SOUTH WEBER CITY
PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Davis County, Utah, will meet in a **REGULAR** public meeting on **February 11, 2016**, at the **South Weber City Council Chambers, 1600 East South Weber Drive,** commencing at **6:30 p.m.**

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A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

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THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:

6:30 P.M. Pledge of Allegiance
Approval of Meeting Minutes – Commissioner Pitts
- January 14, 2016

Approval of Agenda
Declaration of Conflict of Interest

Administrative Actions *(Application of Ordinances)*:

6:35 P.M. Discussion and Action on Final Subdivision: application for Riverside Place Subdivision Phase 1 (1 lot), located at approx. 600 E. 6650 S. (Parcel 13-018-0072); Developer: Douglas Brady.

Legislative Recommendations *(Discretionary)*:

6:50 P.M. Development Agreement for Riverside Place Subdivision; Lindsay Douglas Construction LC

7:05 P.M. Public Hearing and Action on Land Use Ordinance: Amendment to Code Section 10.01.100, Definitions (Yard, Rear).

Discussion Items *(No Action Taken)*:

7:15 P.M. Potential subdivision on parcel 13-021-0103; Lynn Poll

7:25 P.M. Public Comments – Please keep public comments to 3 minutes or less per person

7:30 P.M. Report by City Attorney regarding recent City Council actions

7:35 P.M. Planning Commissioner Comments (Johnson, Winsor, Pitts, Walton, Osborne)

7:40 P.M. Adjourn

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THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED OR POSTED TO:

CITY OFFICE BUILDING Utah Public Notice website www.utah.gov/pmn	www.southwebercity.com TO EACH MEMBER OF THE PLANNING COMMISSION	THOSE LISTED ON THE AGENDA

DATE: February 8, 2016

_____
ELYSE GREINER, DEPUTY RECORDER

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ELYSE GREINER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **14 January 2016** **TIME COMMENCED:** **6:33 p.m.**

PRESENT: **COMMISSIONERS:** **Debi Pitts**
Rob Osborne
Wes Johnson
Taylor Walton
Wayne Winsor

CITY PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

CITY ATTORNEY: **Doug Ahlstrom**

DEPUTY RECORDER: **Elyse Greiner**

CITY MANAGER: **Duncan Murray**

Transcriber: Minutes transcribed by Michelle Clark

***A PUBLIC WORK MEETING was held at 6:00 p.m. to* REVIEW AGENDA ITEMS**

PLEDGE OF ALLEGIANCE: **Commissioner Johnson**

VISITORS: John Boyer, Kurt Boyer, Mike Ford, Diane Ford, Karen Cordon, John P. Reeve, Nate Reeve, Michael Poff, Mike Bastian, Brent Poll, Ryan Wilde, Stephanie Harper, Emily Coombs, John Volt, Heidi Little, Stan Cook, and Jo Sjoblom.

APPROVAL OF THE MEETING MINUTES – Commissioner Johnson

- **10 December 2015**

Commissioner Winsor reviewed some minor amendments to the minutes.

Commissioner Osborne moved to approve the meeting minutes of 10 December 2015 as amended. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Winsor voted yes. Commissioner Walton abstained. The motion carried.

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APPROVAL OF THE AGENDA: Commissioner Winsor moved to approve the agenda as written. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, and Winsor voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

OATH OF OFFICE – Commissioner Walton

2016 APPOINTMENTS:

- **Planning Commission Chairperson:**

Commissioner Johnson moved to appoint Rob Osborne as the Planning Commission Chairperson. Commissioner Winsor seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

- **Planning Commission Co-Chairperson:**

Commissioner Johnson moved to appoint Wayne Winsor as the Planning Commission Co-Chairperson. Commissioner Osborne seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

- **Sketch Plan Liaison: M: Osborne S: Winsor – Johnson as sketch plan liaison**

Commissioner Osborne moved to appoint Wes Johnson as the Planning Commission Sketch Plan Liaison. Commissioner Winsor seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

- **City Council Liaison:**

Commissioner Johnson moved to approve the schedule as amended. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

*** * * * * * * * * * PUBLIC HEARING * * * * * * * * * ***

Public Hearing and Action on Preliminary Subdivision: application for Riverside Place (76 lots), located at approx. 600 E. 6650 S. (Parcels 13-018-0071 and 13-018-0072), 24.07 acres; Developer: Douglas Brady:
Commissioner Osborne asked for public comment.

Brent Poll, 7605 S. 1275 E., said the City has no plume maps to state the property at 600 E. 6650 S. is safe. He reported that the property was polluted in the mid 1980's by pollution

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migrating from Hill Air Force Base (HAFB). He said nothing has been done since to remove all possible remnants of contamination. He thinks the City should pressure someone to buy up the development rights. He said because of this high groundwater, this subdivision is at risk, because pollution travels through water. He said when the Planning Commission approves a subdivision, they better be able to say the property is safe, and this property is not safe. He said this is a real problem. He has an obligation, from his attorney, to come and do this. Barry asked if Mr. Poll if he has evidence that pollution is on this property. Brent said there is proof of that. He explained how the pollution moves. He said there is nothing to stop the pollution to go all the way to the river. He said there is an open pathway that has not been shut off. He said it is going to be this way until the 2040's. He discussed exposure causing neurological problems. He would suggest having a meeting with the new council members. Barry said the City hasn't been told that there is actual pollution on this property right now. He said no one is telling us that. Brent said I am telling you that. Barry said Mr. Poll is not an expert. Commissioner Johnson asked about the status of the maps. Duncan explained that the Mayor is actively working on this project with HAFB and the County. Commissioner Johnson referenced the HAFB impact map. He asked if there is anything in the geotechnical report that has addressed studies for pollution. He suggested the City look into getting a detailed study. He said there are quite a few resources in the State.

Heidi Little, 6670 S. 475 E., thanked Mr. Poll for his comments about the pollution. She lives on the corner of this proposed subdivision. She is concerned about safety for the children with all of the traffic that will come from adding this amount of homes.

Commissioner Winsor moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, Winsor, and Walton voted yes. The motion carried.

*** * * * * * * * * * PUBLIC HEARING CLOSED * * * * * * * * * ***

Commissioner Johnson asked about the groundwater and said the geotechnical mentioned a land drain system. He feels a land drain system needs to be required. Commissioner Osborne said it is a safety issue to require a land drain system.

Ryan Wilde, 1691 East Harvey Road, Fruit Heights, said they are not planning to install basements; therefore, they don't see the need for the land drain system. He said the expense is harmful to whether or not he can make it happen. He said when he purchased the property; he relied on the experts concerning the pollution.

Nate Reeve, of Reeves & Associates, said they have projects in West Weber and West Warren with a high water table. Because of the style of home, if the groundwater comes up, it doesn't affect the structure. John Reeve, of Reeves & Associates, said they have done a lot of work in South Weber. He said the gravel will help leach out the water. He doesn't feel it is practical to install a land drain system.

Stan Cook, 6966 S. 725 E., said a few years ago his house was contaminated from HAFB. He has had a system installed in his house. He suggested if there is a question, install the pipes, and then a system can be installed to help clean it up. He has property next to this proposed subdivision. He said there is surface water after a storm.

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Commissioner Johnson addressed the power lines. He said there is a 50' easement. He talked to Rocky Mountain Power and they recommended with new power poles there should be a 60' easement. John Reeve said if they want to buy a larger easement, they can do that, but they need to buy the property, if they are going to impact it.

Commissioner Walton referenced the easement on Lot 32 and said there is a slight overlap. He recommends preserving the pedestrian access.

Barry said regarding the pollution issue, the City does not have any evidence there is pollution on that property. Commissioner Osborne is more concerned about Old Fort Road. Brandon said the developer was not asked to contact Mr. Stephens. He said the City needs to meet with the Stephens and other property owners. He said this development is the catalyst, but Old Fort Road is a City wide issue. Brandon said what the City is trying to do with that intersection is a sweeping "T" concept. He said the City needs the road built from 475 East to the east end of the posse grounds. He said his memo addresses the need for a development agreement. Barry said the proposal will address Ms. Little's concerns. Commissioner Johnson feels the property owners need to see the development agreement. Commissioner Osborne suggested tabling because he is getting confused as to what phase is even being approved. Commissioner Johnson isn't comfortable approving this without a development agreement. Duncan explained the first step is preliminary approval, second is development agreement. He said we can't go to the development agreement until the preliminary is approved. He said the City ordinance doesn't give the Planning Commission the authorization to approve a development agreement. Commissioner Pitts is concerned about the timeline. Brandon said it depends on feedback from property owners. He said the first step was to approve the 78' right of way, which has been done. He said the City is seeking for a meeting with the Stephens. Commissioner Johnson asked how this development will affect the posse grounds. Barry said it will not affect its usefulness, and will allow for better access.

Ms. Little suggested tabling until the property owners are contacted.

Brandon Jones, City Engineer's, memo of 13 January 2016 is as follows:

We recommend preliminary approval be given with the following additional provisions:
APPROVAL w/ PROVISIONS

1. The Development Agreement (discussed below in Item #19) must be approved by the City Council before Phase 2 will be given final approval.
2. Old Fort Road, from 475 East to the east end of the posse grounds must be built as a part of Phase 3, OR the Developer's portion of the cost (as identified in the Development Agreement) must be placed in a cash escrow account.

We recommend the following changes be made to the preliminary plans before considering them approved:
PRELIMINARY PLANS

3. Sheet #1. Lot 77 is still zoned R-LM. This should be indicated as such.

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4. Sheet #1. Spaulding Dr. should be labeled and indicated that it will be vacated by the City.

5. Sheet #2. Note #1 needs to be changed to read, "Old Fort Road, from 475 East to the east end of the posse grounds, must be built as a part of Phase 3, or the developer's portion of the cost (as identified in the Development Agreement) must be placed in a cash escrow account."

6. Sheet #2. The following note should be added, "A Development Agreement, addressing the developer's responsibility in the development and construction of Old Fort Road must be approved by the City Council prior to approval of Phase 2."

7. Sheet #2. The following note should be added, "The number and exact location of manholes, fire hydrants, inlet boxes, street lights, etc. may need to be adjusted with the final approval of each phase."

8. Sheet #2. A "partial" street section for Old Fort Road was provided. For correct reference, this needs to be replaced with the full cross section of Old Fort Road as adopted by the City Council. Our office can provide that cross section.

9. Sheet #2. In the typical cross section for the 70' ROW, the thicknesses for the pavement and road base should be shown at 3" asphalt and 12" road base, but should also indicate "or as currently adopted in the City Standards."

10. Sheet #2. The developer is responsible to remove the street improvements that constitute Spaulding Dr. and construct curb, gutter and sidewalk across the current street. This should be drawn and the current note revised accordingly.

11. Sheet #2. The existing sewer line in Old Fort Road should be labeled as 30".

We recommend that the following items be completed before final approval of Phase 1:

GENERAL

12. We received a "temporary" will-serve letter from JUB (the engineer representing the South Weber Irrigation Company) dated November 25, 2015, indicating that it is anticipated that they will serve the subdivision. However, the letter also indicates several items still needing to be addressed before a final approval letter will be given. This letter will be needed for final approval.

PLAT

13. Streets and Addresses will be needed at the final approval of each phase. The developer may choose the street names. The addresses will be provided by our office.

14. There should be a note referencing the geotechnical report conducted by GSH, dated December 3, 2015.

IMPROVEMENT PLANS

15. It appears that the sewer will be the only utility that will need to be extended beyond the boundaries of Phase 1. However, this will need to be provided with Phase 1.

16. We have received a will-serve letter from Central Weber Sewer District. An approval letter from the District will be required in order to make this connection.

17. The culinary and secondary water lines in Firth Farms Rd. will need to be extended.

18. The drainage for Phase 1 can be drained into the existing storm drain in Firth Farm Rd. However, this needs to be extended to the northeast in order to pick up drainage in the intersection.

The following items are mentioned for informational purposes:

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GENERAL

19. Development Agreement. The main provisions that should be covered by the Development Agreement are as follows:

a. The development and construction of Old Fort Road from 475 East (including the reconstruction of the intersection as shown in the City's adopted General Plan) to the east end of the posse grounds.

i. This is desired to be a 3-party agreement between the City, the Developer and the Stephens (the majority property owner on the north side of the street).

ii. This should include a proportionate share analysis that would address the obtaining of the necessary property for the ROW as well as the cost share associated with construction of the road and all necessary improvements.

b. The vacation of Spaulding Drive.

c. The possibility of the detention basin being eliminated in the future once a regional detention basin is constructed downstream providing sufficient volume to cover its removal from the system.

20. Culinary Water. This subdivision is proposing 76 new residential lots / ERC's, which requires an additional 34.048 AF of culinary water supply. On July 28, 2015, the City Council approved the purchase of an additional 140 acre-feet (AF) of culinary water from Weber Basin. This amount covered a 99 AF deficit and provided an excess of 41 AF for future development. With the approval of this subdivision, that will leave the City with an excess of 6.952 AF (or approx. 15 ERC's).

21. Geotechnical Report. A report conducted by GSH (dated December 3, 2015), was provided. We recommend that all provisions and recommendations contained in this report be followed, with the following items emphasized:

a. *"it is recommended that the top of the lowest habitable slab be kept a minimum of 3.0 feet above the existing groundwater level. If a land drain is constructed within the development, the top of slabs within the lowest habitable level are recommended to be 1.5 feet above the level controlled by sub drains tied into land drains within the development."* Basements are NOT being proposed in any part of the development. No further action is needed unless the developer changes his mind. In that event, the provisions of the Geotechnical Report would need to be followed.

b. Some of the on-site soils are not suitable for trench backfill. We recommend that imported granular backfill meeting AASHTO Type A-1a gradation be used as the trench backfill unless a qualified Geotechnical Engineer can verify that the native material meets this requirement.

c. 3" of asphalt of 12" of road base are recommended for the street pavement. This is greater than the minimum required by the current City Standard. We recommend that these thicknesses be required.

Commissioner Winsor moved to approve the Preliminary Subdivision: application for Riverside Place (76 lots), located at approx. 600 E. 6650 S. (Parcels 13-018-0071 and 13-0180072), 24.07 acres; Developer: Douglas Brady subject to Brandon Jones memo of 13 January 2016 and Barry Burton's memo of 7 January 2016. Commissioner Walton seconded the motion. Commissioners Osborne, Pitts, Walton, and Winsor voted yes. Commissioner Johnson voted no. The motion carried 4 to 1.

Brandon said it has been the intention of the City staff to contact the property owners all along. He said we just haven't got to that yet.

Discussion on Wynn, Boyer, and Poff properties with the Fords/ Reeve & Associates: Duncan said the history of the property is that there was a prior developer in which the property was rezoned approximately two years ago for multi-family housing and the remainder was rezoned for single family residential. No action has been taken for a little over a year, and now there is a new developer, who would like to develop. He said this property is west of 6650 South. Duncan discussed dedicating land for a trail and complete trail improvements. He said the developer would like to keep the same zoning. The subdivision plat would remain similar to the previously presented plat. He said essential to the development is access through a landowner's property as a major access. He said the developer would like to move forward with the same process that the last developer started. He said this would go before Sketch Plan etc. to finish the process of the prior developer. Commissioner Winsor asked about any agreements made for access from 475 East. Duncan said the zone change was approved and recorded against the property.

Nate Reeve, of Reeves & Associates, said this project was started almost 12 years ago. He said it is a great location. The geotech study has been completed. He said Mike and Diane Ford are in attendance tonight. He said they will follow and adhere to Ordinance 13-18A and Ordinance 13-18B. He said there will be eight acres of high density and constructed as one phase. Mr. Reeve said the trail will follow as close as it can to the master plan and will be asphalted. Barry asked about ownership of property. Nate said all three properties are under contract with the Fords. Diane Ford said there will be architectural standards. She has been working with an architect on the apartments. She really wants a country feel to them. She said the high density units are only two apartments high. She said there will be green space.

Michael Poff, 6591 S. 475 E., said there is an importance to development agreements. He said Full Circle Homes has a vision and feels they will do a great job. He said in the future, development agreements will help with developer's promises. He also thanked Commissioner Osborne for what he has done with Highmark Charter School and what the city staff has done in getting a Maverik. He said Old Fort Road will eliminate driveway access.

PUBLIC COMMENTS:

Mike Bastian, 7721 S. 1750 E., asked if the Planning Commission has discussed the need for a sidewalk on 1900 East by the school bus stop. He said property would need to be purchased from the Checketts in order to install sidewalk. Commissioner Osborne said it has been discussed.

PLANNING COMMISSION COMMENTS:

Commissioner Johnson:

Trails Committee: He is working on getting individuals to serve on the trails committee. The City staff will be installing the sewer line along Old Fort Road this summer. Duncan said the

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City staff will be contacting property owners. Discussion took place regarding a possible trail going under Highway 84. Michael Poff said there is funding available through emergency management and suggested the City look into that.

Commissioner Winsor:

Irregular Lots: He asked about the status of irregular lots. Barry is working on it.

Traffic Study by Maverik: It was suggested requesting a traffic study from UDOT for a street light at the intersection of South Weber Drive and the frontage road.

Water Concerns: Commissioner Winsor is concerned about getting something in place to require a developer to get water in place before construction.

Commissioner Pitts:

Maverik Traffic Concerns: Commissioner Pitts questioned the right turn arrows going east. Duncan explained the issue with individuals being confused as to who is turning right on which street. He said there is a lack of clarity. Brandon said it was UDOT's requirement for the right turn arrows. She drives this area daily and has seen several near misses. Barry suggested making a request to UDOT. Brandon suggested requiring a signal study.

Commissioner Osborne:

Highmark Charter School: He has been contacted by Highmark Charter School concerning the City's retention pond to the west of the school. The charter school is willing to grass and maintain it. Duncan said there is a pipe that comes in on the south end that puts water in it. There is also a ditch in the middle of it. Commissioner Osborne said it is a way of making the retention pond look nicer. Brandon said it will fill with water.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 8:20 p.m. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

APPROVED: _____ **Date**
Chairperson: Rob Osborne

_____
Transcriber: Michelle Clark

_____
Attest: Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY
PLANNING COMMISSION MEETING
WORK MEETING

DATE OF MEETING: 14 January 2016 **TIME COMMENCED: 6:03 p.m.**

PRESENT: COMMISSIONERS: **Debi Pitts**
Rob Osborne
Wes Johnson
Wayne Winsor
Taylor Walton

CITY PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

CITY ATTORNEY: **Doug Ahlstrom**

CITY MANAGER: **Duncan Murray**

DEPUTY RECORDER: **Elyse Greiner**

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Nate Reeve, John Boyer, Kurt Boyer, Mike Ford, Diane Ford, Karen Cordon, John P. Reeve, Nate Reeve, Michael Poff, Doug Ahlstrom, Mike Bastian, Ryan Wilde, and Brent Poll.

The City staff and Planning Commission members introduced themselves to newly appointed Planning Commission member Taylor Walton. Taylor Walton said he is currently working at HAFB in civil engineering and has lived in South Weber for three years.

Approval of Meeting Minutes of 10 December 2015: (no discussion on this item)

Public Hearing and Action on Preliminary Subdivision: application for Riverside Place Subdivision (76 lots), located at approx. 600 E. 6650 S. (Parcels 13-018-0071 and 13-018-0072), 24.07 acres; Developer: Douglas Brady: Barry Burton, City Planner, said this property has been rezoned. This property has been known as the Spaulding property. Part of this property is in the patio zone and part in residential moderate (RM Zone). Everything coincides with the zoning ordinance. There are easements for the power lines, which create issues with Lot 72, 73, 42, & 49. This has been reviewed by the Public Works Department to help make snow plowing a little bit easier. Probably the major issue is Old Fort Road. The north side of development fronts on Old Fort Road. He said they are hoping that this development will take pressure off of 475 East. Barry said 6650 South is a sub standard road. In order to handle traffic from this subdivision and other traffic, the street needs to be widened and will involve two existing homes (west of the development), Stephen's property, and Rocky Mountain Power's substation. Barry said the City will need to be involved with negotiations and a development

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agreement will need to take place. He explained that all the frontage of Old Fort Road is in phase 4. He said the phasing and development agreement need to be done appropriately so the City isn't left with issues. Barry discussed two provisions which include: (1) approving the preliminary plat with the requirement that the development agreement must be approved by the City Council before Phase 2 will be given final approval, and (2) Old Fort Road, from 475 East to the east end of the posse grounds must be built as a part of Phase 3, OR the Developer's portion of the cost (as identified in the Development Agreement) must be placed in a cash escrow account.

Brandon Jones, City Engineer, referred to his memo of 13 January 2016 and stated *he recommends the following changes be made to the preliminary plans before considering them approved:*

PRELIMINARY PLANS

3. Sheet #1. Lot 77 is still zoned R-LM. This should be indicated as such.

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ii. This should include a proportionate share analysis that would address the obtaining of the necessary property for the ROW as well as the cost

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share associated with construction of the road and all necessary improvements.

b. The vacation of Spaulding Drive.

c. The possibility of the detention basin being eliminated in the future once a regional detention basin is constructed downstream providing sufficient volume to cover its removal from the system.

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b. Some of the on-site soils are not suitable for trench backfill. We recommend that imported granular backfill meeting AASHTO Type A-1a gradation be used as the trench backfill unless a qualified Geotechnical Engineer can verify that the native material meets this requirement.

c. 3" of asphalt of 12" of road base are recommended for the street pavement. This is greater than the minimum required by the current City Standard. We recommend that these thicknesses be required.

Commissioner Winsor is concerned about the groundwater. Brandon said the depth of the groundwater is between 7 ft. to 10 ft. He doesn't have any concerns if they are not doing basements. He said if they choose to install basements in the future, he would suggest going back to the geotechnical report, but he doesn't feel there are significant issues with the geotechnical report. He said some of the on-site soils are not suitable for trench backfill. He would recommend that imported granular backfill meeting ASSHTO Type A-1a gradation be used as the trench backfill unless a qualified geotechnical engineer can verify that the native material meets this requirement.

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Commissioner Osborne questioned if the City is at the point to request a developer bring their culinary water. Brandon said not yet, but that is an upcoming project. Commissioner Osborne said developments impact the City and that is a concern. Doug Ahlstrom, City Attorney, said this application came in prior to any requirement for water. Brandon said after it is adopted, anyone pulling a building permit will be subject to the impact fee. Duncan said the city staff is actively working on this. Brandon referred to item #20 of his memo.

Discussion on Wynn, Boyer, and Poff properties with the Fords/ Reeve & Associates
(No discussion on this item)

ADJOURNED: 6:30 p.m.

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JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber City Planning Commission

FROM: Brandon K. Jones, P.E.
South Weber City Engineer

CC: Duncan Murray – South Weber City Manager
Barry Burton – South Weber City Planner
Mark Larsen – South Weber City Public Works Director

RE: RIVERSIDE PLACE PHASE 1 SUBDIVISION
Final Review

Date: February 10, 2016

Our office received Final Plats for both Phases 1 and 2, as well as Improvement Plans for Phases 1 and 2 combined, dated January 28, 2016.

HISTORY

At the Planning Commission Meeting on January 14, 2016, Preliminary Approval was given, subject to:

1. The Development Agreement must be approved by the City Council before Phase 2 will be given final approval.
2. Old Fort Road, from 475 East to the east end of the posse grounds must be built as a part of Phase 3, OR the Developer's portion of the cost (as identified in the Development Agreement) must be placed in a cash escrow account.

A draft of the Development Agreement, with the currently proposed Cost Share Analysis, has been prepared and is in the process of being negotiated with the associated participants and finalized. However, it has not yet been approved by the City Council. Therefore, even though plans were submitted for both Phases 1 and 2, we are only providing comments on Phase 1.

We recommend Final Approval be given for Phase 1, subject to the following being completed before Final Approval from the City Council:

APPROVAL w/ CONDITIONS

1. We received a "temporary" will-serve letter from JUB (the engineer representing the South Weber Irrigation Company) dated November 25, 2015, indicating that it is anticipated that they will serve the subdivision. However, the letter also indicates several items still needing to be addressed before a final approval letter will be given. This letter will be needed for final approval.

2. We have received a will-serve letter from Central Weber Sewer District. An approval letter from the District will be required in order to make the connection to the sewer in 6650 South (future Old Fort Road).
3. A 15' wide easement is needed for the sewer line. This needs to be a separate Grant of Easement document because it lies outside the subdivision boundary.

PLAT

4. The address for Lot 1 is: 6755 S. Firth Farm Road.
5. The street is labeled incorrectly. The name of the road is: Firth Farm Road.
6. The following note should be added:
   "Lot 1 is subject to the requirements of the Geotechnical Report prepared by GSH, dated December 3, 2015"
7. Lot 1 should be labeled with an "R" restriction with the following note explaining the restriction:
   "R = Basements are not allowed, due to the presence of high groundwater and no land drain system available."
8. The Boundary Description needs a couple of adjustments:
   a. The callout to the POB is listed as 1545.24' in the description, but labeled on the drawing as 1545.23'. Whichever one is correct should match in both locations.
   b. The beginning reference to the POB being on the "Southerly Right-of-Way line of Firth Farms Road" is incorrect. The POB is on the northeastly line of Lot 97 of the Canyon Meadows PUD.
9. The Owner's Dedication needs to be revised. There is language referencing several things not present in this subdivision. We can provide the language needed.
10. The Boundary Description should probably include the southeasterly radius corner of the Right-of-Way. Otherwise, this small radius will need to be shown as Right-of-Way in the Phase 2 plat.
11. The property surrounding the subdivision should be shown and labeled as it currently exists; with the current ownership, and not future Phase 2.

IMPROVEMENT PLANS

12. Each phase needs to stand alone. A set of Improvement Plans needs to be provided only showing the improvements needed for Phase 1. This will be the basis for establishing the escrow for this phase.
13. It appears that the sewer will be the only utility that will need to be extended beyond the boundaries of Phase 1.

Note: Before the Plat can be recorded, all required improvements not installed must be escrowed for. Before a Building Permit can be given, all the required improvements must be installed (with the exception of the asphalt and sidewalk).

For Office Use Only

Fees received by: _____ Date of submittal: 1/28/16
Amount Paid: 2000.00 Receipt #: 13.081950

Initial Review, all of the required supporting materials have been provided: _____

PC/CC Meeting Date: Feb. 11, 2016

SOUTH WEBER city

Final Plan Application

Project/Subdivision Name: RIVERSIDE PLACE SUBDIVISION - PHASE 1 & 2
Approx. Location: 600 EAST 6650 SOUTH
Parcel Number(s): 13-018-0072 Total Acres: 7.09 ACRES
Current Zone: R-P
Surrounding Land Uses: RESIDENTIAL AND AGRICULTURAL
Number of Lots: 30 LOTS # Lots Per Acre: 4.23
Phase: 1&2 of 4 PUD: Yes / No

Contact Information

Developer or Agent

Name: DOUGLAS BRADY
Company Name: LINDSAY DOUGLAS CONSTRUCTION
Address: 11 GATEHOUSE LANE
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

Best Way/Preferred Method of Contact:

___Email ___Phone ___Fax ___Mail

Developer's Engineer

Name: NATE REEVE
Company: REEVE & ASSOCIATES, INC.
License #: 375328
Address: 920 CHAMBERS STREET, STE.14
City/State/Zip: OGDEN, UT. 84403
Phone: 801-621-3100 Fax: 801-621-2666
Email: nreeve@reeve-assoc.com

Best Way/Preferred Method of Contact:

X Email ___Phone ___Fax ___Mail

Surveyor

☒ **Check here if same as Engineer**

Name: _____
Company: _____
License #: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

Property Owner(s)

☐ **Check here if same as Developer**

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

Final Plan Requirements

- ☑ Complete all conditions/requirements set by the Planning Commission at Preliminary Approval
- ☑ Finalized Draft of Covenants, Conditions, and Restrictions (if applicable)
- ☑ Finalized Storm Drain Calculations
- ☑ Any applicable agreements finalized, signed, and proof of recording with county provided (agreements with South Weber City must be finalized and remain unsigned)
- ☑ Finalized set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer**

**One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (the north area to point up or to the left):

- ☐ Format of Final Plat for Recording Required by the County

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that The City of South Weber may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: _____ Date: 1/25/16

Property Owner's Signature: _____ Date: 1/25/16

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RIVERSIDE PLACE PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JANUARY, 2016

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 28 DATED 1941 AND A FOUND BRASS CAP MONUMENT AT THE NORTHWEST QUARTER CORNER OF SECTION 28 DATED 1941. SHOWN HEREON AT N00°36'39"E

Narrative

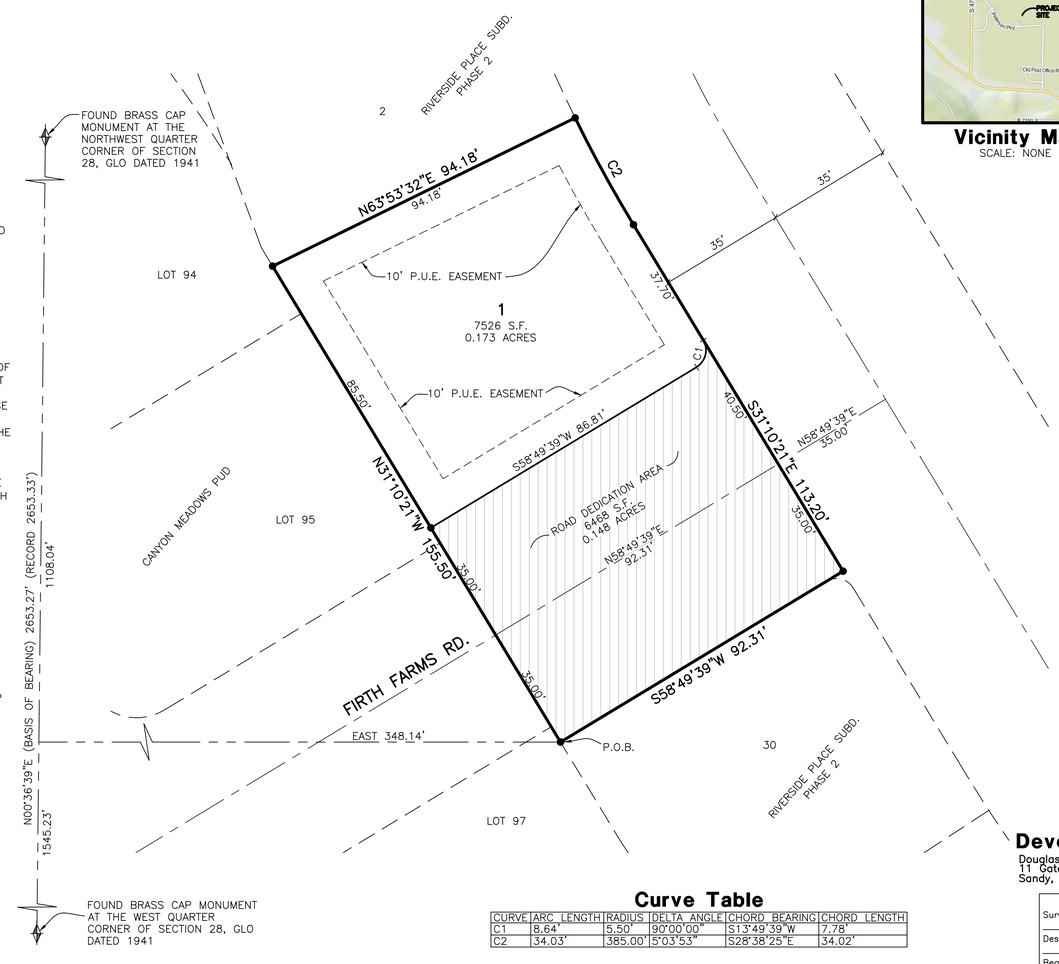
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRTH FARMS ROAD, SAID POINT BEING N00°36'39"E 1545.24' FEET AND EAST 348.14' FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N31°10'21"W 155.50 FEET; THENCE N63°53'32"E 94.18 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 34.03 FEET, A RADIUS OF 385.00 FEET, A CHORD BEARING OF S28°38'25"E, AND A CHORD LENGTH OF 34.02 FEET; THENCE S31°10'21"E TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRTH FARMS ROAD 113.20 FEET; THENCE S58°49'39"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRTH FARMS ROAD 92.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 13994 SQUARE FEET OR 0.321 ACRES



Vicinity Map
SCALE: NONE

Legend

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- = ROAD DEDICATION

20 0 20 40 60
Scale: 1" = 20'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.64'	5.50'	90°00'00"	S13°49'39"W	7.78'
C2	34.03'	385.00'	5°03'53"	S28°38'25"E	34.02'

Developer:
Douglas Brady
11 Gatehouse Lane
Sandy, Utah 84092

SURVEYOR'S CERTIFICATE

I, TREVOR HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS _____ DAY OF _____,20___.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

TREVOR HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RIVERSIDE PLACE SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES — NOTARY PUBLIC

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED THIS_____DAY OF_____, 20____
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER — DATE

SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE_____DAY OF_____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR — ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE_____ DAY OF _____, 20___.

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 12-21-2015
Project Name: RIVERSIDE PLACE SUBD. PHASE 1
Number: 6626-01
Scale: 1"=20'
Revision:
Checked:

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
DEPUTY.

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Project Narrative/Notes/Revisions

1) 12/10/15 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

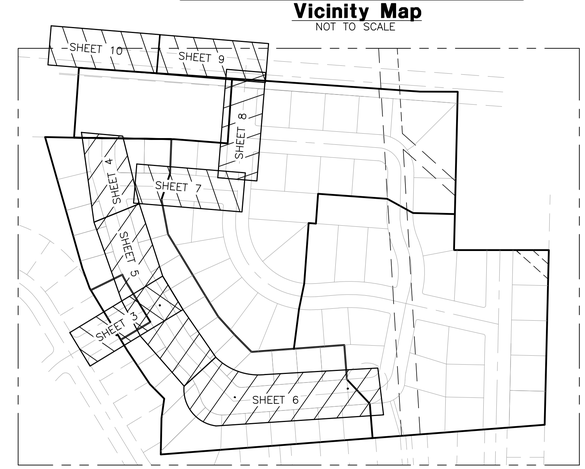
RIVERSIDE PLACE SUBDIVISION

Phases 1 & 2

Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JANUARY, 2016

Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 2.1 - Street Cross-Section
Sheet 3 - Firth Farms Road - 5+00.00-8+00.00
Sheet 4 - Street B - 5+00.00-8+50.00
Sheet 5 - Street B - 8+50.00-11+50.00
Sheet 6 - Street A - 11+50.00-16+50.00
Sheet 7 - Street C - 5+00.00-9+00.00
Sheet 8 - Street D - 14+00.00-17+50.00
Sheet 9 - Old Fort Road - 10+00.00-15+00.00
Sheet 10 - Old Fort Road - 5+50.00-10+00.00
Sheet 11 - Overall Grading & Drainage Plan
Sheet 12 - Overall Utility Plan
Sheet 13 - Storm Water Pollution Prevention Plan Exhibit
Sheet 14 - Storm Water Pollution Prevention Plan Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Doug Brady
King's Gate Development
11 Gatehouse Lane
Sandy, Utah, 84092
PH: (801) 792-5123

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Reeve & Associates, Inc.
920 CHAMBERS STREET #14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 E-MAIL: mail@reeveassociates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Riverside Place Subdivision
Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Sheet 1 / 14 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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General Notes:

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

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON–SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON–SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON–SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE–WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
23. WATER LINE PIPE SHALL BE DUCTILE IRON CLASS–51. WASHOUT ASSEMBLIES SHALL CONSIST OF A KUPFERLE FOUNDRY CO. 2" BLOW–OFF HYDRANT (OR CITY–APPROVED EQUIV.) PLACED IN A BOX LOCATED IN THE PARK STRIP. WATER LINES SHALL BE ADJUSTED IN DEPTH AND GATE VALVES IN LOCATION SO AS NOT TO INTERFERE WITH STORM DRAIN CROSSINGS.
24. SANITARY SEWER LATERALS SHALL BE GREEN, AND FOUNDATION DRAIN LATERALS SHALL BE WHITE TO PREVENT CONFUSION. FOUNDATION DRAIN MANHOLE LIDS SHALL BE MARKED "DRAIN" AND SHALL BE UNVENTED.
25. SECONDARY WATER LINE SHALL BE PVC C–900 CLASS 200 DR–14. ALL SECONDARY WATER VALVE LIDS SHALL BE STAMPED "IRRIGATION".
26. ALL WATER LINE CONSTRUCTION TO BE PER SOUTH WEBER WATER IMPROVEMENT DISTRICTS STANDARDS AND SPECIFICATIONS.

Geotechnical Report Notes

1. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY GSH DATED DECEMBER 3, 2015.

2. THE SHALLOW TO MODERATELY SHALLOW GROUNDWATER ENCOUNTERED AT THE SITE MAY AFFECT THE INSTALLATION OF UTILITIES.

3. GSH RECOMMENDS THAT THE TOP OF HABITABLE FLOOR SLABS BE ESTABLISHED A MINIMUM 3.0 FEET ABOVE MEASURED GROUNDWATER OR A MINIMUM 1.5 FEET ABOVE THE LEVEL CONTROLLED BY A SUBDRAIN SYSTEM. A SUBDRAIN SYSTEM WILL DEPEND ON THE AVAILABILITY OF A DOWN GRADIENT POINT OF GRAVITY DISCHARGE SUCH AS A LAND DRAIN. THE DEPTH OF THE LAND DRAIN WILL CONTROL THE ALLOWABLE DEPTH FOR FOUNDATIONS.

4. QUALIFIED GEOTECHNICAL ENGINEER FROM GSH WILL NEED TO VERIFY THAT ALL NON–ENGINEERED FILLS, TOPSOIL, DELETERIOUS MATERIAL AND/OR DISTURBED SOILS HAVE BEEN COMPLETELY REMOVED PRIOR TO THE PLACEMENT OF STRUCTURAL SITE GRADING FILLS, FLOOR SLABS, FOOTINGS, FOUNDATIONS, OR RIGID PAVEMENTS.

5. NATURAL OR IMPORTED FINE–GRAINED COHESIVE SOILS ARE NOT RECOMMENDED FOR USE AS TRENCH BACKFILL IN STRUCTURALLY LOADED AREAS.

6. ON SITE GRANULAR SOILS MAY BE REUTILIZED AS SITE GRADING FILLS IF THEY MEET REQUIREMENTS OF GEOTECHNICAL REPORT. FINE GRAINED CLAY/SILT SOILS ARE NOT RECOMMENDED FOR RE–UTILIZATION AS STRUCTURAL FILL.

Legend

Symbol	Description	Symbol	Description	Abbr.	Description
——W——	= PROPOSED CULINARY WATER LINE		= EXISTING CATCH BASIN	L.F.	= LINEAR FEET
— —EX.W – — –	= EXISTING CULINARY WATER LINE		= EXISTING SPRINKLER	NG	= NATURAL GRADE
——SS——	= PROPOSED SANITARY SEWER LINE		= PLUG W/ 2" BLOW–OFF	O.C.	= ON CENTER
— —EX.SS — —	= EXISTING SANITARY SEWER LINE		= AIR–VAC ASSEMBLY	PC	= POINT OF CURVE
——SD——	= PROPOSED STORM DRAIN LINE		= PROPOSED REDUCER	PRC	= POINT OF REVERSE CURVE
— —EX.SD — —	= EXISTING STORM DRAIN LINE		= PLUG & BLOCK	PRVC	= POINT OF REVERSE VERTICAL CURVE
——LD——	= PROPOSED LAND DRAIN LINE		= STREET LIGHT	PT	= POINT OF TANGENT
— —EX.LD — —	= EXISTING LAND DRAIN LINE		= SIGN	PP	= POWER/UTILITY POLE
——SW——	= PROPOSED SECONDARY WATER LINE	BLDG	= BUILDING	P.U.E.	= PUBLIC UTILITY EASEMENT
— —EX.SW — —	= EXISTING SECONDARY WATER LINE	BVC	= BEGIN VERTICAL CURVE	R/C	= REBAR & CAP
——IRR——	= PROPOSED IRRIGATION LINE	C&G	= CURB & GUTTER	RCB	= REINFORCED CONCRETE BOX
— —EX.IRR— —	= EXISTING IRRIGATION LINE	CB	= CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
– – –OHP– – –	= EXISTING OVERHEAD POWER LINE	C.F.	= CUBIC FEET	RIM	= RIM OF MANHOLE
– – –TEL– – –	= EXISTING TELEPHONE LINE	C.F.S.	= CUBIC FEET PER SECOND	R.O.W.	= RIGHT–OF–WAY
– – –GAS– – –	= EXISTING NATURAL GAS LINE	CL	= CENTERLINE	SD	= STORM DRAIN
	= EXISTING EDGE OF PAVEMENT	DI	= DUCTILE IRON	SS	= SANITARY SEWER
	= FENCE LINE	EP	= EDGE OF PAVEMENT	SW	= SECONDARY WATER
	= RETAINING WALL	EVC	= END VERTICAL CURVE	TBC	= TOP BACK OF CURB
	= DITCH/SWALE FLOWLINE	FC	= FENCE CORNER	TOE	= TOE OF SLOPE
	= PROPOSED FIRE HYDRANT	FF	= FINISH FLOOR	TOP	= TOP OF SLOPE
	= EXISTING FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION	TOW	= TOP OF WALL
	= PROPOSED MANHOLE	FG	= FINISHED GRADE	TSW	= TOP OF SIDEWALK
	= EXISTING MANHOLE	FH	= FIRE HYDRANT	VPI	= VERTICAL POINT OF INTERSECT.
	= PROPOSED SEWER CLEAN–OUT	FL	= FLOW LINE	W	= CULINARY WATER
	= PROPOSED GATE VALVE	GB	= GRADE BREAK	WM	= WATER METER
	= EXISTING GATE VALVE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE		= NEW PAVEMENT
	= PROPOSED WATER METER	INV	= INVERT		= NEW CONCRETE
	= EXISTING WATER METER	IRR	=IRRIGATION		
	= PROPOSED CATCH BASIN	LD	= LAND DRAIN		

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT–OF–WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE–OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI–WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF THE HEIGHT OF BARRIER.

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

EXPOSED SLOPES:

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

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TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Riverside Place Subdivision Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Notes/Legend

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12–16–2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626–01

Sheet 2 of 14 Sheets

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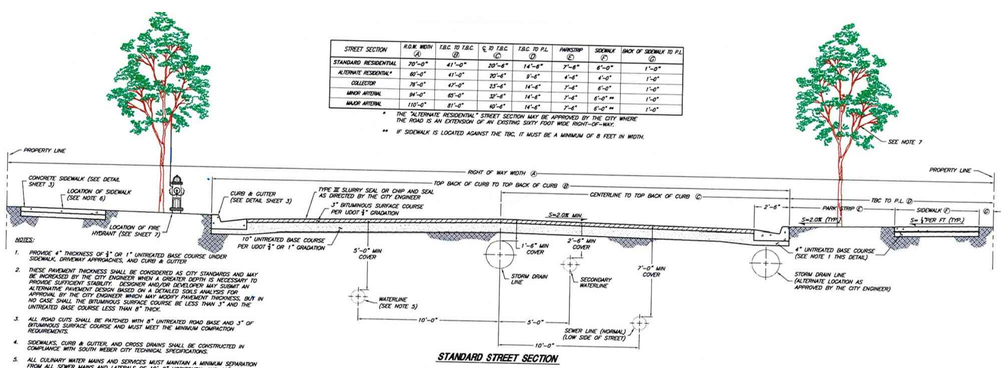
STREET SECTION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	℄ TO T.B.C. (C)	T.B.C. TO P.L. (D)	PARKSTRIP (E)	SIDEWALK (F)	BACK OF SIDEWALK TO P.L. (G)
STANDARD RESIDENTIAL	70'-0"	41'-0"	20'-6"	14'-6"	7'-6"	6'-0"	1'-0"
ALTERNATE RESIDENTIAL*	66'-0"	41'-0"	20'-6"	9'-6"	4'-6"	6'-0"	1'-0"
COLLECTOR	76'-0"	47'-0"	23'-6"	14'-6"	7'-6"	6'-0"	1'-0"
MINOR ARTERIAL	84'-0"	65'-0"	32'-6"	14'-6"	7'-6"	6'-0" **	1'-0"
MAJOR ARTERIAL	110'-0"	81'-0"	40'-6"	14'-6"	7'-6"	6'-0" **	1'-0"

* THE "ALTERNATE RESIDENTIAL" STREET SECTION MAY BE APPROVED BY THE CITY WHERE THE ROAD IS AN EXTENSION OF AN EXISTING SIXTY FOOT WIDE RIGHT-OF-WAY.

** IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 8 FEET IN WIDTH.

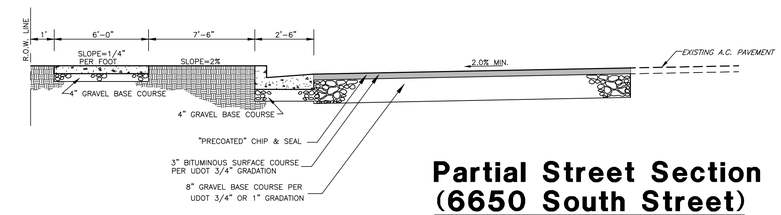


NOTES:

1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES, AND CURB & GUTTER
2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE REQUIRED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY JUSTIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND THE UNTREATED BASE COURSE LESS THAN 8" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED WITH 8" UNTREATED ROAD BASE AND 3" OF BITUMINOUS SURFACE COURSE AND MUST MEET THE MINIMUM COMPACTION REQUIREMENTS.
4. SIDEWALKS, CURB & GUTTER, AND CROSS DRAINS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS.
5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
6. THE SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
7. THE PLANTING OF TREES IN THE PARKSTRIP MAY BE A REQUIREMENT OF THE DEVELOPMENT IF DEEMED NECESSARY BY THE CITY.

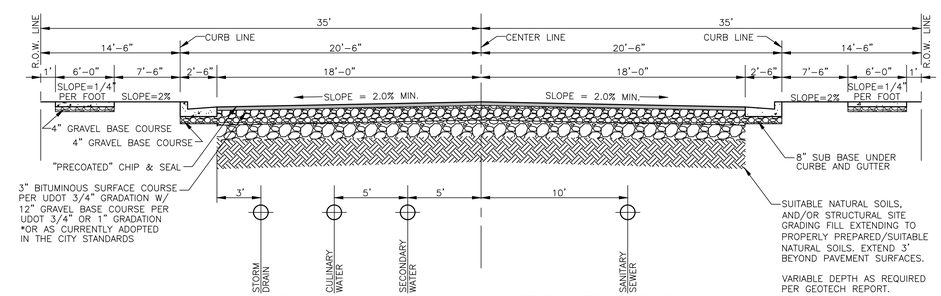
STANDARD STREET SECTION

EXCEPT FOR CANYON MEADOWS DRIVE & FIRTH FARMS ROAD
SEE DETAIL TO THE RIGHT FOR THESE ROADS



Partial Street Section (6650 South Street)

SCALE: NONE



Street Section (70' R.O.W.)

SCALE: NONE

CANYON MEADOWS DRIVE, FIRTH FARMS ROAD

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REVISIONS

DATE	DESCRIPTION

Riverside Place Subdivision Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Sheet 2.1 | 14 Sheets

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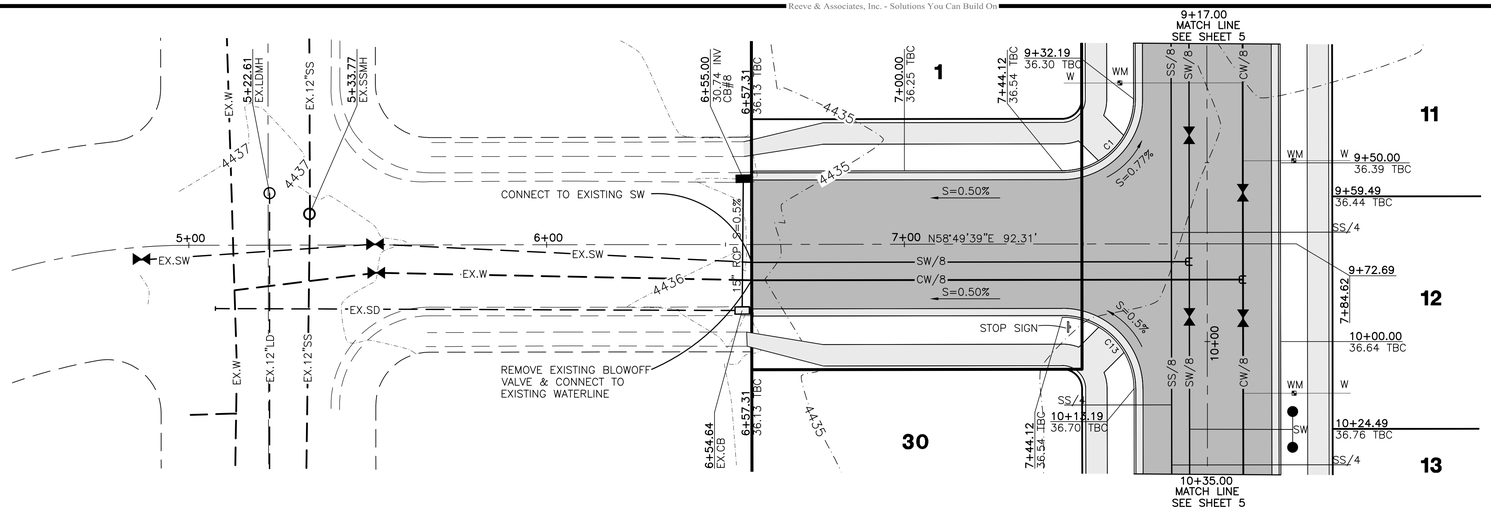


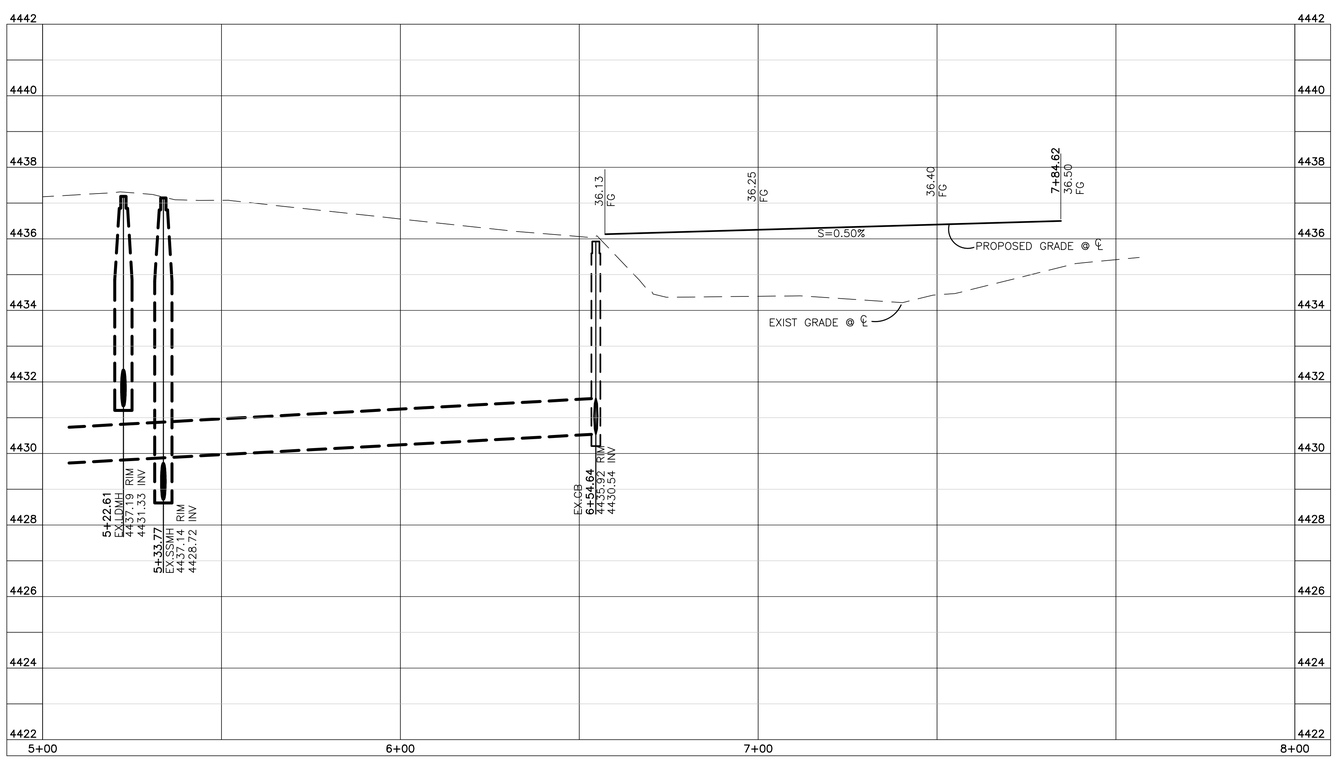
Firth Farms Road

20 0 20 40 60

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

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°00'00"	20.00'	31.42'	20.00'	N13°49'39"E	28.28'
C13	90°00'00"	20.00'	31.42'	20.00'	N76°10'21"W	28.28'



Key Map

NOT TO SCALE

Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEST HAVEN CITY.

2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

CULINARY WATER

W/8 – 8" PVC DR14 C-900 DR14 WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS/8 – 8" PVC SDR-35 SEWER LINE
SS/4 – 4" PVC SDR 35 SERVICE LATERAL

STORM DRAIN

SD/15 – 15" RCP STORM DRAIN
SD/24 – 24" RCP STORM DRAIN

SECONDARY WATER

SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW SECONDARY SERVICE LATERAL PER CITY STANDARDS

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REVISIONS

DATE	DESCRIPTION

Riverside Place Subdivision Phases 1 & 2

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Firth Farms Road 5+00.00-8+00.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Sheet 3 of 14 Sheets

Blue Stakes Location Center
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Two Working Days Before You Dig

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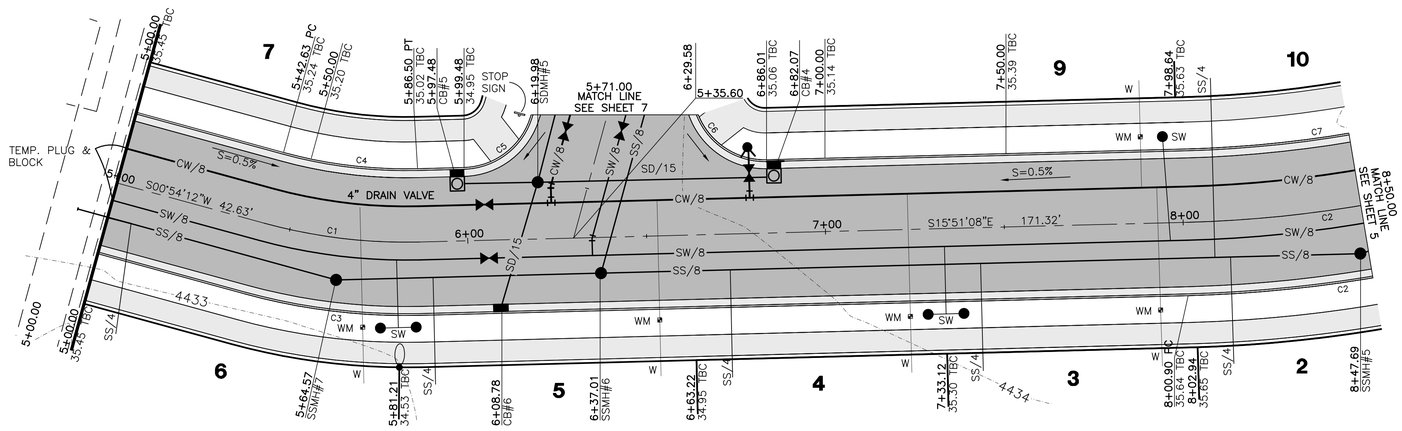
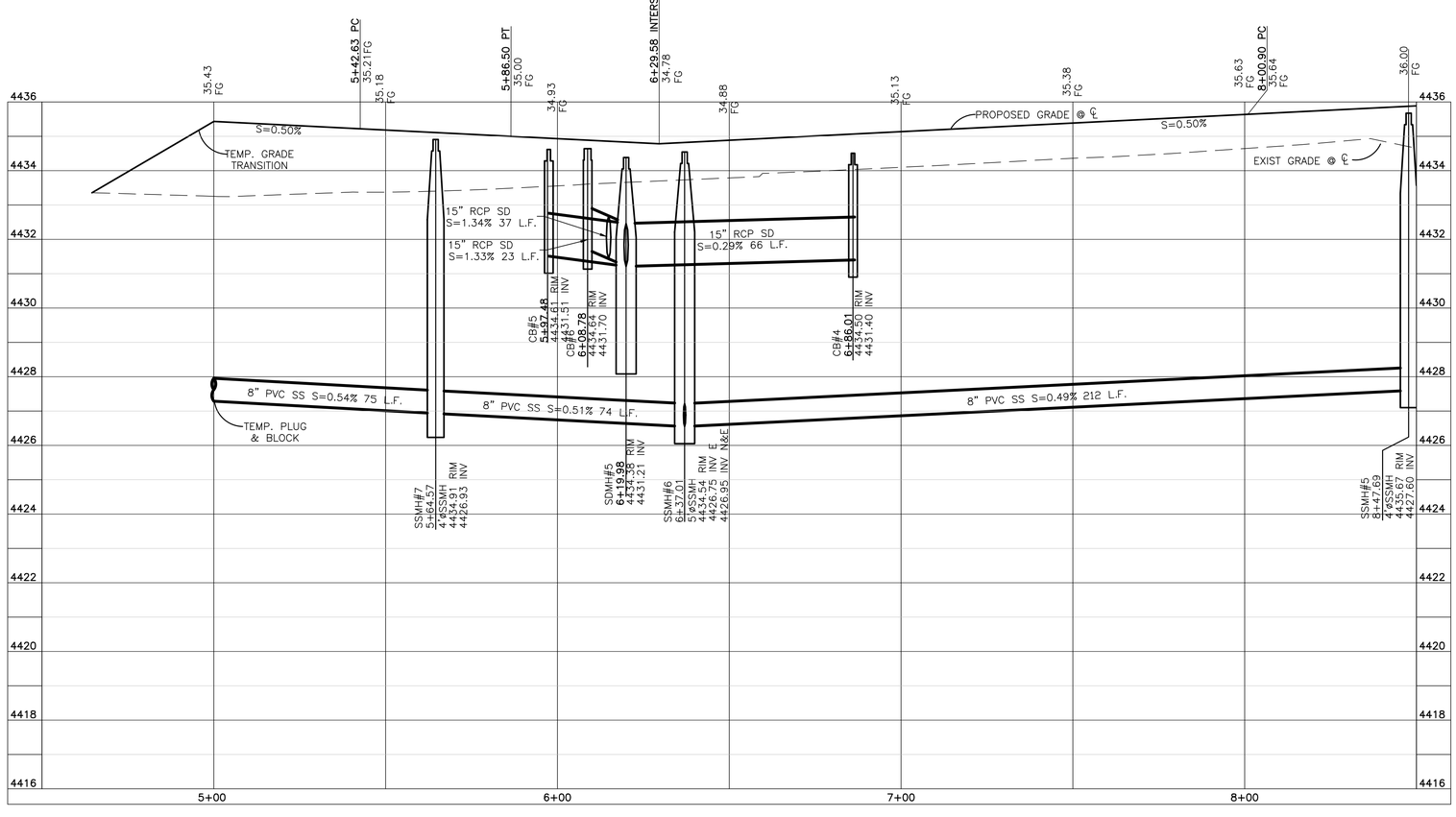


Street B

20 0 20 40 60

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



Key Map

NOT TO SCALE

Construction Notes:

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2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

CULINARY WATER

W/8 – 8" PVC DR14 C-900 DR14 WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

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STORM DRAIN

SD/15 – 15" RCP STORM DRAIN
SD/24 – 24" RCP STORM DRAIN

SECONDARY WATER

SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW SECONDARY SERVICE LATERAL PER CITY STANDARDS

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	15°19'13"	370.50'	99.07'	49.83'	S23°30'44"E	98.77'
C3	16°45'20"	170.50'	49.86'	25.11'	S7°28'28"E	49.68'
C4	16°45'20"	129.50'	37.87'	19.07'	S7°28'28"E	37.74'
C5	73°14'40"	20.00'	25.57'	14.87'	S52°28'28"E	23.86'
C6	106°45'20"	20.00'	37.26'	26.91'	S37°31'32"W	32.10'
C7	15°19'13"	329.50'	88.10'	44.32'	S23°30'44"E	87.84'

CL Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	16°45'20"	150.00'	43.87'	22.09'	S7°28'28"E	43.71'
C2	15°19'13"	350.00'	93.59'	47.07'	S23°30'44"E	93.31'

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REVISIONS
DATE | DESCRIPTION

Riverside Place Subdivision Phases 1 & 2

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Street B
5+00.00-8+50.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

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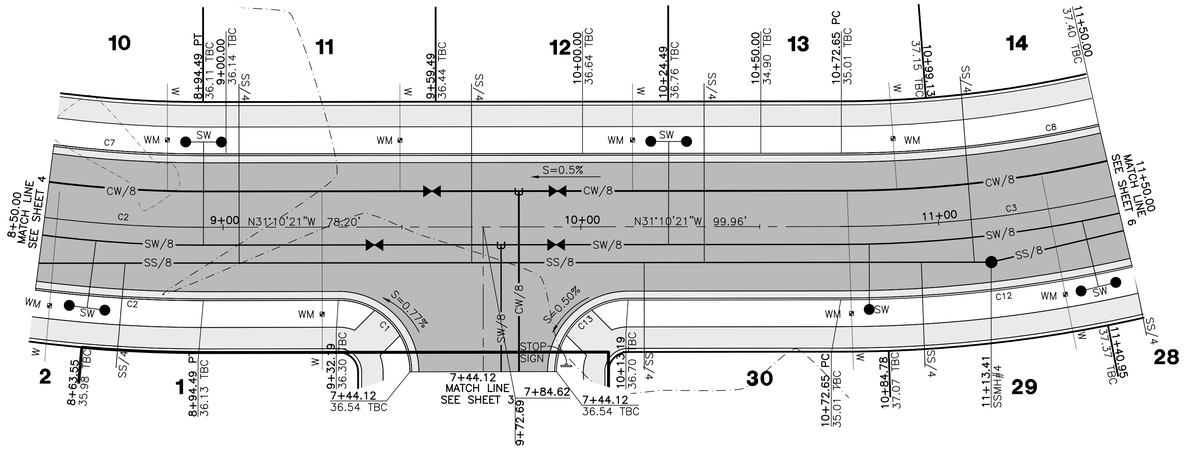
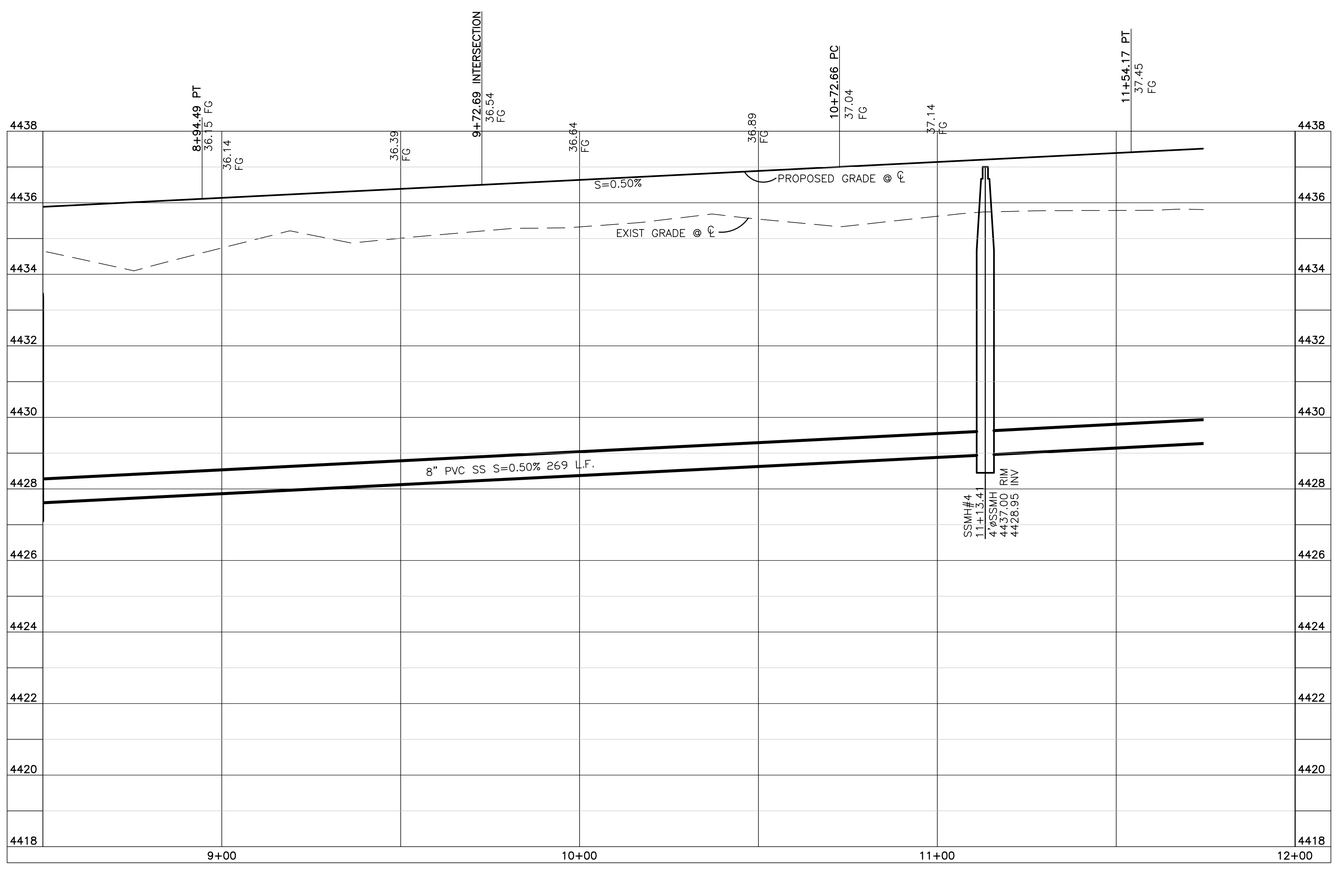


Street B

20 0 20 40 60

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



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SW SECONDARY SERVICE LATERAL PER CITY STANDARDS

CL Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	15°19'13"	350.00'	93.59'	47.07'	S23°30'44"E	93.31'
C3	13°20'34"	350.00'	81.51'	40.94'	S37°50'38"E	81.32'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°00'00"	20.00'	31.42'	20.00'	N13°49'39"E	28.28'
C2	15°19'13"	370.50'	99.07'	49.83'	S23°30'44"E	98.77'
C7	15°19'13"	329.50'	88.10'	44.32'	S23°30'44"E	87.84'
C8	13°20'34"	329.50'	76.73'	38.54'	S37°50'38"E	76.56'
C12	13°20'34"	370.50'	86.28'	43.34'	S37°50'38"E	86.09'
C13	90°00'00"	20.00'	31.42'	20.00'	N76°10'21"W	28.28'

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REVISIONS

DATE	DESCRIPTION

Riverside Place Subdivision Phases 1 & 2

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Street B
8+50.00-11+50.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
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Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

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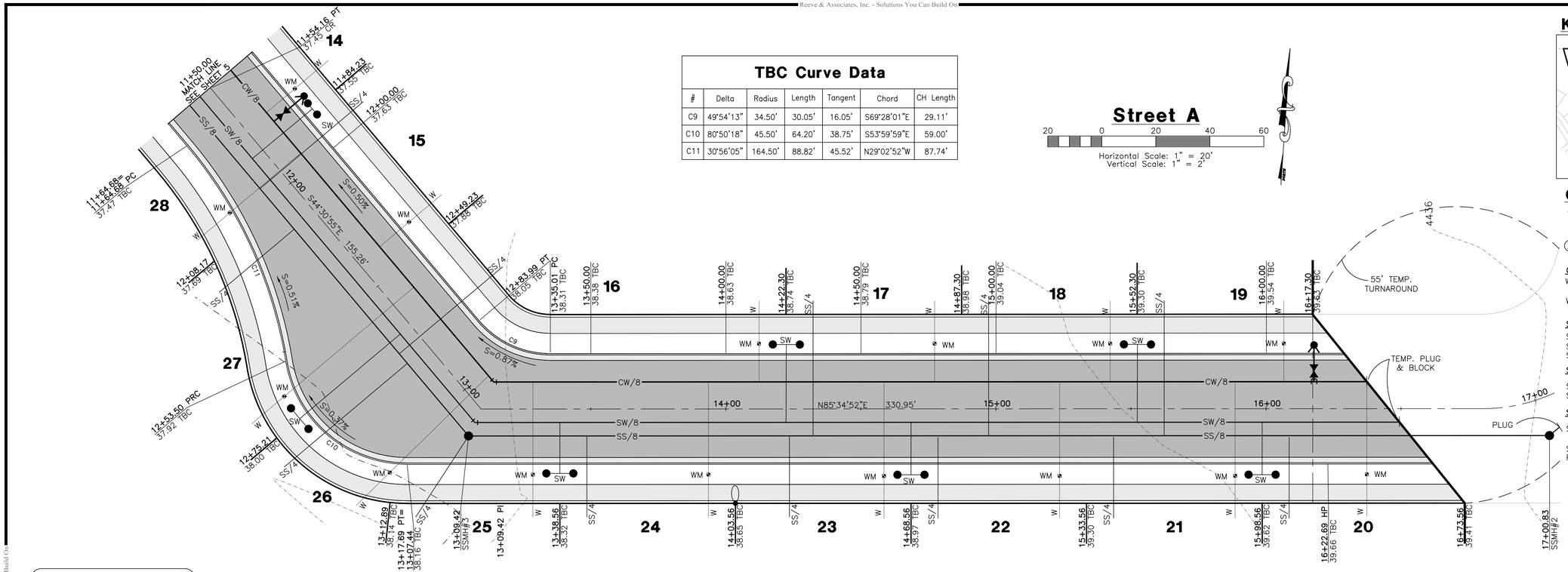
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C9	49°54'13"	34.50'	30.05'	16.05'	S69°28'01"E	29.11'
C10	80°50'18"	45.50'	64.20'	38.75'	S53°59'59"E	59.00'
C11	30°56'05"	164.50'	88.82'	45.52'	N29°02'52"W	87.74'

Street A

20 0 20 40 60

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



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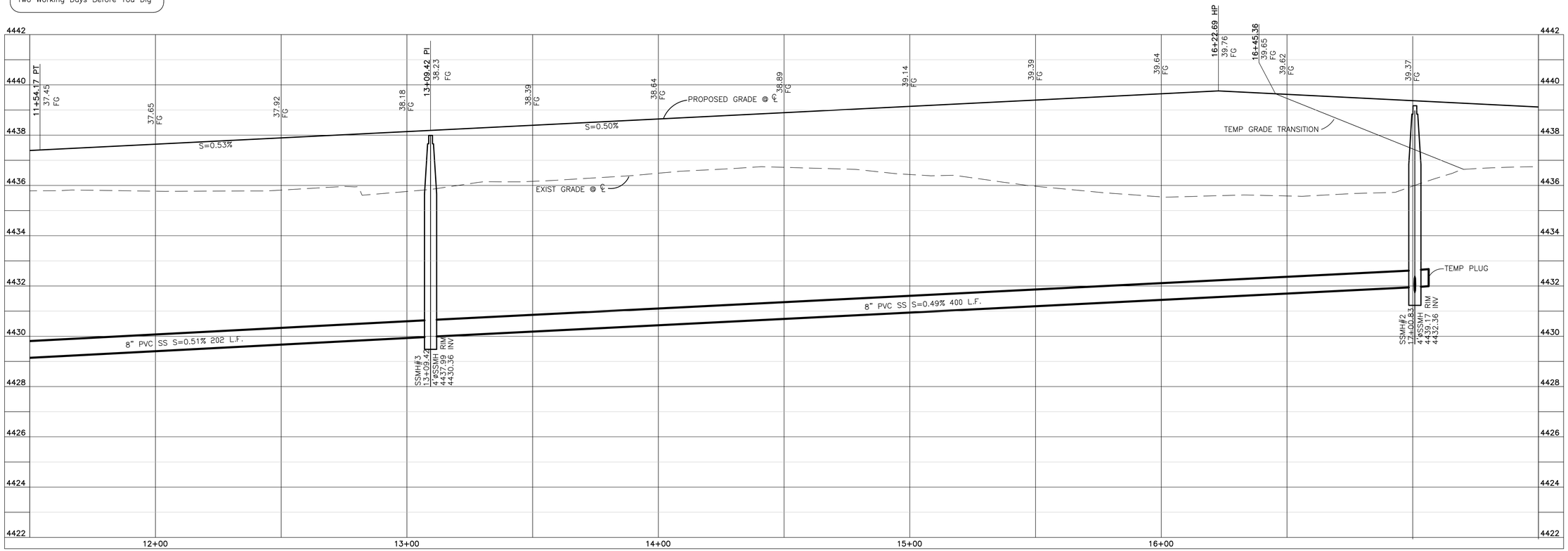

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REVISIONS	
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Riverside Place Subdivision
Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Street A
11+50.00-16+50.00

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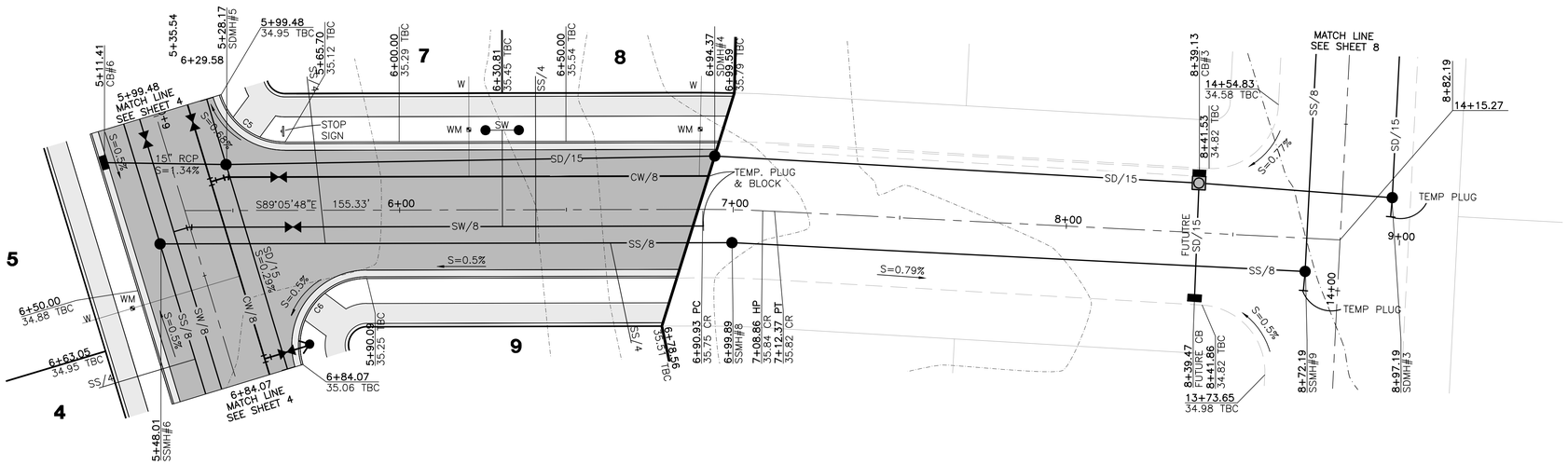

Street C

20 0 20 40 60

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

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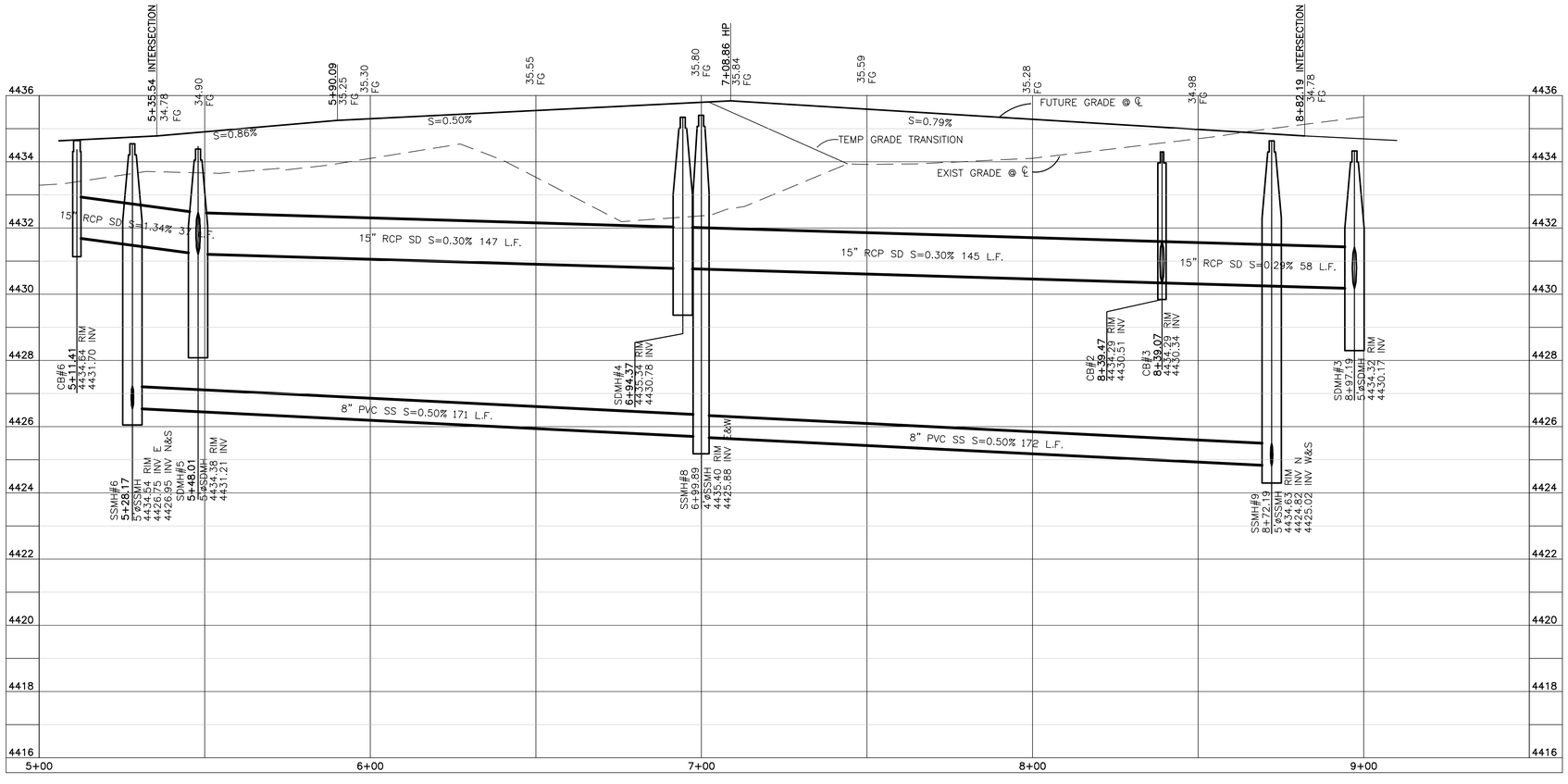

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REVISIONS
DATE | DESCRIPTION

Riverside Place Subdivision Phases 1 & 2

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Street C
5+00.00-9+00.00

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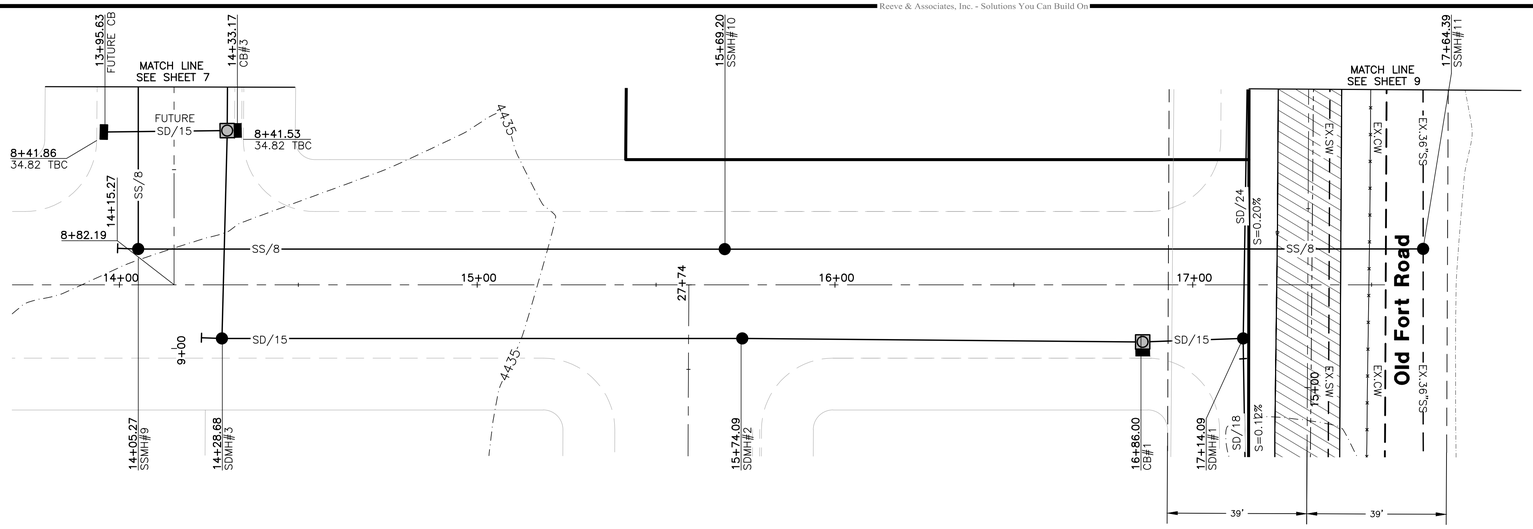

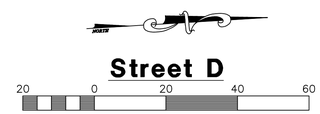

Street D

20 0 20 40 60

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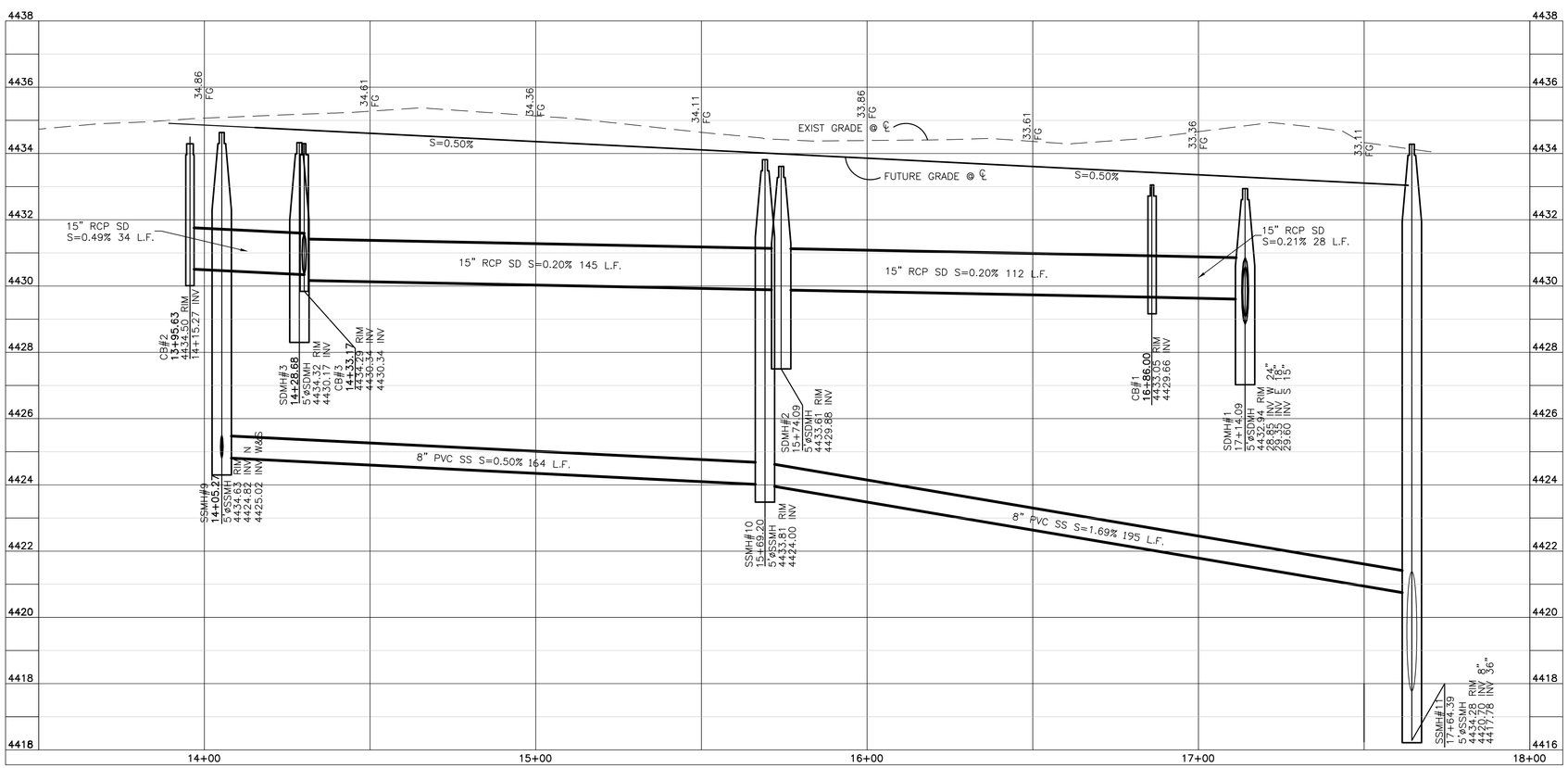

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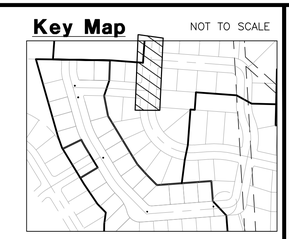

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Street D
14+00.00-17+50.00

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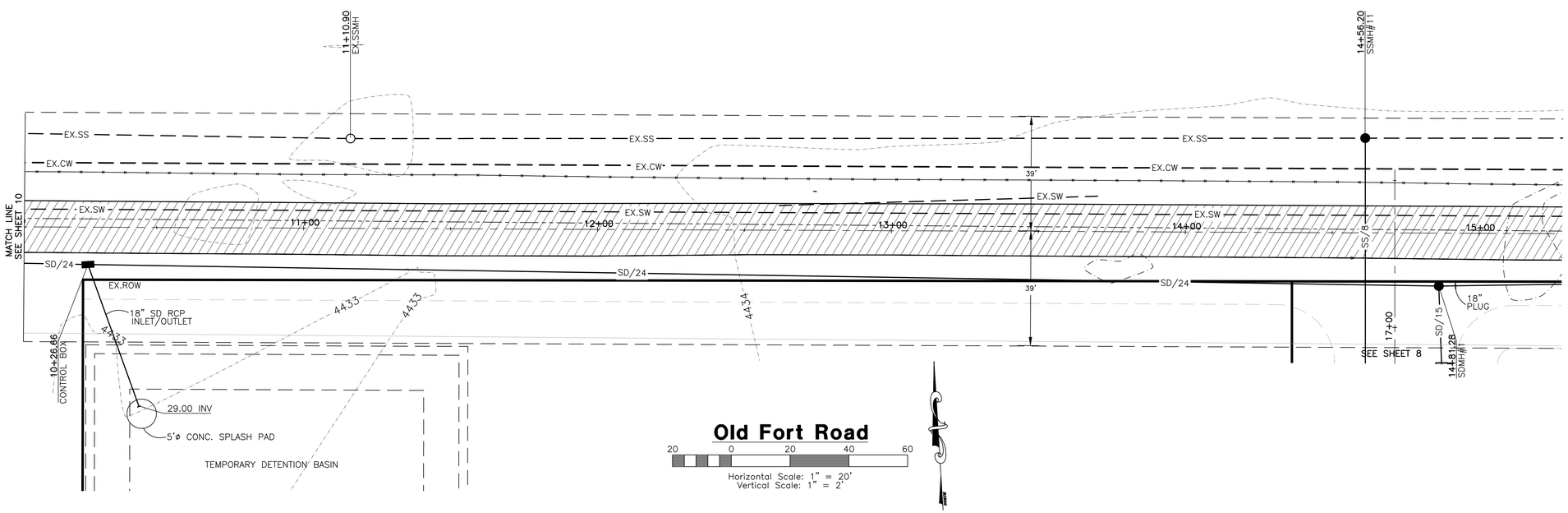

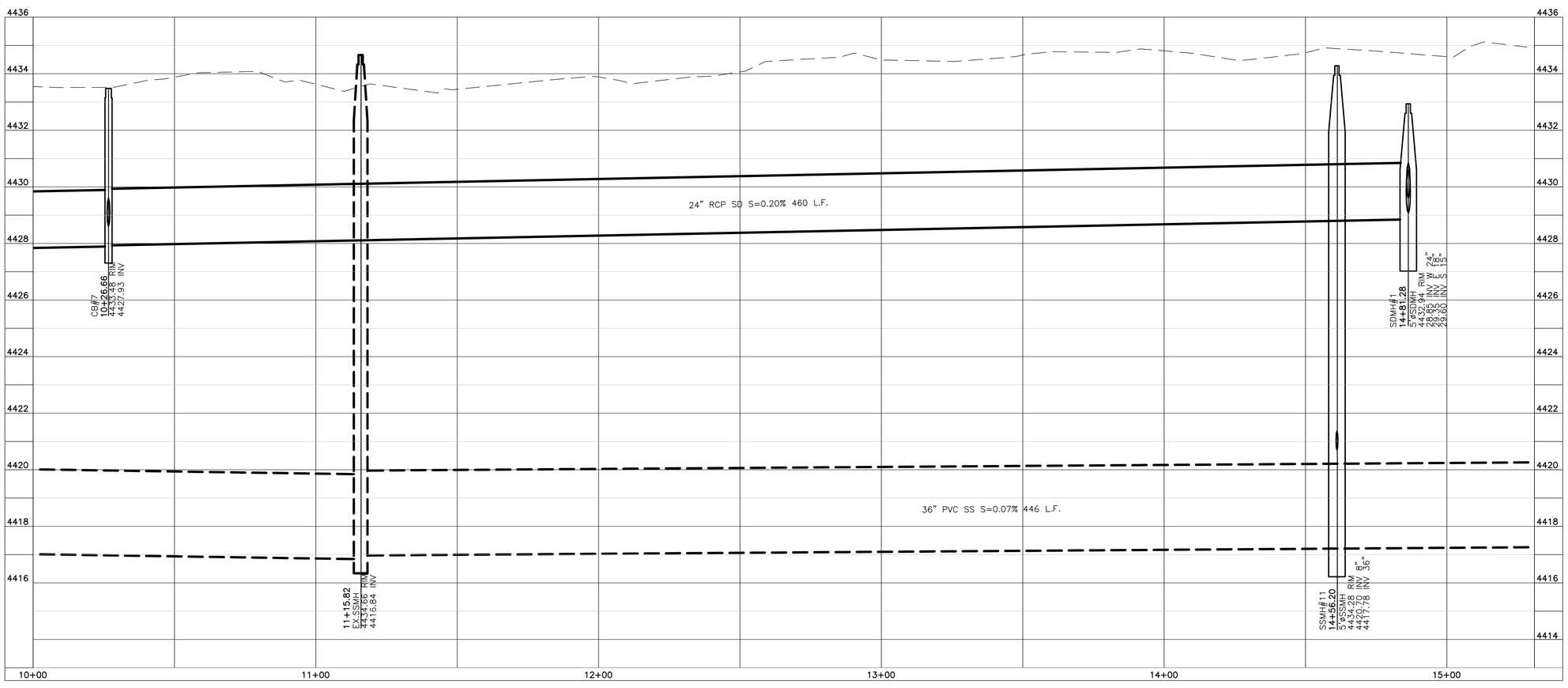

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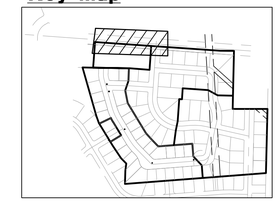

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Riverside Place Subdivision Phases 1 & 2

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Old Fort Road 10+00.00-15+00.00

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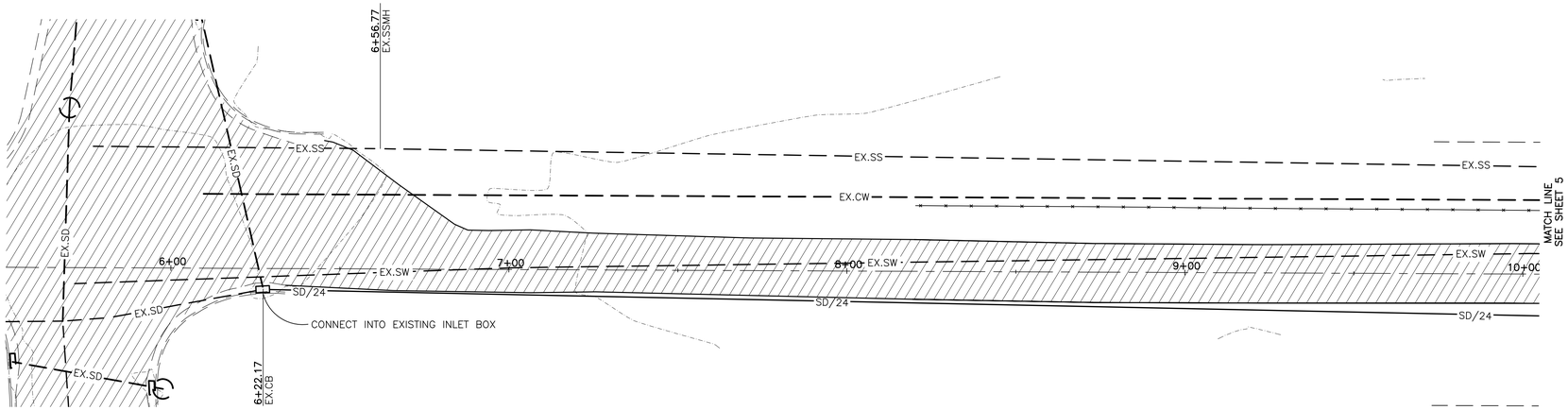

Old Fort Road

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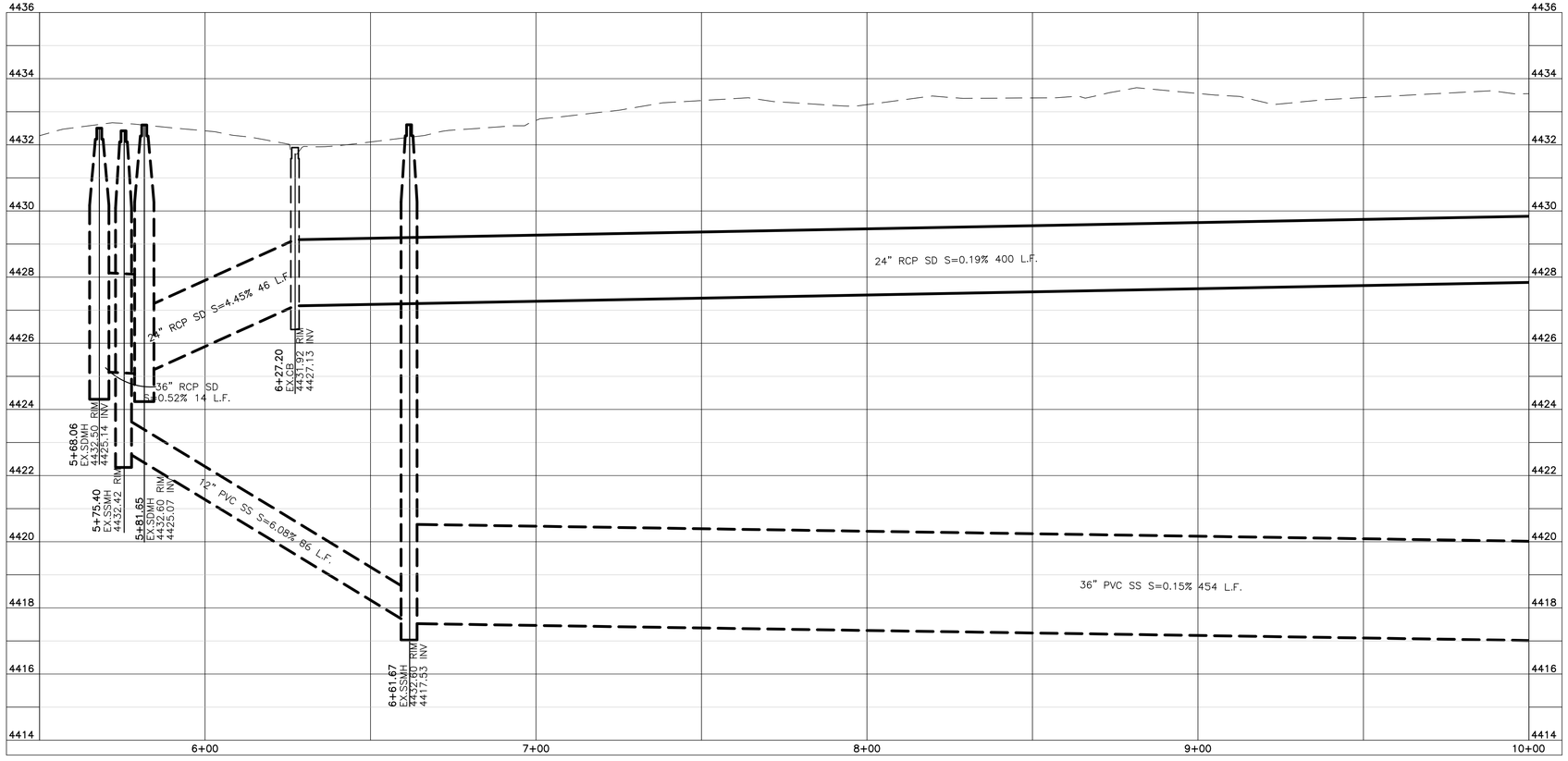

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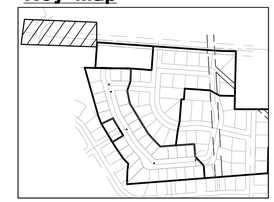

Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEST HAVEN CITY.

2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

CULINARY WATER

W/8 – 8" PVC DR14 C-900 DR14 WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS/8 – 8" PVC SDR-35 SEWER LINE
SS/4 – 4" PVC SDR 35 SERVICE LATERAL

STORM DRAIN

SD/15 – 15" RCP STORM DRAIN
SD/24 – 24" RCP STORM DRAIN

SECONDARY WATER

SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW SECONDARY SERVICE LATERAL PER CITY STANDARDS

Reeve & Associates, Inc.
920 CHAMBERS STREET #14 OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeveassociates.com
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REVISIONS
DATE | DESCRIPTION

Riverside Place Subdivision Phases 1 & 2

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Old Fort Road 5+50.00-10+00.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Sheet 10 of 14 Sheets

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DETENTION VOLUME CALCULATIONS
HIGH WATER AREA (4433.38) = 19179.65 S.F.
BOTTOM AREA (4429.75 AVG.) = 13065.61 S.F.
[19,179.65 + 13,065.61]/2 = 16122.63 S.F. AVG.
16,122.63 S.F. x 4.07' DEEP = 65,619 C.F.
65,619 C.F. > 62,191 C.F. (REQ'D.) = OK

Storm Runoff Calculations

Spaulding Property
11/19/2015 TJH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber City, UT area taken from data compiled by NOAA Atlas14, using a 100 year storm. Stormrwater runoff has been calculated for a fully developed land.

The calculations are as follows:

1. Drainage Area:

Runoff Coefficients		
Landscape Area	562,273	C = 0.20
Paved Area	291,397	C = 0.95
Building Area	121,600	C = 0.90
Weighted Runoff Coefficient		C = 0.51

2. Time of Concentration:

Tc from Area (total) = 60 minutes

3. Rainfall Intensities:

Rainfall Intensities were gathered from NOAA Atlas 14
Rainfall Intensity for a 30 minute Time of Concentration 1.9 in/hr

4. Peak Run-off:

Runoff Coefficient	C =	0.51
Rainfall Intensity	i =	1.90 IN./HR.
Acreage	A =	22.39 ACRES
Runoff Quantity	Q =	CiA
Q (total)	**Q =**	**21.75 cfs**

5. Allowable Discharge:

Allowable Discharge per is 0.2cfs/acre = 4.48 cfs

6. Volume of Run-off for 100-year Storm Event

C = 0.51
A = 22.39
Q(out) = 4.48

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00		0.00		0.00
5	300	7.26	83.12	24936.09	1343.35	23592.74
10	600	5.52	63.20	37919.34	2686.69	35232.65
15	900	4.56	52.21	46987.01	4030.04	42956.97
30	1800	3.07	35.15	63267.59	8060.08	55207.51
60	3600	1.90	21.75	78311.68	16120.17	62191.51
120	7200	1.09	12.48	89852.35	32240.33	57612.02
360	21600	0.42	4.75	102629.52	96720.99	5908.53
720	43200	0.42	4.75	205259.03	193441.98	11817.05
1440	86400	0.14	1.65	142444.82	386883.97	-244439.14

Required Detention Volume 62191.51 c.f.

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2302 WEST CORPORATION STREET, SUITE 14, OGDEN, UTAH 84403
E-MAIL: mail@reeve-assoc.com WEB SITE: www.reeve-assoc.com
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REVISIONS

DATE	DESCRIPTION

Riverside Place Subdivision
Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Sheet 11 of 14 Sheets

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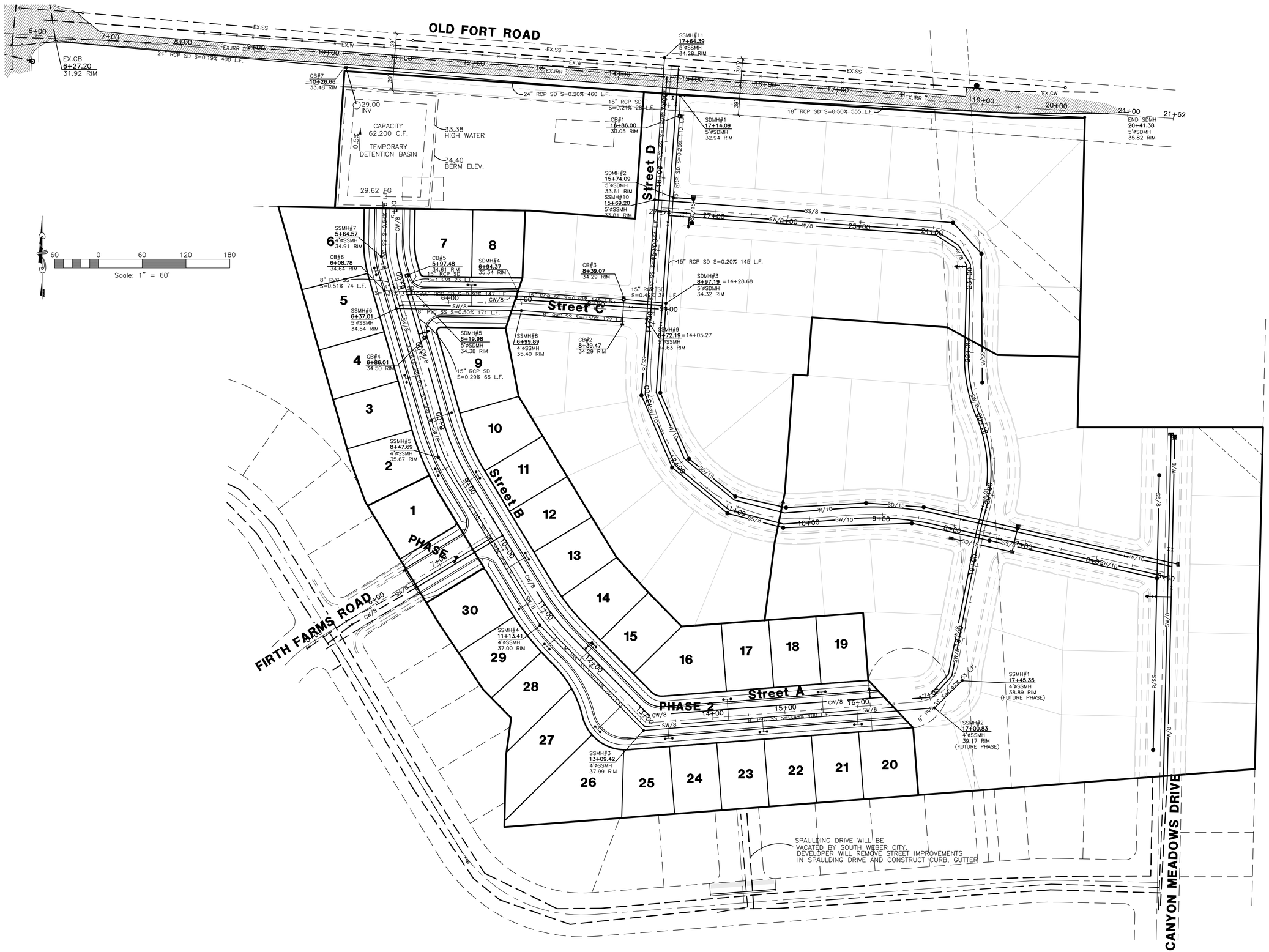

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REVISIONS

DATE	DESCRIPTION

Riverside Place Subdivision
Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Sheet 12 / 14 Sheets

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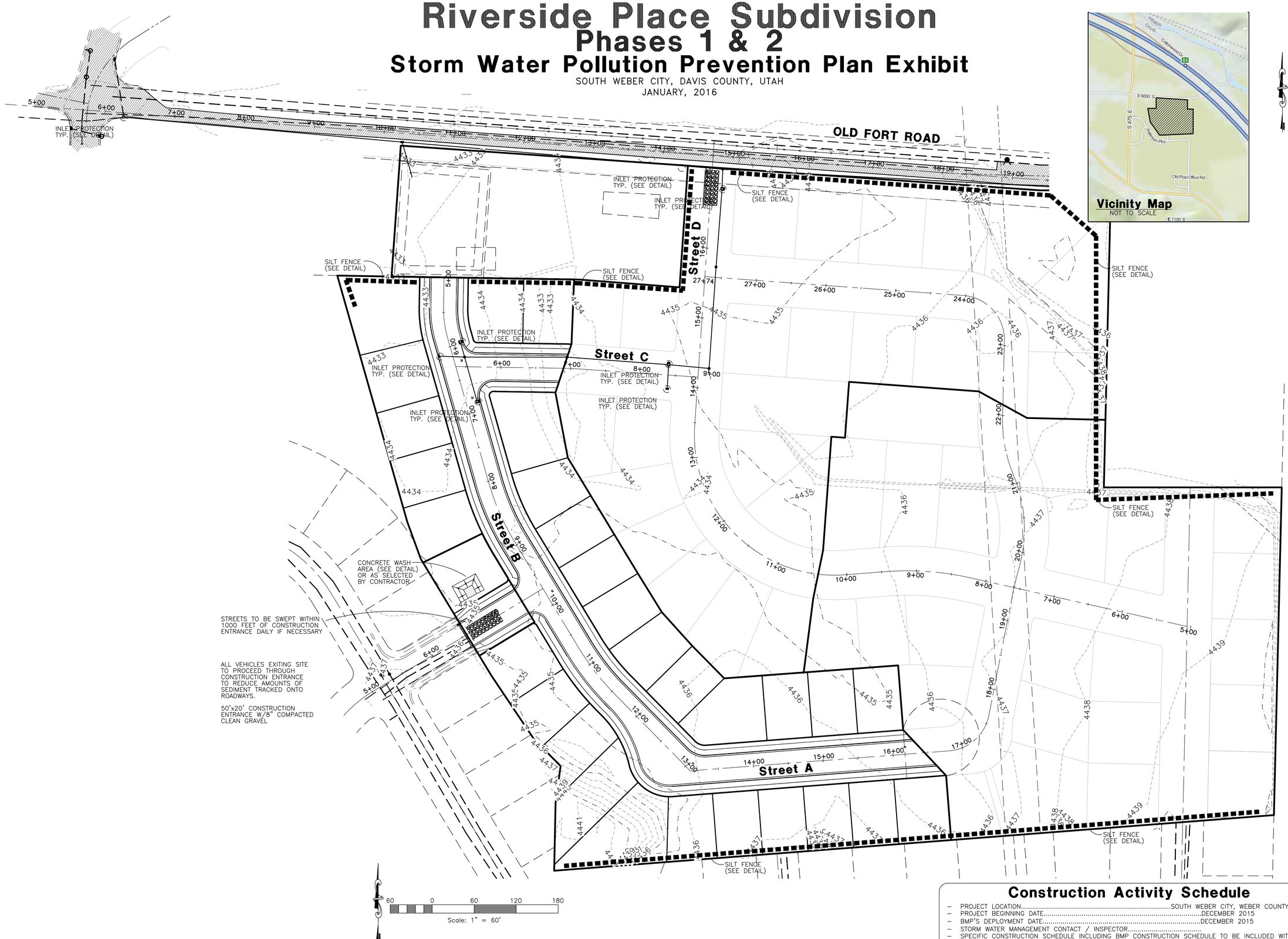
Riverside Place Subdivision
Phases 1 & 2
Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JANUARY, 2016



Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....DECEMBER 2015
- BMP'S DEPLOYMENT DATE.....DECEMBER 2015
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS	
DATE	DESCRIPTION

Riverside Place Subdivision
Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12-16-2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626-01

Sheet 13 / 14 Sheets

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Notes:

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

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

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

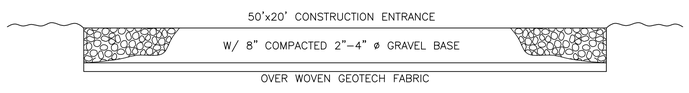
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair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

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

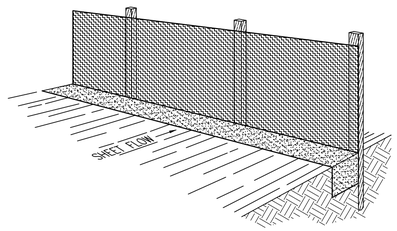
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts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

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

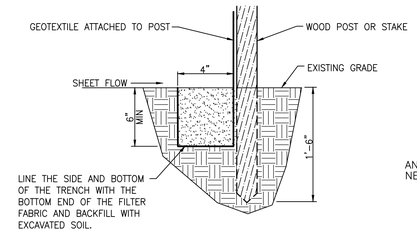
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View



Section

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

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

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

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

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

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

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

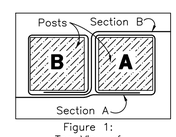
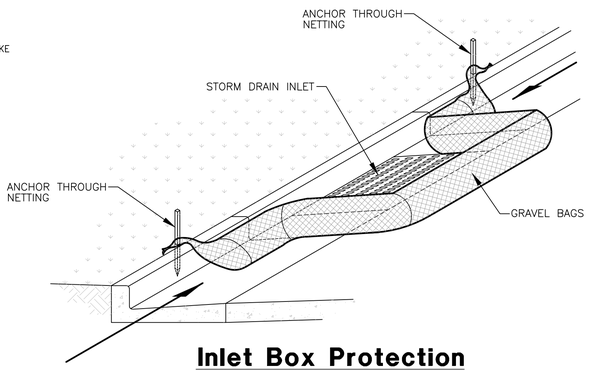


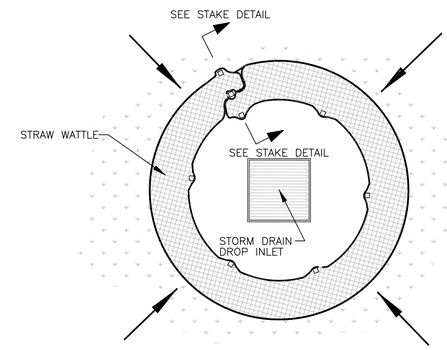
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

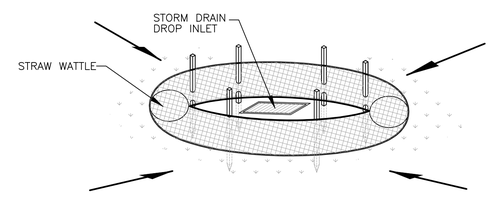
SCALE: NONE



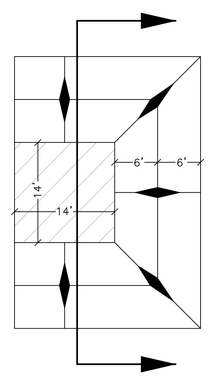
Inlet Box Protection

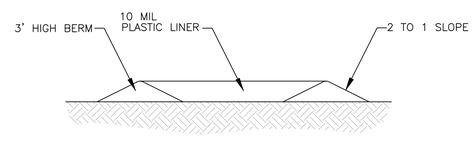


Plan View



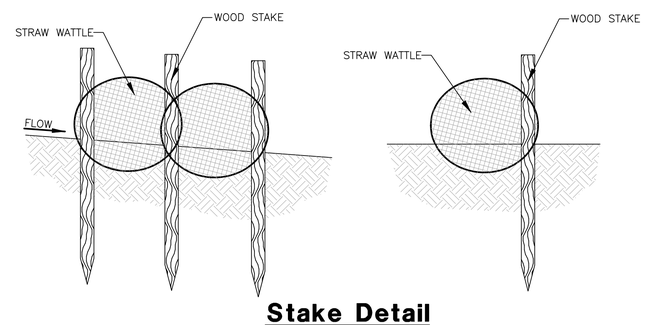
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeveassociates.com
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REVISIONS

DATE	DESCRIPTION

Riverside Place Subdivision Phases 1 & 2
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: C. KINGSLEY
Begin Date: 12–16–2015
Name: RIVERSIDE PLACE SUBDIVISION PHASES 1&2
Number: 6626–01

Sheet 14 of 14 Sheets

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When recorded return to:
South Weber City
1600 East South Weber Drive
South Weber, UT 84405

DEVELOPMENT AGREEMENT
REGARDING THE DEVELOPMENT OF OLD FORT ROAD,
IN CONJUNCTION WITH THE RIVERSIDE PLACE SUBDIVISION
IN SOUTH WEBER CITY

This DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this _____ day of _____, 2016, by and between **MB-SOUTH WEBER LAND LLC**, a Utah limited liability company (hereinafter referred to as "Developer"), **DOUGLAS B. STEPHENS**, an individual owning property in South Weber City (hereinafter referred to as "Stephens"), and **SOUTH WEBER CITY**, a municipal corporation of the State of Utah (hereinafter referred to as the "City"), by and through its mayor with approval of the South Weber City Council. Developer, the City, and Stephens are referred to as the "**Parties.**"

RECITALS:

A. Developer is the owner, or has the right to acquire, fee simple title to real property as more particularly described in Exhibit A attached hereto (the "Property"), on which it proposes the development of seventy-six (76) new residential lots, plus one existing lot and the street accesses, collectively known as the "Riverside Place Subdivision" ("the Project"). A copy of the preliminary subdivision plat showing the access roads is attached as Exhibit B. The Project is accessed from Old Fort Road, an existing but narrow and sub-standard public right-of-way, which is offsite from the Project.

B. Traffic engineers have indicated that Old Fort Road in its present condition and configuration cannot safely accommodate the vehicle and pedestrian traffic which will be generated by the development of the Project's new residential lots. But for Developer's Project, the City would not rebuild Old Fort Road at this time. Developer has indicated its willingness to pay up front for the construction of Old Fort Road at its expense from 475 East Street to the east end of the Posse Grounds, which will be built to the full City-required cross section of seventy-eight (78) feet in width with curb, gutter, sidewalks and parkstrips and according to the City's engineering standards and requirements and as shown in Exhibit C attached hereto, subject to the terms and conditions as more fully set forth herein.

C. City ordinances do not allow half-streets to be constructed. Prior to any subdivision being finally approved, a complete street right-of-way must first be dedicated and fully constructed to provide safe and adequate vehicle and pedestrian access and access for emergency responders during construction of the subdivision.

D. Old Fort Road is abutted on the south side by Developer's property. On the north side the majority property owner is Stephens. Stephens is not ready at present to develop his property and therefore has no obligation to build the street. When his property develops, he would at that time

be responsible for the construction and development costs of half the street. Stephens acknowledges that the construction of Old Fort Road will benefit Stephens' property and assist in its future development. Stephens is willing to pay his pro-rata share of the actual costs of development of Old Fort Road at such time as his property is developed or subject to the sunset provisions stated herein, whichever comes first, according to the terms of this Agreement.

E. The City, acting pursuant to its authority under Utah Code Ann. § 10-9-101, *et seq*., and its land use policies, ordinances and regulations has made certain determinations with respect to the Subdivision and, in the exercise of its legislative discretion, has elected to approve this Development Agreement for the purpose of specifying the obligations of the respective parties with respect to the installation of required infrastructure improvements, potential reimbursement by abutting property owners, potential reimbursement to system improvements and over-sizing, and such other matters as the Parties agree herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Incorporation of Recitals and Exhibits**. The Recitals and all Exhibits are hereby incorporated by this reference and made part of this Agreement.

2. **City Laws and Purpose**. The City determines the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with the City Laws, including the City's land use ordinances, the purposes set forth in the Zone and the City's General Plan. This Agreement is adopted by a City ordinance and hereby amends the City Laws only to the extent within the authority of the City and only to the extent necessary to give effect to the Developer the rights of this Agreement where such City laws may be inconsistent with this Agreement's intent.

3. **Construction of Old Fort Road.** City shall cause Old Fort Road from 475 East Street to the east side of the Posse Grounds to be designed and engineered according to the City's design standards for the seventy-eight (78) foot cross section and let for bid. City shall then award the construction contract to the lowest responsive bidder and see that construction is diligently pursued to completion. Construction shall include the realignment of the intersection of 475 East Street and Old Fort Road, as shown in the City's adopted General Plan and Exhibit C. City shall then, based upon the awarded contract and any authorized change orders, determine the actual costs of construction.

4. **Developer's Payment for Construction of Old Fort Road.** Developer, including any Successor Developer or assign, agrees that it will pay up front for construction of Old Fort Road as depicted in Exhibit C, from 475 East Street to the east side of the Posse Grounds and as contracted by the City, together with any costs resulting from approved change orders. Developer

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acknowledges that the Old Fort Road construction shall be completed, paid for, and placed into warranty prior to the City considering Phase III of Developer's Project for approval.

5. **Payments for Actual Construction Costs**. The Parties acknowledge the costs for constructing Old Fort Road, the utilities and infrastructure, and the costs of acquiring property for the full right-of-way, are estimated by the City to be $1,432,570.53, as shown on the attached Exhibit C, the Budgetary Cost Estimate. Until the project is fully engineered, let for bid by the City, awarded, and the contractor completes the construction subject to any change orders, the actual costs cannot be known. Because Developer is up-fronting the construction costs and the re-developed Old Fort Road will benefit each of the Parties, City and Stephens agree they shall pay to Developer the actual construction costs based on their pro-rata share of their street frontage as calculated in Exhibit C, which pro-rata percentage shall not change. The Parties agree their pro-rata shares are:

DOUGLAS B. STEPHENS' pro-rata share: 39.7% of the actual construction cost (estimated to be $520,532.30)

SOUTH WEBER CITY'S pro-rata share: 31.8% of the actual construction cost (estimated to be $509,747.56)

MB-SOUTH WEBER LAND, LLC'S pro-rata share: 28.5% of the actual construction cost (estimated to be $408,179.78)

5.1 Actual Construction Costs. City shall notify the Parties of the bid award amount as soon as it is determined. City shall then notify the Parties of the actual construction costs as soon as reasonably possible following completion of construction. The Parties agree to accept City's determination of the final actual costs of construction.

5.2 City's Payment. City agrees to pay its pro-rata share of the actual construction costs to Developer in two equal payments, with half due within thirty (30) days of the date the City accepts Old Fort Road into warranty and the other half due within one (1) additional year from the warranty date.

5.3 Stephen's Payment. Stephens agrees to pay his pro-rata share of the actual construction costs to Developer immediately upon his property receiving development approval authorizing construction by way of final subdivision plat or building permit approval, or within ten (10) years from the date hereof, whichever comes first.

5.4 No Liability for Other's Payment. None of the Parties shall be liable for payment of any other Party's pro-rata share of the actual construction costs.

6. **Successors and Assigns**.

6.1 Binding Effect. This Agreement shall be binding upon the successors and assigns of the Parties in the ownership or development of any portion of the Project.

6.2 Assignment. Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to South Weber City, and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns.

7. **Default**. In the event any Party fails to perform its obligations hereunder or to comply with the terms and commitments hereof, within thirty (30) days after giving written notice of default from another Party, the non-defaulting Party may, at its election, have the following remedies, which shall be cumulative:

a. All rights and remedies available at law and in equity, including but not limited to injunctive relief, specific performance, and/or damages;

b. To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

c. The right to withhold all further approvals, licenses, permits, or other rights associated with any activity or development described in this Agreement until such default is cured.

8. **Insolvency**. Insolvency, bankruptcy or any voluntary or involuntary assignment by any Party for the benefit of creditors, which action(s) are unresolved for a period of one hundred eighty (180) days shall be deemed to be a default by such Party under this Agreement.

9. **Court Costs and Attorneys Fees**. In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing Party or Parties shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

10. **Notices**. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such Party at:

Developer:
MB-South Weber Land, LLC
c/o Douglas Brady

City:

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South Weber City
Attention: City Manager
1600 East South Weber Drive
South Weber, UT 84405

Stephens:
Douglas B. Stephens

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Any Party may change its address or notice by giving written notice to the other Party in accordance with the provisions of this section.

11. **General Terms and Conditions**.

11.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with any applicable notice and hearing provisions of MLUDMA and applicable provisions of the City Laws.

11.2 Captions and Construction. This Agreement shall be construed according to its fair meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed so as to effectuate the public purposes, objectives and benefits set forth herein while protecting any compelling countervailing public interest and providing to the Developer vested development rights as defined herein. As used in this Agreement, the words "include" and "including" shall mean "including, but not limited to" and shall not be interpreted to limit the generality of the terms preceding such word.

11.3 Term of Agreement. The term of this Agreement shall be for a period of three (3) years following the date of its adoption.

11.4 Agreement to Run with the Land. This Agreement shall be recorded in the office of the Davis County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with the City Laws. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Davis County, Utah.

11.5 Legal Representation. Each of the Parties hereto acknowledge that they each have been represented by legal counsel in negotiating this Agreement and that no Party shall have been deemed to have been the draftor of this Agreement

11.6 Non-Liability of City Officials. No officer, representative, agent or employee of the City shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, its successors or assigns, or for any obligation arising under the terms of this Agreement.

11.7 Entire Agreement. This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

11.8 No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Parties named herein. The Parties alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

11.9 Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore, acts of nature, government restrictions, regulations or controls, judicial orders, enemy or hostile government actions, war, civil commotions, fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have noticed the other parties in writing of a force majeure event within thirty (30) days following the occurrence of the claimed force majeure event.

11.10 Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

11.11 Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

11.12 Governing Law. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

11.13 Exhibits. Any exhibit to this Agreement is incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

"Developer"

MB-SOUTH WEBER LAND LLC
a Utah limited liability company

By_____
Its_____

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"Stephens"

By _____
Douglas B. Stephens

"City" **SOUTH WEBER CITY**

By_____
Its Mayor

Attest:

_____
South Weber City Recorder

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PUBLIC HEARING NOTICE
South Weber City, Utah

Notice is hereby given that on Thursday, February 11, 2016, at approx. 6:30 p.m., in the South Weber City Council Chambers, 1600 E. South Weber Dr., South Weber, Davis County, Utah, the following public hearing will be held before the Planning Commission:

(1) Amendment revision to the South Weber City Code, Title 10.01.100, Definitions (Yard, Rear).

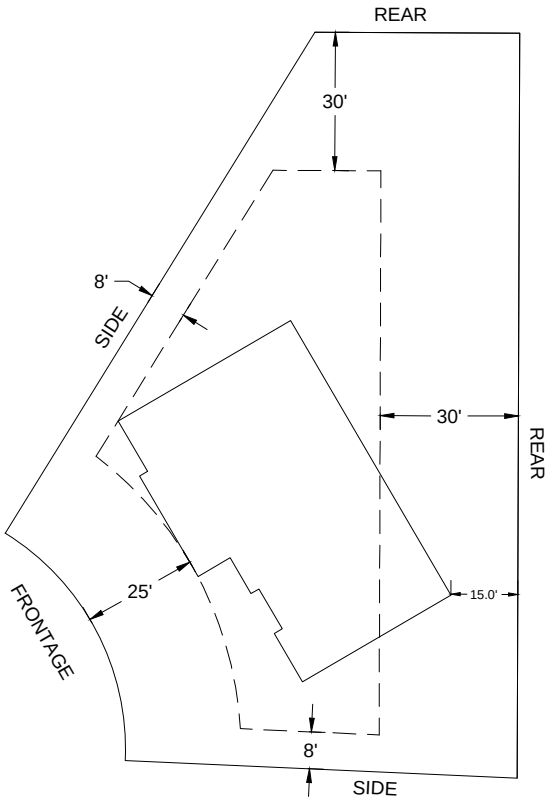
A copy of the associated information for the hearing is on file for review at the South Weber City Office. The public is invited to attend and make comments. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearing should notify Elyse Greiner at 801-479-3177 two days prior to the meeting date.

PROPOSED SOUTH WEBER ZONING ORDINANCE AMENDMENT

January 19, 2016

It is proposed that Section 10-1-100 Definitions (Yard, Rear) be amended as shown below. The underlined text is proposed to be added.

YARD, REAR: A yard between the rear lot line and the rear setback line of a main building extending across a full width of the inside lot; and for corner lots, a yard between the rear lot line and the rear setback line of the building, extending between the side lot line and the front frontage line opposite thereto. <u>On lots with five (5) or more sides, the required minimum rear yard setback may be reduced to fifteen (15) feet measured from any point of a building foundation to the nearest point of a lot line. Only one corner of a dwelling may project into the required rear yard space.</u> See appendix A set forth in section 10.01.110 of this chapter.


REAR
30'
8'
SIDE
30'
REAR
25'
FRONTAGE
15.0'
8'
SIDE

South Weber City
Planning Commission Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 • Phone: (801) 479-3177 • Fax: (801) 479-0066

Planning Commission meetings are held the second and fourth Thursday of each month beginning at 6:30 p.m. This application must be submitted by 5:00 p.m. fourteen (14) days prior to the meeting.

NAME: LYNN POLL

ADDRESS: 826 E So. WEBER DR

PHONE: Home 801-479-6994 Cell 801-388-7725

E-MAIL: lynnkathypoll@yahoo.com

PROPERTY ADDRESS OF CONCERN/QUESTION: 7375 So. 900 E

PARCEL ID#: 13-021-0103 **CURRENT ZONE:** ?

Date of Planning Commission Meeting you request to be placed on: 28TH JAN 16

PURPOSE/REASON TO BE ON PLANNING COMMISSION AGENDA:

DISCUSS POSSABILITY OF BLdg. A COUPLE HOMES ON PROPERTY OWNED BY MIKE & BEVERLY CLARK. OTHERS HAVE A ONE FOOT HOLDING STRIP.

CITY DEPARTMENT INPUT:

SIGNATURE: Lynn Poll **DATE:** 1-13-16

This application allows you to be placed on the Planning Commission agenda for items of **discussion** only, no official action will be taken.

RECEIVED
JAN 28 2016
BY: Dani Stahle

South Weber City
Planning Commission Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 • Phone: (801) 479-3177 • Fax: (801) 479-0066

Planning Commission meetings are held the second and fourth Thursday of each month beginning at 6:30 p.m. This application must be submitted by 5:00 p.m. fourteen (14) days prior to the meeting.

NAME: Lynn Poll

ADDRESS: 926 E 50. WEBER DR.

PHONE: 801-479-6994. cell 801-388-7725

E-MAIL: lynnlsathypoll@yahoo.com

PROPERTY ADDRESS OF CONCERN/QUESTION: 945 E 7375 So

PARCEL ID#: 13-021-0103 **CURRENT ZONE:**

Date of Planning Commission Meeting you request to be placed on:

PURPOSE/REASON TO BE ON PLANNING COMMISSION AGENDA:

Looking to Buy 3 Acres. To Build 2 to four Homes over period of Time - (years) - 2 only now.

Have issues I need to discuss before buying ground.

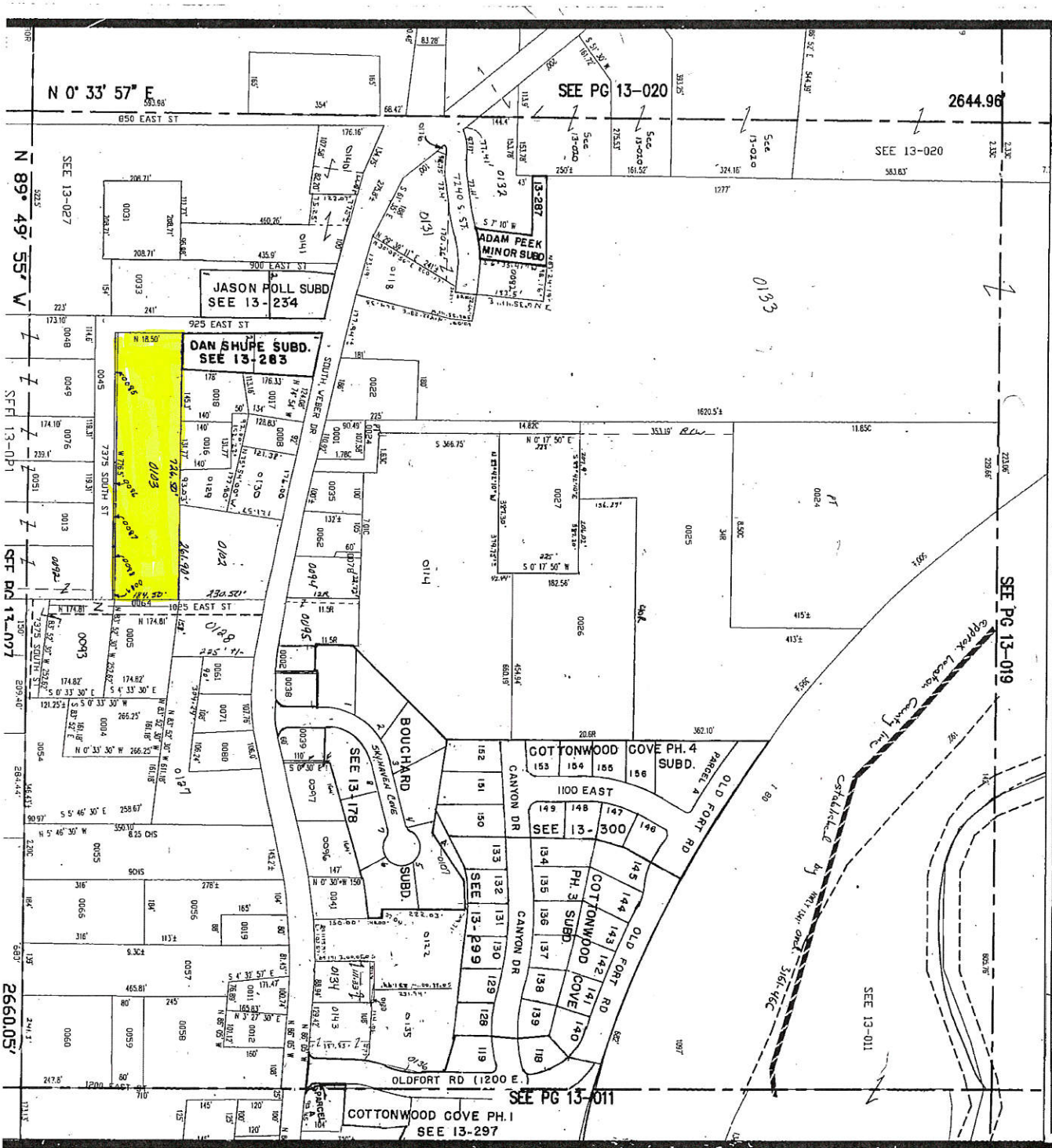
CITY DEPARTMENT INPUT:

SIGNATURE: Lynn D. Poll **DATE:** 1-28-16

This application allows you to be placed on the Planning Commission agenda for items of **discussion** only, no official action will be taken.

1st Request submitted. 1-14-16

13 021 1 of 2



0016	KAP, CALVIN C & BARBARA J	.426	
0017	Shel Johnson	.150	
0018	Joseph S DeLuna (TRS)	1.000	
0019	Patrick Howard Sherman	1.000	
0020	Russell Earl Evans	.320	
0021	Robert L Wells	.340	
0022	Joanne B Stringer	.360	
0023	FARR, LYDIA B	.907	
0024	Everyman Sod LLC	9.570	
0025	Everyman Sod LLC	6.779	
0026	Everyman Sod LLC	4.287	
0027	Calvin C Kap	2.600	
0028	UTAH STATE ROAD COMMISSION	4.780	
0029	PEEK, RAY A & KAREN B TRS	.840	
0030	James E Mitsiegan	.570	
0031	Colby M Bentley	.300	
0032	BYRAM, VERL DOUGLAS - TRS	1.000	
0033	BYRAM, WILLIAM K - TRS	1.029	
0034	HARDY, DON B & JANICE J	.269	
0035	Ralph Allen Mason - TRS	.237	
0036	Jared D Poll	.380	
0037	Lock, Brandon C.		
0038	WATKINS, KENNETH C trustee	.870	
0039	SOUTH WEBER CITY	1.626	
0040	COVINGTON, D DANIEL (TRS)	1.300	
0041	Brandon Poll	.302	
0042	Brent Dayton	0.344	
0043	Mark L Dayton (TRS)	1.824	
0044	Jared D Poll	2.000	
0045	Allan Scott	.870	
0046	Williams Larry trst	.440	
0047	Joanne Stringer	1.750	
0048	STAUFFER, MARY ANN	1.380	
0049	Merlin Dwight Tate	.344	
0050	Dayton Brent T + Jeri C Trs	.370	
0051	SMITH, GORDON R & LINDA M	.050	
0052	Bernard Howard Sherman	1.300	
0053	WILLIAMS, LARRY - trst		

SE SECTION 28 T 5N R 1W SALT LAKE MERIDIAN
DAVIS COUNTY, UTAH – RECORDERS OFFICE

SCALE: 1" = 200'

N

13-021
PG 1
LAST #

13 021 2 of 2

PID	OWNER	ACRE
0071	Christopher W Poll	.367
0076	Verle D Byram (TRS)	.907
0078	SMITH, GORDON R & LINDA M	.021
0080	POLL, CHRISTOPHER W & JENETTE M	.438
0082	BROWNING, BRUCE D. + NATALIE P.	.41

PID	OWNER	ACRE
0085	C. Daniel Covington - TRS	.008
0086	Brandon Poll	.003
0087	Favor Cymbre R	.003
0088	Craig J McMillan (TRS)	.003
0089	Knight Stephen G	.001
0092	Stephen G Knight	1.096
0093	JOSEPH E DRONG - TRS	1.33
0094	Jared M Olson	.524
0095	Global Foundation	.57
0096	Michael H Ford etal	.55
0097	MOHR, JOHN H. + NAOMI C.	.55
0102	Lancaster William G	7.44
0103	Beverly A. Clark - TRS	3.08

PID	OWNER	ACRE
0107	Bouchard, Rex + Vonda	.12
0114	Evergreen Sod LLC	7.09
0116	PEEK RAY A. - etal -	.02
0118	Donald J Wilson (TRS) etal	.91
0119	BOUCHARD, REX D.	.033
0120	BOUCHARD, REX D.	.002
0122	Vonda Bouchard	1.598
0127	Christopher W Poll	1.032
0128	Donna Poll - TR	.819

PID	OWNER	ACRE
0129	KAP CALVIN C.	.501
0130	KAP CALVIN C.	.491
0131	Wilson, Donald James - TRS	1.07
0132	Vern L. Peek	1.079
0133	Ray A. Peek - ETAL	35.70
0134	Cooper, Shane A	.42
0135	Rex D + Vonda Bouchard Trs	1.217
0136	Rex D + Vonda Bouchard Trs	.0002
0140	Kenneth Byram LLC	.646
0141	J. Darrell Byram - TRS	1.20
0143	Lee R Choate	.607

13-021
PG 2
LAST #

N

SCALE:
1" = 200'

SE SECTION 28 T 5N R 1W SALT LAKE MERIDIAN
DAVIS COUNTY, UTAH — RECORDERS OFFICE

ORDINANCE 16-02

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ESTABLISHING A CITYWIDE TEMPORARY LAND USE REGULATION PURSUANT TO UTAH CODE ANN. 10-9a-504, PROHIBITING NEW SUBDIVISIONS PENDING ESTABLISHMENT OF A CAPITAL FACILITIES PLAN

WHEREAS, South Weber City has been receiving increased inquiries and applications for subdivision of properties and, following a review of the City's water resources the City finds it has insufficient water rights to support additional, new subdivisions beyond what have already been approved; and

WHEREAS, until such time as a capital facilities plan is created and mechanisms for acquiring additional water rights from Weber Basin Water Conservancy District through impact fees or otherwise are identified and approved, new applications for subdivisions need to be held in abeyance to preserve the health, safety and welfare of its citizens; and

WHEREAS, Utah Code Ann. §10-9a-504 allows municipal legislative bodies, without prior consideration of or recommendation from the planning commission, to enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if the legislative body makes a finding of compelling, countervailing public interest; and

WHEREAS, such a temporary land use regulation may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval per UCA 10-9a-504(1)(b); and

WHEREAS, this council finds a compelling, countervailing public interest in placing a temporary land use regulation of up to six (6) months to prohibit any subdivision approval within the City, pending the city engineer's development of a capital facilities plan concerning the acquisition of additional water rights through impact fees or otherwise, and the City's adoption thereof;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH WEBER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Temporary Land Use Regulation**. Based upon the premises, this Council hereby finds a compelling, countervailing public interest in prohibiting any new subdivision approval due to insufficient water rights to support such new developments. There is an immediate concern of the City's ability to receive, process and approve new subdivision applications without documented water to support such developments, and the potential negative consequences to the developers, their buyers, and the citizens at large. Therefore, all future applications for any zone change, subdivision approval, and/or other development activities within the City shall be held in abeyance pending the City's development of a capital facilities

plan regarding the acquisition of additional water rights through impact fees or otherwise, and the council's adoption of the plan.

This ordinance shall not apply to subdivision applications received by South Weber City prior to the adoption of this ordinance, or to subdivisions already approved.

This City Council finds this ordinance is necessary to protect the health, safety, and welfare of its residents. Pursuant to Utah Code Ann. §10-9a-504, this ordinance shall be in effect for a period not to exceed six months from the effective date hereof.

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED by the City Council of South Weber City, South Weber, Davis County, Utah, this **9th day of February, 2016.**

ATTEST: **SOUTH WEBER CITY**

By:_____ **By:**_____

Tom Smith, City Recorder **Mayor Tamara P. Long**