WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 19, 2025
4:00 pm

1. **Minutes: September 4, 2025**
2. **Administrative Items**

2.1 UVS090325: Consideration and action on a request for approval of Smith Creek Subdivision, a two-lot subdivision located at 1320 South Old Snowbasin Road.
Staff Presenter: Felix Lleverino

2.2 LVW062625: Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phases 2. A 29-lot single-family development accessed from 1800 South and Chalgrove streets.
Staff Presenter: Felix Lleverino

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 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

Minutes of September 4, 2025, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Tiffany Snider, Secretary

1. Administrative Items

1.1 File No.'s: UVS0730252, UVS0730251, UVS0730253: Request for final subdivision approval of three subdivision plat amendments within the Shelter Hill Subdivision, the purpose of which is to combine six existing lots into three lots, taking adjacent parcels and removing the boundary that separates lots 8&9, 10 & 11, and 14 & 15. This plat amendment request also seeks to remove/vacate previously platted public utility easements along all lot boundaries and keep only the public utility easement along the front lot boundary of each of the new parcels, located in the DRR-1 zone at approximately 6965 E Powder Mountain Road, Eden, UT, 84310.
Staff Presenter: Tammy Aydelotte

Tammy Aydelotte stated that she included the exact addresses of all parcels involved in these plat amendments. She explained that not all of the lots are immediately adjacent to one another—Lots 14 and 15 are located further down the road—which is why separate applications were submitted for each.

She noted that staff did not waive the requirement to bond for infrastructure, as those improvements were already addressed with the original Shelter Hill Subdivision, which was recorded on March 27, 2025.

Ms. Aydelotte explained that for developments with a Development Agreement establishing a specific cap on density, staff requires updated reports identifying how many lots have been platted. As of the date of this report, 230 lots have been recorded within the Powder Mountain development. With the removal of three development rights through the combination of these lots, the total number of recorded lots will be reduced to 227.

She added background information, noting that the Shelter Hill Subdivision was recorded on March 27, 2025. The applicant and property owners are now requesting to combine certain lots to create larger buildable areas for potential buyers, allowing for larger homes that can be approved through Administrative Review rather than requiring Board of Adjustment approval.

Ms. Aydelotte also explained that the Public Utility Easements (PUEs) were inadvertently platted around every lot boundary in the subdivision. At the request of Planning and Engineering, staff has asked that those PUEs be removed—particularly where lot boundaries are being eliminated through this combination process.

Director Grover asked whether any utilities exist within the affected easements. Ms. Aydelotte confirmed that there are not.

Director Grover then noted for the record that the applicant was not present. He stated that he would recommend approval of *UVS0730252, UVS0730251, and UVS0730253—requests for final subdivision approval of three plat amendments within the Shelter Hill Subdivision. The purpose of the amendments is to combine six existing lots into three lots by removing internal boundaries between Lots 8 & 9, 10 & 11, and 14 & 15. The amendments also seek to remove or vacate previously platted Public Utility Easements along all interior lot boundaries, retaining only the PUE along the front boundary of each new parcel. The property is located in the DRR-1 Zone at approximately 6965 East Powder Mountain Road, Eden, Utah 84310*, based on the based on the conditions and findings listed in the staff report.

DRAFT

ADMINISTRATIVE REVIEW

Staff recommends final approval of Shelter Hill Subdivision Amendments 1, 2, and 3, subject to all review agency requirements and the following condition:

This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Natural Hazards Disclosure" document shall be recorded again with the final plats.

This recommendation is based on the following findings :

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Adjourn 4:04 pm
Respectfully Submitted,
Marta Borchert

DRAFT

Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Smith Creek Subdivision, a two-lot subdivision.
Agenda Date:	Wednesday, November 19, 2025
Applicant:	Ray Bowden
File Number:	UVS090325

Property Information

Approximate Address:	1320 South Old Snowbasin Road
Project Area:	Acres
Zoning:	Forest Valley 3 (FV-3)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	20-035-0040
Township, Range, Section:	T6N, R1E, Sections 23

Adjacent Land Use

North:	Forest	**South:**	Residential
East:	Residential	**West:**	Forest

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley, FV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

On September 3, 2025, the Planning Division accepted the application for GVD Subdivision.

Background and Summary

The applicant is requesting final approval of a two-lot subdivision that will gain sole access from Old Snowbasin Road. Old Snowbasin Road is built and maintained as a public road. Access to the property from Old Snowbasin road slopes down hill toward designated buildable areas within each lot. The appropriate 66’ area for the Old Snowbasin Road has already been dedicated, therefore no ROW dedication is necessary.

The Smith Creek Subdivision will be served with culinary and sewer services by LakeView Water Corporation and Mountain Sewer Corporation. The LakeView Water Corporation is the sole provider of water to this property for indoor and outdoor use.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is within the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

> *"The purpose of the Forest Valley Zone, FV-3 is to provide an 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."*

Small Subdivision: "The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director." LUC §106-1-5.30 (c). This proposal qualifies as a small subdivision consisting of nine or fewer lots as defined in Section 101-2-20 Su, Small Subdivision.

Drinking-Water Source Protection Zone: This proposal is located within a Drinking Water Source Protection Zone #3. The prohibited uses within these zones may be found in LUC §108-18-6. The vacant forest land will also be used as residential property. Residential uses are permitted in Zone 3 areas.

Natural Hazards: This property is located within a FEMA flood zone area classified as Zone X, which is outside of the 500-year flood risk.

This subdivision proposal includes a geologic and geotechnical report, by CMT Laboratories, that is provided to examine the site of the subdivision and to designate buildable areas within each lot. The report finds that this selected buildable areas are suitable for the placement of residences and the grounds are able to support a conventional spread and continuous wall foundations upon a minimum of 18 inches of granular structural replacement fill extended to the suiltable natural soils. The "Suggested Buildable Areas" depicted on the subdivision plat are not at risk from Surface –fault-rupture hazards, liquefaction, techtonic suvsidence, active alluvial-fan process and debris flow hazards, flooding, rockfall, and snow avalanche. Page 10 of the report states that the slopes of the site range between approximately 20% to 25%, thereby satisfying the requirements that the average slope within the buildable area does not exceed 25 percent.

Upon recording the final subdivision Mylar a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff's recommendations to ensure that adequate notification is provided for future property owners regarding further development is noted on the subdivision Mylar. A note is added to the plat stating that the CMT Laboratories conducted a geologic and geotechnical report.

Based on the Weber County water course map, the Smith Creek seasonal stream bisects the property for which a 50-foot setback from the high water mark is required. The subdivision plat depicts a 53' setback from the center of the stream. The county engineer is requesting that the plat depict a 50-foot set-back from the high-water mark of the stream.

Culinary and Secondary Water: The owner, Ray Bowden, has provided a will serve letter from Lakeview Water for culinary water services. For secondary water, customers served by Lakeview Water Corporation are allowed to use the culinary water for outdoor irrigation.

Sanitary System: The Mountain Sewer Corporation has provided a will serve letter for both lots, subject to Mountain Sewer policies and procedures.

Review Agencies: The Weber County Fire District has posted a review and approval for this proposal conditional upon installing two fire hydrants. The county engineer is requesting several plat revisions and water and sewer connection details. The planning and surveying departments have submitted review comments that will be addressed by a revised subdivision plat.

Staff Recommendation

Staff recommends final plat approval of the Smith Creek Subdivision, consisting of 2 lots. This recommendation is based on the following conditions:

1. Before recording the final Mylar, all applicable Weber County reviewing agency requirements shall be met.
2. Water and sewer utilities plan shall be reviewed by the Weber County Engineering Department.

The following findings are the basis for the staff's recommendation:

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

Exhibits

A. Smith Creek Subdivision Plat
B. Smith Creek Site and Topography Map
C. Culinary and sewer will serve letter
D. CMT Laboratories Geologic and Geotechnical Report (select pages)

Area Map


Highway 39
E 850 S
Lakeside Dr
Anderson Cv
E 900 S
Quail Ln
Quail Ln
E Hawks Ln
Snow Basin Rd
E 950 S
S 6800 E
S 7000 E
Trappers Loop Rd
E 1100 S
E Via Cortina
E 1100 S
Summit Cv
S 6550 E
Snow Basin Rd
S Sweetwater Rd
Smith Creek Subdivision
E Chaparral Rd
S Desperado
Snow Basin Rd
Trappers Loop Rd
167

Exhibit A

Smith Creek Subdivision

A part of Section 24, T6N R1E, Salt Lake Base & Meridian, U.S. Survey

Weber County, Utah

July 2025

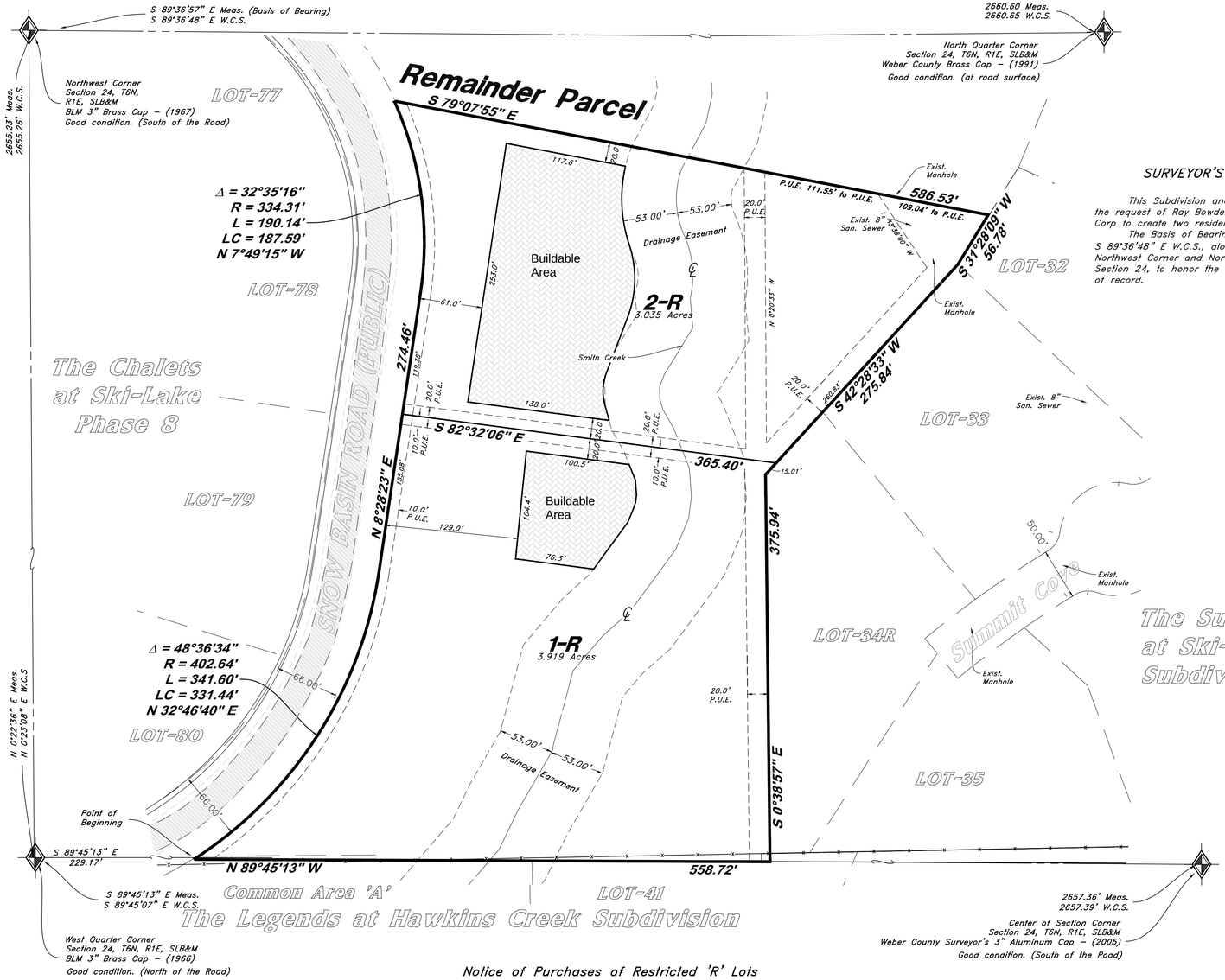
Scale: 1" = 60'

60 0 30 60 80 100 120

Graphic Scale



Vicinity Map
(Not to Scale)



Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Existing Asphalt
- Buildable Area
- Easement
- Centerline
- Property Boundary
- Lot Line
- Fence line
- OHP Overhead Power line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

SURVEYOR'S NARRATIVE

This Subdivision and Survey were done at the request of Ray Bowden of Mountain Sewer Corp to create two residential lots.

The Basis of Bearings for this Survey is S 89°36'48" E W.C.S., along a line between the Northwest Corner and North Quarter Corner of Section 24, to honor the surrounding subdivisions of record.

SURVEYOR'S CERTIFICATE

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this Plat of Smith Creek Subdivision, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this_____day of_____, 2025.

8707113
License No.

TENTATIVE FINAL
Ken B. Hawkes

DESCRIPTION

A part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U. S. Survey, Weber County, Utah.

Beginning at a point on the Southerly right-of-way line of Snow Basin Road as it exists at 33.00 foot half-width, located 229.17 feet South 89°45'13" East along the Quarter Section line from the West Quarter Corner of said Section 24; and running thence along said Southerly right-of-way line the following three (3) courses: (1) Northeasterly along the arc of a 402.64 foot radius curve to the left a distance of 341.60 feet (Center bears North 32°55'03" West, Central Angle equals 48°36'34" and Long Chord bears North 32°46'40" East 331.44 feet) to a point of tangency; (2) North 8°28'23" East 274.46 feet to a point of curvature; and (3) Northwesterly along the arc of a 334.31 foot radius curve to the left a distance of 190.14 feet (Central Angle equals 32°35'16" and Long Chord bears North 7°49'15" West 187.59 feet); thence South 79°07'55" East 586.53 feet to the West line of Lot 32, The Summit at Ski Lake No. 8 Subdivision; thence along the West line of said subdivision the following three (3) courses: (1) South 31°28'09" West 56.78 feet to the Southwest corner of said Lot 32; (2) South 42°28'33" West 275.84 feet to the Northwest corner of Lot 34R; and (3) South 0°38'57" East 375.94 feet to the Quarter Section line; thence North 89°45'13" West 558.72 feet to the Southerly right-of-way line of said Snow Basin Road and the point of beginning.

Contains: 302,906 Sq. Ft. Or 6.954 acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Smith Creek Subdivision and hereby dedicate to Weber County those certain strips designated as Public Utility Easements (P.U.E.) for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structured being erected within such easements.

Signed this_____day of_____, 2025.

Mountain Sewer Corporation

By: Ray Bowden
Its: _____

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this_____ day of_____ 2025 by Ray Bowden of Mountain Sewer Corp.

Residing At:_____

Commission Number:_____

Commission Expires:_____

A Notary Public commissioned in Utah

Print Name

Notice of Purchases of Restricted 'R' Lots

Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development Ordinance of Weber County. Approval of a Restricted Lot does not guarantee the lot as buildable. A Hillside Review as outlined in the Hillside Ordinance shall be done to determine if a lot is buildable.

WEBER COUNTY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Weber County City Attorney

Signed this_____day of_____, 2025.

Weber County Attorney

WEBER COUNTY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this_____day of_____, 2025.

Weber County Engineer

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this_____day of_____, 2025.

Weber County Surveyor

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission

Signed this_____day of_____, 2025.

Chair, Ogden Valley Township Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah

Signed this_____day of_____, 2025.

Chair, Weber County Commission

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

WEBER COUNTY RECORDER

BY:_____
DEPUTY

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

11N221-Plat (Mark).dwg

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Exhibit B

Preliminary Plat

Smith Creek Subdivision

A part of Section 24, T6N R1E, Salt Lake Base & Meridian, U.S. Survey

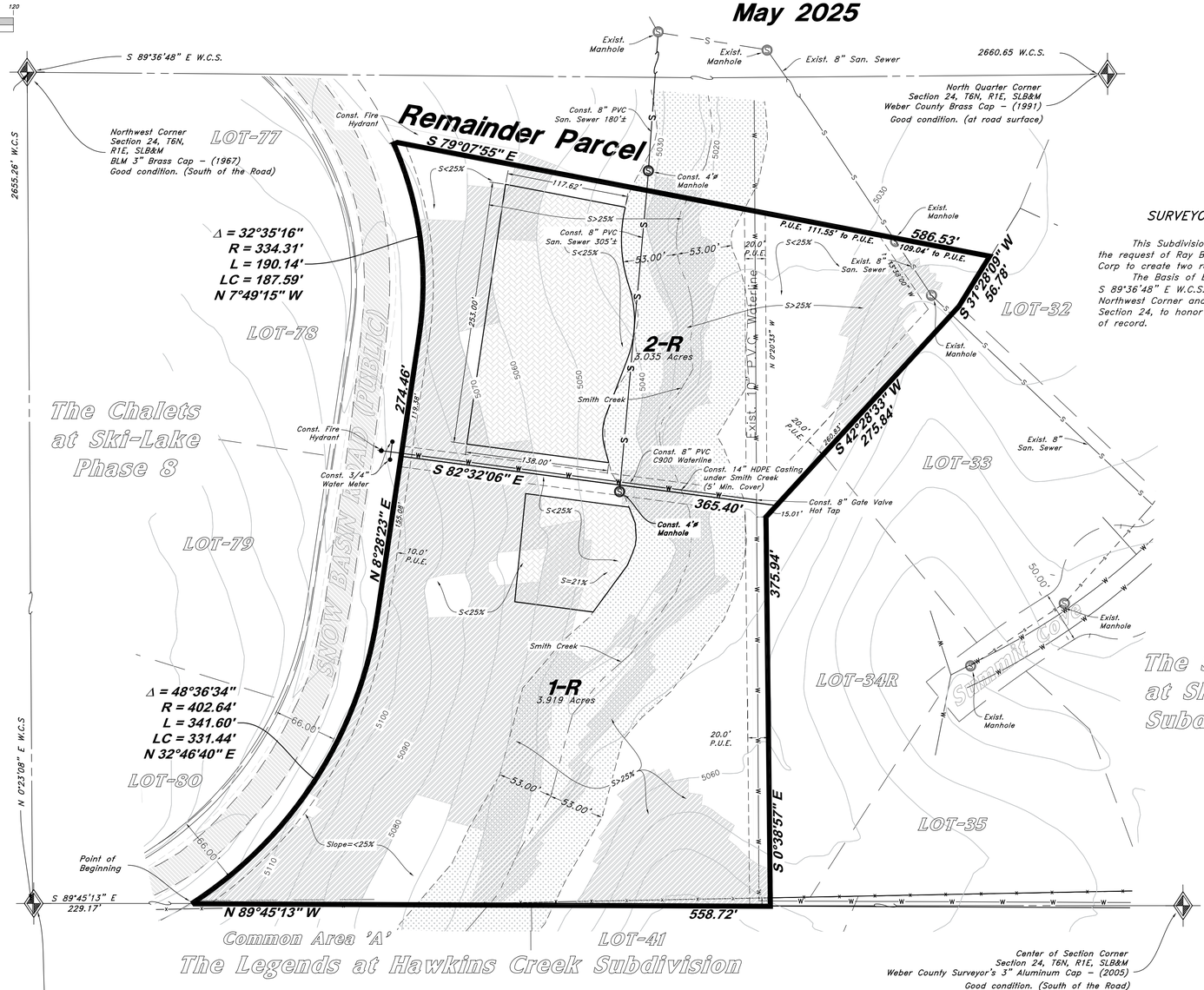
Weber County, Utah

May 2025

Scale: 1" = 60'

60 0 30 60 80 100 120

Graphic Scale





Vicinity Map
(Not to Scale)

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8707113
License No.

PRELIMINARY
Ken B. Hawkes

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Signed this_____day of_____, 2025.

Mountain Sewer Corporation

By: Ray Bowden
Its: _____

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this_____ day of_____ 2025 by Ray Bowden of Mountain Sewer Corp.

Residing At:_____

Commission Number:_____

Commission Expires:_____

A Notary Public commissioned in Utah

Print Name

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Dedicated Roadways
- Existing Building
- Easement
- Centerline
- Property Boundary
- Lot Line
- Fence line
- OHP Overhead Power line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

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Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development Ordinance of Weber County. Approval of a Restricted Lot does not guarantee the lot as buildable. A Hillside Review as outlined in the Hillside Ordinance shall be done to determine if a lot is buildable.

WEBER COUNTY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Weber County City Attorney

Signed this_____day of_____, 2025.

Weber County Attorney

WEBER COUNTY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this_____day of_____, 2025.

Weber County Engineer

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this_____day of_____, 2025.

Weber County Surveyor

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission

Signed this_____day of_____, 2025.

Chair, Ogden Valley Township Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah

Signed this_____day of_____, 2025.

Chair, Weber County Commission

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR _____

_____
WEBER COUNTY RECORDER

BY:_____
DEPUTY

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

11N221-Plat (Mark).dwg

Exhibit C

Lakeview Water Corp and Mountain Sewer Corp

P. O. Box 314

Huntsville, Utah 84317

(801) 745-2639

Weber County

RE: Sewer and Water services to Address(s):
Smith Creek Subdivision
1R + 2R

To whom it may concern,

This letter confirms that Lakeview Water and Mountain Sewer has determined it will provide culinary water and sewer services to the above referenced address(s).

Except for scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances, water and sewer services will be provided in accordance with applicable federal, state and local statutes, laws, rules, regulations, ordinances and standards.

Culinary water and Sewer services to the above lot(s) are subject to and contingent on the following:

1. Compliance with Lakeview Water and Mountain Sewer policies and procedures as those policies and procedures may change from time to time;

2. Natural fluctuations in water supplies;

3. Subsequent decisions and regulation by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency;

4. Payment of hook up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

As recipient of said service, you agree to the above terms and to the terms set forth in the Lakeview Water and Mountain Sewer policies and procedures as those policies may change from time to time. If you have any questions regarding the contents of this letter, please contact our office.

Lakeview Water and Mountain Sewer

Chad Kramer Date: 4-30-25

WEBER COUNTY

FINAL APPROVAL LETTER

Name: Ray Bowden

Address: Smith Creek Subdivision 1R & 2R

Permit #: _____

To: Contractor / Owner

This form must be filled out completely before final occupancy will be approved. When completed, this document needs to be given to the Weber County Building Inspection Department at the time of final inspection. The applicable agencies listed below must sign this document. By signing this document the agency has given their approval for occupancy to be issued by the Building Inspection Department. Please sign on the appropriate line indicating that all requirements have been completed.

Weber County Planning & Zoning: _____ Date: _____

Health Department: _____ Date: _____

Potable Water: Chad Kramer Date: 4-30-25

Weber Fire District: _____ Date: _____

Weber County Engineering: _____ Date: _____

Sewer / Septic: Chad Kramer Date: 4-30-25

Weber County Building Inspection Department

2380 Washington Blvd, Suite #270

(801) 399-8770

Exhibit D

CMT TECHNICAL SERVICES



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

GEOLOGIC HAZARDS AND GEOTECHNICAL ENGINEERING STUDY

Smith Creek Subdivision

Approximately 1250 South Snow Basin Road
Huntsville, Weber County, Utah
CMT PROJECT NO. 23423

FOR:

Mr. Ray Bowden
5396 East 3850 North
Eden, Utah 84310

February 6, 2025

February 6, 2025

Mr. Ray Bowden
5396 East 3850 North
Eden, Utah 84310

Subject: Geologic Hazards and Geotechnical Engineering and Study
Smith Creek Subdivision
Approximately 1250 South Snow Basin Road
Huntsville, Weber County, Utah
CMT Project Number 23392

Mr. Bowden:

Submitted herewith is the report of our geotechnical engineering and geologic hazards study for the proposed Smith Creek Subdivision in Huntsville, Utah. This report contains the results of our findings and an interpretation of the results with respect to the project characteristics available. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

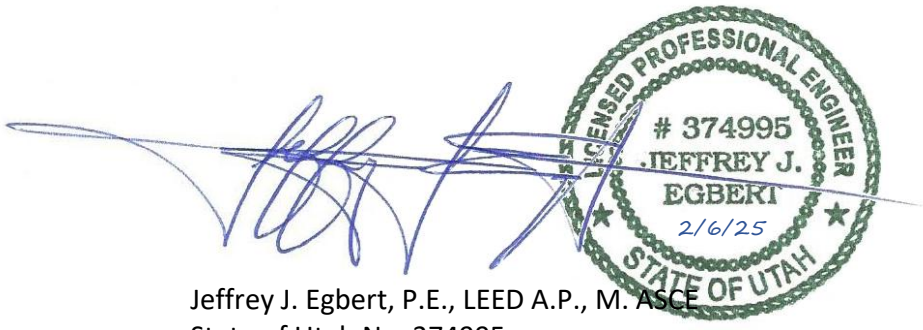
CMT Technical Services (CMT) personnel supervised the excavation of four (4) test pits extending to depths of approximately 8 feet below the existing ground surface. One (1) bore hole was also advanced to a depth of 10 feet below the ground surface where auger refusal occurred. Samples of the subsurface soils encountered in the explorations were collected during the field operations and subsequently transported to our laboratory for further observation and testing of select samples. Based on the findings of the subsurface explorations, conventional spread and continuous footings may be utilized to support the proposed residences, provided the recommendations in this report are followed. A detailed discussion of design and construction criteria is presented in this report. Geologic observations and data obtained from the explorations and field reconnaissance were used to evaluate potential geologic hazards at the site.

We appreciate the opportunity to work with you on this 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, Colorado, Idaho, Texas, and Arizona, 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





Mark C. Larsen, P.G.
State of Utah No. 5293214
Senior Geologist

Jeffrey J. Egbert, P.E., LEED A.P., M. ASCE
State of Utah No. 374995
Senior Geotechnical Engineer

CMT TECHNICAL SERVICES

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1.0 INTRODUCTION

1.1 General

CMT Technical Services (CMT) was retained to conduct a design level geotechnical engineering study, and a reconnaissance level geologic hazards study for the proposed Smith Creek Subdivision, which is in the Huntsville area of Weber County, Utah. The subject site is a 6.95-acre property that is presently undeveloped and proposed for subdivision into two single-family residential lots. The proposed subdivision site is located on the southern margin of Ogden Valley, south of Pineview Reservoir, as shown in ***Figure 1, Vicinity Map***, and more detailed coverage of the site location is shown in ***Figure 2, Site Plan*** and ***Figure 3, Aerial Photo***. Geological mapping of the site and vicinity is included in ***Figure 4, Geologic Map***, and slope-terrain information for the area is provided on ***Figure 5, LiDAR DEM*** and ***Figure 6, Slope Map***. The approximate locations of the test pits and boring completed for our subsurface evaluation are shown on ***Figure 7, Site Evaluation***.

1.2 Objectives and Scope

The objectives and scope of our study were planned in discussions between Mr. Bowden and Mr. Andrew Harris, P.E. of CMT. In general, the objectives of this study were to:

1. Provide a reconnaissance-level geologic hazard study as specified by Weber County Code, Section 108-22 Natural Hazard Areas guidelines and standards (Weber County, 2024). The reconnaissance level geological study was performed to assess whether all or parts of the site are exposed to the hazards that are included in the Weber County Code, Section 108-22 Natural Hazard Areas. These hazards include, but are not limited to: Surface-Fault Ruptures, Landslide, Tectonic Subsidence, Rock Fall, Debris Flows, Liquefaction Areas, Flood, or other Hazardous Areas.

2. Define and evaluate the subsurface soil and groundwater conditions across the site.

3. Perform engineering analysis, including slope stability analysis.

4. Provide appropriate foundation and earthwork recommendations as well as geoseismic information to be utilized in the development of the site and design and construction of the proposed residences.

To achieve these objectives our scope of work included the following tasks:

1. An office program including review of published geologic information consisting of geologic, topographic, and hazards maps, current and historic aerial photos, and lidar DEM imagery.

2. A geologic reconnaissance of the subject site and adjacent areas.

3. A field program consisting of the excavating, logging, and sampling of four (4) geologic test pits and the drilling/logging/sampling of one (1) hollow-stem-auger geotechnical bore hole.

4. A laboratory testing program of select samples of the subsurface soils collected in the explorations.

5. An office program consisting of the correlation of available data, engineering and geological analyses including slope stability analysis, and the preparation of this summary report.

1.3 Authorization

Authorization was provided by Mr. Bowden by returning a signed copy of our proposal dated October 10, 2024.

2.0 EXECUTIVE SUMMARY

The following is a brief summary of our findings and conclusions:

A plan of the proposed site subdivision provided to CMT delineates "buildable areas" on both proposed lots (see **Figure 2**). The results of our study indicate that the proposed residences within these buildable areas may be supported upon conventional spread and/or continuous wall foundations established on suitable, undisturbed natural soils, or upon a minimum 18 inches of granular structural replacement fill extending to suitable natural soils. For design, a net bearing pressure of 1,500 pounds per square foot may be utilized.

The most significant geotechnical/geological aspects of the site are:

1. The proposed development is located on an east-facing slope, up-slope and west of the Smith Creek drainage channel. The slope is underlain by east-dipping beds of the Norwood Formation which are overlain at the surface by a veneer of colluvium and alluvium.
2. Landslide and slump deposits are present on the southwest portion of the site, but do not encroach the proposed building areas on the central and northern portions of the site.
3. The proposed building areas at the site are not at risk from surface-fault-rupture hazards, liquefaction, tectonic subsidence, active alluvial-fan processes and debris flow hazards, flooding, rockfall, and snow avalanche.
4. Slope stability analysis performed for the slope in the proposed building areas at the site (**Section 7.0**), utilizing a geologic cross-section prepared by the project geologist (***Figure 15***), indicates stability of the slope in relation to the proposed development meet both static and seismic minimum factors of safety requirements, provided our recommendations are followed.

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

3.0 DESCRIPTION OF PROPOSED CONSTRUCTION

We anticipate the proposed residences will be constructed using conventional wood-framed construction supported on concrete spread footings with basements. Maximum continuous wall and column loads are anticipated to be 3,000 pounds per lineal foot and 40,000 pounds, respectively. If the structural loading 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.

Site development will require a moderate amount of earthwork in the form of site grading. We estimate in general that maximum cuts and fills, excluding basements which may require deeper cuts, to achieve design grades will be on the order of about 3.0 to 5.0 feet. Larger cuts and fills may be required in isolated areas. In general, the projected site grading activities are anticipated to consist primarily of cutting into the existing ground to construct the residences, with very little fill projected for the site. Final cuts and fills must be designed to maintain stability of the slopes on the site and not steepened (unbraced) greater than four horizontal to one vertical (4H:1V). Any planned retaining walls considered to be structural walls will need to be properly engineered.

4.0 FIELD EXPLORATIONS

The site subsurface soil conditions were explored by excavating four (4) test pits and advancing one (1) hollow-stem-auger bore hole on November 7, 2024, at the selected locations shown on ***Figure 7***. The test pits were excavated using a track-mounted mini-excavator and extended to depths of up to approximately 8 feet below the existing ground surface. The bore hole was drilled with a walk-behind, track-mounted drill rig and advanced to a depth of 10 feet where equipment refusal was encountered. During the excavating and drilling operations, continuous logs of the subsurface conditions encountered were maintained

In the test pits, representative samples of the subsurface soils exposed were collected by obtaining disturbed "grab" samples.

Samples of the subsurface soils encountered in the bore hole were collected at varying depths through the hollow stem drill augers. Relatively undisturbed samples were obtained by driving a split-spoon sampler with 2.5-inch outside diameter rings/liners into the undisturbed soils below the drill augers. Disturbed samples were collected utilizing a standard split spoon sampler that was driven 18 inches into the soils below the drill augers using a 140-pound hammer free-falling a distance of 30 inches. The number of hammer blows needed for each 6-inch interval was recorded. The sum of the hammer blows for the final 12 inches of penetration is known as a standard penetration test and this ‘blow count’ was recorded on the bore hole logs. Where more than 50 blows occurred before the 6-inch interval was achieved, the sampling was terminated and the number of blows and inches penetrated by the sampler were recorded. The blow count provides an approximation of the relative density of granular soils, but only a limited indication of the relative consistency of silt/clay soils because the consistency of these soils is significantly influenced by the moisture content.

The collected samples were sealed in plastic bags or containers prior to transport to the laboratory.

The soils exposed in the test pits and the samples retrieved from the bore hole were classified in the field based upon visual and textural examination in general accordance with ASTM[1] D-2488. These field classifications have been supplemented by subsequent inspection and testing in our laboratory. The subsurface conditions encountered in the field explorations are discussed below in **Section 5.4, Subsurface Soil Conditions**, and are presented graphically on ***Figures 8 through 11, Geologic Test Pit Logs*** and ***Figure 12, Log of Boring***. Sampling information and other pertinent data and observations are also included on the logs. In addition, a Key to Symbols defining the terms and symbols used on the bore hole is provided as ***Figure 13, Key to Symbols***.

Following completion of excavating, drilling, and logging, the bore hole was backfilled with auger cuttings and each test pit was backfilled with the excavated soils. The backfill was not placed in uniform lifts and compacted to a specific density and therefore must be considered as non-engineered. Settlement of the backfill with time is likely to occur.

5.0 ENGINEERING GEOLOGY

5.1 General Geology

The site is in the foothills on the southern margin of Ogden Valley, which is a northwest trending fault bounded graben structure, with the Wasatch Range comprising the western flank of the valley and the Bear River Range the eastern flank (Avery, 1994). Topographically the site is located on the valley margin in the foothills of Mount Ogden of the Wasatch Range. The elevation of the site ranges between approximately 5,020 feet at the Smith Creek Channel on the northern site boundary to about 5,140 feet at the southwest corner of the site. The site is located on an east-facing slope, west of Smith Creek, which crosses the site in a general south to north orientation.

The Wasatch fault, approximately 6.9 miles west of the site, generally marks the western base of the Wasatch Range and provides the basis of division between the Middle Rocky Mountain Physiographic Province on the east and the Basin and Range Physiographic Province on the west. The Basin and Range Physiographic Province is characterized by approximately north-south trending valleys and mountain ranges that have been formed by extensional tectonics and displacement along normal faults, extending from the Wasatch Range on the east to the Sierra Nevada Range on the west. The Middle Rocky Mountain province covers parts of Utah, Colorado, Wyoming, Idaho, and Montana. The geology of the province is an assemblage of sedimentary, igneous, and metamorphic rocks that have been folded, faulted, and uplifted. Mountain building (tectonic) activity commenced about 30 million years ago (Cretaceous time) and continues to the present. The province is characterized by mountainous terrain with deep canyons and broad intervening basins, with temperate semi-arid to mesic climatic conditions (Hunt, 1967).

The site is located within a setting of complex geological conditions wherein Pre-Cambrian and Paleozoic rocks were locally thrusted over the same during a series of eastward thrust extensions, the last of which is named the Willard Thrust sheet, which is believed to have moved onto the vicinity during the Cretaceous Sevier orogeny, and occurred approximately 140 million years ago (ma). Locally constrained within the

[1] American Society for Testing and Materials

valley are mid Tertiary units of the Norwood Formation that ramp along the base of the mountains to the east and west of the valley. The Norwood Formation is described as "light-gray to light brown, altered tuff (claystone), tuffaceous siltstone, sandstone, and conglomerate" derived from volcanic ash deposition (Coogan and King, 2016). The claystone, siltstone and sandstone occurrences of the formation are primarily a result of lacustrine (lake processes) redeposition of the volcanic ash.

The exposure of the present surficial geology of the site vicinity is the result of the uplift and exposure of older, Cambrian and pre-Cambrian rocks which form the crest of Mount Ogden (9,579 feet) southwest of the valley and James Peak on the east-northeast. This exposure was the result of movement along locally high-angle faults (i.e., the Wasatch fault) during late Tertiary and Quaternary time (Bryant, 1988). The present topography was finally shaped by Quaternary stream deposition and planation by Smith Creek, and similar valley-margin drainages, which have deposited range-margin coarse alluvium that has been modified by late-Pleistocene lacustrine processes (Lake Bonneville). The current geological mapping drawn from King and others (2008) of the site vicinity is shown in ***Figure 4***.

5.2 Site Surface Conditions

The site conditions and site geology were interpreted through an integrated compilation of data, including a review of literature and mapping from previous studies conducted in the area (Bryant, 1988; King and others, 2008; King and McDonald, 2014; and Coogan and King, 2016); photogeologic analyses of 2012 and 2021 orthoimagery shown in ***Figure 3***; historic stereoscopic imagery flown in 1963 (Utah Geological Survey, 2025); Analyses of elevation and LiDAR terrain data as shown in ***Figures 5 and 6***; field reconnaissance of the general site area; and the interpretation of the test pit exposures made on the site as part of our field program. Seismic hazards information was developed from United States Geologic Survey (USGS) databases.

The topography of the site vicinity consists of gentle to moderately steep valley-margin foothill and drainage slopes. Vegetation at the site is generally dense brush and trees with interspersed grasses and weeds. Slope gradients of the east-facing slope west of Smith Creek developed from our LiDAR analysis and site observations were found to range between approximately 20% and 25% as shown in ***Figure 6***. Smith Creek, flowing down-slope to the north, has incised a channel at the base of the slope that extends up to approximately 10 to 15 feet below the adjacent banks.

5.3 Surficial Geology

The surficial geology of the site is presented in ***Figure 4*** of this report and has been taken from mapping prepared by King and others (2008). A summary of the mapping units identified at and near the subject lot are paraphrased below in relative age sequence (youngest (top) to oldest):

Qh – Human disturbance (Historical) - Obscures original deposits by cover or removal; mostly fill along railroad and highway grades, and some large gravel pits that predate 1986 aerial photographs.

Qms and **Qmsy** – Landslide and slump deposits (Holocene and Pleistocene) - Poorly sorted clay-to boulder-sized material; locally includes flow deposits; generally characterized by hummocky topography, main and internal scarps, and chaotic bedding in displaced blocks; composition depends on local sources; morphology becomes more subdued with time and amount of water in deposits; Qms may be in contact with Qms when two different slide/slumps abut; locally, unit involved in slide/slump is shown in parentheses where a nearly intact block is visible; Qms and Qmso queried (?) where bedrock block may be in place; thickness highly variable, boreholes in Rogers (1986) show thicknesses of about 20 to 30 feet (6-9 m) on small slides/flows.

Qms without a suffix is mapped where the age is uncertain (though likely Holocene and/or upper Pleistocene), where portions of slide/slump complexes have different ages but cannot be shown separately at map scale, or where boundaries between slides/slumps of different ages are not distinct. Estimated time of emplacement indicated by relativeage number and letter suffixes with: 1 - likely emplaced in the last 80 to 150 years, mostly historical; y - post- Lake Bonneville in age and mostly pre-historic…

Qac – Alluvium and colluvium (Holocene and Pleistocene) - Includes stream and fan alluvium, colluvium, and, locally, mass-movement deposits; 0 to 20 feet (0-6 m) thick.

Qc - Colluvium (Holocene and Pleistocene) - Includes materials moved by slopewash and soil creep; composition depends on local sources; generally 6 to 20 feet (2-6 m) thick; not mapped where less than 6 feet (2 m) thick.

Qmc – Landslide and slump, and colluvial deposits, undivided (Holocene and Pleistocene) - Mapped where landslides and slumps are difficult to distinguish from colluvium (slopewash and soil creep) and where mapping separate, small, intermingled areas of slides and slumps, and colluvial deposits is not possible at map scale; locally includes talus and debris flows; typically mapped where landslides and slumps are thin (“shallow”); also mapped where the blocky or rumpled morphology that is characteristic of landslides and slumps has been diminished (“smoothed”) by slopewash and soil creep; composition depends on local sources; 0 to 40 feet (0-12 m) thick. These deposits are as unstable as other landslides and slumps units (Qms).

Ql - Lake Bonneville deposits, undivided (upper Pleistocene) - Silt, clay, sand, and cobbly gravel; mapped where grain size is mixed or surface weathering obscures grain size and deposits are not exposed in scarps and construction cuts; thickness uncertain.

Tn - Norwood Formation (lower Oligocene and upper Eocene) - Typically light-gray to lightbrown, altered tuff (claystone), tuffaceous siltstone, sandstone, and conglomerate; locally colored light shades of red and green; variable calcareous cement and zeolitization, that is less common to south of Snow Basin quadrangle; zeolite marker beds mapped as an aid to recognizing geologic structure; locally includes landslides and slumps that are too small to show at map scale.

Much of the subject site, and particularly the designated buildable areas, are located upon east-dipping Norwood formation beds (Unit Tn) overlain at the surface by a veneer of colluvium (Unit Qc) deposited

primarily by slope wash processes. King and others (2008) also mapped landslide and slump deposits (Units Qmsy, Qms, and Qmc, **Figure 4**) on portions of the east-facing slope at and adjacent to the site.

5.4 Subsurface Soil Conditions

The soils exposed in the test pits excavated at the site were generally consistent between the pit locations and consisted of between approximately 2.5 to 4 feet of colluvium (Unit 1, ***Figures 8 to 11***) comprised of Lean to Fat CLAY (CL to CH) with varying amounts of gravel. The colluvium overlies deposits of the Norwood Formation (Unit 2, ***Figures 8 to 11***) consisting of beds of Lean CLAY (CL), Fat CLAY (CH), sandstone, and welded volcanic ash. The surficial colluvial deposits are interpreted to have been deposited primarily by slope wash processes. A pedogenic soil A horizon (Unit 1sA, ***Figures 8 to 11***) has formed on the surface of the slope within the colluvium. Equipment refusal due to very hard/stiff soil or rock conditions was encountered in each of the test pits at the depth each pit was terminated. Detailed descriptions of the subsurface soil conditions exposed in the test pits are provided in ***Figures 8 through 11***.

The orientation of bedding within the Norwood Formation exposed and measured in test pits TP-1, TP-2, and TP-4 displayed strikes between N 03° E and N 05° W and dips between 7° and 17° east, with an average dip of 11° east.

The bore hole completed at the site encountered layered Sandy Lean CLAY (CL) at the surface interpreted to be colluvium as previously discussed. The colluvium was found to be underlain by beds of Gravelly Clayey SAND (SC), Fat CLAY (CH), and Lean CLAY (CL) interpreted to be beds of the Norwood Formation. Detailed descriptions of the subsurface soils encountered in the bore hole are included in ***Figure 12***. Equipment refusal was encountered at approximately 10 feet below the surface in the bore hole where a hard/dense layer was encountered.

Groundwater was not encountered in the test pits or bore hole at the time of our field program. No springs or seeps were observed on the east-facing slope at the site. Future seasonal and longer-term groundwater fluctuations should be anticipated for the site, with the highest seasonal levels generally occurring during the late spring and summer months. Numerous other factors such as heavy precipitation, rapid snow-melt, and other unforeseen factors, may also influence ground water elevations at the site. Groundwater is not anticipated to be encountered during construction.

5.5 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, caution should be taken in interpolating or extrapolating subsurface conditions beyond the exploratory locations. Seasonal fluctuations in ground water conditions may also occur.

In addition, once the subsurface explorations were completed, the bore hole was backfilled with auger cuttings and the test pits were backfilled with the excavated soils, but no effort was made to compact these

soils. Test pit backfill soils must be considered non-engineered fill. Settlement of the backfill in the test pits over time should be anticipated and caution should be exercised when constructing over these locations.

5.6 Seismic Setting

5.6.1 General

Utah has adopted the IBC 2021 code 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 2021 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE[2] 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.

5.6.2 Active Earthquake Faults

Based upon our review of available maps and literature, no active faults are known to pass through or immediately adjacent to the subject site. The nearest active (Holocene) earthquake fault to the site is the Weber segment of the Wasatch fault zone (UT2351E) which is located 6.9 miles west of the site (Black and others, 2004). Accordingly, fault-rupture-hazards are not considered present at or adjacent to the site.

5.6.3 Soil Site Class

Considering our explorations only extended to maximum depths of approximately 8 to 10 feet where very hard/dense conditions were encountered, and projecting that these dense conditions extend to at least 100 feet below the existing ground surface, it is our opinion that site best fits Site Class C – Very Dense Soil and Soft Rock profile, which we recommend for seismic structural design.

The Seismic Design Categories in the International Residential Code (IRC 2021 Table R301.2.2.1.1) are based upon the Site Class as addressed in the previous section. For Site Class C at site grid coordinates of 41.2435 degrees north latitude and -111.7946 degrees west longitude, $\mathbf{S_{DS}}$ is 0.507 and the **Seismic Design Category** is D_0.

5.6.4 Liquefaction

In conjunction with the ground shaking potential of large magnitude seismic events, certain soil units may also possess a potential for liquefaction during a large magnitude event. Liquefaction is a phenomenon whereby loose, saturated, granular soil units lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlements of overlying layers after an earthquake as excess pore water pressures are dissipated. Horizontally continuous liquefied layers may also have a potential to spread laterally where sufficient slope or free-face conditions exist. The

[2] American Society of Civil Engineers

primary factors affecting liquefaction potential of a soil deposit are: (1) magnitude and duration of seismic ground motions; (2) soil type and consistency; and (3) occurrence and depth to groundwater.

Liquefaction potential hazards have not been studied or mapped for the Ogden Valley area, as has occurred in other parts of northern Utah (Anderson and others 1994). Liquefaction commonly occurs in saturated non-cohesive soils such as stream alluvium, which conditions are not found below the slope where structures are planned at the site. Consequently, the conditions susceptible to liquefaction do not appear to be present at the site within the depths penetrated.

Based on the lack of groundwater and the predominantly clayey soils encountered, liquefaction of the natural soils encountered within the maximum depth explored, approximately 10 feet, are not susceptible to liquefaction.

5.6.5 Tectonic Subsidence

Tectonic subsidence is surface tilting subsidence that occurs along the boundaries of normal faults in response to surface-faulting earthquakes (Keaton, 1986). Because the site is not located in proximity to active earthquake faults, tectonic subsidence hazards are not considered a risk to the site.

5.7 Landslide and Slump Deposits

King and others (2008) mapped landside and slump deposits on the slope on and adjacent to the subject site (Units Qmsy, Qms, and Qmc, ***Figure 4***). Based on our surface and subsurface observations, these deposits and associated landslide processes have not impacted the proposed and delineated buildable areas on the lots. No surficial or subsurface evidence of past or ongoing slope movement (e.g. hummocky and stair-step terrain, grabens, head-scarps, pressure ridges, displaced landforms, lobate deposits, convex/concave surface morphology, disturbed or deformed bedding, zones of shearing in subsurface deposits, etc.) was observed in the proposed building areas. No evidence of landslide deposits (Unit Qms, Figure 4) mapped by King and others (2008) on the northwest portion of the site was observed at the surface or in the subsurface.

Landslide and slump deposits (Units Qmsy and Qmc, ***Figure 4***) mapped by King and others (2008) on the southwest portion of the site were not investigated by our subsurface explorations. Visual inspection of the slope surface on this portion of the site was found to be inconclusive due to dense vegetation cover on the slope. The lidar DEM analysis presented in ***Figure 5***, as well as our stereoscopic analysis of the 1963 aerial photos (UGS, 2025), revealed the presence of hummocky terrain and a possible subdued head scarp that are indicative of past slope movement on this portion of the site. Based on our observations and analysis, this slope movement has not impacted the proposed and delineated building areas at the site.

Based on the findings of this study, and in conjunction with the geologic mapping completed by King and others (2008), a site geologic map was produced and is included as ***Figure 14, Site Geologic Map***. No structures designed for human occupancy or critical infrastructure should be sited on the southwest portion of the subject site, where units Qmc and Qmsy are mapped, without additional investigation.

A geologic cross-section was completed along line A-A' shown in ***Figures 7 and 14***. The geologic cross-section is included as ***Figure 15, Geologic Cross-Section A-A'***, and was used by the project geotechnical engineer to model and assess the stability of the slope at the proposed building locations at the site. The stability analysis (**Section 7.0**) of the slope indicates that the existing slope in its present configuration has factors of safety against instability typically considered acceptable for both static and seismic conditions, provided our recommendations are followed. We conclude the proposed building areas at the subject site are not at risk from landslide hazards.

5.8 Sloping Surfaces

The surface slopes of the site vicinity developed from our LiDAR analysis and on-site observations and measurements are shown on ***Figure 6***. The slope of the site was found to range between approximately 20% and 25%. The limiting steep slope gradients for development considerations according to the Weber County Code is 25-percent (Weber County Code, 2023).

5.9 Alluvial Fan - Debris Flow Processes

The subject site is not mapped (King and others, 2008) on or adjacent to any alluvial-fans and no evidence of active alluvial-fan or debris flow deposits or processes (e.g. flow levees, lobate deposits, convex surface morphology, mud coatings on boulders and vegetation, damage to vegetation, etc.) was observed on the surface or in the subsurface of the subject lot. The nearest deposits associated with potential debris flow origin and activity are mapped as Units Qla and Qap (King and others, 2008) approximately 1,300 feet to the north of the site.

Additionally, a 20+ foot high berm has been placed across Smith Creek as part of the construction of Chaparral Road up-stream of the subject site. A culvert in the berm allows ephemeral[3] stream flow in the Smith Creek drainage channel to pass below the road, however, the berm would act as a barrier to debris flows in the drainage.

Based on the referenced geologic mapping and our site observations, the proposed and delineated building areas at the subject site are not at risk from debris flow or other active alluvial-fan processes.

5.10 Flooding Hazards

Mapping by Federal Emergency Management Agency (FEMA, 2015) indicates the subject site is not within or adjacent to any FEMA designated flood hazard zones.

Local sheet flow, slope wash, and seasonally perched soil water typical of sloping areas should be anticipated for the site, and site improvements.

[3] Ephemeral Stream: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. U.S. EPA: https://www.epa.gov/sites/default/files/2016-02/documents/realestate_glossary.pdf

8.0 SITE PREPARATION AND GRADING

8.1 Site Preparation

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes vegetation, topsoil, loose and disturbed soils, etc. Based upon the conditions observed at the time of our subsurface exploration, there is topsoil on the surface as well as fill soils near the road, likely derived from the road, cut, which should be expected to vary in depth and lateral extent.

When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color.

Existing fill from the road cut, regardless of the length of time the fill has been in place, should be considered undocumented/non-engineered fill. All undocumented fill shall be removed from beneath structures, but may remain beneath exterior flatwork and pavements, provided they are properly prepared and the owner understands that these soils still have the potential to consolidate/settle over time and additional maintenance of surfaces constructed over them may be required. Outside of building footprints, proper preparation of undocumented fill and disturbed soils shall consist of removing the upper 12 inches, scarifying the exposed surface to a minimum depth of 8 inches, moisture conditioning, and recompacting the soils in place to the requirements specified in section **8.5 Fill Placement and Compaction**. The removed 12 inches, if free of debris, organics, or other deleterious materials, may then be replaced in similarly compacted lifts. In driveway areas CMT recommends the subgrade 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 structural fill.

Following clearing, grubbing, and prior to other subgrade preparation, the exposed soils should be observed by a CMT geotechnical engineer to assess that suitable soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, or pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 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.

8.2 Temporary Excavations

Excavations deeper than 8 feet are not anticipated at the site. Groundwater was not encountered within the depths explored, about 10 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 clay. 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).

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.

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.

8.3 Structural Fill Material

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. 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
Structural Fill	Placed below structures, flatwork and pavement. Imported structural fill should consist of well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, less than 25 percent passing the No. 200 sieve and a maximum Plasticity Index of 10 percent.
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, and a maximum 40% passing No. 200 sieve.
Non-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.
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5- to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see **Section 7.6**).

On-site gravel soils may be suitable for use as structural fill, if found to meet the specifications in the table above. These soils may also be utilized as site grading fill.

On-site clay soils are not suitable for structural fill or site grading fill below exterior flatwork or pavements, but may be utilized as fill in landscape areas.

8.4 Utility Trenches

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, driveways, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proofrolled and/or properly recompacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction.

In private utility areas, natural soils may be re-utilized as trench backfill over the bedding layer provided that they are properly moisture prepared and compacted to the minimum requirements stated in section **8.5 Fill Placement and Compaction** below.

8.5 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 AASHTO[5] 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 structural fill and site grading fill)	0 to 5 5 to 8	95 98
Site grading fill outside area defined above	0 to 5 5 to 8	92 95
Utility trenches within structural areas	--	96
Roadbase and subbase below pavements	-	96
Non-structural fill	0 to 5 5 to 8	90 92

[5] American Association of State Highway and Transportation Officials

Structural fills greater than 8 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for 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.

Field density tests should be performed on each lift as necessary to verify that compaction is being achieved.

8.6 Stabilization

The natural clay soils at this site will likely be susceptible to rutting and pumping. The likelihood of disturbance or rutting and/or pumping of the existing natural soils is a function of the moisture content, the load applied to the surface, as well as the frequency of the load. Consequently, rutting and pumping can be reduced by avoiding concentrated traffic, reducing the load applied to the surface by using lighter equipment and/or partial loads, by working in drier times of the year, or by providing a working surface for the equipment. Rubber-tired equipment particularly, because of high pressures, promotes instability in moist/wet, soft soils.

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. 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.

9.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed based on the previously described project characteristics, the subsurface conditions observed in the field, the laboratory test data, as well as common engineering practice.

9.1 Foundation Recommendations

Based on our geotechnical engineering analyses, proposed residences may be supported upon conventional spread and/or continuous wall foundations established upon suitable, undisturbed soil or 12 inches of granular structural replacement fill extending to suitable natural soils utilizing a design, net bearing pressure of up to 1,500 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 36 inches below final grade.
2. Interior footings not subject to frost should be placed at least 12 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.

9.2 Installation

Under no circumstances shall the footings be established upon non-engineered fills, loose or disturbed soils, topsoil, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with compacted structural fill.

The base of footing excavations should be observed by a CMT geotechnical engineer to assess that suitable bearing soils have been exposed.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 8.0** 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 structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

If the granular structural fill upon which the footings are to be established becomes disturbed, it shall be recompacted to the requirements for structural fill or be removed and replaced with new structural fill.

9.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that settlement of footings founded as recommended above will be approximately 1 inch or less.

9.4 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 should be utilized for natural gravel soils or structural fill. Passive resistance provided by properly placed and compacted

granular structural fill above the water table may be considered equivalent to a fluid with a density of 350 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the passive component of the total is divided by 1.5.

10.0 LATERAL EARTH PRESSURES

We anticipate that below-grade walls up to 8 feet high might be constructed at this site. The lateral earth pressure values given below are for a backfill material that will consist of drained natural soils 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. For subgrade walls less than 12 feet high, employing a seismic at-rest lateral earth pressure for design is not needed.

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)	40	15
At-Rest Pressure (wall is not allowed to yield)	60	N/A
Passive Pressure (wall moves into the soil)	350	85

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

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

11.0 FLOOR SLABS

Properly engineered floor slabs should be established upon a minimum of 12 inches of structural fill extending to suitable natural soils. 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. Floor slabs should be properly designed by a structural engineer to accommodate anticipated loads.

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 structural engineer. Design provisions should address the following features:

1. Adequate reinforcement for the anticipated floor loads;
2. Using smooth bar reinforcement for load transfer through interior floor joints;
3. Portland cement concrete mix design selection to minimize shrinkage concerns;
4. Joint layout and spacing in accordance with ACI[6] or other local standards recommendations; and
5. Properly isolate floor slabs from foundations and other structural elements per recommendations provided by ACI 302 (Guide to Concrete Floor and Slab Construction).

For exterior concrete slabs on grade and driveways overlying clay soils, we recommend a minimum 8 inches of roadbase be installed directly below the exterior slab on grade.

12.0 DRAINAGE RECOMMENDATIONS

12.1 Surface Drainage

It is important to the long-term performance of foundations and floor slabs that water is not 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. Where possible we recommend a minimum slope of 6 inches in the first 10 feet away from 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. CMT recommends landscaping that does not require supplemental irrigation beyond establishment. If used, sprinklers should be aimed away from the foundation walls. Sprinkling systems should be designed with proper drainage, well-maintained, and checked for leaks frequently. Overwatering should be avoided.

5. Other precautions may become evident during construction.

[6] American Concrete Institute

12.2 Subdrains

12.2.1 General

Due to the potential for random perched groundwater conditions within the predominantly clay soils sequence it is recommended that a foundation drain be installed around residences.

12.2.2 Foundation Subdrains

Foundation subdrains should consist of a 4-inch diameter perforated or slotted plastic or PVC pipe enclosed in clean gravel comprised of three-quarter- to one-inch minus gap graded gravel and/or "pea" gravel. The invert of a subdrain should be at least 18 inches below the top of the lowest adjacent habitable floor slab. The gravel portion of the drain should extend 2 inches laterally and below the perforated pipe and at least 1 foot above the top of the lowest adjacent floor slab. The gravel zone must be installed immediately adjacent to the perimeter footings and the foundation walls. To reduce the possibility of plugging, the gravel must be wrapped with a geotextile, such as Mirafi 140N or equivalent.

Above the foundation subdrain, a minimum 12-inch-wide zone of "free-draining" clean sand or gravel (chimney) should be placed adjacent to the foundation walls and extend to within 2 feet of final grade. The sand/gravel fill must be separated from adjacent native or backfill soils with a geotextile fabric (Mirafi 140N or equivalent). The upper 2 feet of soils should consist of a compacted clayey soil cap to reduce surface water infiltration into the drain. As an alternative to the zone of permeable sand or gravel, a prefabricated "drainage board," such as Miradrain or equivalent, may be placed against the exterior below-grade walls. Prior to the installation of the footing subdrain, the below-grade walls should be dampproofed. The slope of the subdrain should be at least 0.3 percent. The foundation subdrains shall be discharged to a down-gradient location well away from the homes.

13.0 QUALITY CONTROL

It is recommended that CMT be retained to as part of a comprehensive quality control testing and observation program to help facilitate implementation of our recommendations and to address any subsurface conditions encountered which vary from those described in this report saving both time and expense. Without such a program CMT cannot be responsible for application of our recommendations to subsurface conditions which may vary from those described herein. This may include but not necessarily be limited to the following:

13.1 Field Observations

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

13.2 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 granular 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 achieved.

14.0 LIMITATIONS

The recommendations provided herein were developed from the geologic reconnaissance and by evaluating the information obtained from the test pits, bore hole, and site exploration. The exploration data reflects the subsurface conditions only at the specific locations at the particular time designated on the test pit 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.

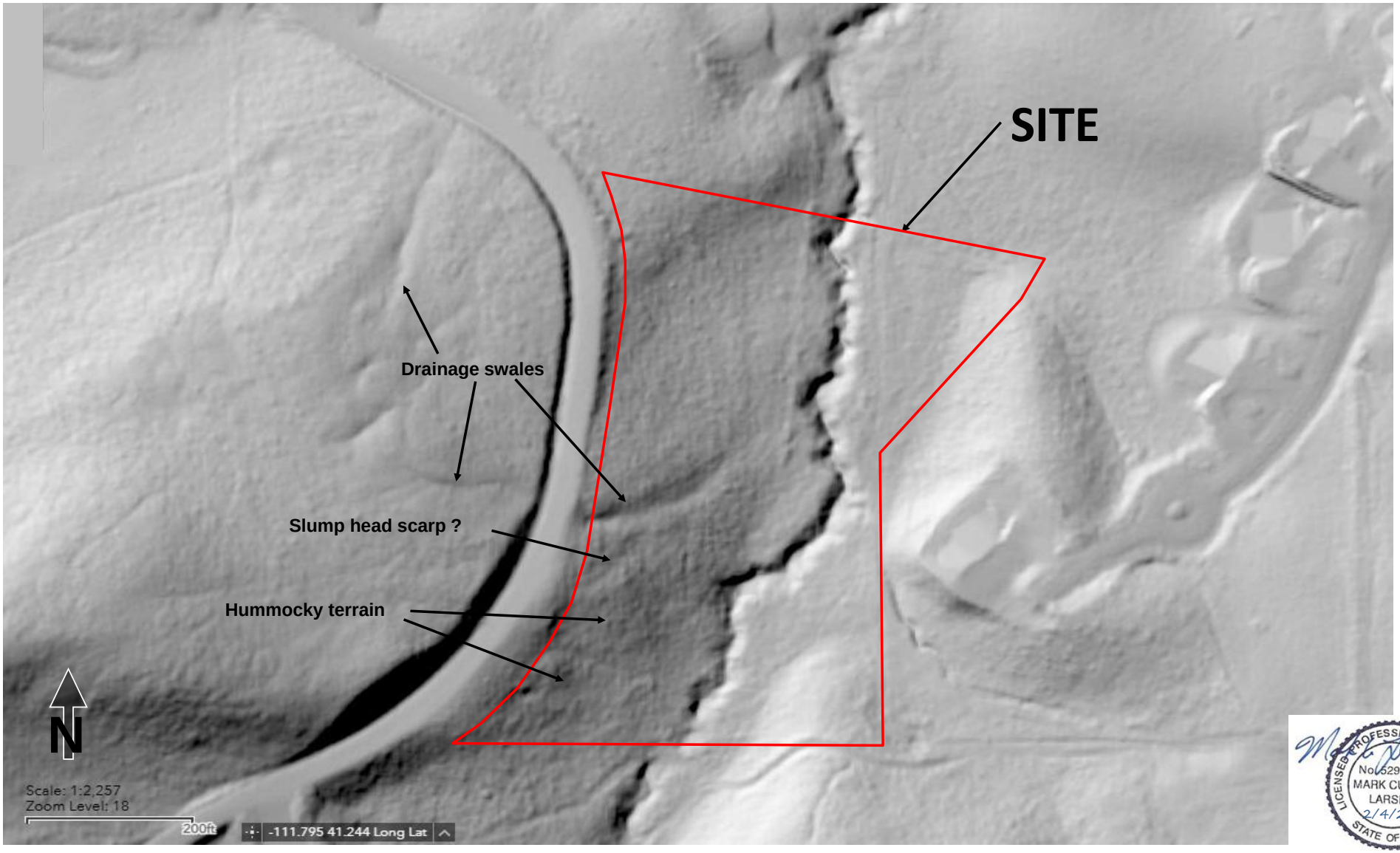
We appreciate the opportunity to be of service to you on this project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With offices throughout Utah, as well as in Idaho, Arizona, Colorado, 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. To schedule materials testing please call 801-908-5859.

15.0 REFERENCES

Anderson, L.R., Keaton, J.R., and Bay, J.A., 1994, Liquefaction potential map for the northern Wasatch Front, Utah, complete technical report: Utah Geological Survey Contract Report 94-6, 150 p., 6 plates, scale 1:48,000.

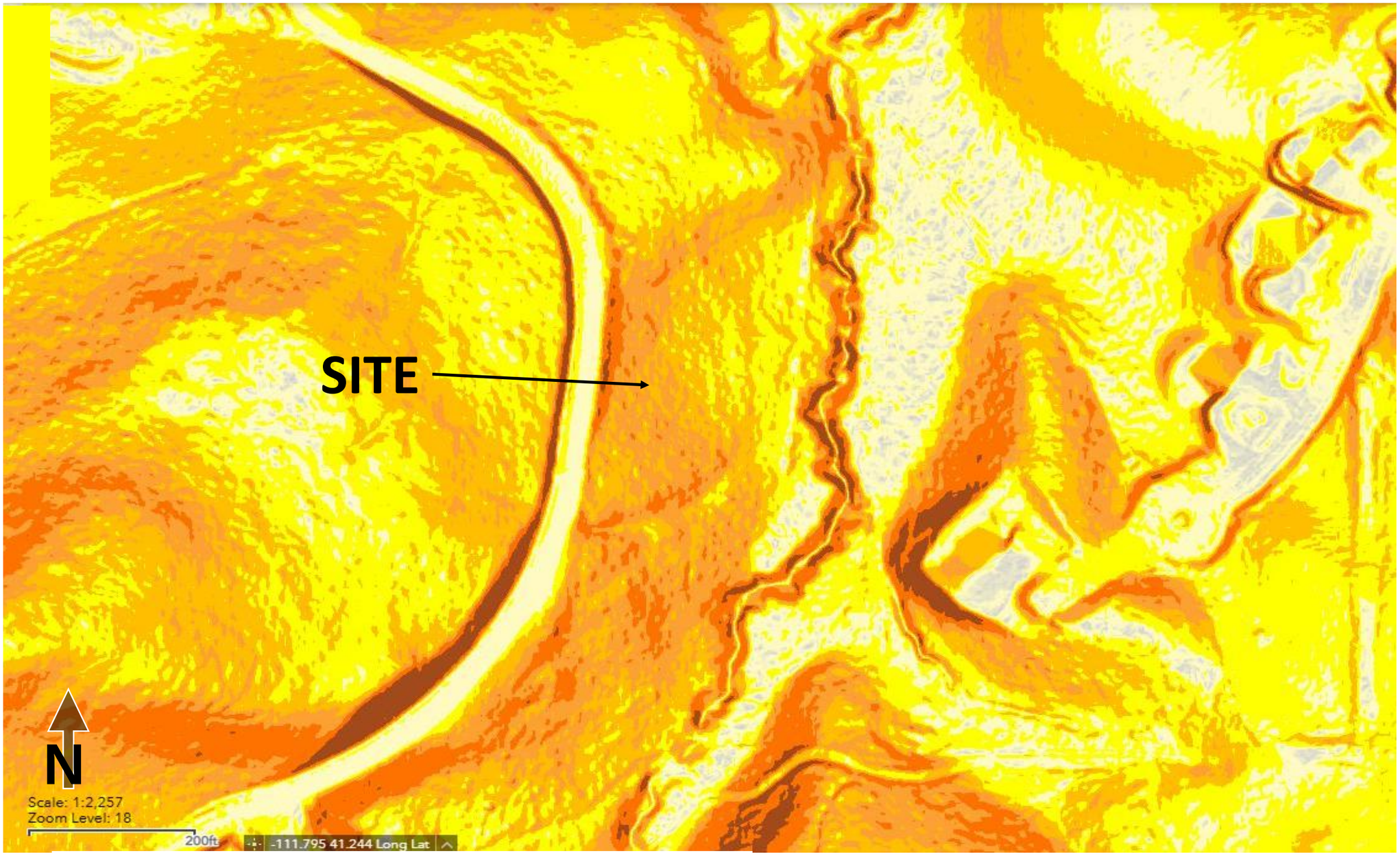
Arabasz, W.J., Pechmann, J.C., and Brown, E.D., 1992, Observational seismology and the evaluation of earthquake hazards and risk in the Wasatch Front area, Utah, in Gori, P.L., and Hays, W.W., eds., Assessment of regional earthquake hazards and risk along the Wasatch Front, Utah: U.S. Geological Survey Professional Paper 1500-D, 36 p.

Avery, C., 1994, Ground-water hydrology of Ogden Valley and surrounding area, eastern Weber County, Utah, and simulation of ground-water floor in the valley-fill aquifer system; Utah Department of Natural Resources, Technical Publication no. 99, 84 p.



Lidar Data: USGS, 1-Meter, 4/7/2020 Image From: https://apps.nationalmap.gov/viewer/

CMT TECHNICAL SERVICES	**Smith Creek Subdivision** Approx. 1250 S. Snow Basin Rd., Huntsville, UT	**Lidar DEM**	Date:	4-Feb-2025	Figure: 5
			CMT No.:	23423	

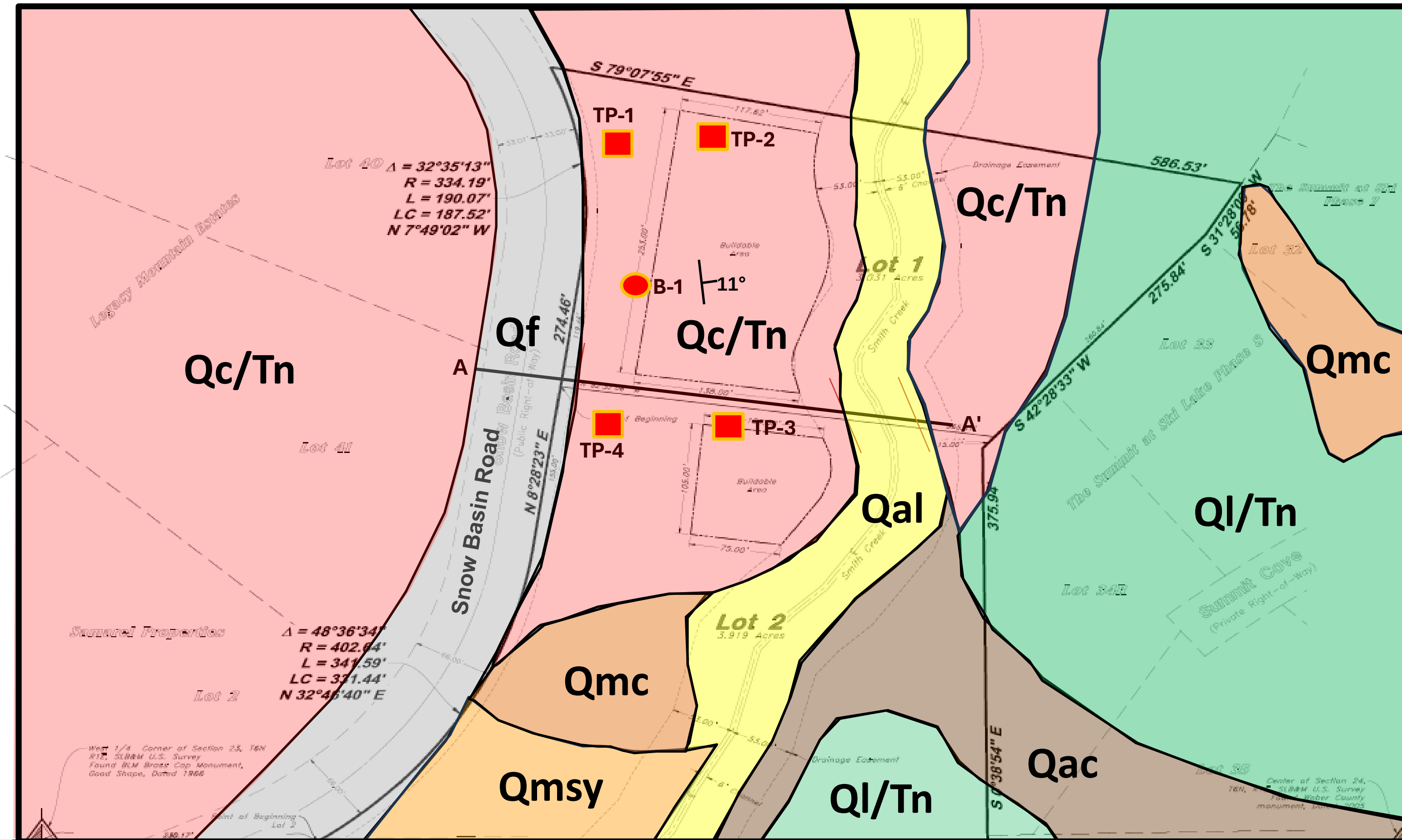


Lidar Data: USGS, 1-Meter, 4/7/2020

Image From: https://apps.nationalmap.gov/viewer/

CMT TECHNICAL SERVICES	**Smith Creek Subdivision** Approx. 1250 S. Snow Basin Rd., Huntsville, UT	**Slope Map**	Date:	4-Feb-2025	Figure: 6
			CMT No.:	23423	





Site plan provided by Client

Geology at Site and Vicinity

Qf - Fill (Historical)
Qmsy - Landslide and slump deposits (Holocene)
Qal - Stream Alluvium (Holocene)
Qac - Alluvium and colluvium (Holocene and Pleistocene)
Qc - Colluvium (Holocene and Pleistocene)
Qms - Landslide and slump deposits (likely Holocene and/or upper Pleistocene)
Qmc - Landslide and slump, and colluvial deposits, undivided (Holocene and Pleistocene)
Ql - Lake Bonneville deposits, undivided (upper Pleistocene)

Ql/Tn - Lake Bonneville deposits overlying Norwood Formation

Qc/Tn - Colluvium overlying Norwood Formation

40° Strike and dip of bedding

A —— **A'** Line of Geologic Cross-Section

CMT TECHNICAL SERVICES	**Smith Creek Subdivision** Approx. 1250 S. Snow Basin Rd., Huntsville, UT	**Site Geologic Map**	Date: 4-Feb-2025 CMT No.: 23423	Figure: 14

Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final subdivision approval of the Winston Park Subdivision Phase 2. A 29 lot single-family development accessing from 1800 South and Chalgrove streets.
Type of Decision:	Administrative
Agenda Date:	Wednesday, November 19, 2025
Applicant:	Wade Rumsey
File Number:	LVW062625

Property Information

Approximate Address:	3589 West 1800 South
Project Area:	11.3 acres
Zoning:	R1-15
Existing Land Use:	Open Space Parcel A
Proposed Land Use:	Residential
Parcel ID:	15-796-0055
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

North:	Residential	**South:**	Agricultural
East:	Residential	**West:**	Residential

Staff Information

Report Presenter:	**Felix Lleverino** flleverino@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Zones, Chapter 12, Residential (R1-15) Zone
- Title 106, Subdivisions

Development History

- The Winston Park Phase 1 Cluster Subdivision was recorded on July 12, 2022.
- The Weber County Commission approved a rezone of the Winston Park Development on August 20, 2024. The rezone facilitated the development of the Winston Park open space. Select pages of the development agreement are included with this report under Exhibit C.
- The Western Weber Planning Commission granted preliminary approval of the Winston Park Subdivision Phases 2 and 3 in a public meeting held on April 22, 2025 with the following conditions:
    1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
    2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
    3. Proof of satisfactory contribution towards parks and open space as specified in the development agreement is completed before each phase is recorded.
    4. The civil drawings shall include a landscape plan that shows the landscape materials and the method of irrigation for the parking strips and the detention basins.
    5. Developer is required to show compliance with the recorded development agreement.
    6. The developer is required to include a geotechnical study for the home-site areas and roadway areas to be reviewed with the construction drawings prior to recording the final plat.
    7. The civil drawings shall comply with all Weber County Engineering requirements.

8. The landscape plan shall include details for landscaping or parking for the area west of the duplexes within the drainage easement area
9. All detention and open space landscaping must be completed with either phase two or three, whichever is completed first

Background

This is a request for final approval of the Winston Park Subdivision, phase 2 from the Weber County Planning Division. The development plan subdivides an 11.3 acre parcel into 29 single-family lots. The streets throughout the single-family development will be made public complete with curb, gutter, sidewalk, and street trees.

Two of the lots within phase one have been amended under recorded dedication plat number 100-45 to provide a pedestrian connection to Taylor Landing. The developer of Taylor Landing is responsible for constructing the pathway. Phase 2 also includes two previously subdivided lots at the end of Chalgrove Road to accommodate a connector road to Winston Park Phase 2. The road connection is a requirement by the development agreement associated with the rezone.

The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. To the fulfillment of the preliminary plan requirements and approval procedure, the preliminary plan was presented to the Planning Commission on April 22, 2025. On that date the request received a positive recommendation from the planning commission and was forwarded for final subdivision review. The following section is a brief analysis against the subdivision code and development agreement.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating a wider variety of housing types within a residential development that implements smart growth principles.

Zoning: The subject property is located in the Residential (R1-15) Zone.

The purpose of the Residential (R1-15) zone is identified in the LUC § 104-12-1 as:

> *The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are references to the R1-12 and R1-10 zones, respectively.*

Phase two single-family lots range in size from 9,600 SF to 17,737 SF. The development plan would create 29 lots. After deducting the number of platted lots within phase 1 (54-lots), the remaining maximum number of lots totals 62. The total number of lots shown on the preliminary plan for phases 2 and 3 total 53, 29 lots within phase 2 and 24 units within phase 3.

Culinary water: The Taylor West Weber Water District will provide culinary water to the Winston Park Subdivision, Phase two. The preliminary letter contains many conditions that must be satisfied before the district will provide water. The District has approved and inspected the underground work for the water connections, which are complete. The subdivision plat contains a signature block for the District. To date, the developer has not paid the final fees and is requesting the Planning Division Director consider granting final approval conditioned upon the developer obtaining the District final approval letter before recording the final plat. The planning staff has added a condition of approval that the developer obtain a final will-serve letter before the subdivision plat can be recorded.

Pressurized Irrigation water: The Hooper Irrigation Company will provide all of the lots and units within the Winston Park Subdivision Phases two and three with pressurized irrigation water intended for outdoor watering.

The preliminary will-serve letter from the District has listed 20 conditions that need to be satisfied before obtaining a final will-serve letter, see Exhibit C. The developer is requesting that planning division grant final approval of phase 2 with the condition that the developer provide the final will-serve letter before recording the final subdivision plat.

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer treatment services to the Winston Park Development. Annexation into the District is complete. The District letter contains several comments that are expected to be completed before or at the time of service (see Exhibit D).

Geotechnical Study: A geotechnical study prepared by AGEC Applied GeoTech, dated September 29, 2016, is included with this proposal. For the natural soil composition within the site. “Based on the results of the test and published literature, the natural soil possesses negligible sulfate attached potential on the concrete. No special cement type is required for concrete

placed in contact with the natural soil." The report finds that residences may be supported on spread footings bearing on the undisturbed natural or compacted structural fill extending down to the undisturbed natural soil, see page 1 for further details. The property is not within a geologic study area, and the structures to be built within the development are not considered critical facilities.

Additional Standards and Development Agreement:

Landscaping, energy efficiency and outdoor lighting shall be verified before the certificate of occupancy by the Planning Division.

The landscape plan is included with this report to show how each standard from the development agreement will be implemented through pathways, ground covering, irrigation system, trees, and turf grass in the detention basin area.

The developer agrees to contribute toward the parks and open space of the Taylor West Weber Parks District, $7,500 per lot within the project. This shall be remitted to the park district before recording a subdivision plat.

A review of the development agreement, included as Exhibit C, is ongoing to ensure that the development plan is in alignment and the required private infrastructure is installed before the planning division grants final approval for a certificate of occupancy.

The developer is required to escrow the funds necessary to install the trees within phase 2 and the turf grass within the detention basin area. The requirement for turf grass installation or funding is included after the planning commission required that the detention basin be completed with either phase, whichever phase is completed first.

Review Agencies: The subdivision application will be required to comply with all review agency requirements and consideration for final approval requires satisfaction of the conditions of approval stated in this report. The County Surveyors are ready to sign the final plat following a minor correction to the subdivision plat. The County Engineering Department have reviewed and approved the construction drawings. The phase two subdivision improvements are presently being installed. The Weber Fire District has approved following the depiction of fire hydrants and through access.

Staff Recommendation

Staff recommends final approval of Winston Park Subdivision Phase two, consisting of 29 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a final will-serve letter before the subdivision plat is recorded.
2. Hooper Irrigation shall provide a final will-serve letter before the subdivision plat is recorded.
3. Proof of satisfactory contribution towards parks and open space is required before phase 2 is recorded.
4. The landscape plan shall be designed to comply with the development agreement.
5. The civil drawings shall comply with all Weber County Engineering requirements and the development agreement.
6. The subdivision improvements shall be completed or escrowed before the final subdivision plat is recorded.
7. The pathway connecting to Taylor Landing is completed before the plat is recorded.
8. The Taylor West Weber Parks District Donation is made before the subdivision plat is recorded.

The following findings are the basis for the staff recommendation:

1. Winston Park Phase 2 conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

A. Proposed final plan
B. Improvement drawings, including the landscape plan
C. Development Agreement (select pages)
D. Will serve letters

Area Map


W 1400 S
W 1400 S
S 4300 W
S 3500 W
S 4009 W
W 1700 S
S 4075 W
W 1800 S
S 4200 W
S 4150 W
W 1900 S
S 3335 W
W 1975 S
W 2000 S
S 3300 W
S 3250 W
W Red Sand Rd
Allen Rd
W 2100 S
W 2100 S
S 3750 W
W 2200 S
S Davis Ln
S 4300 W

Exhibit A

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138 OF WINSTON PARK SUBDIVISION

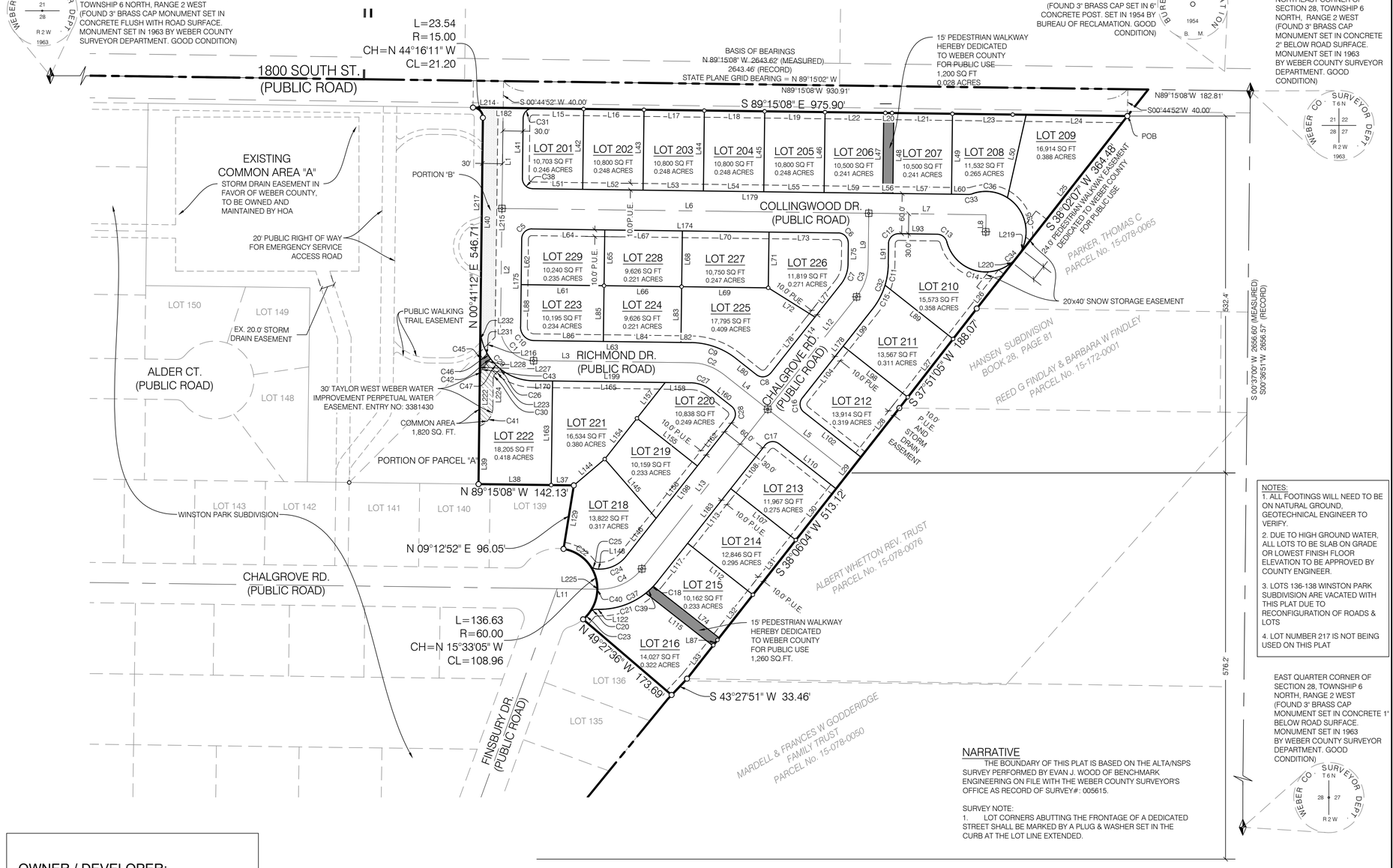
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY, 2025

LEGEND

- WEBER COUNTY SECTION CORNER
- LOT CORNER (SET ⅝ REBAR AND CAP)
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP)
- P.U.E. PUBLIC UTILITY EASEMENT
- STREET MON. (TO BE CONST.)
- PEDESTRIAN WALKWAY HEREBY DEDICATED TO WEBER COUNTY FOR PUBLIC USE
- COMMON AREA, ACCESS, UTILITY & DRAINAGE EASEMENT
- PORTION 'B'
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- PARCEL/LOT LINES

NORTH

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80ft.



NOTES:
1. ALL FOOTINGS WILL NEED TO BE ON NATURAL GROUND, GEOTECHNICAL ENGINEER TO VERIFY.
2. DUE TO HIGH GROUND WATER, ALL LOTS TO BE SLAB ON GRADE OR LOWEST FINISH FLOOR ELEVATION TO BE APPROVED BY COUNTY ENGINEER.
3. LOTS 136-138 WINSTON PARK SUBDIVISION ARE VACATED WITH THIS PLAT DUE TO RECONFIGURATION OF ROADS & LOTS
4. LOT NUMBER 217 IS NOT BEING USED ON THIS PLAT

NARRATIVE

THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTA/NSPS SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYOR'S OFFICE AS RECORD OF SURVEY#: 005615.

SURVEY NOTE:
1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB AT THE LOT LINE EXTENDED.

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 103381; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT ON THIS PLAT,AND THAT THIS PLAT OF WINSTON PARK SUBDIVISION (PHASE 2) SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILED WITH.

DALE K. BENNETT No. 103381 9/15/2025 STATE OF UTAH

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138 OF WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1800 SOUTH STREET, A PUBLIC ROAD, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 182.81 FEET AND SOUTH 00°44'52" WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 38°02'07" WEST 364.48 FEET; THENCE SOUTH 37°51'05" WEST 188.07 FEET; THENCE SOUTH 38°06'04" WEST 513.12 FEET; THENCE SOUTH 43°27'51" WEST 33.46 FEET; THENCE NORTH 49°27'36" WEST 173.69 FEET; THENCE NORTHWESTERLY 136.63 FEET ALONG A THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 15°33'05" WEST 108.96 FEET; THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 142.13 FEET; THENCE NORTH 00°41'12" EAST 546.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 23.54 ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 44°16'11" WEST 21.20 FEET; THENCE SOUTH 89°15'08" EAST 975.90 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING PORTION "B" DESCRIPTION IS INCLUDED IN THE ABOVE DESCRIPTION:

PORTION "B"
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1800 SOUTH STREET, A PUBLIC ROAD, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 1158.71 FEET AND SOUTH 00°44'52" WEST 40.00 FEET, FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°15'08" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE SAID 1800 SOUTH STREET 37.33 FEET TO THE NORTHEAST CORNER OF COMMON AREA "A" WINSTON PARK SUBDIVISION ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID COMMON AREA "A" THE FOLLOWING TWO (2) COURSES: SOUTH 00°44'52" WEST 342.12 FEET, AND SOUTH 45°04'54" WEST 31.43 FEET; THENCE NORTH 00°41'12" EAST 349.61 FEET; THENCE NORTHWESTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 44°16'11" WEST 21.20 FEET TO THE POINT OF BEGINNING. (0.181 ACRES)

CONTAINS 11.314 ACRES, MORE OR LESS

28 RESIDENTIAL LOTS

OWNER'S DEDICATION

OGDEN 3, LLC, A UTAH LIMITED LIABILITY COMPANY (THE "DECLARANT"), AS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN (THE "PHASE 2 TRACT"), TOGETHER WITH THE OWNERS OF LOTS 137 AND 138 AS SHOWN ON THE WINSTON PARK SUBDIVISION PLAT RECORDED AS ENTRY NO. 3245491 (THE "PHASE 1 PLAT"), HEREBY SUBDIVIDE AND SET APART THE PHASE 2 TRACT INTO LOTS AND STREETS AS DEPICTED HEREON, DESIGNATING THE SAME AS WINSTON PARK SUBDIVISION (PHASE 2).

FURTHER, THE UNDERSIGNED DECLARANT AND THE OWNERS OF PHASE 1 LOTS 137 AND 138 AUTHORIZE AND ACCEPT THE RECONFIGURATION OF SAID LOTS, INCLUDING BOUNDARY ADJUSTMENTS AND MODIFICATIONS AS REFLECTED HEREON, WITH SUCH LOTS HEREBY RENUMBERED AS PHASE 2 LOTS 216 AND 218, RESPECTIVELY. ANY EASEMENTS OR OTHER ENCUMBRANCES BURDENING OR BENEFITING LOTS 137 AND 138, AS SHOWN ON THE PHASE 1 PLAT, ARE HEREBY DEEMED VACATED, EXTINGUISHED, AND REPLACED WITH THE EASEMENTS AND ENCUMBRANCES DEPICTED ON THIS PLAT. THIS RECONFIGURATION CONFORMS TO THE NEW LOT CONFIGURATION AND BOUNDARIES ESTABLISHED HEREIN.

THE SIGNATURE OF THE CHAIRMAN OF THE WEBER COUNTY COMMISSION IN THE WEBER COUNTY COMMISSION ACCEPTANCE SIGNATURE BLOCK HEREON SHALL CONSTITUTE THE COUNTY'S FORMAL AUTHORIZATION AND ACCEPTANCE OF THE RECONFIGURATION AND THE DEDICATIONS HEREIN, FOR ALL PURPOSES UNDER APPLICABLE LAW. THIS SUBDIVISION, DESIGNATION, RECONFIGURATION, AND ADJUSTMENT OF EASEMENTS AND ENCUMBRANCES COMPLY WITH ALL APPLICABLE LAWS AND THE GOVERNING DOCUMENTS OF WINSTON PARK HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, (THE "HOA") AND SHALL TAKE EFFECT UPON RECORDATION OF THIS PLAT IN THE RECORDER'S OFFICE OF WEBER COUNTY, UTAH.

FURTHER, THE DECLARANT, THE OWNERS OF PHASE 1 LOTS 137 AND 138, AND THE HOA, AS APPLICABLE, DO HEREBY GRANT AND DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS AND PORTIONS OF LAND, TRAILS, AND ROADS DESIGNATED HEREON AS INTENDED FOR PUBLIC USE, INCLUDING ALL PEDESTRIAN WALKWAYS, EMERGENCY ACCESS EASEMENTS, AND SNOW STORAGE EASEMENTS DEPICTED HEREON, INCLUDING THOSE PORTIONS LOCATED WITHIN LOT 222.

THE DECLARANT HEREBY GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE COMMON AREAS, TO ENSURE SUCH AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, ACCESS, PARKING, AND OPEN SPACE PURPOSES. THIS EASEMENT MAY ALSO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF HOA UTILITY LINES, INFRASTRUCTURE, AND OTHER FACILITIES CONSISTENT WITH THE INTENDED USE AND ENJOYMENT OF THE COMMON AREAS, PROVIDED SUCH USE DOES NOT INTERFERE WITH THE COUNTY'S RIGHTS AND PURPOSES UNDER THIS EASEMENT.

(CONTINUED ON PAGE 2...)

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138 OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY, 2025

OWNER / DEVELOPER:
NAME: OGDEN 3, LLC
TELEPHONE: (208) 313-9113
WADERUMSEY@gmail.com

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND WATER DESIGN IS APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON THE _____ DAY OF _____ 2025.

_____
REPRESENTATIVE (TWWWID)

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 28TH DAY OF JUNE .

_____
WEBER COUNTY SURVEYOR
RECORD OF SURVEY # 7053

_____
WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION ON THE _____ DAY OF _____, 2025.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2025

_____
SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION , THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ___ DAY OF _____, 2025

_____
CHAIRMAN, WEBER COUNTY COMMISION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 2025

_____
SIGNATURE

WEBER COUNTY RECORDER

ENTRY NO._____
FEE PAID_____
FILED FOR RECORD AND RECORDED_____ AT _____
BOOK _____ OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR : _____

_____
WEBER COUNTY RECORDER

_____
DEPUTY

2006142sp-PH2.dwg

(...CONTINUED FROM PAGE 1)

PORTION "B" OF THE PHASE 2 TRACT WAS PREVIOUSLY CONVEYED BY DEED (ENTRY NO. 3356406) FROM THE HOA TO THE DECLARANT FOR SUBDIVISION AS PART OF THE HEREIN-DESCRIBED TRACT OF LAND. THAT CONVEYANCE WAS AUTHORIZED PURSUANT TO THE HOA'S GOVERNING DOCUMENTS, APPROVED UNDER APPLICABLE LAW, AND MADE IN COMPLIANCE WITH THE PROVISIONS OF UTAH CODE § 17-27A (THE "SUBDIVISIONS CHAPTER"), SPECIFICALLY SECTIONS 606(2) AND 606(5). THE SIGNATURE OF THE CHAIRMAN OF THE WEBER COUNTY COMMISSION IN THE COMMISSION ACCEPTANCE BLOCK HEREON SHALL CONSTITUTE SATISFACTION OF THE REQUIREMENTS OF SECTION 606(5)(A) OF THE SUBDIVISIONS CHAPTER.

OGDEN 3, LLC, DECLARANT

BY: _____
WADE RUMSEY, MANAGING MEMBER
THE DECLARANT, THROUGH ITS MANAGING MEMBER, HEREBY CERTIFIES THAT:

1. AT THE TIME OF THE CONVEYANCE OF PORTION "B," THE DECLARANT HELD AT LEAST 67% OF THE VOTING INTERESTS IN THE HOA PURSUANT TO THE HOA'S GOVERNING DOCUMENTS AND IN COMPLIANCE WITH SECTION 606(5)(B)(I) OF THE SUBDIVISIONS CHAPTER; AND

2. THE CONVEYANCE OF PORTION "B" WAS MADE DURING THE DECLARANT'S PERIOD OF ADMINISTRATIVE CONTROL PURSUANT TO THE HOA'S GOVERNING DOCUMENTS AND IN COMPLIANCE WITH SECTION 606(5)(C) OF THE SUBDIVISIONS CHAPTER.

WINSTON PARK HOMEOWNERS ASSOCIATION
BY: _____
WADE RUMSEY, DIRECTOR
CERTIFICATION OF BOARD AUTHORIZATION - I CERTIFY THAT EXECUTION OF THIS DEDICATION ON BEHALF OF THE HOA WAS DULY AUTHORIZED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE HOA'S GOVERNING DOCUMENTS AND APPLICABLE LAW.

OWNER OF PHASE 1 LOT 137:
OGDEN 3, LLC
BY: _____
WADE RUMSEY, MANAGING MEMBER

OWNER OF PHASE 1 LOT 138:
STC HOLDINGS, LLC
BY: _____
SHON COLARUSSO, MANAGER

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, PERSONALLY APPEARED BEFORE ME WADE RUMSEY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS A MANGING MEMEBER OF OGDEN 3, LLC, DECLARANT, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE)
COMMISSION NUMBER:_____

_____
PRINT NAME

_____
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

State of
County of } S.S.

ON THE____DAY OF _____, 20___, _____PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____
_____
NOTARY PUBLIC (PRINT NAME)

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

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, PERSONALLY APPEARED BEFORE ME WADE RUMSEY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS A MANGING MEMEBER OF OGDEN 3, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE)
COMMISSION NUMBER:_____

_____
PRINT NAME

_____
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, PERSONALLY APPEARED BEFORE ME SHON COLARUSSO, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS A MANGING MEMEBER OF STC HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE)
COMMISSION NUMBER:_____

_____
PRINT NAME

_____
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138 OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY, 2025

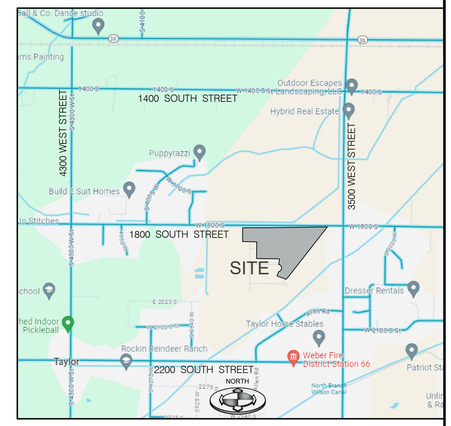
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 00°41'12" W	150.00'
L2	S 00°41'12" W	176.47'
L3	S 89°15'08" E	234.45'
L4	S 51°43'23" E	84.37'
L5	S 51°43'23" E	153.31'
L6	S 89°15'08" E	547.05'
L7	S 89°15'08" E	174.83'
L8	N 00°44'52" E	25.26'
L9	N 00°44'52" E	76.10'
L11	N 89°15'08" W	60.00'
L12	N 38°16'37" E	213.77'
L13	N 38°16'37" E	303.15'
L14	N 38°16'37" E	168.77'
L15	S 89°15'08" E	74.98'
L16	S 89°15'08" E	90.00'
L17	S 89°15'08" E	90.00'
L18	S 89°15'08" E	90.00'
L19	S 89°15'08" E	90.00'
L20	S 89°15'08" E	15.00'
L21	S 89°15'08" E	87.50'
L22	S 89°15'08" E	87.50'
L23	S 89°15'08" E	110.00'
L24	S 89°15'08" E	150.91'
L25	S 38°02'07" W	265.98'
L26	S 37°58'03" W	156.03'
L27	S 37°51'05" W	110.07'
L28	S 38°03'22" W	113.48'
L29	S 38°06'04" W	60.00'
L30	S 38°06'04" W	97.25'
L31	S 38°06'04" W	103.71'
L32	S 38°06'04" W	81.65'
L33	S 38°06'04" W	62.49'
L37	N 89°15'08" W	33.80'
L38	N 89°15'08" W	108.34'
L39	N 00°41'12" E	86.42'
L40	N 00°41'12" E	311.51'
L41	S 00°41'12" W	90.00'
L42	N 00°41'12" E	120.00'
L43	N 00°41'12" E	120.00'
L44	N 00°41'12" E	120.00'
L45	N 00°41'12" E	120.00'
L46	N 00°41'12" E	120.00'
L47	N 00°41'12" E	120.00'
L48	N 00°41'12" E	120.00'
L49	N 00°41'12" E	120.00'
L50	N 12°44'15" E	127.01'
L51	S 89°15'08" E	75.02'
L52	S 89°15'08" E	90.00'
L53	S 89°15'08" E	90.00'
L54	S 89°15'08" E	90.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L55	S 89°15'08" E	90.00'
L56	S 89°15'08" E	15.00'
L57	S 89°15'08" E	87.50'
L59	S 89°15'08" E	87.50'
L60	S 89°15'08" E	24.80'
L61	N 89°15'08" W	123.60'
L62	N 00°41'12" E	68.19'
L63	S 89°15'08" E	234.45'
L64	S 89°15'08" E	108.67'
L65	S 00°44'52" W	83.21'
L66	N 89°15'08" W	115.69'
L67	S 89°15'08" E	115.69'
L68	S 00°44'52" W	83.21'
L69	N 89°15'08" W	129.20'
L70	S 89°15'08" E	129.20'
L71	S 00°44'52" W	83.21'
L72	N 57°57'13" W	82.16'
L73	S 89°15'08" E	103.44'
L74	S 51°53'56" E	124.72'
L75	S 00°44'52" W	31.10'
L77	S 38°16'37" W	62.20'
L78	S 38°16'37" W	106.57'
L80	N 51°43'23" W	39.37'
L82	N 89°15'08" W	15.23'
L83	N 00°44'52" E	83.21'
L84	N 89°15'08" W	115.69'
L85	N 00°44'52" E	83.21'
L86	N 89°15'08" W	103.53'
L87	S 38°06'04" W	15.00'
L88	N 00°41'12" E	63.23'
L89	N 51°43'23" W	129.41'
L91	N 00°44'52" E	31.10'
L93	S 89°15'08" E	57.48'
L98	N 51°43'23" W	122.78'
L99	N 38°16'37" E	70.29'
L102	N 51°43'23" W	108.22'
L104	N 38°16'37" E	98.48'
L107	N 51°43'23" W	123.70'
L108	N 38°16'37" E	82.25'
L110	S 51°43'23" E	108.41'
L112	N 51°43'23" W	124.02'
L113	N 38°16'37" E	103.71'
L115	N 51°53'56" W	127.16'
L117	N 38°16'37" E	72.19'
L122	S 89°15'08" E	2.57'
L129	N 09°12'52" E	96.05'
L144	N 49°34'50" E	60.56'
L145	S 40°55'17" E	116.89'
L146	S 38°16'37" W	72.32'
L148	N 89°15'08" W	2.57'

LINE TABLE		
LINE #	BEARING	DISTANCE
L154	N 38°16'37" E	77.53'
L155	S 51°43'23" E	114.82'
L156	S 38°16'37" W	99.43'
L157	N 38°16'37" E	68.01'
L158	S 89°15'08" E	37.82'
L160	S 51°43'23" E	39.37'
L162	S 38°16'37" W	86.40'
L163	N 00°44'52" E	155.28'
L165	S 89°15'08" E	168.04'
L170	S 89°15'08" E	28.59'
L174	S 89°15'08" E	457.00'
L175	S 00°41'12" W	68.19'
L179	S 89°15'08" E	649.81'
L182	S 89°15'08" E	89.99'
L183	N 38°16'37" E	258.15'
L198	N 38°16'37" E	258.15'
L199	S 89°15'08" E	234.45'
L214	S 89°15'08" E	37.33'
L215	S 00°44'52" W	342.12'
L216	S 45°04'54" W	31.43'
L217	N 00°41'12" E	349.61'
L219	S 51°57'53" E	1.21'
L220	S 51°57'53" E	1.21'
L222	N 00°41'12" E	69.52'
L223	N 45°59'56" E	6.45'
L224	N 00°41'12" E	42.90'
L225	S 89°15'08" E	2.57'
L227	S 00°41'12" W	27.93'
L228	N 45°59'56" E	4.78'
L231	S 45°59'56" W	10.98'
L232	N 00°41'12" E	51.33'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.49'	50.00'	89°56'21"	S 44°16'58" E	70.67'
C2	52.40'	80.00'	37°31'46"	S 70°29'15" E	51.47'
C3	52.40'	80.00'	37°31'46"	N 19°30'45" E	51.47'
C4	73.26'	80.00'	52°28'14"	N 64°30'45" E	70.73'
C5	23.58'	15.00'	90°03'39"	N 45°43'02" E	21.22'
C6	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C7	32.75'	50.00'	37°31'46"	S 19°30'45" W	32.17'
C8	23.56'	15.00'	90°00'00"	S 83°16'37" W	21.21'
C9	72.05'	110.00'	37°31'46"	N 70°29'15" W	70.77'
C10	31.39'	20.00'	89°56'21"	N 44°16'58" W	28.27'
C11	31.35'	110.00'	16°19'43"	N 08°54'43" E	31.24'
C12	23.56'	15.00'	90°00'00"	N 45°44'52" E	21.21'
C13	19.57'	15.00'	74°44'33"	S 51°52'52" E	18.21'
C14	133.47'	60.00'	127°27'18"	S 78°14'14" E	107.60'
C15	40.70'	110.00'	21°12'03"	N 27°40'36" E	40.47'
C16	23.56'	15.00'	90°00'00"	N 06°43'23" W	21.21'
C17	23.56'	15.00'	90°00'00"	N 83°16'37" E	21.21'
C18	15.21'	110.00'	7°55'22"	N 47°22'20" E	15.20'
C20	13.91'	15.00'	53°07'49"	N 64°10'59" E	13.42'
C21	75.67'	110.00'	39°24'51"	N 71°02'26" E	74.19'
C22	46.77'	60.00'	44°39'48"	N 58°27'14" W	45.60'
C23	12.63'	60.00'	12°03'56"	N 43°39'00" E	12.61'
C24	45.79'	50.00'	52°28'14"	S 64°30'45" W	44.21'
C25	13.91'	15.00'	53°07'48"	N 62°41'14" W	13.42'
C26	6.97'	5.00'	79°50'11"	S 85°54'59" W	6.42'
C27	32.75'	50.00'	37°31'46"	S 70°29'15" E	32.17'
C28	23.56'	15.00'	90°00'00"	S 06°43'23" E	21.21'
C29	125.58'	80.00'	89°56'21"	S 44°16'58" E	113.08'
C30	7.91'	10.00'	45°18'44"	S 23°20'34" W	7.70'
C31	23.58'	15.00'	90°03'35"	S 45°43'00" W	21.22'
C32	72.05'	110.00'	37°31'46"	S 19°30'45" W	70.77'
C33	6.92'	20.00'	19°48'55"	N 80°50'24" E	6.88'
C34	287.52'	60.00'	274°33'28"	S 28°12'40" W	81.41'
C35	100.05'	60.00'	95°32'21"	S 09°44'04" E	88.85'
C36	54.00'	60.00'	51°33'49"	S 83°17'09" E	52.19'
C37	100.74'	110.00'	52°28'14"	S 64°30'45" W	97.25'
C38	23.55'	15.00'	89°56'21"	S 44°16'58" E	21.20'
C39	15.21'	110.00'	7°55'22"	S 47°22'20" W	15.20'
C40	77.22'	60.00'	73°44'23"	N 00°44'51" E	72.00'
C41	36.93'	30.00'	70°31'44"	N 35°57'04" E	34.64'
C42	6.97'	5.00'	79°50'09"	N 06°04'52" E	6.42'
C43	26.89'	34.00'	45°18'44"	S 23°20'34" W	26.19'
C45	4.54'	44.00'	5°54'42"	S 43°02'35" W	4.54'
C46	6.02'	80.00'	4°18'48"	S 31°40'49" E	6.02'
C47	28.38'	80.00'	20°19'43"	S 44°00'04" E	28.24'

LOT	ADDRESS
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VICINITY MAP
SCALE: N.T.S.

PROFESSIONAL LAND SURVEYOR
DALE K. BENNETT
No. 103381
9/15/2025
STATE OF UTAH

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

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

_____
WEBER COUNTY RECORDER

_____
DEPUTY

WINSTON PARK SUBDIVISION (PHASE 2 AND 3)

Exhibit B

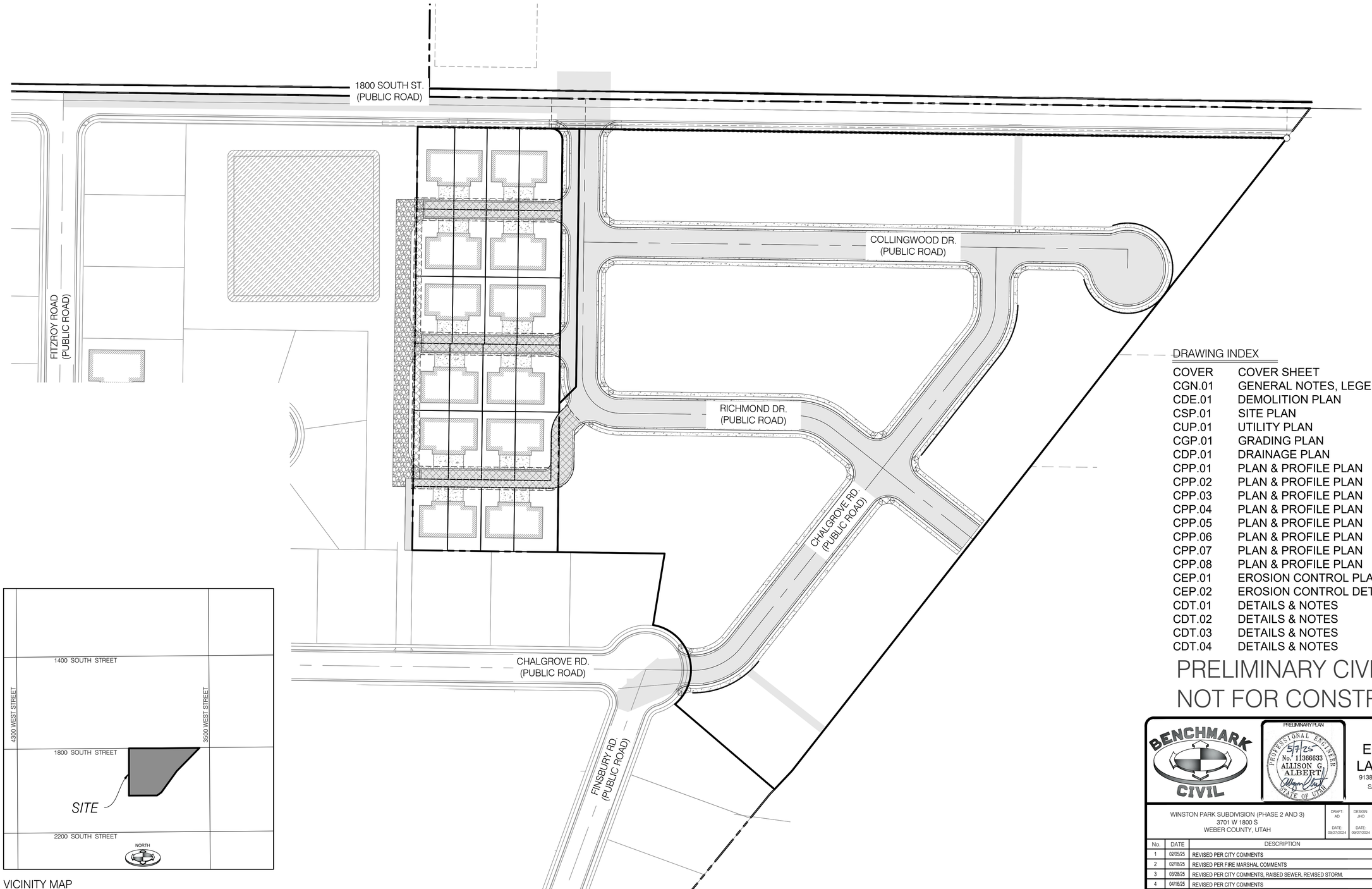
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
AND THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. & M.
OGDEN CITY,WEBER COUNTY, UTAH

3701 W 1800 S WEBER COUNTY, UTAH

OWNER/DEVELOPER: IGOR MAKSYMIW
EMAIL: IGORMAKSYMIW@AOL.COM

NORTH

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60ft.



DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CDE.01	DEMOLITION PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGP.01	GRADING PLAN
CDP.01	DRAINAGE PLAN
CPP.01	PLAN & PROFILE PLAN
CPP.02	PLAN & PROFILE PLAN
CPP.03	PLAN & PROFILE PLAN
CPP.04	PLAN & PROFILE PLAN
CPP.05	PLAN & PROFILE PLAN
CPP.06	PLAN & PROFILE PLAN
CPP.07	PLAN & PROFILE PLAN
CPP.08	PLAN & PROFILE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

VICINITY MAP
N.T.S

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION

PRELIMINARY PLAN
5/7/25
PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

WINSTON PARK SUBDIVISION (PHASE 2 AND 3)
3701 W 1800 S
WEBER COUNTY, UTAH

DRAFT: AD DATE: 09/27/2024
DESIGN: JHO DATE: 09/27/2024
CHECK: AGA DATE: 09/27/2024

PROJECT NO. 2006142

COVER

1OF 22

No.	DATE	DESCRIPTION
1	02/05/25	REVISED PER CITY COMMENTS
2	02/18/25	REVISED PER FIRE MARSHAL COMMENTS
3	03/28/25	REVISED PER CITY COMMENTS, RAISED SEWER, REVISED STORM.
4	04/16/25	REVISED PER CITY COMMENTS
		REVISED PER HOOPER IRRIGATION COMPANY COMMENTS
		FINAL COMMENTS

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW | EXISTING

- SECTION LINE
- PROPERTY LINE
- ADJACENT PL or LOT LINES
- RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE / WALL, STONE
- FENCE, BLOCK
- FENCE, BRICK
- FENCE, CHAIN
- FENCE, IRON
- FENCE, VINYL
- FENCE, WIRE
- FENCE, WOOD
- INDEX CONTOUR LINE (4475)
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION (XX.XX TOC)
- SANITARY SEWER LINE (SS)
- STORM DRAIN LINE (SD)
- WATER LINE (W)
- IRRIGATION LINE (IRR)
- OVERHEAD POWER LINE (OHP)
- UNDERGROUND POWER LINE (UG)
- GAS LINE (GAS)
- TELEPHONE LINE (T)
- CABLE TELEVISION LINE (CATV)
- DRAINAGE / DITCH CENTERLINE
- TREE LINE EDGE
- FIBER OPTIC LINE (FO)
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SYMBOLS:

NEW | EXISTING

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- STREET MONUMENT (FOUND)
- STREET MONUMENT (NOT FOUND)
- BRASS CAP MONUMENT
- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOW	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
COR.	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	R/W	RIGHT-OF-WAY
D	DELTA ANGLE	SCO	SEWER CLEANOUT
EG	EXISTING GROUND	SSMH	SEWER MANHOLE
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	SF	SQUARE FEET
EX	EXISTING	TBC	TOP BACK OF CURB
FFE	FINISH FLOOR ELEVATION	TMH	TELEPHONE MANHOLE
FG	FINISHED GRADE	TOA	TOP OF ASPHALT
FH	FIRE HYDRANT	TOC	TOP OF CONCRETE
FL	FLOW LINE	TOF	TOP OF FOOTING
GB	GRADE BREAK	TOE	TOE OF SLOPE
GW	GUY WIRE	TOG	TOP OF GRATE
HW	HEAD WALL	TOP	TOP OF SLOPE
I.E.	INVERT ELEVATION	TOW	TOP OF WALL
LIP	LENGTH OF CURVE	TR	TELEPHONE RISER
L	LIP OF CURB	UGP	UNDERGROUND POWER
LF	LINEAR FEET	VPC	VERTICAL POINT OF CURVATURE
LP	LOW POINT	VPI	VERTICAL POINT OF INTERSECTION
M-M	MONUMENT TO MONUMENT	VPT	VERTICAL POINT OF TANGENCY
MH	MANHOLE	WM	WATER METER
MON.	SURVEY MONUMENT	WV	WATER VALVE
OHP	OVERHEAD POWER		
PVC	POINT OF CURVATURE		
PVI	POINT OF INTERSECTION		
PP	POWER POLE		
PVT	POINT OF TANGENCY		

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY - WEBER COUNTY
WATER UTILITY COMPANY - TAYLOR WEST WEBER WATER DISTRICT
SECONDARY WATER - HOOPER IRRIGATION
SEWER - WEBER COUNTY
STORM DRAIN/GROUNDWATER - WEBER COUNTY
ELECTRICAL - ROCKY MOUNTAIN POWER
TELEPHONE - CENTURY LINK
NATURAL GAS - EMBRIDGE GAS UTAH
APPLICABLE STANDARDS: APWA 2017 STANDARDS
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS & SPECIFICATIONS

Blue Stakes of UTAH811 Bluestakes.org

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

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

THE CONTRACTOR 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 THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE 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 SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

33. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

34. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

36. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

37. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

38. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

39. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

40. CONSTRUCTION OF ALL CULINARY WATER FACILITIES SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT, A COPY OF WHICH MAY BE OBTAINED BY CONTACTING THE DISTRICT AT 801.731.1668.THE TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PRECONSTRUCTION MEETING OR ANY CONSTRUCTION ACTIVITY ON THE SITE.

41. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

42. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

43. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

44. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

45. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

46. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

48. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

49. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

50. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

51. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

52. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

53. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

54. SOIL INVESTIGATIONS WERE CONDUCTED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

55. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

56. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

57. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

58. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

59. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 09/09/2016 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

60. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

61. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

62. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

63. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

64. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

65. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

66. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

67. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS, PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

68. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

69. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

70. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

71. ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY HARDSCAPE.
- 71.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION
- 71.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6
- 71.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6
- 71.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN THE LONGITUDINAL DIRECTION
- 71.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCY'S LIMITS
- 71.6. FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2%
- 71.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

72. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

73. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

74. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

75. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

76. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

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

78. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

79. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

80. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

81. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

82. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

83. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

84. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

85. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

86. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

87. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

88. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

89. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

90. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET. CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION
1	02/05/25	REVISED PER CITY COMMENTS
2	02/18/25	REVISED PER FIRE MARSHAL COMMENTS
3	03/28/25	REVISED PER CITY COMMENTS, RAISED SEWER, REVISED STORM.
4	04/16/25	REVISED PER CITY COMMENTS
5	04/29/25	REVISED PER HOOPER IRRIGATION COMPANY COMMENTS
6	05/07/25	REVISED PER HOOPER IRRIGATION COMPANY COMMENTS

DRAWN BY AD
CHECKED BY AGA
FIELD CREW KD/ZAC
DATE 09/27/2024
DWG. FILE 2006142_SITE

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PRELIMINARY PLAN
PROFESSIONAL ENGINEER 5/7/25 No. 11366633 ALLISON G. ALBERT STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION

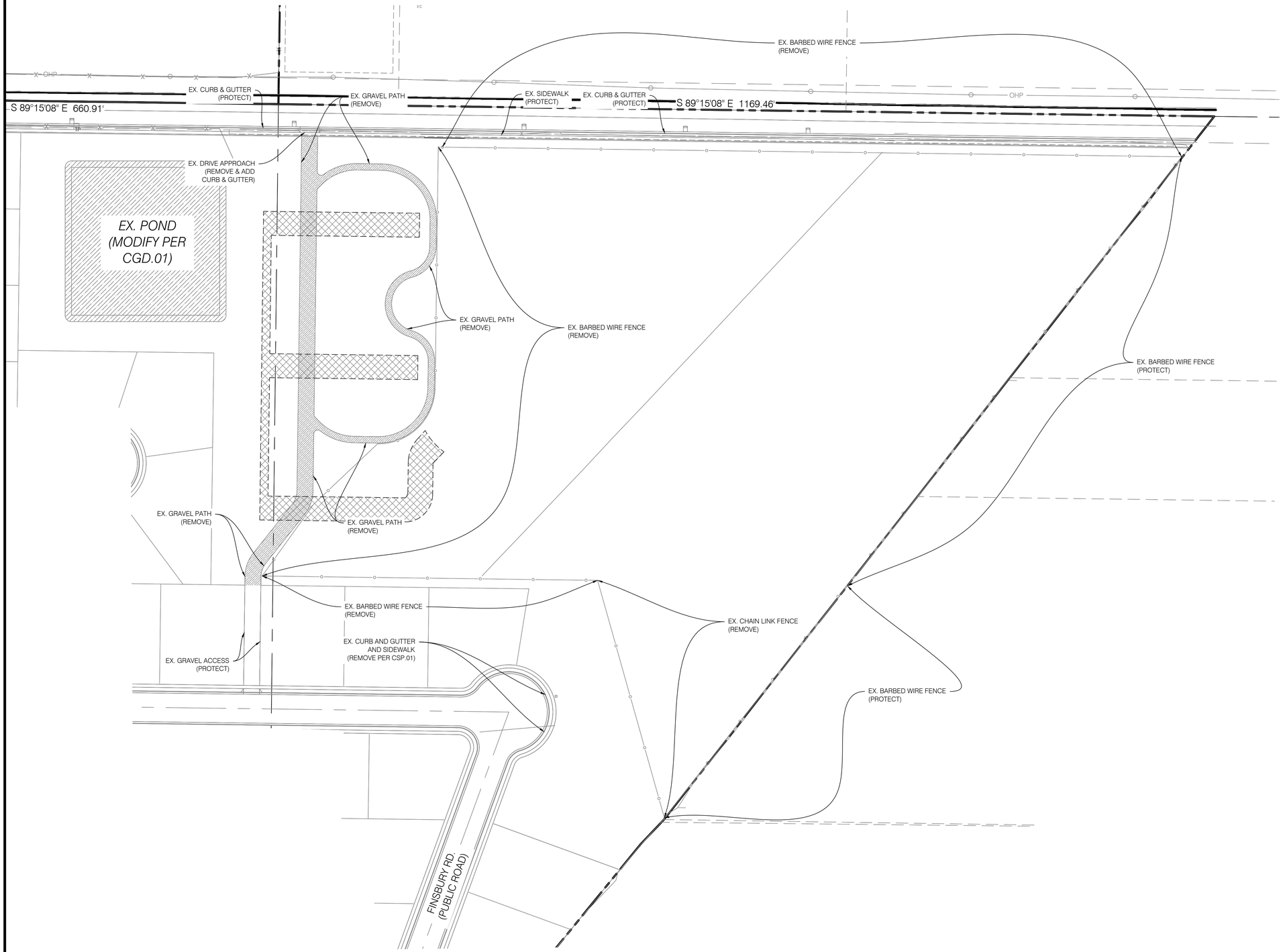
WINSTON PARK SUBDIVISION PHASE 2 & 3

3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142

GEN. NOTES LEGEND & ABBREV.

CGN.01
2 OF 22



NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

No.	DATE	DESCRIPTION
1	02/05/25	REVISED PER CITY COMMENTS
2	02/18/25	REVISED PER FIRE MARSHAL COMMENTS
3	03/26/25	REVISED PER CITY COMMENTS, RAISED SEWER, REVISED STORM.
4	04/16/25	REVISED PER CITY COMMENTS
5	04/28/25	REVISED PER HOOPER IRRIGATION COMPANY COMMENTS
6	05/07/25	REVISED PER HOOPER IRRIGATION COMPANY COMMENTS
		SCALE MEASURES 1INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: AD
CHECKED BY: AGA
FIELD CREW: KD/ZAC
DATE: 09/27/2024
DWG FILE: 2006142_SITE

0 0.5 1"

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
5735
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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PRELIMINARY PLANS NOT FOR CONSTRUCTION

WINSTON PARK SUBDIVISION PHASE 2 & 3

3701 W 1800 S
WEBER COUNTY, UTAH

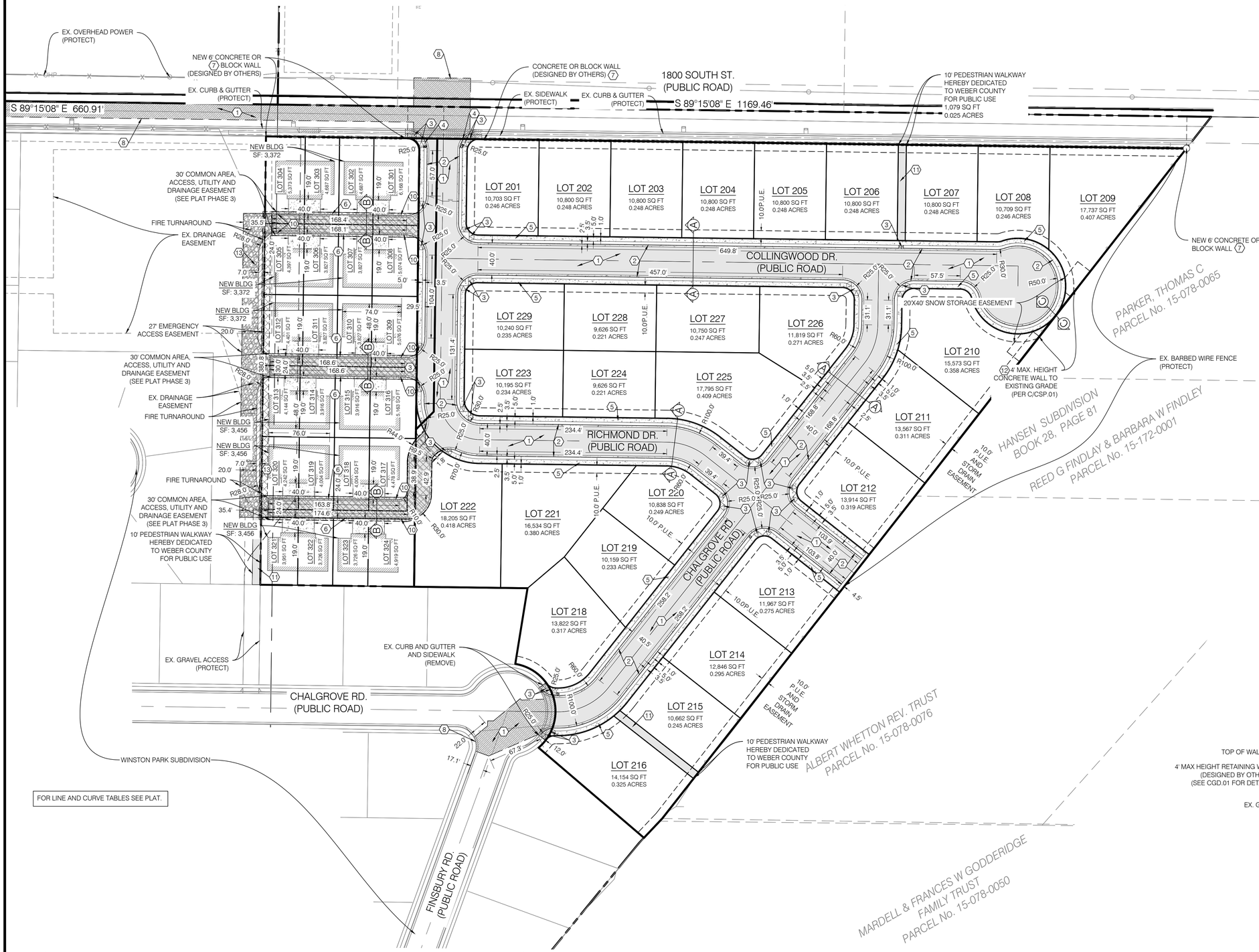
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PROJECT NO. 2006142

DEMO PLAN

CDE.01
3 OF 22



CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT PER APWA STDS	1/CDT.01
2	CONCRETE CURB AND GUTTER PER WEBER COUNTY STDS	3/CDT.01
3	ADA RAMP PER APWA #235.1 WITH GRAY CAST-IN-PLACE TRUNCATED DOMES	
4	"TYPE B" DRIVE APPROACH PER WEBER COUNTY PUBLIC STDS	3/CDT.01
5	6" SIDEWALK PER WEBER COUNTY STDS	3/CDT.01
6	MOUNTABLE CURB & GUTTER PER APWA #205	
7	NEW CONCRETE OR BLOCK WALL (DESIGNED BY OTHERS)	7/CDT.02
8	SAWCUT PER WEBER COUNTY STDS	
9	ADA RAMP PER APWA #235.1	
10	TRANSITION CURB & GUTTER	
11	10' WIDE WALKING PATH (ASPHALT OR CONCRETE)	2/CDT.01
12	CONCRETE RETAINING WALL	1/CSP.01
13	EMERGENGY ACCESS GRAVEL DRIVEWAY	6/CDT.01

AREA TABLE

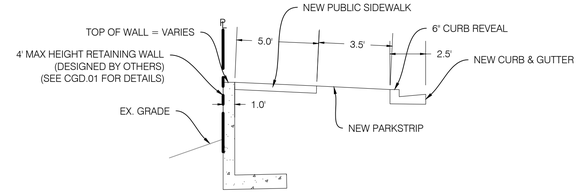
PARTICULARS	S.F.	%
BUILDING*	127,968	17.9
HARDSCAPE*	167,218	23.3
LANDSCAPE	421,726	58.8
TOTAL	716,912	100.0

*BUILDING AND HARDSCAPE AREAS ASSUME A BUILDING FOOTPRINT OF 3,000 S.F. AND A HARDSCAPE OF 500 S.F. PER LOT (29 LOTS) FOR PHASE 1.

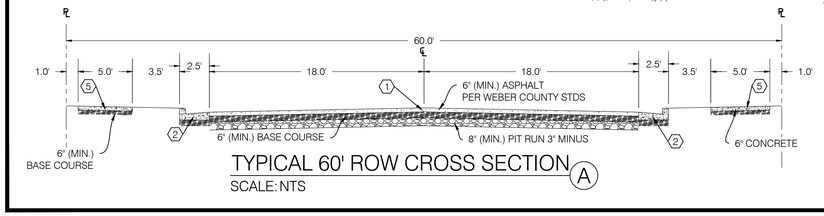
NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS

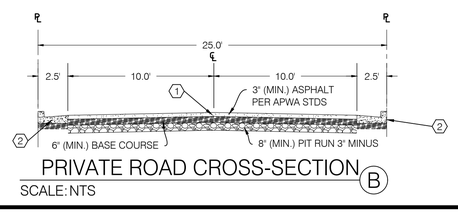
NOTE:
ALL RETAINING WALLS OVER 4' IN HEIGHT SHALL BE DESIGNED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.



RETAINING WALL C
SCALE: NTS



TYPICAL 60' ROW CROSS SECTION A
SCALE: NTS



PRIVATE ROAD CROSS-SECTION B
SCALE: NTS

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SCALE MEASURES 1"INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: AD
CHECKED BY: AGA
FIELD CREW: KD/ZAC
DATE: 09/27/2024
DWG FILE: 2006142_SITE

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60ft.

NORTH

PRELIMINARY PLAN
PROFESSIONAL ENGINEER 5725 No. 11366633 ALLISON G. ALBERT STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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PRELIMINARY PLANS NOT FOR CONSTRUCTION

WINSTON PARK SUBDIVISION PHASE 2 & 3

3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142

SITE PLAN

CSP.01
4 OF 22

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	12" PVC SDR-35 SEWER MAIN PER WEBER COUNTY STDS	
2	1" POLY WATER SERVICE LINE & METER PER TAYLOR WEST WEBER WATER DISTRICT STDS	3/ CDT.03
3	8" PVC C-900 PRESSURIZED IRRIGATION PIPE PER HOOPER IRRIGATION STDS	1/CDT.02
4	THRUST BLOCK PER HOOPER IRRIGATION STDS	3/CDT.02
5	GATE VALVE PER HOOPER IRRIGATION STDS	4/CDT.02
6	FIRE HYDRANT PER APWA PER TAYLOR WEST WEBER WATER DISTRICT STDS	3/CDT.03
7	1" POLY IRRIGATION SERVICE LINE & METER PER HOOPER IRRIGATION STDS	1/CDT.02
8	8" 60° BEND	
9	THRUST BLOCK PER TAYLOR WEST WEBER WATER DISTRICT STDS	1/CDT.03
10	SEWER CLEANOUT EVERY 50' @ EVERY SERVICE LINE	
11	DARK SKY COMPLIANT STREET LIGHT PER WEBER COUNTY STDS	
12	8" PVC C-900 CULINARY WATER MAIN PER TAYLOR WEST WEBER WATER DISTRICT STDS	
13	GATE VALVE PER TAYLOR WEST WEBER WATER DISTRICT STDS	1/CDT.03
14	6" PVC C-900 FIRELINE PER TAYLOR WEST WEBER WATER DISTRICT STDS	
15	8" PVC SDR-35 SEWER MAIN PER WEBER COUNY STDS	
16	4" PVC SDR-35 SEWER LATERAL (2% MIN SLOPE) PER WEBER COUNTY STDS	
17	4' Ø SSMH PER WEBER COUNTY STDS	
18	5' Ø SSMH PER WEBER COUNTY STDS	
19	FLxMJ VALVE WITH 12" FLANGED TEE PER TAYLOR WEST WEBER WATER DISTRICT STDS	
20	4" SCH. 40 PVC DRAIN LINE AND VALVE PER HOOPER IRRIGATION STDS	5/CDT.01
21	COMBO AIR VAC PER HOOPER IRRIGATION STDS	2/CDT.02
22	12"X12"X8" TEE	
23	8" 45° BEND	
24	8"X8"X8" TEE	
25	8"X8"X8" WYE	
26	8"X8"X8" CROSS	
27	8" 22° BEND	
28	BLOW OFF VALVE PER TAYLOR WEST WEBER WATER DISTRICT STDS	

NOTE:
TOTAL NUMBER OF 1" WATER METERS= 50 UNITS

NOTE:
CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON PLANS FOR REDESIGN

NOTE:
SEWER CLEANOUTS MUST BE PROVIDED EVERY 50' ON 4" SEWER LATERALS

NOTE:
CONSTRUCTION OF THE PRESSURIZED IRRIGATION SHALL BE IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS

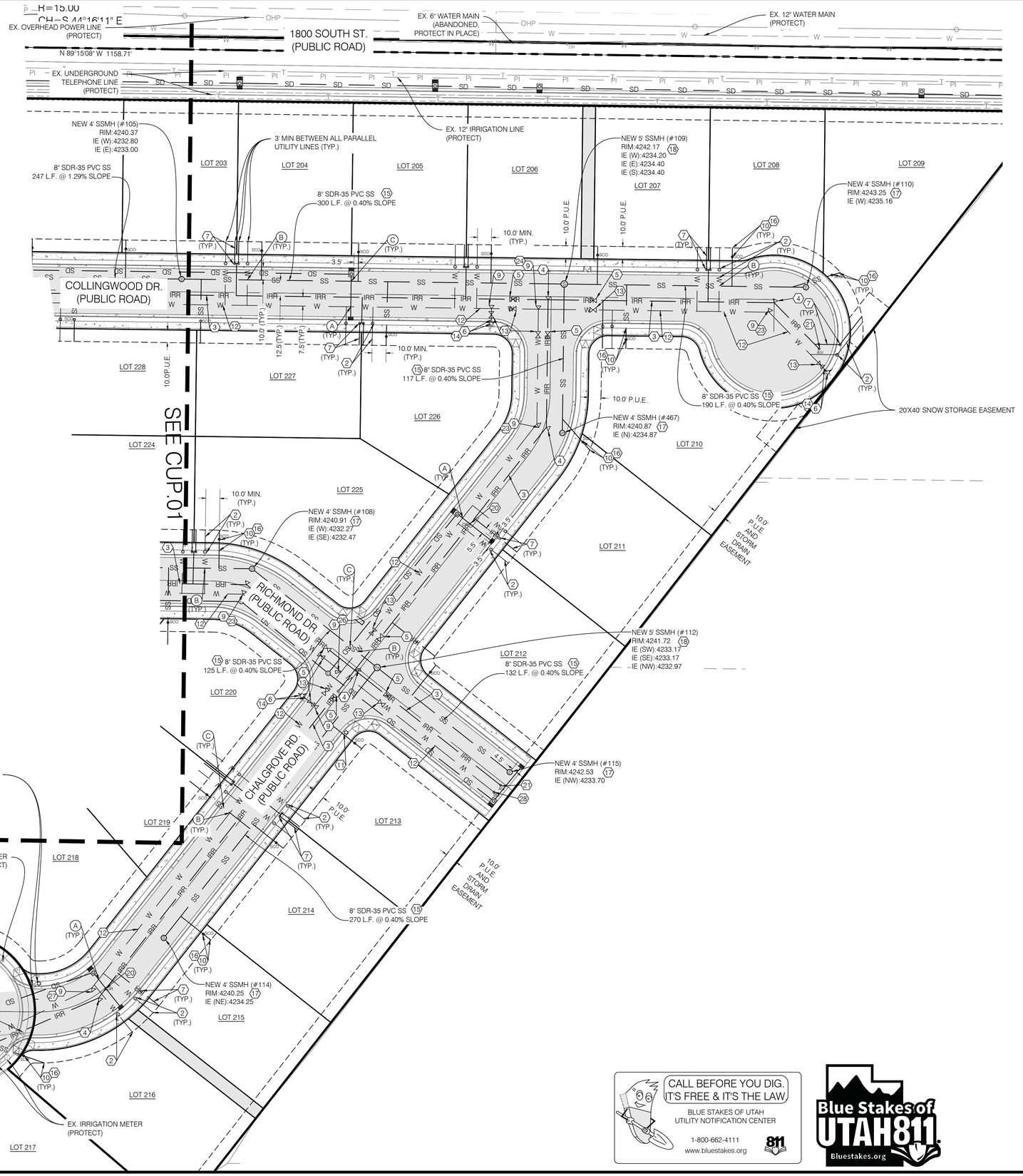
NOTE A: (A)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B: (B)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C: (C)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.



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SURF. FILE: 2006142 SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER 5725 No. 11366633 ALLISON G. ALBERT STATE OF UTAH

NOT FOR CONSTRUCTION

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PRELIMINARY PLANS NOT FOR CONSTRUCTION

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PROJECT NO. 2006142

UTILITY PLAN

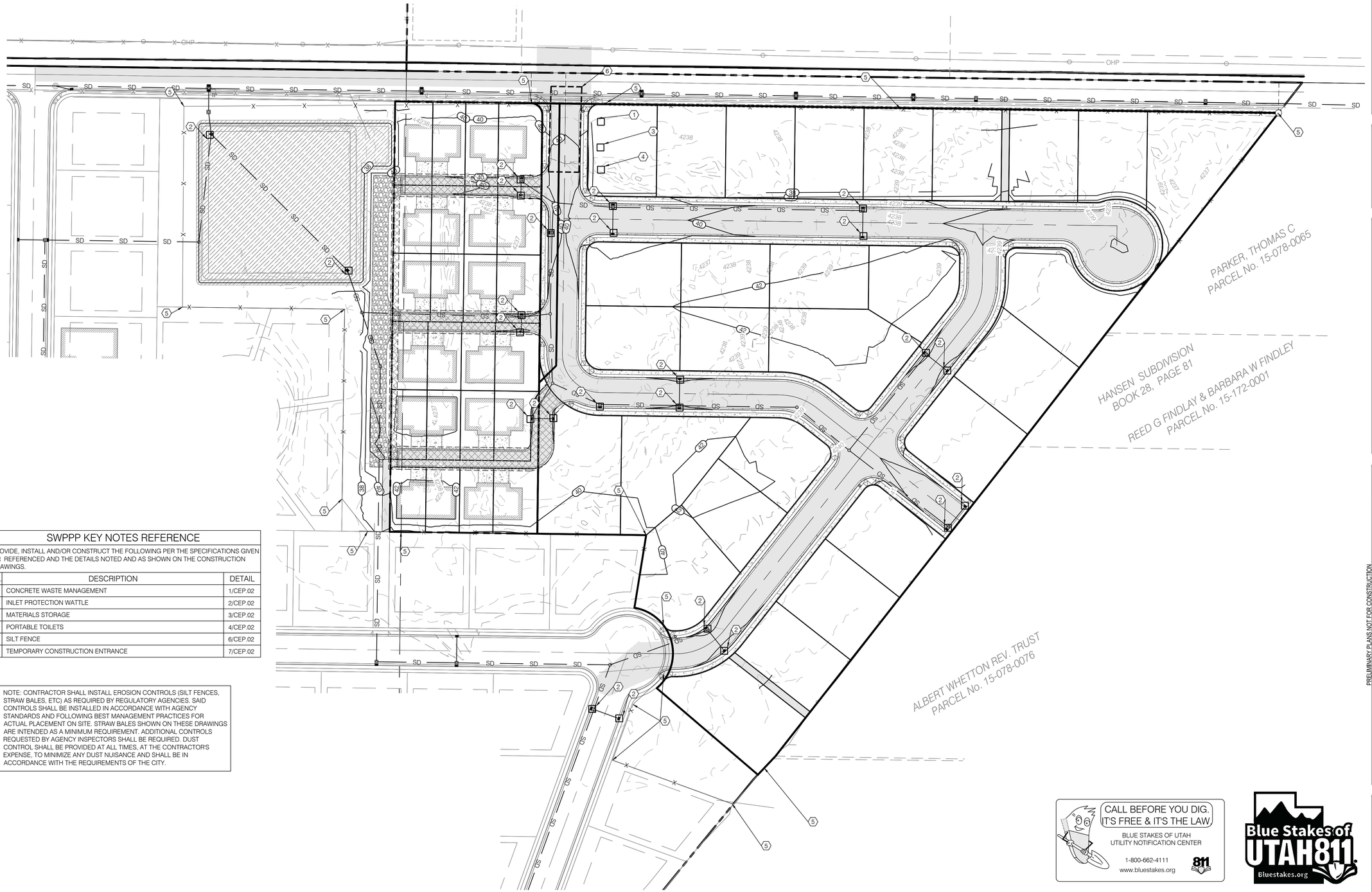
CUP.02
6 OF 22

NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.



SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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DWG FILE: 2006142_SITE

0 0.5 1

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
5/7/25
No. 11366633
ALLISON G ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

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PRELIMINARY PLANS NOT FOR CONSTRUCTION

WINSTON PARK SUBDIVISION PHASE 2 & 3

3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142

EROSION CONTROL PLAN

CEP.01
17OF 22

6" Angular Rock Park Strip

15ft Wide Easement 10ft Wide Pathway

6' Rhino Rock Wall along 1800 S.

Add trees here

1800 SOUTH ST. (PUBLIC ROAD)

Grassy Knoll

Grassy Area

Storm drain easement in favor of Weber County, to be owned and maintained by HOA

Detention Basin

GRAVEL ROAD

Gravel Area

(ASPHALT ROAD) SECONDARY WATER METER

Twin Home Area SECONDARY WATER METER

ALDER CT. (PUBLIC ROAD)

COLLINGWOOD DR. (PUBLIC ROAD)

RICHMOND DR. (PUBLIC ROAD)

CHALGROVE RD (PUBLIC ROAD)

FINSBURY RD (PUBLIC ROAD)

15ft Wide Easement 10ft Wide Pathway

15ft Wide Easement 10ft Wide Pathway

Twin Home Standards

1. 10 ft distance between any 2 buildings
2. Front of each building setback of 24 ft wide shared private lane, ROW of 15 ft
3. Each building setback from Public St, no less than 20 ft, Except 30 ft from 1800 S.
4. Section 9.9.4 = 1800 S units requirements noted
5. 1 story units, with 1 step, however 50% with no step
6. Owner Occupied, HOA governed
7. General Design: 1) roofline breaks every 50 ft w/ no less than 12" shift (9.9.7.1) 2) Building massing, building facades broken at least every 50 ft.
8. Privacy fencing between phase 1 lots and twin home area.

WEBER COUNTY PLANNING

SIGNATURE

Landscape Plan

1. Pathways: 4 to be installed, 10 ft wide
   - ~ 3 pathways within phase 2 (north, eastside, south (emergency road)
   - ~ Weed barrier, and rock mulch along side the 10 ft asphalt path
   - ~ 4th pathway will be installed by adjacent developer to the west between lots 108 & 109 ph 1
2. Trees: 2 trees per lot, 2 inch caliper, 2 different tree species (Chanticleer Pear Tree & Canada Red Chokecherry)
   - ~ Coordination between Builder and Homeowner of the planting
   - ~ Voucher will be available for homeowner at the timing of the planting
   - ~ Watering of the tree will be the responsibility of the homeowner Secondary water meter of the lot that the Tree is fronting
3. Parks Donation: Developer to donate $7,500 per lot to Weber County Parks District

Rock or mulch? or both?

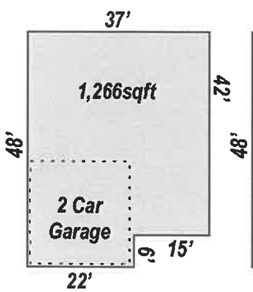
weed barrier applies

and ground cover to both.

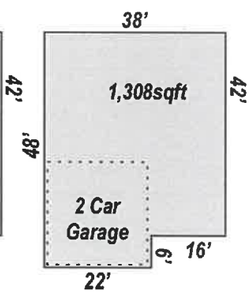
Certification of Occupancy Requirement

1. Landscape installation of an operable smart water controller as provided in section 9.4
2. Energy Efficient appliances 95%, as provided in section 9.7.1
3. Outdoor Lighting, use of dark-sky friendly lighting as provided in section 9.8

Building Type "A"



Building Type "B"



7.3. **Reserved Legislative Powers.** Developer acknowledges that the County is restricted in its authority to limit its police powers by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the County all of its police power that cannot be so limited. Notwithstanding the retained power of the County to enact such legislation under tis police powers, any such legislation shall only be applied to modify the vested rights of Developer as referenced herein under the terms of this Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as codified in Utah Code 17-27a-508. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the unincorporated areas of the County; and unless in good faith the County declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

8. Certificate of Occupancy Requirements.

8.1. **Each Dwelling to Comply.** Developer, including assigns and successors, understands and agree that no certificate of occupancy for any dwelling unit in the Project will be provided until Weber County has verified compliance with this section.

8.2. **Landscaping.** Installation of an operable smart watering controller, as provided in Section 9.4.

8.3. **Energy Efficiency**. Installation of operable energy efficient appliances, as provided in Section 9.7.1.

8.4.

8.5. **Outdoor Lighting.** Use of dark-sky friendly lighting, as provided in Section 9.8.

9. Development Standards and Requirements.

9.1. **Project Density.** In exchange for the benefits offered by the developer in this Agreement, County agrees to allow no more than 116 total dwelling units within the original 40-acre boundaries of the Winston Park Subdivision, as provided in Entry 3245491 in the Weber County Recorder's Office. No more than 24 of these units shall be patio homes, as further governed in Section 9.9 herein. The remaining shall be for typical single-family dwelling lots.

9.2. **Connectivity Incentivized.** Developer hereby volunteers and agrees to follow the minimum street and pathway standards as provided in Section 106-2-4.030 of the Code. The County hereby agrees to allow the flexible lot standards as provided by that section of Code. The County also agrees that the conceptual street layout illustrated in **Attachment C** satisfactorily complies with that code section for the purposes of this Project.

9.3. **Street Improvements.** Streets in the Project shall be designed and installed by the Developer in accordance with the street cross sections depicted in **Attachment E.**

9.3.1. **Driveway Accesses along 1800 South Street.** Developer agrees that no lot will be platted to provide driveway access to 1800 South Street.

9.3.2. **Street Wall Along Rear-Facing or Side-Facing Lots on 1800 South.** Developer agrees install a solid wall along 1800 South Street where the rear or side of a residential lot or unit abuts or is otherwise adjacent to and visible from this street. The wall shall be designed to provide visual breaks in the horizontal wall plane at least every 30 feet, such as a column or similar, and the wall and each column shall have a cap. The wall

shall be muted earth-tone in color. Except for the required clear-view triangles, this fence shall be at least six feet in height, but no more than eight feet. Examples of such a fence is provided in **Attachment F**. Alternative fencing along this street may be approved by the Planning Director if it provides similar or better visual qualities and materials. Vinyl fencing along this street is prohibited.

9.3.3. Public Street Landscaping.

9.3.3.1. Street Trees. All streets shall be lined with shade trees in the parkstrip.

9.3.3.1.1. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees.

9.3.3.1.2. Except as provided herein or when otherwise prohibited by Code, no less than two trees shall be planted for every 60-feet of a lot's frontage. Trees shall be spaced as evenly as practicable, and shall not be planted within the clearview triangle of an intersection.

9.3.3.1.3. At least two different tree varieties shall be used and dispersed in a manner to avoid transmission of pests/disease, or as may otherwise be specified by a landscape architect or other professional qualified in tree health, such that the trees have optimal chance of long-term health.

9.3.3.1.4. Developer agrees to provide or cause to be provided by means of the homeowner's association each street tree with an irrigation mechanism tied either to a homeowner's association master meter, or tied directly to the secondary water meter of the lot that the tree is fronting.

9.3.3.1.5. No tree with a caliper less than two inches shall be planted.

9.3.3.1.6. Developer is responsible for tree health throughout the duration of the warranty period. Developer agrees to obligate the homeowners association to provide for the tree health thereafter.

9.3.3.2. Parkstrip Landscaping. Developer shall place six-inch angular rock, 8-inches deep, in the parkstrip of 1800 South, with a weed barrier beneath. Alternatively, County agrees that Developer may, at its option, install alternative planting and landscaping along 1800 South Street as long as it is operated and maintained by a homeowner's association. County agrees that other park strips in the project may be planted with grass or other landscaping by the Developer or homeowners, which will be operated and maintained either by the adjoining owner or a homeowners association, as may be provided in the covenants.

9.3.3.3. Construction Drawings to Include Landscaping. Each development application submitted shall provide a detailed public landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

9.4. Non-Public Water-Wise Landscaping. All lots within the development will have water wise landscaping implemented as follows:

9.4.1. Smart Controller. A smart watering controller shall be installed and prewired for at least six irrigation zones. "Prewired" means it is connected to live power, but does not mean it needs to be connected to control valves. A smart water controller, such as an Orbit B-

Hyve smart controller or a Rainbird ESP smart controller, is an automatic landscape watering controller that can connect to the internet to automatically adjust watering schedules or amounts based on local weather and environmental conditions. County and Developer mutually agree that the requirement of this Section 9.4.1 will be applied to the homebuilder or homeowner, and that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.4.2. Landscape Certificate of Occupancy Requirement. See Section 8.

9.5. Public Utilities. Developer agrees to underground all utilities in a manner that complies with adopted standards, including any existing overhead utilities within the property and within any right-of-way adjacent to the property. High voltage power transmission lines are exempt from this requirement.

9.6. Parks, Open Space, and Trails

In consideration for the rezone of the Property, Developer hereby agrees to provide, at no cost to the County, the following parks, open space, and trails amenities:

9.6.1. Parks and Open Space: Developer agrees to donate $7,500 per lot or unit within the Project to the Park District. Developer agrees that this is a donation offered of the Developer's own free will and is not a fee or exaction imposed by the County or Park District. Developer also agrees that once this donation is made the Park District has full discretion on how to use the donation and Developer has no claim to the donation or how it is used. The per-lot donation shall be remitted to the Park District prior to recordation of a subdivision plat. No Building Division or Planning Division application will be accepted or approved in the Project until the County receives written confirmation of this donation from the Park District.

9.6.2. Trails, Sidewalks, and Pathways:

9.6.2.1. Locations. Developer agrees to install 10-foot wide asphalt pathways in the locations as indicated on **Attachment C** and in accordance with Section 106-2-4.030 of the Code.

9.6.2.2. Pathway or Sidewalk Trees. Each pathway and sidewalk within the development shall be lined with shade trees in a manner as specified in Section 9.3.3.1 herein.

9.6.2.3. Pathway Landscaping. Developer agrees to install a low-maintenance native seed mix, ground cover, or rock mulch, or a combination thereof along the shoulders of the pathways. Native seed mix shall be hydro-seeded. Mulch shall be substantial enough to minimum its migration onto the pathway. The shoulders shall also be lined with weed barrier. The landscaping shall be such that it will minimize weed growth along the pathway right-of-way. County agrees that other landscaping may be installed by the Developer or homeowners, which will be operated and maintained either by the adjoining owner or a homeowners association, as may be provided in the covenants.

9.6.2.4. Phase 1 Pathway Right-of-Way. Prior to recordation of the first plat, Developer agrees to provide a public pathway right-of-way through a lot(s) in the existing Winston Park subdivision. The lot(s) shall be selected from lots 105 through lot 112. The pathway right-of-way shall be no less than 12-feet wide and shall be dedicated or conveyed to Weber County prior to the recordation of a subdivision plat. It shall be configured so that it connects

the sidewalk along Fitzroy Road to the western most edge of the lot(s), providing a stub to the adjacent property to the west. Developer may, at its option, install a pathway within this right-of-way. The pathway shall be at least 10 feet wide.

9.6.2.5. **Construction Drawings to Include Landscaping.** Each subdivision's improvement plans shall provide a detailed landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

9.6.3. **Drainage Detention Landscaping.** Developer agrees to install turf grass and appropriate turf sprinkler system in the drainage detention basin for both the Winston Park Subdivision Phase 1 and any additional drainage basins resulting from this Project. The Parties agree that the HOA shall manage and maintain the turf grass.

9.7. **Emissions and Air Quality Standards.** Developer further agrees that all buildings will be designed to an energy efficiency rating that is one climate zone colder than the area. The following are also required:

9.7.1. **Appliance Efficiency.** Natural gas heating appliances, such as furnaces, water heaters, boilers, etc., shall have a 95% efficiency rating. County and Developer mutually agree that this requirement will be applied to the homebuilder or homeowner, and that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.7.2. **Environmental Certificate of Occupancy Requirement.** See Section 8.

9.8. **Outdoor Lighting.** Developer agrees that all outdoor lighting within the Project will be governed by the County's Outdoor Lighting ordinance, Chapter 108-16 of the Code. Except for lights installed by Developer, County and Developer mutually agree that this requirement will be applied to the homebuilder or homeowner, and that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.9. **Patio Homes Development Standards.** County agrees to allow and Developer agrees to build no more than 24 patio homes in the location as generally depicted in **Attachment C**. The County agrees to allow each patio home to be accessed by means of a Shared Private Lane pursuant to Section 106-2-2.030 of the Code. Each shall comply with the following standards:

9.9.1. **Condominiums.** The County agrees that some or all of the patio homes may be platted as condominium dwelling units pursuant to State and County Laws.

9.9.1.1. If platted as a condominium unit, when a unit is attached to another unit by means of a common wall, the combination of units shall be deemed a "building" for the purposes of determining building setbacks.

9.9.1.2. There shall be at least 10-feet distance between any two buildings.

9.9.1.3. The front of each building shall be setback from the 24-foot wide shared private lane right-of-way at least 15 feet.

9.9.1.4. Each building shall be setback from a public street no less than 20 feet, except 30 feet from 1800 South.

9.9.1.5. Only two condominium units are allowed per building.

9.9.2. **Single-Family Attached.** The County agrees that some or all of the patio homes may be platted as single-family attached dwelling units, each on their own single-family lot.

A lot for a single-family attached dwelling unit may have one of the two side setbacks eliminated so that more than two dwelling units can abut or attach to each other at the common side lot line. The other side setback shall be no less than five-feet, except those adjacent to a street shall be no less than 15 feet. Each dwelling shall be setback from the 24-foot-wide Shared Private Lane right-of-way at least 15 feet, and be setback from the rear lot line at least five feet.

9.9.3. **Single-Family Detached.** The County agrees that some or all of the patio homes may be platted as single-family detached dwelling units, each on their own single-family lot. Each side setback shall be no less than five feet. The rear setback shall be no less than five feet. Each dwelling shall be setback from the 24-foot-wide Shared Private Lane right-of-way at least 15 feet.

9.9.4. **Units Backing Onto 1800 South.** For each unit abutting 1800 South Street, each patio home building shall face away from 1800 South Street. The rear of these buildings shall be designed to appear to the common lay-person as a single-family dwelling. This shall be accomplished by, among other means, avoiding repetitive or otherwise redundant configurations of walls, wall massing, wall planes, windows sizes and locations, rooflines, chimneys, patios, door sizes and locations and other related design elements. Unless approved otherwise by the Planning Director after being presented with an alternative that, in the director's sole discretionary discernment, is better, this shall necessitate custom interior layouts that do not repeat from unit to unit, nor from building to building. The rear setback of these units (from 1800 South) shall be 30 feet.

9.9.5. **One Story Buildings.** Each patio home shall be no greater than one story. At least 50 percent shall be designed so that there are no steps entering or within the dwelling unit. The rest may have up to one step.

9.9.6. **Owner Occupancy Requirement.** Each patio home shall be deed-restricted to only allow owner-occupants. Occupancy verification shall be the homeowner association's responsibility. County and Developer mutually agree that the Developer's obligation herein is satisfied upon recordation of covenants that stipulate the same.

9.9.7. **General Design.** The exterior design of the patio homes shall follow the following standards:

9.9.7.1. **Roofline Breaks.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines that are on a paralleling plane.

9.9.7.2. **Building Massing.** The wall massing of building facades shall be broken at least every 50 feet with no less than a six-inch shift in the plane of adjacent walls.

9.9.8. **Special Considerations.** Developer further agrees to the following:

9.9.8.1. **Privacy Fence and Landscaping.** A six-foot fence shall be constructed between the patio homes development and lots in Winston Park Subdivision Phase 1, and provide privacy trees along said fence, spaced in a manner such that the crown of the trees will converge at their average maturity.

9.9.8.2. **Driveway Buffer.** Where driveways serving the patio homes development are configured in a manner that creates a reasonable likelihood for vehicles to hit fencing, screening, or landscaping between the patio homes and adjoining lots in Winston Park Subdivision Phase 1, a permanent concrete barrier shall be constructed to contain said vehicles.

9.10. **Agreement Alternatives for Moderate Income Housing.** County agrees that the provisions of Sections 9.4, 9.6.1, and 9.7, shall not apply to any lot or unit that has a recorded deed restriction in favor of the Weber Housing Authority for moderate income housing, as defined by State Code, or that restricts the floor area of the residence (excluding basements and garages, if applicable) to no greater than 1,000 square feet.

10. Amendments and Revisions.

This Agreement may be amended by mutual agreement of the Parties only if the amendment is in writing and approved and signed by Developer and County (an "Amendment"). This Section 10 specifies what Project changes can be undertaken without the need for amendment of the Development Agreement, and what changes require Amendment to this Agreement.

10.1. **Project Facility Repair, Maintenance and Replacement.** Developer shall be permitted to repair, maintain and replace the Project and its components consistent with the terms of this Agreement without amending the Agreement.

10.2. **Authorized Changes, Enlargements, or Alterations.** As set forth below, County staff may review and approve certain minor changes, enlargements or adjustments ("Changes") to the Project in their respective administrative capacities. The following types of Changes are considered minor, provided that no such Changes shall directly or indirectly result in significantly greater impacts than those contemplated in the approval of this Agreement.

10.2.1. **Changes Necessary to Comply with Other Laws.** Any resulting changes as a consequence of obtaining or complying with a federal, state, or local permit or approval; provided that the changes are Routine and Uncontested and the application thereof does not materially affect the County's original intent, findings, or conditions on the Project in a manner that would have likely resulted in a different decision on this Agreement, as determined by the Planning Director.

10.2.2. **Landscaping Changes.** Any changes to this Agreement's landscaping designs, guidelines, standards, plantings, materials and installation of the same anywhere in the project.

10.2.3. **De Minimis Changes.** Other de Minimis changes requested by the Developer, which are reasonably consistent with the intent of this agreement and the R1-15 Zone, and are Routine and Uncontested.

11. General Provisions.

11.1. **Assignability.** The rights and responsibilities of the Developer under this Agreement may be assigned. The Developer, as the landowner of the Project Site at the time of the execution of this Agreement, may sell, convey, reassign, or transfer the entire Project Site or entire Project to another entity at any time.

11.2. **Binding Effect.** This Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns, devisees, administrators, representatives, lessees and all other persons or entities acquiring all or any portion of the Project, any lot, parcel or any portion thereof within the Project Site, or any interest therein, whether by sale, operation of law, devise, or in any manner whatsoever.

11.3. **Utah Law.** This Agreement is entered into under the laws of the State of Utah, and the Parties hereto intend that Utah law shall apply to the interpretation hereof.

Exhibit D

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

11/1/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** approval has been given and Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **Winston Park Subdivision Phase 2**, a **29-lot** subdivision. The address is approx. 3600 W. 1800 S. West Weber UT. There are two existing services in phase one that will supply two lots in phase 2. Impact fees will need to be assessed for **27 lots.** Plan review will be required. This subdivision must have a pressurized secondary water system for outdoor use. Plan review fees and water right impact fees must be paid to the District clerk before subdivision approval is granted.

Requirements:

- Plan review fee=**$200 per lot total= $5,400.00**
- Water Right Impact fee= **$7,842 x 27 ERU's total = $211,734.00**
- Complete plan reviews.
- Will serve letter from Hooper Irrigation.
- Impact fees=$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services. The District will need to be notified prior to working on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL SUBDIVSION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENATIVE OF THE DISTRICT.

Sincerely,

Ryan Rogers-Manager
Taylor West Weber Water District

Expires 4/1/2025

Central Weber Sewer Improvement District

December 3, 2024

Chad Meyerhoffer
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Winston Park Phase 2 & 3
Sanitary Sewer Service
Will Serve Letter

Chad:

We have reviewed the request of Wade Rumsey to provide sanitary sewer treatment services to the subdivision called Winston Park Phase 2 & Phase 3 located at approximate address 1800 S. 3701 W. proposed 27 residential lots in Phase 2 and 24 residential lots in Phase 3. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.

2. If any connection is made directly into the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.

3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.

4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.

6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Steve Myers
Wade Rumsey

EVANS, GROVER & BEINS, P.C.
~ATTORNEYS AT LAW~

A Professional Corporation
P.O. Box 160 - 52 West Main Street
Tremonton, UT 84337

JONATHAN R. GROVER*+
CHRISTOPHER A. BEINS
GREGORY W. MARSH

* Also admitted in California.
\+ Also admitted in Idaho.

BRUCE C. EVANS (1956-2010)

Tel: (435) 740-8800
Fax: (435) 740-8804

www.egb-law.com

December 24, 2024
Via U.S. First Class Mail

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

Re:	**Hooper Irrigation Company Preliminary Will-Serve Letter – Winston Park Phases 2 & 3**
Applicant Contact:	Wade Rumsey
My Client:	Hooper Irrigation Company

To Whom It May Concern:

I represent Hooper Irrigation Company. Recently the Applicant delivered to my client the following documentation for Winston Park Phase 2 and Winston Park Phase 3:

1. Development Application; and

2. Subdivision plan (2 copies).

The Applicant indicated his intent to develop real property located just south of 1800 South and 3700 West, Weber County, Utah into residential building lots. The proposed development is represented by the Applicant to consist of 29 lots in Phase 2 and 53 lots in Phase 3 for a total of 53 residential lots and detention basin/open space. The Applicant also attended Hooper Irrigation Board of Director's Meeting recently and indicated his desire to obtain a "Preliminary Will Serve" letter from Hooper Irrigation Company indicating its ability to service the lots with secondary pressurized irrigation water.

The subdivision plat plan has been reviewed by Hooper Irrigation and changes, if any, were provided to the Applicant and will be incorporated as a condition of any Final Will-Serve letter. The foregoing project appears to be within the service boundaries of Hooper Irrigation Company. Hooper Irrigation Company has pressurized irrigation water available for this

proposed project as represented. Therefore, Hooper Irrigation provides this Preliminary Will-Serve letter with the following stated conditions prior to issuance of a Final Will Serve Letter:

1. Hooper Irrigation Company provides its service intention for this project only, and this preliminary service is effective for a period not exceeding one year from the date of this letter.

2. Applicant must pay the repair cost of $73,700.00 to Hooper Irrigation. Cost was incurred by Hooper Irrigation to repair and relocate the noncomplying secondary water main line installed by Developer along 1800 South in Taylor for service to the Winston Park Subdivision. Developer did not locate the main pipeline in the corridor designated on the permit with Weber County, and Weber County required relocation of the pipeline to comply.

3. Hooper Irrigation water shares will need to be deeded to Hooper Irrigation for your lots by the developer. Based upon lot sizes Phase 2 will require 7 shares, Phase 3 requires 5 for a total of **12 shares**.

4. Secondary water meters will be required on every lot in accordance with State law.

5. Connection/meter fees (currently $7,050 per 1 inch connection and $14,000 per 1 ½ inch) will be required of the developer. The open space lot will require a 1 ½ inch connection. The fee required for Phase 2 is $218,450 and Phase 3 is $169,200 for a total of **$387,650.**

6. Plans will need to be prepared by Developer's Engineer for the waterlines in the development and across the frontage of the development. Plan and profile of all irrigation lines is needed to determine the locations of air/vacs and drains.

7. Any existing ditches on the property will need to be piped with a minimum of 18" RCP pipe and or be able to carry a minimum of 3 CFS. The developer's engineer will need to perform calculations and design the pipe to convey historic flows to all downstream users.

8. An assigned board member must visit the site to confirm service, tail water, and drainage ditches. Once plans are generated, final recommendations on ditch piping can be made.

9. The developer must meet with the Hooper Irrigation Board (2nd Monday each month).

10. There are several conflicts with storm drain and irrigation pipes. Several changes will need to be completed on the drawings to eliminate conflicts.

11. On the drawings move valves to right of way lines (back of sidewalk)

12. Irrigation meters need more separation from culinary meters: On the drawings show a minimum 5 feet between irrigation and culinary meters

13. The irrigation lines cannot be directly over storm drain infrastructure. On Sheet 9 SDIB SDIB#439 and Sheet 11 SDIB #440 and #442 the storm drain needs to move or

the irrigation lines need to move to allow for future maintenance of the storm drain and Irrigation lines.

14. Blow off needs to be shown at the end of three laterals to town homes.

15. Provide a 1.5-inch meter to open space area 1.5 from 1800 South.

16. Applicant will pay all costs for connecting to existing infrastructure and all costs for additional construction, piping, inspection and hookup to Hooper Irrigation Company's water lines.

17. Applicant will perform all construction and services in accordance with Hooper Irrigation Company's policies and procedures, which are available to Applicant at the Company Office.

18. Applicant will be required to obtain all applicable authorizations and permits from Weber County, for any construction upon Weber County highways, rights-of-way and easements, and Applicant shall comply with all Weber County standards as required or permitted by Weber County.

19. Applicant will be required to obtain all applicable authorizations and permits from any municipalities for any construction upon any municipality roadways, rights-of-way and easements, and Applicant shall comply with all municipality standards as required or permitted by the applicable municipality.

20. Plans must be completed and approved by Hooper Irrigation Company prior to construction. Hooper Irrigation Staff shall be invited to the preconstruction meeting. Any fees must be paid prior to issuance of a Final Will Serve.

Additional provisions may be required of Applicant in the Final Will-Serve letter. If you have any questions, please contact the Hooper Irrigation Offices at (801) 985-8429.

Respectfully Yours,

EVANS, GROVER & BEINS, P.C.

Jonathan R. Grover, Esq.

JRG/
Cc. Hooper Irrigation Company
Chris Thomsen
Wade Rumsey