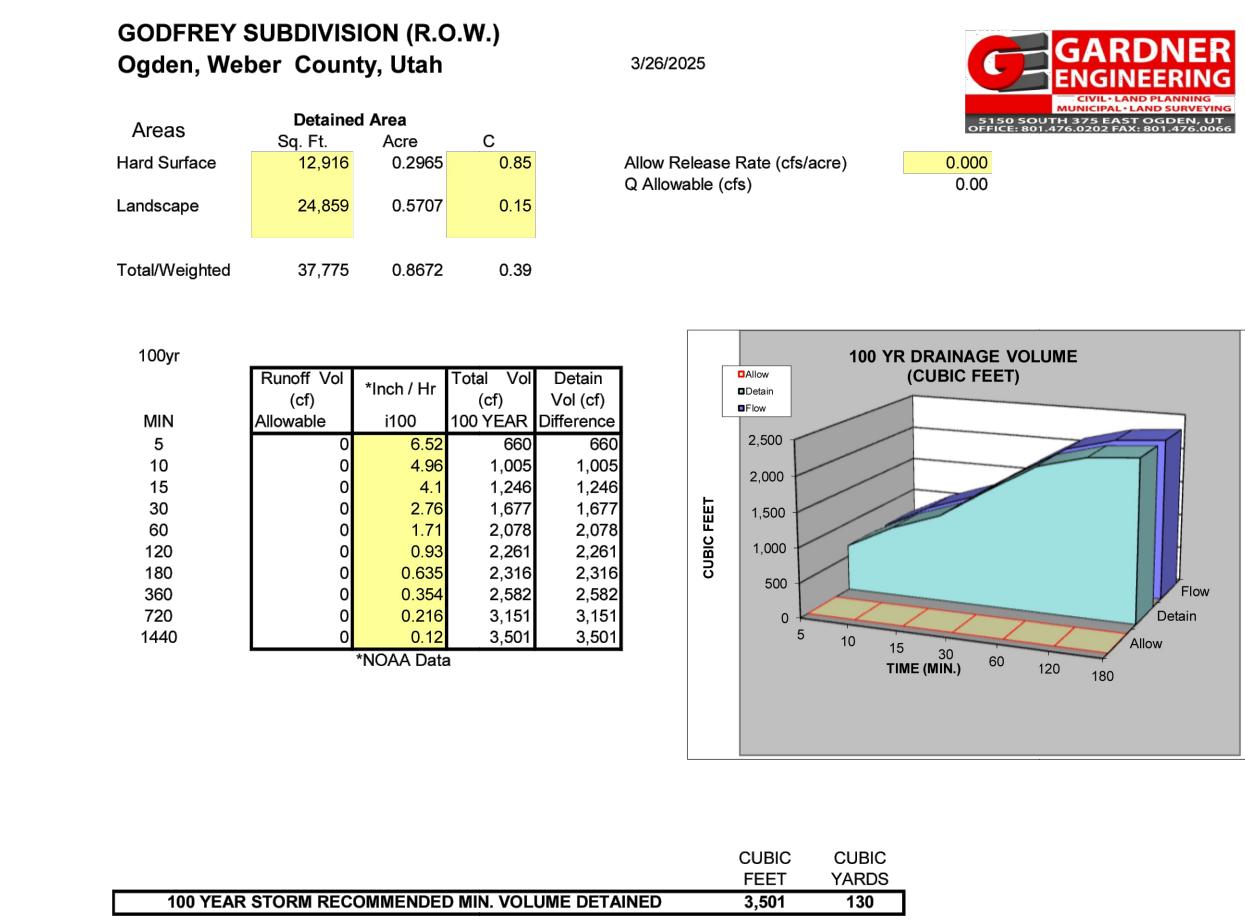
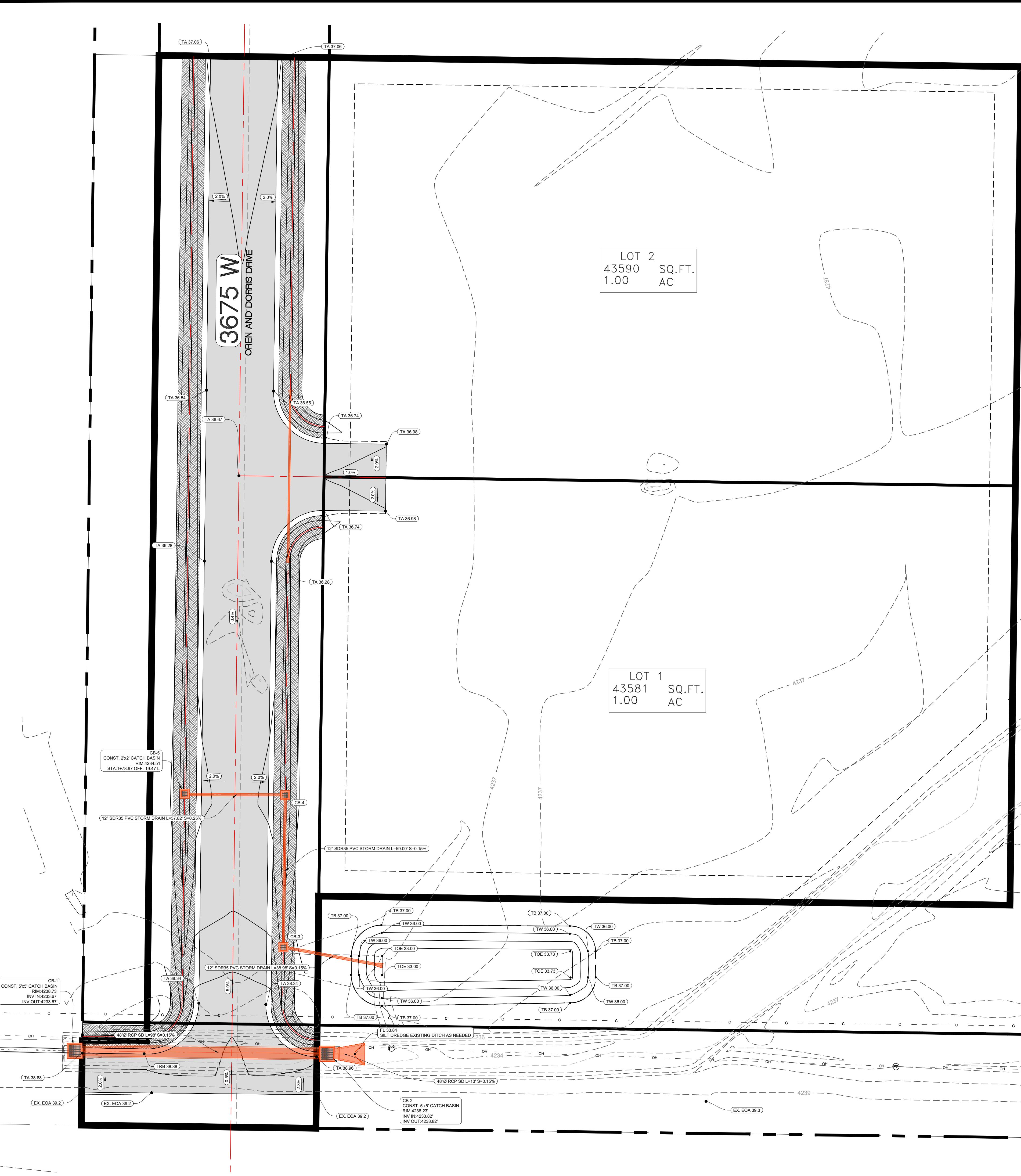
**EAST ESTATES**

**3675 W 1800 S**

---

**EDEN WERBER ITAH**

CE1-01



**DEVELOPER:**  
ERIC GODFREY  
801-628-0225

0' 10' 20' 40' 60'

Scale in Feet

1" = 20'

A small, dark, curved object, possibly a piece of debris or a small insect, located near the bottom center of the image.

A diagram consisting of a horizontal line with three vertical lines extending downwards from its center, creating a three-panel frame.

10 of 10

# PLAN

DRAINING AND DRAINAGE  
EAST ESTATES  
3675 W 1800 S  
GDEN, WEBER, UTAH

GRAD

10 of 10

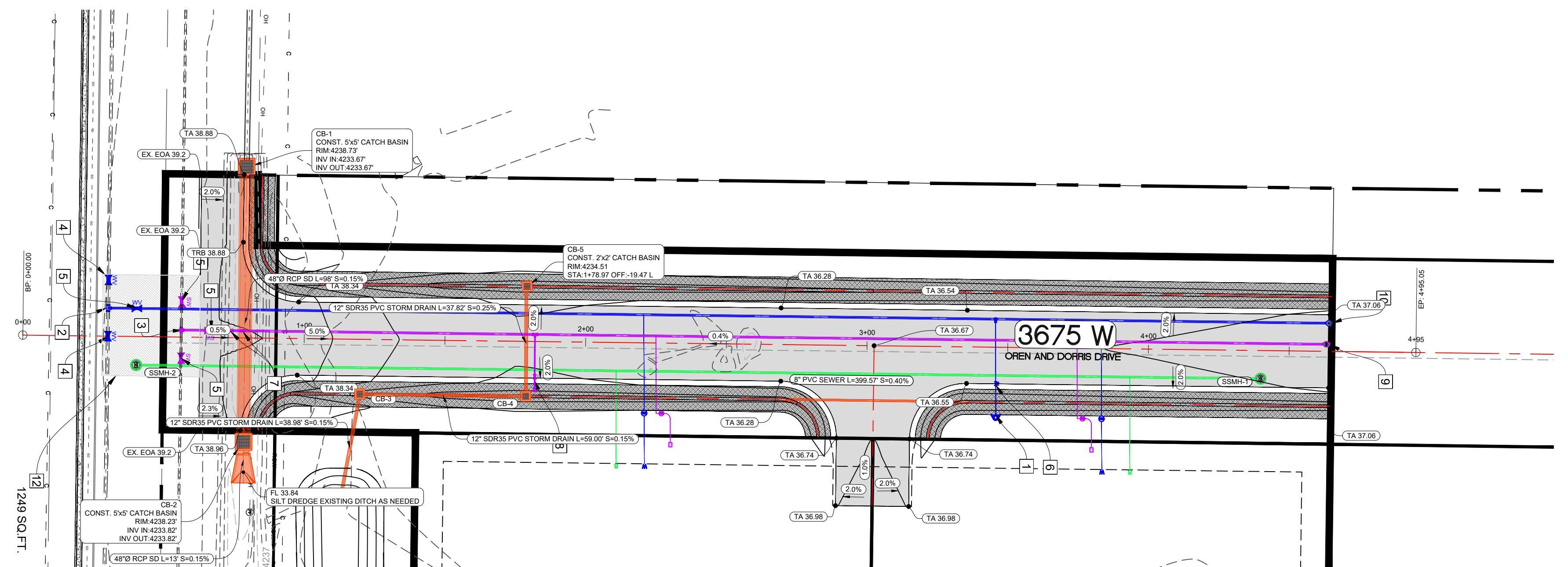
**ER  
RING  
ANNING  
URVEYING  
EN, UTAH 84401  
476.0066**

**RDN  
SINER  
LAND PL  
-LAND S  
S, WEST HAVE  
02022 F 801.**

**GA  
ENG  
CIVIL ■  
MUNICIPAL  
1580 W 2100 S  
P 801.476.1**

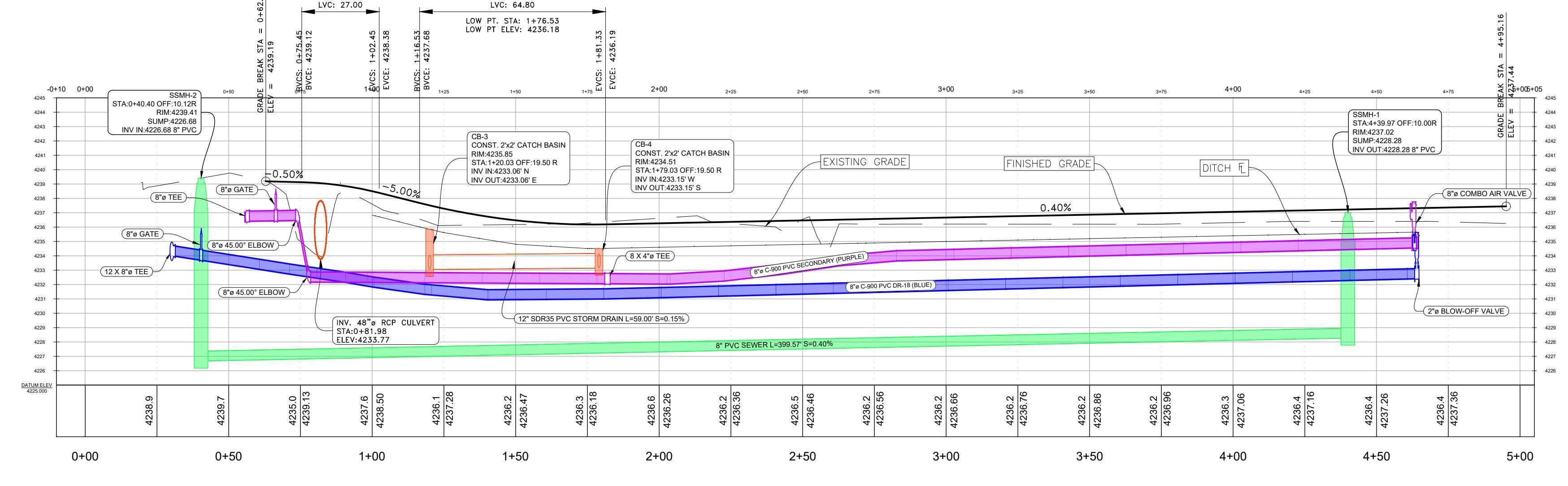
CE1-02

# CEI 02



KEYNOTES:

- 1 PROPOSED FIRE HYDRANT
- 2 8x12' TEE
- 3 8' TEE
- 4 12' GATE VALVE
- 5 8' GATE VALVE
- 6 6' GATE VALVE
- 7 8' 45' ELBOW
- 8 PROPOSED GRAVITY DRAIN PER HOOVER IRRIGATION STANDARDS
- 9 PROPOSED 8' COMBINATION AIR VALVE
- 10 PROPOSED BLOW-OFF VALVE
- 11 PROPOSED STORMWATER RETENTION BASIN
- 12 PROPOSED ASPHALT PATCHING

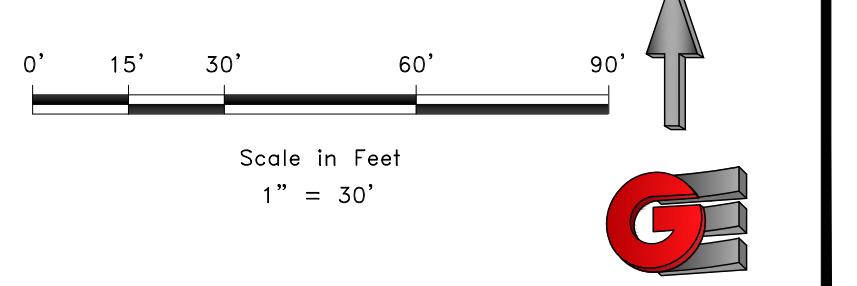


LEGEND

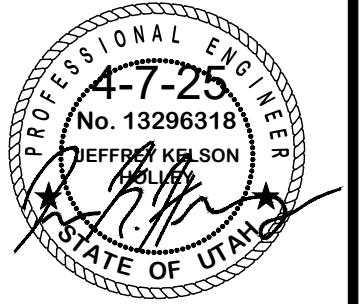
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - EXISTING FENCE
- - - EXISTING UTILITY EASEMENT
- - - EXISTING WATER LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING SECONDARY WATER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LAND DRAIN MANHOLE
- NEW WATER METER
- NEW SANITARY SEWER MANHOLE
- NEW STORM DRAIN MANHOLE
- NEW CATCH BASIN
- NEW LAND DRAIN MANHOLE
- NEW STREET LIGHT
- NEW FIRE HYDRANT
- EXISTING PAVING
- PROPOSED ASPHALT PAVING

DEVELOPER:

DEVELOPER COMPANY  
ERIC GODFREY  
DEVELOPER ADDRESS  
DEVELOPER CITY  
801-628-0225



**GARDNER**  
**ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
1580 W 2000 S, WEST HAVEN, UTAH 84041  
P 801.476.0202 F 801.476.0066



REVISIONS	DATE	DESCRIPTION	SCALE
	4-7-25	ERIC GODFREY, DWG: GODFREY SUBDIVISION (DWG)	1" = 30'

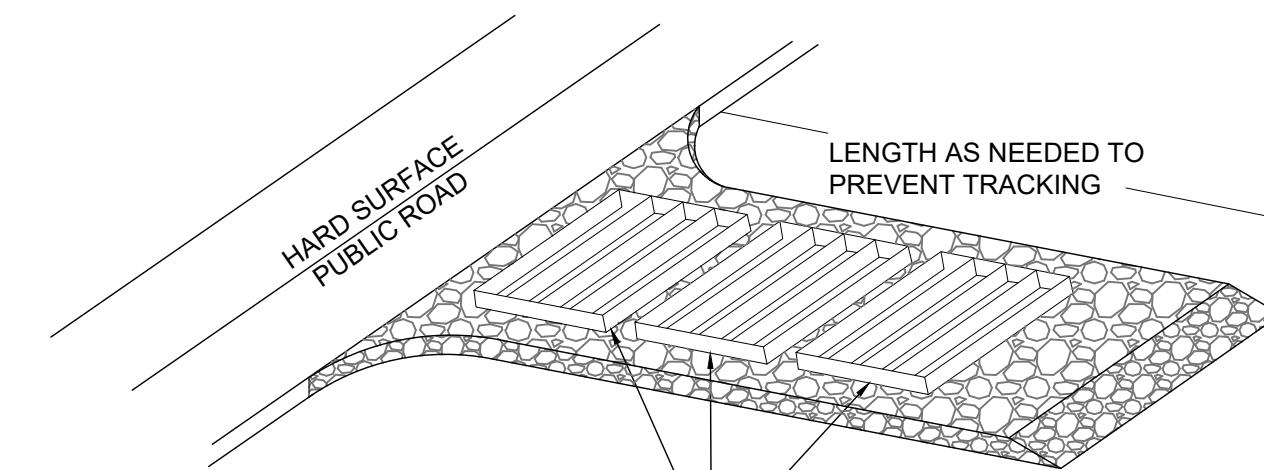
DWG:

CE2-01



#### EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

#### ENTRANCE STABILIZATION NOTES:

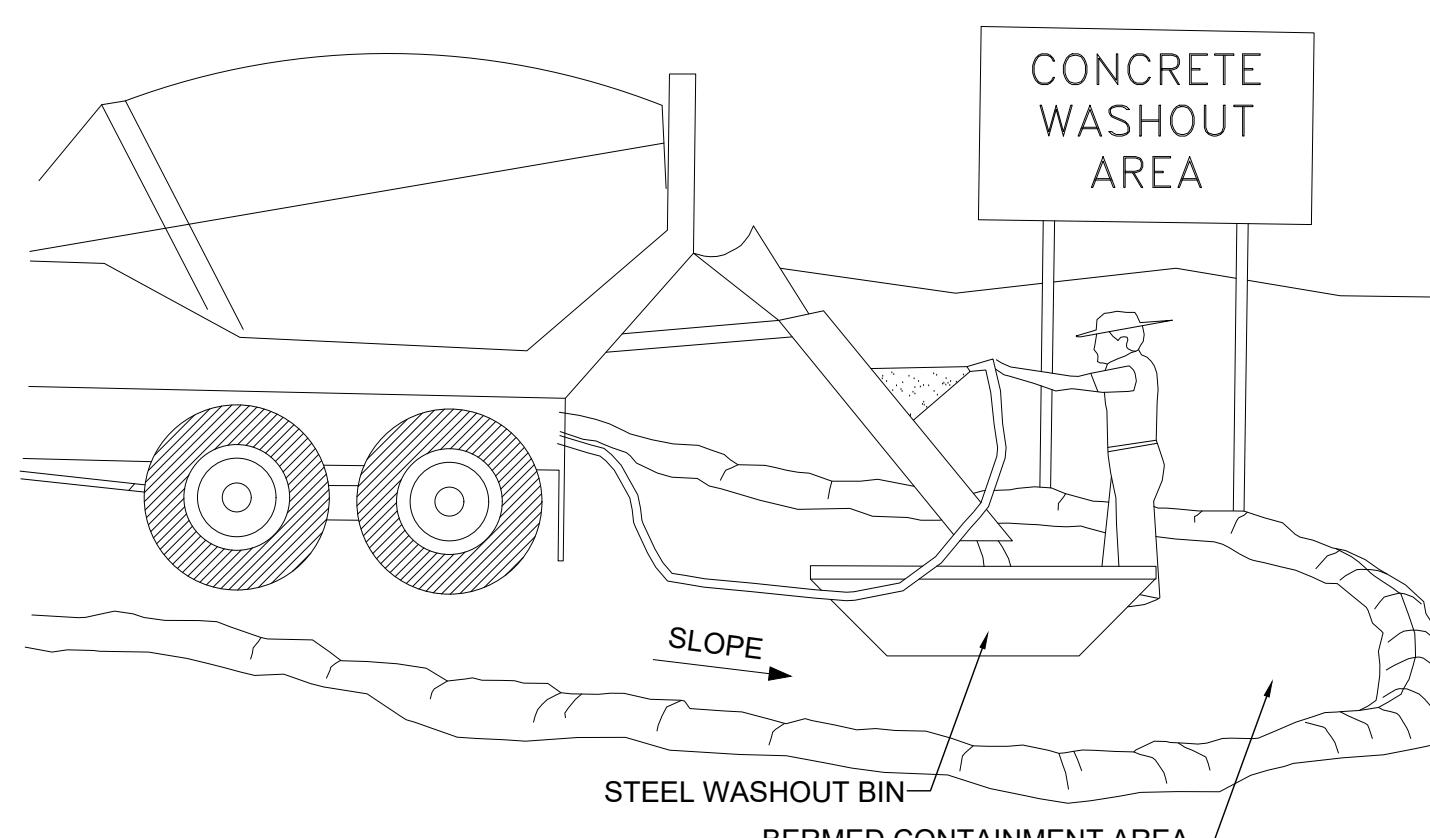
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEM. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
  - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
  - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

#### STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

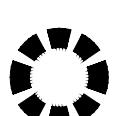
#### NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



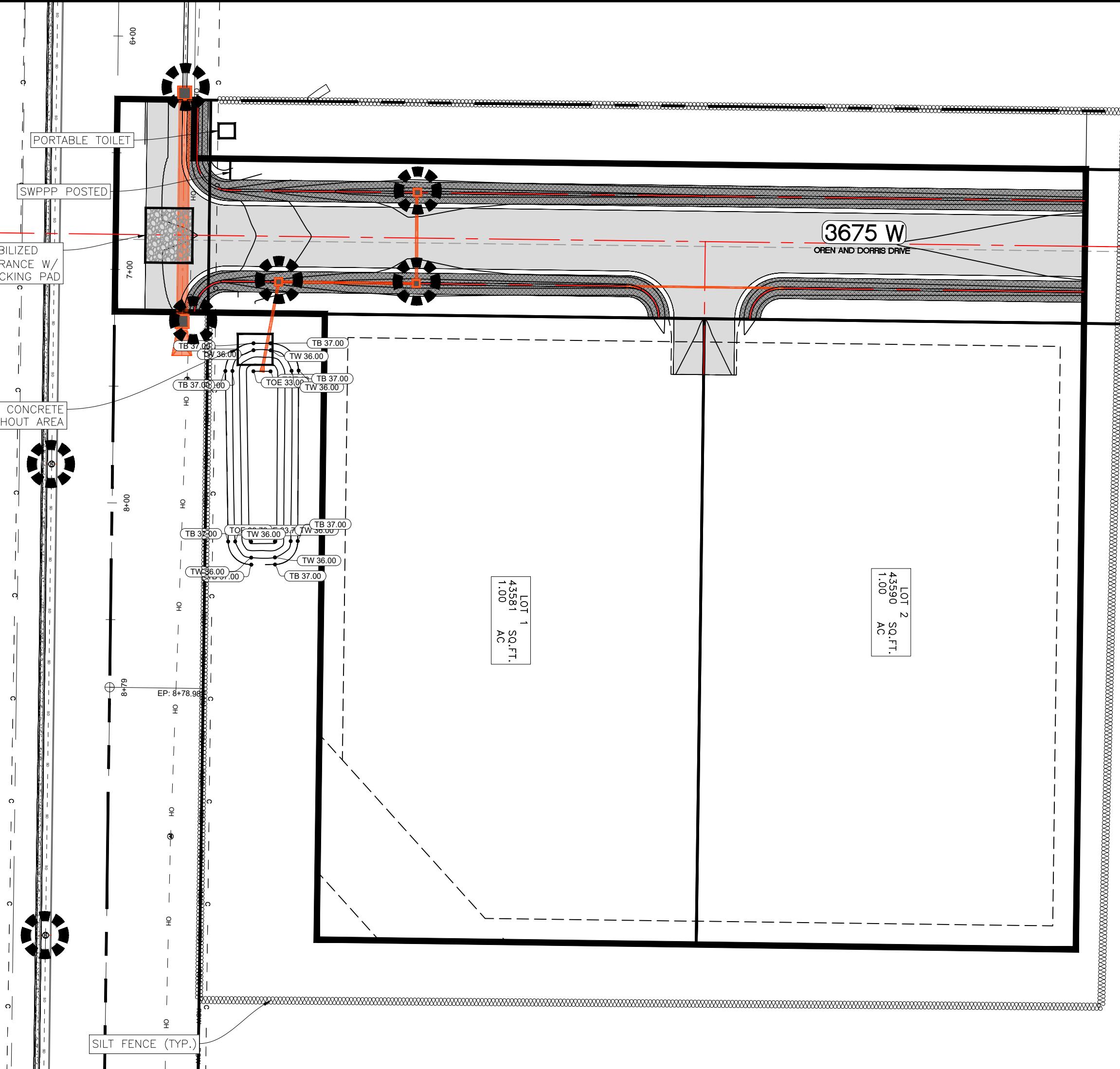
#### NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ON SITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ON SITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION  
(EITHER OPTION)

..... SILT FENCE



REVISIONS	DESCRIPTION
DATE	
DATE	
DWG:	

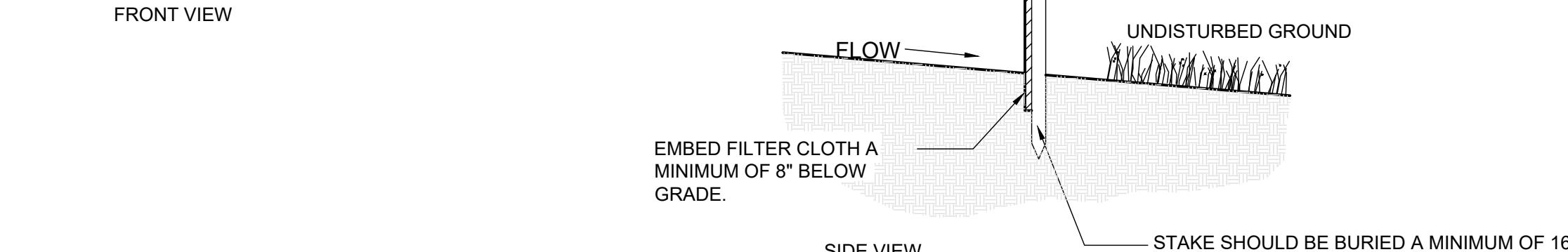
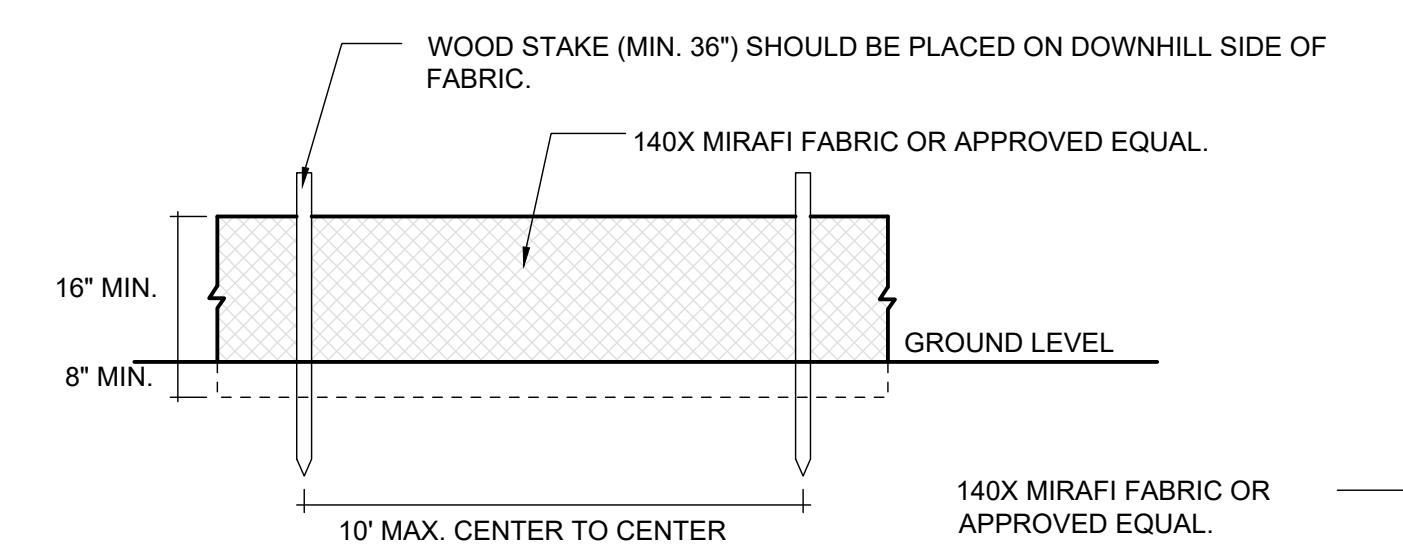
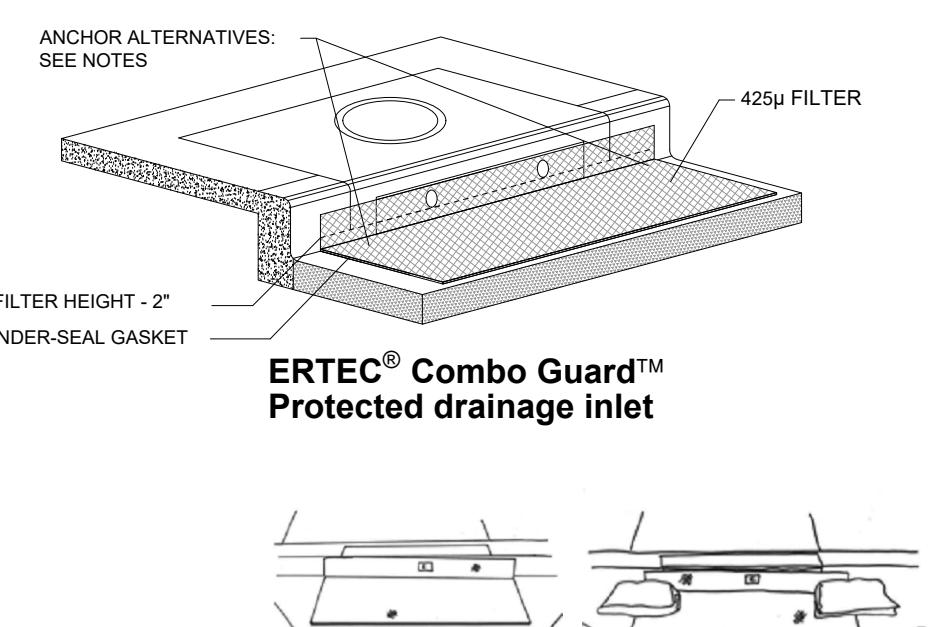
4-7-25  
DATE: 4-7-25  
DESIGN: JKH  
DRAWN: JKH  
CHECKED: JKH

PROFESSIONAL ENGINEER  
No. 13296318  
JEFFREY KELSON  
STATE OF UTAH

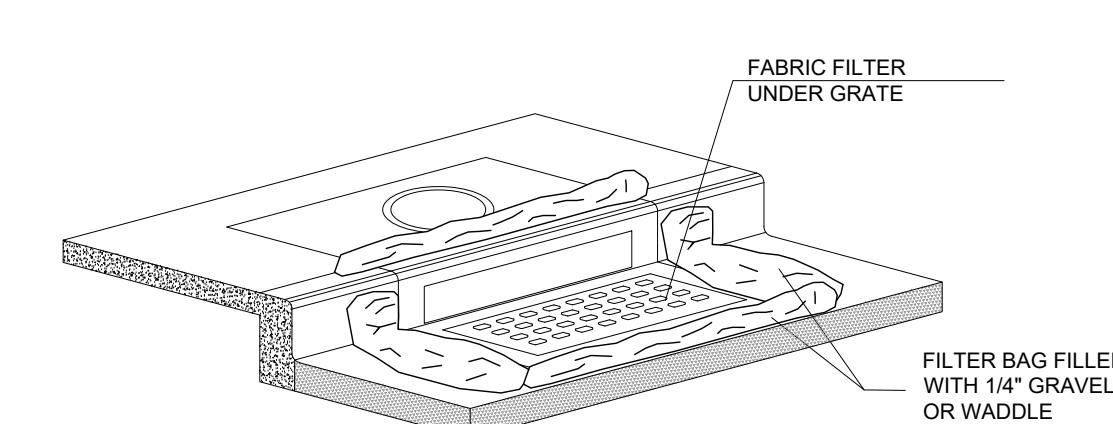
SWPPP	EAST ESTATES 3675 W 1800 S OGDEN, WEBER, UTAH
-------	---

GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100 S, WEST HAVEN, UTAH 84041 P 801-476-0202 F 801-476-0066	
CE6-01	CE6-01

INSTALLATION NOTES  
 1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.  
 2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.  
 3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.  
 4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS), ROUND ROCK (RECOMMENDED) OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



1A INLET PROTECTION – OPTION 1



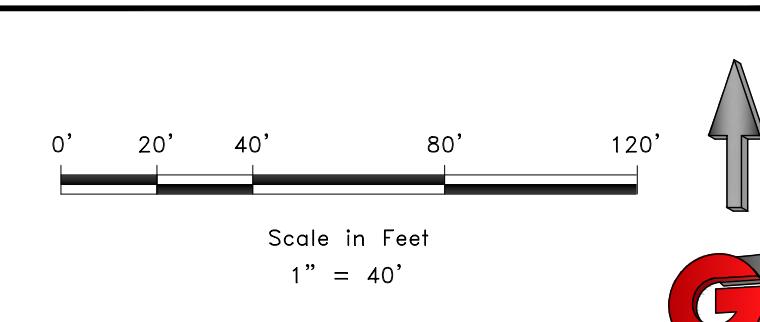
2 SILT FENCE

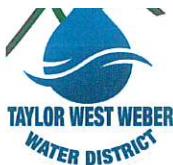
Scale: NTS

1B INLET PROTECTION – OPTION 2

Scale: NTS

DEVELOPER:  
DEVELOPER COMPANY  
ERIC GODFREY  
DEVELOPER ADDRESS  
DEVELOPER CITY  
801-628-0225





**2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668**

10/30/2023

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve Approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for Tyler Farr for a **2 lot subdivision**. The property is located at 3688 W. 1800 S. Taylor UT. The District has the capacity to serve this property for culinary purposes only. The lot will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The District has recently undergone an impact fee study so the fees will be subject to change based on the study. As of now the fees are as follows:

**Requirements:**

- Plan review fee \$100 per lot = \$100
- Plan approval
- Water rights impact fee=\$1,078.00 per lot. \$2,156.00 (Total) **Paid 9/8/2023**
- Secondary Water= Connect to Hooper Irrigation Water
- Impact fee= \$6,375.00 Per lot This includes the cost of the meters. Based on current impact study fee will change January 14, 2024.(new fee \$6,856.00 per lot)
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.
- An approved contractor must install the service connections.

**FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY.** Plan review fees must be paid before approval for construction of the water infrastructure is given. Impact fees must be paid before the homes are built.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit D



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

December 7, 2023

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – East Estates Subdivision

The East Estates Subdivision is located at approximately 1800 South and 3675 West and consists of 2 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

Any private ditches within the subdivision which will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office. If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary

