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 **September 8, 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
- August 25, 2016

Approval of Agenda
Declaration of Conflict of Interest

6:35 P.M. Public Hearing and Action on Rezone: Request for property located at approx. 600 E. South Weber Dr. (Parcel 13-020-0056), approx. .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate Zone (RM), by applicant Grandon Brimley.

6:45 P.M. Public Hearing and Action on Land Use Ordinance: Amendment to 10.05M.6 (B) Buffer Yard Landscaping

6:55 P.M. Discussion and Action on Conditional Use Permit: Application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke.

7:15 P.M. Public Hearing and Action on Land Use Ordinance: Amendment to 10.05C.4 Conditional Uses, allowing for assisted living facilities

7:25 P.M. Discussion and Action on Final Subdivision: application for Phase 1 and 2 of Old Maple Farms Subdivision (27 lots), located at approx. 475 E. 6650 S. (Parcels 13-006-0025, 13-006-0031, & 13-023-0022), 14.168 acres; by developers Mike and Diane Ford.

Discussion Items *(No Action Taken)*:

7:50 P.M. Public Comments – Please keep public comments to 3 minutes or less per person

7:55 P.M. Planning Commissioner Comments (Johnson, Winsor, Pitts, Walton, Osborne)

8:00 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: September 1, 2016

_____
ELYSE GREINER, 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: **25 August 2016** **TIME COMMENCED:** **6:30 p.m.**

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

CITY PLANNER: **Barry Burton**

CITY RECORDER: **Elyse Greiner**

CITY MANAGER: **Tom Smith**

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 Osborne

VISITORS: Quin Tucker, Thom Wight, John McCall, and Patrick McCall.

APPROVAL OF MEETING MINUTES

- **August 11, 2016**

Commissioner Osborne moved to approve the meeting minutes of 11 August 2016 with an amendment to page 5 – motion to include buffer yard change to ordinance. Commissioner Johnson seconded the motion. Commissioners Osborne, Pitts, and Johnson voted yes. Commissioner Walton abstained as he was excused from the meeting. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: None

<u>Administrative Actions (Application of Ordinances):</u>

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

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

Public Hearing and Action on Rezone: request for property located at approx. 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.313 acres, be rezoned from an Agricultural Zone (A) to Highway-Commercial Zone (C-H), by applicant John McCall: Commissioner Osborne asked if there is any public comment. There was none.

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

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

Commissioner Johnson moved to approve the rezone request for property located at approx. 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.313 acres, be rezoned from an Agricultural Zone (A) to Highway-Commercial Zone (C-H), by applicant John McCall. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, and Walton voted yes. The motion carried.

Discussion Items (No Action Taken):

Proposed Ordinance Amendment: 10.05M.6 (B) Buffer Yard Landscaping: Commissioner Osborne said Barry Burton, City Planner, has proposed that that Section 10.5M.6 (B) be amended to read:

B. Buffer Yard Landscaping: Buffer Yard D landscaping shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Commissioner Osborne said this will take care of the buffer zone with the Smith & Edwards property. He said the Planning Commission was not in favor of requiring the developer to create a buffer yard around agricultural property. Commissioner Johnson would like to see this move forward as soon as possible. Commissioner Osborne agreed. Tom Smith, City Manager, said since he overlooked a critical procedure in noticing a public hearing, he will request the City Council do what they can to expedite this application and ask for an exception to the rule.

PUBLIC COMMENTS:

Thom Wight, 1925 N. Rolling Oaks Lane, Layton, UT, representing Smith & Edwards, said they have put a lot of money into the construction of the indoor/outdoor soccer field facility and they would like to move on this project as soon as possible. He said this will be a well maintained facility. It was stated there will be a public hearing on September 8th for the

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conditional use permit. Barry pointed out that the developer will be required to buffer approximately 50 ft. along the residential property line. Barry said the ordinance addresses options for Buffer Yard D. Mr. Wight feels the requirements for Buffer Yard D is pretty stringent. It was discussed that the fencing requirement is vinyl fencing.

Discussion took place regarding which buffer yard to require for the C-R Zone or if they should require a landscaped buffer yard at all. Commissioner Osborne feels the soccer field is the buffer. Barry said the conditional use permit will need a buffer yard plan. Barry said the developer also needs to include the sewer plan. Mr. Wight said they are looking at running the sewer line to South Weber Drive.

PLANNING COMMISSION ITEMS:

Commissioner Walton:

Status of Parsons Gravel Pit Dust: He asked about the status of dust mitigation for Parsons gravel pit.

Commissioner Pitts:

Street Light on South Weber Drive: She asked about the status of the street light by Maverik. It was stated the street light will be installed in approximately two months.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:19 p.m. Commissioner Pitts seconded the motion. Commissioners Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

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

_____
Transcriber: Michelle Clark

_____
Attest: City Recorder: Elyse Greiner

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SOUTH WEBER CITY
PLANNING COMMISSION MEETING
WORK MEETING

DATE OF MEETING: 25 August 2016 **TIME COMMENCED: 6:02 p.m.**

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

CITY PLANNER: **Barry Burton**

CITY RECORDER: **Elyse Greiner**

CITY MANAGER: **Tom Smith**

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: John McCall and Patrick McCall

Approval of Meeting Minutes:

- **August 11, 2016**

Administrative Actions (Application of Ordinances):

Public Hearing and Action on Rezone: request for property located at approx. 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.313 acres, be rezoned from an Agricultural Zone (A) to Highway-Commercial Zone (C-H), by applicant John McCall: John McCall said he is requesting to rezone 1.313 acres from an Agricultural (A) to Highway-Commercial (C-H) zone. He said this follows the City's master plan. He said the property next to it is light industrial. Commissioner Johnson asked what they are planning to do with the property. John said he may sell it to someone who is interested in office space businesses. He said Patrick has been approached about doing something in the tree business.

Elyse reviewed the permitted uses in the Highway-Commercial Zone (C-H) as per City code 10.5H.4. She then read the permitted uses in the Light-Industrial Zone (T-1) as per City code 10.5L.4. Mr. McCall said he is interested in the Highway-Commercial Zone (C-H).

Discussion Items (No Action Taken):

Proposed Ordinance Amendment: 10.05M.6 (B) Buffer Yard Landscaping:
Barry Burton, City Planner, said it is proposed that Section 10.5M.6 (B) be amended to read:

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B. Buffer Yard Landscaping: Buffer Yard D landscaping shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Barry doesn't feel there is any reason to buffer agricultural property, which was the requirement. Discussion took place regarding the Smith & Edwards property and Commissioner Osborne said the developer will still need to buffer next to any residential property. It was stated this item will need to be posted as a public hearing on September 9, 2016.

OTHER BUSINESS:

Valley Flats Subdivision: Commissioner Osborne said he noticed the infrastructure is going in.

Sunrise Ridge Subdivision: Commissioner Osborne said this subdivision is underway with two homes being constructed.

Commissioner Osborne will not be in attendance at the September 8, 2016 meeting.

Summit with City Council/Planning Commission: Elyse reported the Summit is tentatively scheduled for October 15, 2016 from 8:00 a.m. to 12:00 p.m.

APPROVED: _____ **Date**

Chairperson: Rob Osborne

_____

Transcriber: Michelle Clark

_____

Attest: **City Recorder: Elyse Greiner**

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Planning Department

Davis County Administration Building, 61 South Main Street, P.O. Box 618,
Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

PROJECT REVIEW
GORDIN BRIMLEY REZONE
By Barry Burton

September 1, 2016

General:

This proposal is to rezone .85 acres of land in the R-LM zone to the R-M zone. The property contains an existing residence and a detached garage. Mr. Brimley would like to split the lot into two parcels, but existing zoning doesn't allow it. The property sits adjacent to two other subdivisions, the Bowman Old Farm Sub to the north and the Canyon Meadows PUD to the east. The lots in Canyon Meadows and Bowman Old Farm are approximately the same size as would these be, if subdivided.

This request does not conform to the recommendations of the General Plan, which calls for low-moderate density residential in this location. The applicant makes a good point in that the lot is not large enough to pasture farm animals and would not be out of character with adjacent lots.

Recommendation:

I suspect that had this property been included in the Bowman Old Farm land, as it once was, we would have approved the two lots. There are some unique circumstances in play here that suggest a departure from the general plan may be warranted. I recommend approval.

APPLICATION FOR CHANGE OF ZONING

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

OFFICE USE: Application # 2016-05 Fee $ 300.00 Receipt # 17.042637 Date Received 8/12/16

Owner of Property Grandon Brimley

Applicant's Name Grandon Brimley
Mailing Address 600 E. South Weber Dr. City, State, Zip South Weber, UT, 84405
Phone (801) 309-6052 Fax _____ Email Gradybrim@gmail.com

Agent's Name _____
Mailing Address _____ City, State, Zip _____
Phone _____ Fax _____ Email _____

Request: .85 Acres/Sq. Feet be changed from R-L zone to R-M zone

_____ Acres/Sq. Feet be changed from _____ zone to _____ zone

Property Address: 600 E. South Weber Dr.

Parcel Number(s): 13020005 6 Total Acres or Sq. Feet: .85

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)

What is the proposed use?

See Attachment

In what way does the proposal recognize the City's General Plan?

See Attachment

Public Notice Authorization: I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: _____ _____
Property Owner Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

I (we) Grandon Brimley, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 600 E. S. Weber Dr.
Property Address
and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 4th day of August, 2016.

Signed: _____ _____
Property Owner or Agent Property Owner or Agent

Subscribed and Sworn before me this _____ day of _____, _____.

State of Utah
County of Davis
On Aug 12, 2016. Grandon Brimley personally appeared before,
___ who is personally know to me
X whose identity I proved on the basis of DL
___ whose identity I proved on the oath/affirmation of
_____ a credible witness
to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public: Danielle H Stahle

DANIELLE H. STAHLE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 12/18/2018
Commission # 680755

AGENT AUTHORIZATION

State of Utah)
County of _____) _____
Notary Public

I (we) _____, the sole owner(s) of the real property located at
Property Owner(s)
_____, South Weber City, Utah do hereby appoint _____,
Property Address
as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this _____ day of _____, _____

Signed: _____ _____
Property Owner Property Owner

Subscribed and Sworn before me this _____ day of _____, _____.

Notary Public: _____

BEG AT A PT ON THE SW COR OF THE CANYON MEADOWS PUD, SD PT BEING 236.32 FT S & 892.97 FT E FR THE W 1/4 COR OF SEC 28-T5N-R1W, SLB&M, (BASIS OF BEARING BEING N 00^36'36" E 2653.32 FT BETWEEN SD W 1/4

Proposed Use:

- Divide the lot into two medium density lots.
- Moderate Density is considered an area where the number of dwelling units per gross acre ranges from 1.76 to 2.6.
- The two lots will be approximately .42 acres each, or 2.35 lots per acre.

In what way does the proposal recognize the City's General Plan:

Lot Size

- Rezoning and subdividing the lot will fit into the recommendation that large lots be avoided unless they are large enough to pasture animals. The parcel in question is .85 acres and has a large outbuilding and unpaved driveway on the side lot. There is insufficient ground to appropriately pasture farm animals.
- In addition, as houses are built behind and to the side of the parcel, the unkempt back section would become a nuisance for surrounding neighbors.

> *From the City General Plan: "RESIDENTIAL: ... Large lots are acceptable, being in character with the community, but are not recommended unless they are large enough to pasture farm animals, one acre or more. Otherwise large lots tend to become too much of a burden to maintain and often become unsightly and a nuisance to surrounding neighbors."*

Community Impact

- By splitting the lot and building an additional home, no current or future neighbors would be negatively affected. The side lot is adjacent to South Weber Drive and would not block any views.
- This parcel is not currently serving as a benefit of "open space" to the neighborhood. There is a large 4 car garage, and a large gravel driveway.

> *From the City General Plan: "AGRICULTURE, RURAL CHARACTER AND OPEN SPACE: Open space is also a very important asset to the community. It may consist of agricultural lands but may be other types of land also. For the purposes of this plan, open space is defined as undeveloped land with few or no structures which provides residents with the ability to move about or view large outdoor areas, to experience nature, to retreat for a safe peaceful outdoor experience or which can be used for organized recreational activities.*

Land Use

- Splitting the parcel to allow two single family homes to be built on the site would provide for the best use of the land. It will provide a more economical housing situation for my family and for future residents of South Weber.
- In addition, more tax revenue can be expected in the future which will help to contribute to revenue that will improve the city.

> *One of the five Primary goals From Envision Utah:*

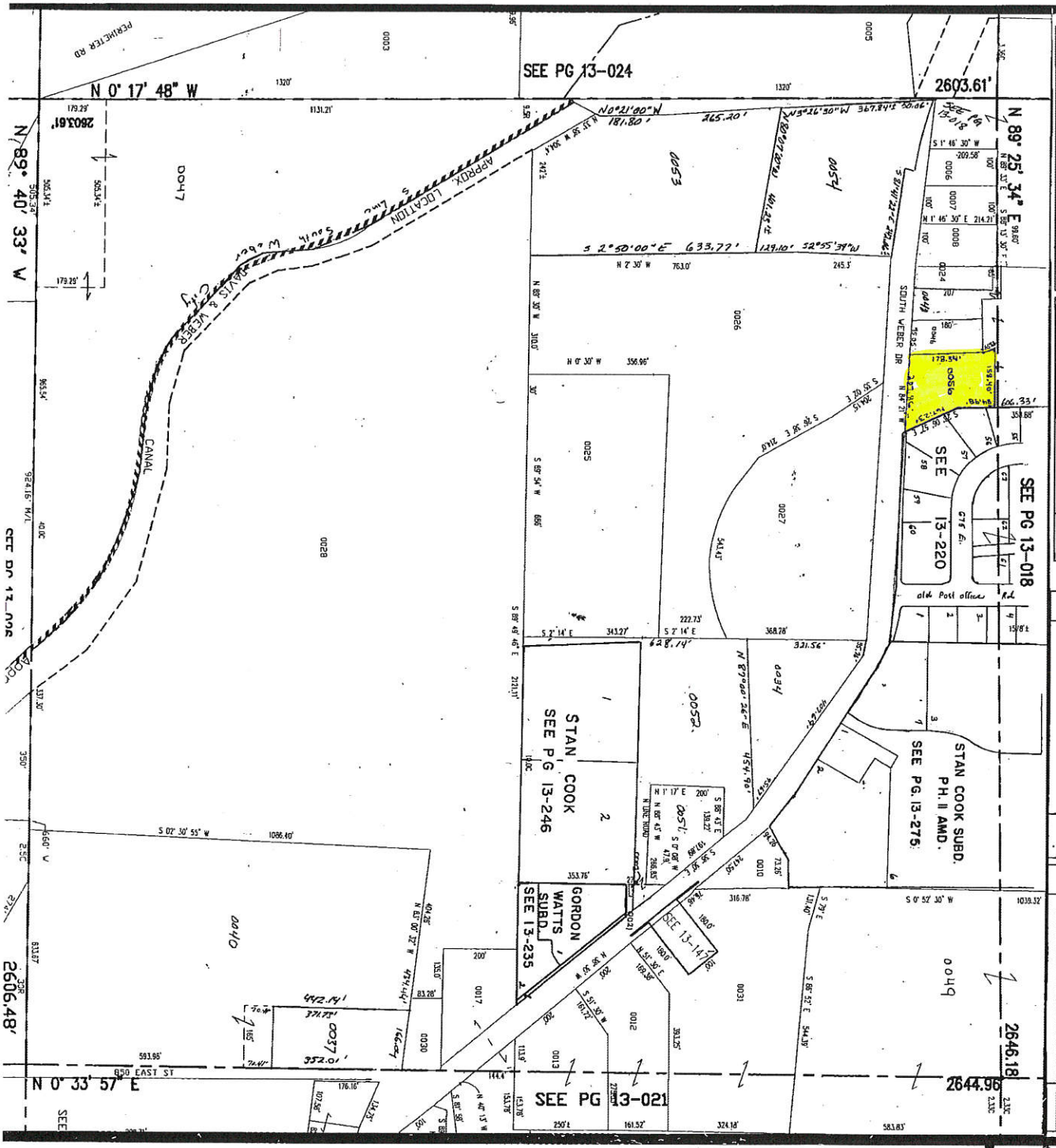
"Reduce the cost of living for all households¬—including the amount spent on housing, transportation, utilities, taxes, fees, etc.—so Utahns have money to spend on other things."

Zoning/Historical Use

- The other lots in the vicinity along South Weber Drive are approximately 1/3 to 1/2 acre, although they are zoned Low density, they are by default medium density.
- Updating the master plan in this area would be a benefit to the community.
- This lot was originally smaller (meeting density size requirements) but during the Bowman Old Farm Estates Subdivision process it was expanded to the current size.

See parcel map.

13 020



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

SCALE: 1" = 200'

N

13-020

LAST #

PROPOSED SOUTH WEBER ZONING ORDINANCE AMENDMENT

August 25, 2016

It is proposed that Section 10.5M.6 (B) be amended to read:

B. Buffer Yard Landscaping: Buffer Yard D landscaping shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Planning Department

Davis County Administration Building, 61 South Main Street, P.O. Box 618,
Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

PROJECT REVIEW
SOUTH WEBER SOCCER FACILITY
By Barry Burton

September 1, 2016

General:

This proposal to build a private soccer practice facility involves three different actions on the part of the Planning Commission, the rezone of the property, a one-lot subdivision and conditional use approval for the proposed use and layout.

Site Plan/Conditional Use:

The plans for this facility have been modified by adding a 52 stall overflow parking area and adding a buffer yard at the northeast corner of the site abutting the only adjacent residential property. This meets the requirements of the Planning Commission for parking. The buffer yard is contiguous to about 80' of the adjacent residential lot. According to the ordinance, if this is a 75' buffer yard, 3 canopy trees, 4 understory trees, 17 shrubs and 9 evergreens would be required. The proposed buffer yard contains 2 understory trees and 3 shrubs. This does not even come close to meeting the ordinance requirement.

Recommendation:

I recommend tabling this proposal again until detailed plans for providing the required buffer yard is submitted.

JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber City Planning Commission & City Council

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

CC: Barry Burton – South Weber City Planner
Mark B. Larsen – South Weber City Public Works Director
Elyse Greiner – South Weber City Deputy Recorder

RE: SMITH & EDWARDS SUBDIVISION
SOUTH WEBER SOCCER FACILITY
Final Review

Date: August 31, 2016

Our office has completed a review of the Plat and Improvement Plans for the Smith & Edwards Subdivision and associated South Weber Soccer Facility received on August 19th and 30th, 2016. We recommend approval, subject to the following comments and recommendations being addressed prior to final approval from the City Council.

1. General. The developer will need to comply with the UDOT Access Approval stipulations, the recommendations of the Geotechnical Report by GSH and the requirements of the South Weber Irrigation Company as previously discussed and recommended.

2. Sewer Easement. This set of plans does not show any sewer lateral from the building. We are assuming that the sewer lateral is still being proposed to be installed across the "T+R Ranches" property to the east. A separate easement document will be needed to allow the crossing of this property. However, this being a sewer lateral, it will be owned by the owner of the Soccer Facility. Therefore, the easement should be conveyed from "T+R Ranches" to the owner of the Soccer Facility, not the City. This **easement will be needed prior to** constructing the lateral or recording the plat, whichever one comes first.

3. Plat. No comments.

4. Improvement Plans. The following are items related to the improvements.
    a. Sheet #C3. The plans need to show the sewer lateral from the building to wherever it is being proposed (assumed to be in Raymond Drive).

SOUTH WEBER SOCCER FACILITY

CONSTRUCTION DOCUMENTS
South Weber, DAVIS COUNTY, UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

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

SANITARY SEWER GENERAL NOTES

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

Know what's below. 811.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GENERAL NOTES

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

SWPPP GENERAL NOTES

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

STORM SEWER GENERAL NOTES

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

GENERAL GRADING NOTES

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

CULINARY WATER GENERAL NOTES

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

SHEET INDEX

COVER SHEET	
OVERALL SITE PLAN	S1
ENLARGED SITE PLAN	S2
GRADING AND DRAINAGE PLAN	C1
SOCCER FIELD GRADING AND DRAINAGE PLAN	C2
SITE UTILITY PLAN	C3
APPROVED UDOT PLANS	C4
SITE DETAILS	DT1
LANDSCAPE PLAN	L1
S.W.P.P.P. AND DETAILS	SW1

PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NELSON
LICENSED
STATE OF UTAH

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SOUTH WEBER SOCCER FACILITY
CONSTRUCTION DOCUMENTS

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VICINITY MAP
(NOT TO SCALE)

DATA TABLE:

–NUMBER OF LOTS = 1 LOT

BUILDING	66,500	(6.19%)
ASPHALT PAVING	35,037.04	(3.26%)
GRAVEL PAVING	14,714.86	(1.37%)
LANDSCAPE	958,286.89	(89.18%)
TOTAL SITE AREA	1,074,538.79	100%

PARKING STALLS PROVIDED = 75
(INCLUDES 3 HANDICAP STALLS)

GRAVEL OVERFLOW PARKING = 52 STALLS

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

SCALE: 1" = 100'
DATE: 9-26-2018
DESIGN: TMN
DRAWN: BBD
CHECKED: TMN

REVISIONS

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OVERALL SITE PLAN
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S1

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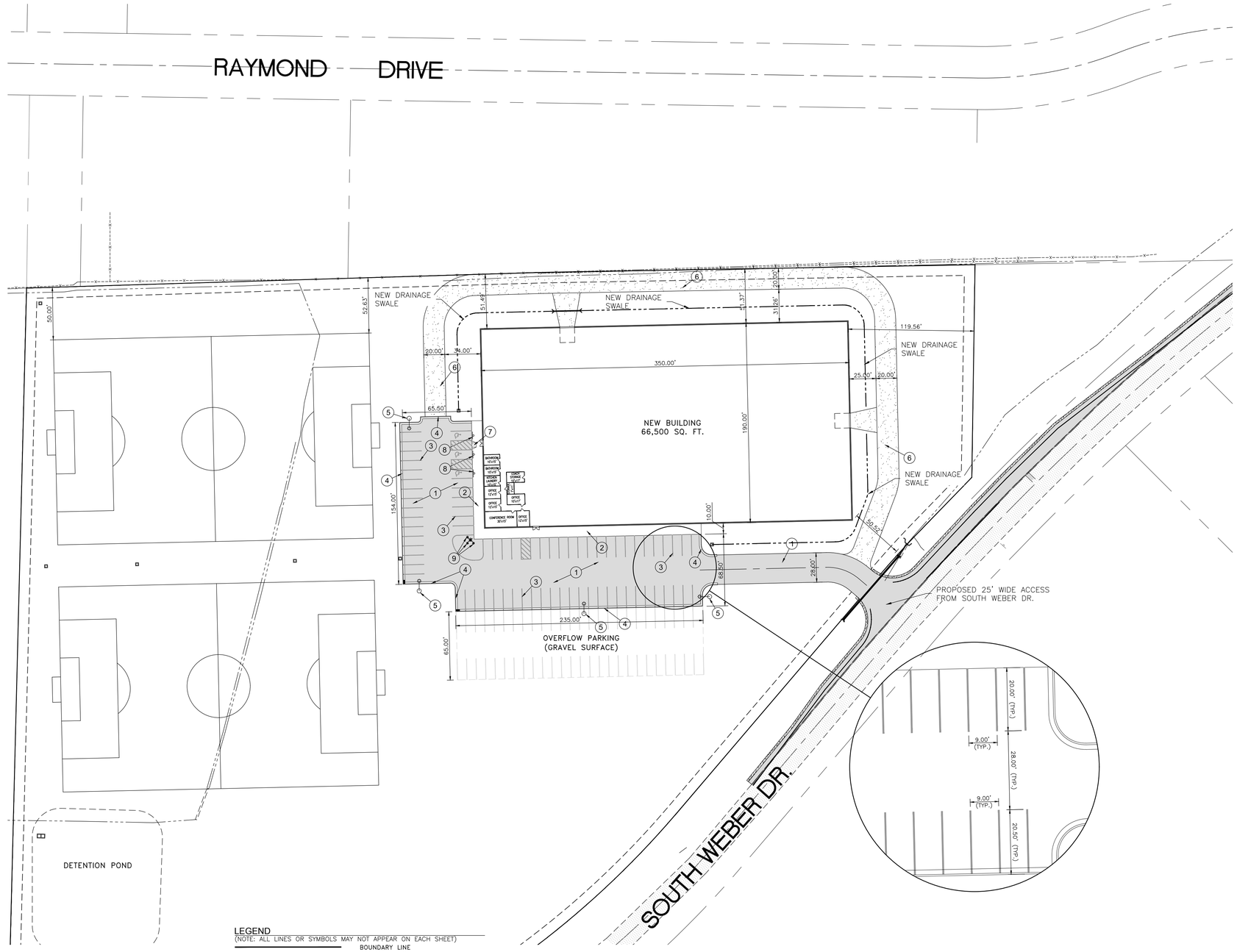

GENERAL NOTES:

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8. ALL STORM DRAIN LINES AND STRUCTURES ON SITE WILL BE PRIVATELY OWNED AND MAINTAINED.

LEGEND
(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

- BOUNDARY LINE
- CENTERLINE
- 4784 — EXISTING CONTOUR AND ELEVATION
- 4784 — DESIGN CONTOUR AND ELEVATION
- ASPHALT PAVING
- PROPOSED LANDSCAPE AREA
- NEW DRAINAGE SWALE
- IRR — EXISTING SECONDARY WATER
- W — EXISTING CULINARY WATER
- W — NEW CULINARY WATER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING WATER VALVE
- NEW WATER VALVE
- SD — EXISTING STORM DRAIN
- SD — NEW STORM DRAIN PIPE
- NEW CATCH BASIN
- NEW CURB INLET BOX
- SS — EXISTING SEWER
- SS — NEW SANITARY SEWER PIPE
- NEW SANITARY SEWER MANHOLE
- P — EXISTING OVERHEAD POWER
- EXISTING POWER POLE

SITE PLAN KEY NOTES:

1. PARKING LOT PAVING 3" ASPHALT OVER 9" COMPACTED UNTREATED BASE COURSE (SEE TYPICAL PAVEMENT SECTION ON SHEET DT1)
2. INSTALL THICKENED EDGE SIDEWALK (SEE TYPICAL DETAIL SHEET DT1)
3. TYPICAL PARKING STRIPING TO BE WHITE 4" WIDE
4. INSTALL 24" STANDARD CURB AND GUTTER (SEE TYPICAL DETAIL ON SHEET DT1)
5. INSTALL STREET LIGHTS (SEE TYPICAL DETAIL SHEET DT1)
6. INSTALL GRAVEL ACCESS PATH 3" ROAD BASE OVER 8" COMPACTED GRANULAR BORROW (SEE SECTION ON SHEET DT1)
7. STANDARD ADA ACCESS RAMP (SEE TYPICAL DETAIL SHEET DT1)
8. INSTALL ADA PARKING SIGN (SEE TYPICAL DETAIL SHEET DT1)
9. INSTALL 6"ø x 4' HIGH CONCRETE FILLED STEEL PIPE BOLLARDS (SEE TYPICAL DETAIL SHEET DT1)

0' 25' 50' 100' 150'
Scale in Feet
1" = 50'

SCALE: 1" = 50'
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ENLARGED SITE PLAN
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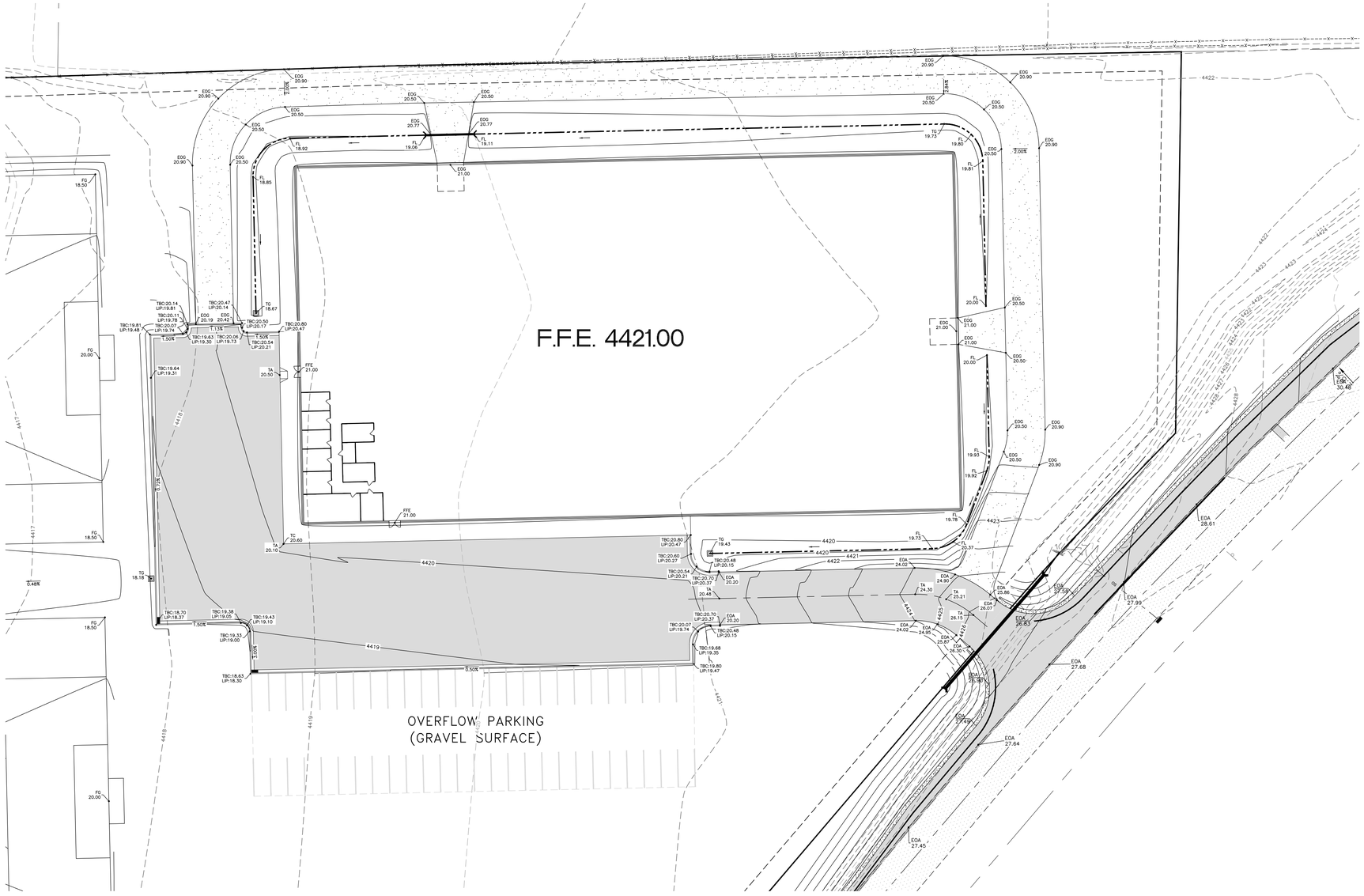

ABBREVIATIONS:

EOA – EDGE OF ASPHALT
EOC – EDGE OF CONCRETE
EG – EDGE OF GRAVEL
ET – EDGE OF TURF
FG – FINISH GRADE
GB – GRADE BREAK
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TA – TOP OF ASPHALT
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0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SCALE: 1:30_XREF
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DESIGN: TMN
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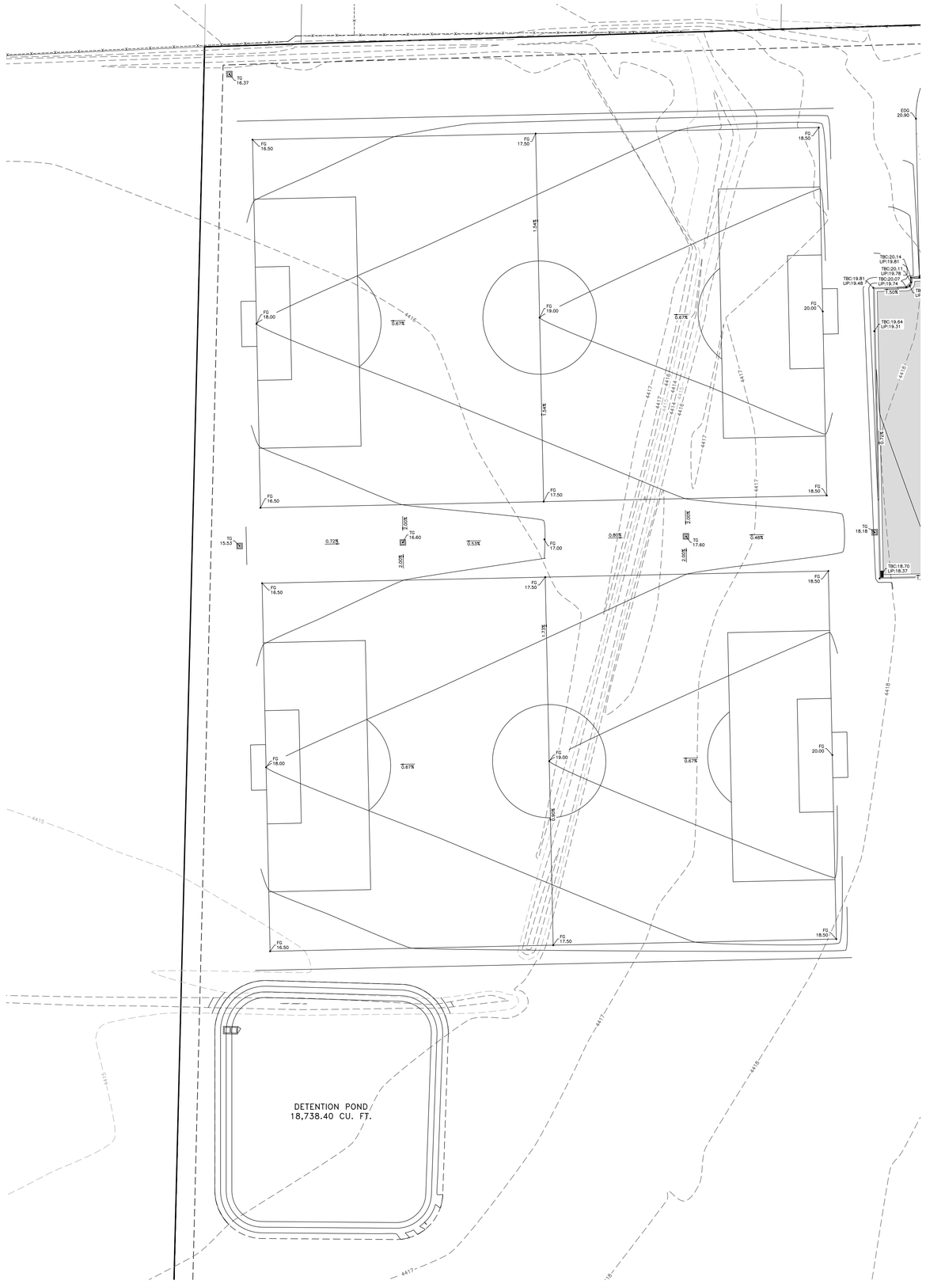


South Weber Soccer Facility
South Weber, Davis County, Utah

PRELIMINARY

Gardner Engineering

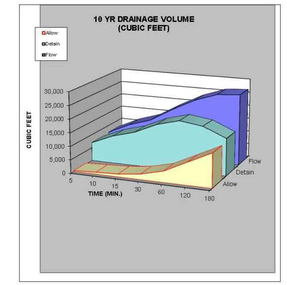
Areas	Total Site Sq. Ft.	Acre	C
Hard Surface	100,942	2.3173	0.85
Gravel Surface	14,954	0.3433	0.40
Landscape	394,088	9.0470	0.15
Total/Weighted	509,984	11.7076	0.30

Allow Release Rate (cfs/acre)	0.100
Q Allowable (cfs)	1.17

100yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	351	7.03	7,306	6,954
10	702	5.35	11,120	10,417
15	1,054	4.42	13,780	12,726
30	2,107	2.98	18,581	16,474
60	4,215	1.84	22,946	18,731
120	8,429	1.04	25,939	17,509
180	12,644	0.71	26,562	13,918
360	25,288	0.393	29,406	4,117
720	36,215	0.242	36,215	0
1440	40,106	0.134	40,106	0

*NOAA Data



	CUBIC FEET	CUBIC YARDS
100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	18,731	694

Orifice Calculation

H =	3	Maximum water height (ft)
Q =	1.17	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.139	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	5.04	Orifice Diameter (in)

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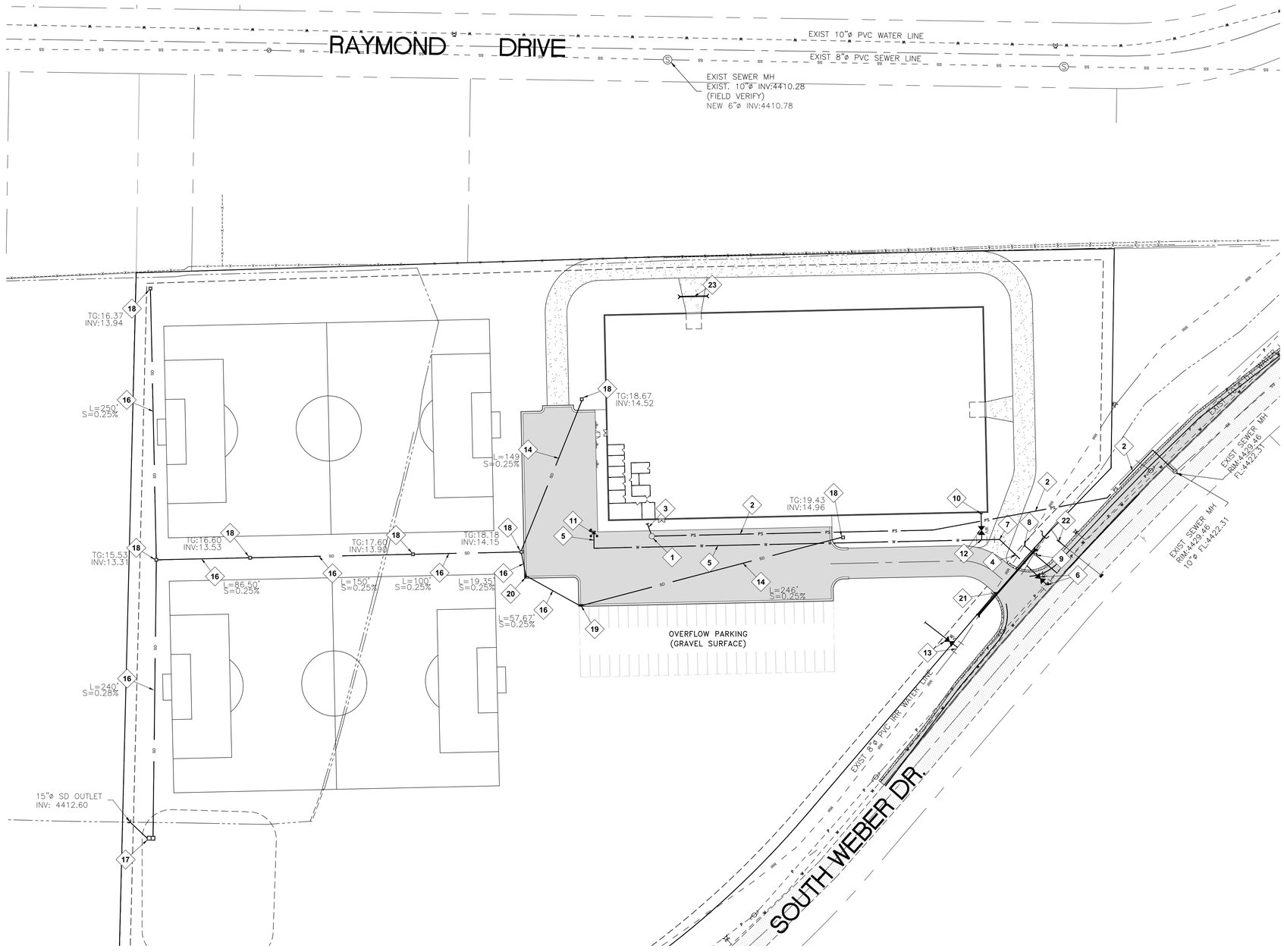

UTILITY PLAN KEY NOTES

1. INSTALL ENVIRONMENT ONE 2012 SEWER PUMP STATION OR APPROVED EQUAL, INSTALL AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. (SEE DETAIL ON SHEET DT1) INVERT ELEVATION: 4415.75
2. INSTALL 2"ø PRESSURE SEWER MAIN AS PER SOUTH WEBER CITY. MAINTAIN 5' MIN. SEPARATION FROM CULINARY WATER.
3. INSTALL 4"ø PVC SANITARY SEWER SERVICE LATERAL.
4. INSTALL 8"ø CL. 50 D.I. PUBLIC WATER LINE AS PER SOUTH WEBER CITY STANDARDS L=60'.
5. INSTALL 8"ø C-900 PVC WATER LINE L=380'. (PRIVATELY OWNED AND MAINTAINED)
6. INSTALL 8"x8"x8" TAPPING TEE AND 8" TAPPING VALVE.
7. INSTALL 8"x45° BEND.
8. INSTALL 2"ø CULINARY WATER SERVICE LATERAL AS PER SOUTH WEBER CITY STANDARDS.
9. INSTALL 1.5" METER AS PER SOUTH WEBER CITY STANDARDS. 1.5" COPPER FROM MAIN TO THE METER.
10. INSTALL 4"ø C-900 PVC FIRE WATER LINE AS PER SOUTH WEBER CITY STANDARDS. (PRIVATELY OWNED AND MAINTAINED)
11. INSTALL NEW FIRE HYDRANT AS PER SOUTH WEBER STANDARDS. (PRIVATELY OWNED AND MAINTAINED)
12. INSTALL 8"x8"x4" TAPPING TEE AND 4" TAPPING VALVE. (PRIVATELY OWNED AND MAINTAINED)
13. INSTALL 6"ø TAPPING TEE AND 6" TAPPING VALVE AS PER SOUTH WEBER IRRIGATION STANDARDS.
14. 10"ø HDPE OR SDR 35 PVC STORM DRAIN LINE FROM ROOF DOWNSPOUTS.
15. 10"ø HDPE OR SDR 35 PVC STORM DRAIN LINE
16. 12"ø HDPE OR SDR 35 PVC STORM DRAIN LINE
17. INSTALL 4'x6' OUTLET CONTROL STRUCTURE (SEE DETAIL ON SHEET DT1)
    TG: 4415.00
    15" INV IN: 4412.64
    15" INV OUT: 4412.64
18. INSTALL NYOPLAST 12" INLINE DRAIN WITH H-10 DUCTILE IRON GRATE OR APPROVED EQUAL (SEE TYPICAL DETAIL SHEET DT1)
19. INSTALL 18"x48" CURB INLET
    TBC: 4417.60
    INV: 4414.34
20. INSTALL 18"x48" CURB INLET
    TBC: 4418.00
    INV: 4414.20
21. INSTALL 18"ø RCP PIPE CULVERT AS PER UDOT SPECIFICATIONS.
22. EXTEND EXISTING PIPE CULVERT TO DRAIN TO EXISTING DRAINAGE DITCH. FIELD VERIFY AND MATCH EXISTING PIPE MATERIAL AND SIZE.
23. INSTALL 12"ø PVC PIPE CULVERT AT DRIVEWAY.

LEGEND

(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

- BOUNDARY LINE
- CENTERLINE
- 4784 — EXISTING CONTOUR AND ELEVATION
- 4784 — DESIGN CONTOUR AND ELEVATION
- ASPHALT PAVING
- PROPOSED LANDSCAPE AREA
- NEW DRAINAGE SWALE
- IRR — EXISTING SECONDARY WATER
- W — EXISTING CULINARY WATER
- W — NEW CULINARY WATER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING WATER VALVE
- NEW WATER VALVE
- SD — EXISTING STORM DRAIN
- SD — NEW STORM DRAIN PIPE
- NEW CATCH BASIN
- NEW CURB INLET BOX
- SS — EXISTING SEWER
- SS — NEW SANITARY SEWER PIPE
- NEW SANITARY SEWER MANHOLE
- P — EXISTING OVERHEAD POWER
- EXISTING POWER POLE

GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
2. ALL UTILITIES AND STREETS ARE TO BE CONSTRUCTED TO SOUTH WEBER CITY STANDARDS.
3. ALL CULINARY WATER LINE IMPROVEMENTS TO CONFORM TO SOUTH WEBER CITY WATER STANDARDS. 5'-0" MIN. COVER REQUIRED.
4. ALL IRRIGATION IMPROVEMENTS TO CONFORM TO SOUTH WEBER IRRIGATION COMPANY IRRIGATION STANDARDS.
5. ALL INLET GRATES SHALL BE BICYCLE SAFE TYPE COVERS.
6. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
7. THE WATERLINE SERVING THE FIRE HYDRANT AND THE FIRE LINE IS A PRIVATE LINE UP TO, BUT NOT INCLUDING, THE VALVE OFF OF THE MAIN.
8. ALL STORM DRAIN LINES AND STRUCTURES ON SITE WILL BE PRIVATELY OWNED AND MAINTAINED.

0' 25' 50' 100' 150'
Scale in Feet
1" = 50'

SCALE: T - 50'
DATE: 8-26-2016
DESIGN: TMN
DRAWN: BBD
CHECKED: TMN

REVISIONS

DATE	DESCRIPTION

DWG: J:\1919 - Smith & Edwards\1601 - South Weber Soccer\DESIGN\DWG\Site Soccer - CD.DWG

PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SITE UTILITY PLAN
SOUTH WEBER SOCCER FACILITY
270 NORTH HIGHWAY 126
SOUTH WEBER, DAVIS, UTAH

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5150 SOUTH 375 EAST OGDEN, UT
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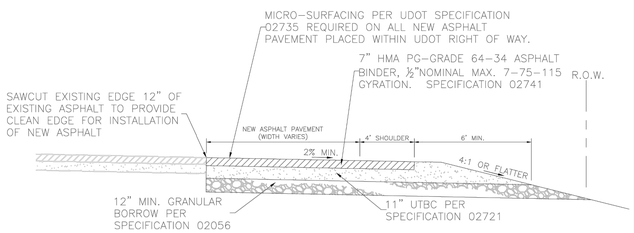
C3

9

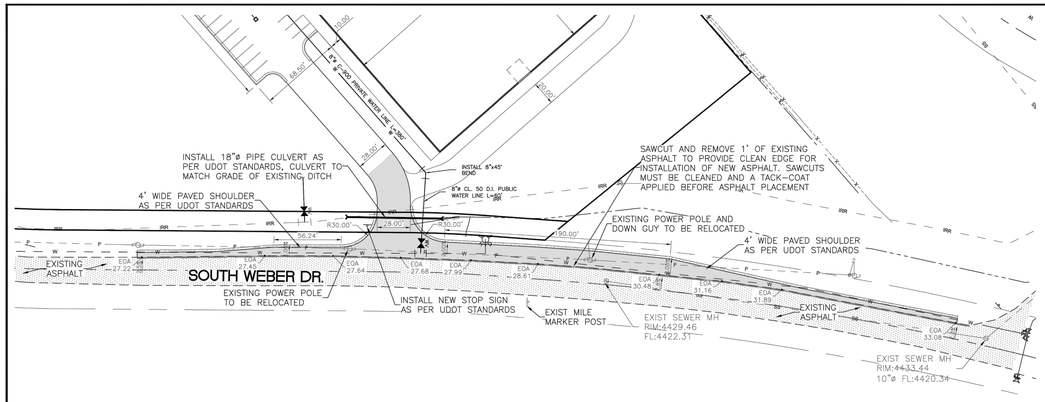
UDOT NOTES:

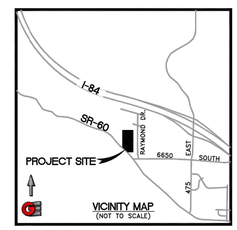
1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 -9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMIT OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES OF STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
9. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
10. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
11. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
12. ANY DAMAGED SIDEWALK, CURB AND GUTTER, OR PEDESTRIAN RAMPS DUE TO PERMIT WORK TO BE REPLACED AT NO COST TO UDOT. SEE UDOT STANDARD DRAWINGS GW SERIES FOR INSTALLATION REQUIREMENTS THAT MATCH EXISTING FEATURES. REMOVE ALL CONCRETE SIDEWALKS AND CURB AND GUTTER TO NEAREST EXISTING JOINT.
13. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
14. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
15. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
16. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR MINIMUM OF 18" BEHIND CURB.



TYPICAL SECTION - SOUTH WEBER DRIVE

NOT TO SCALE





LEGEND

(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

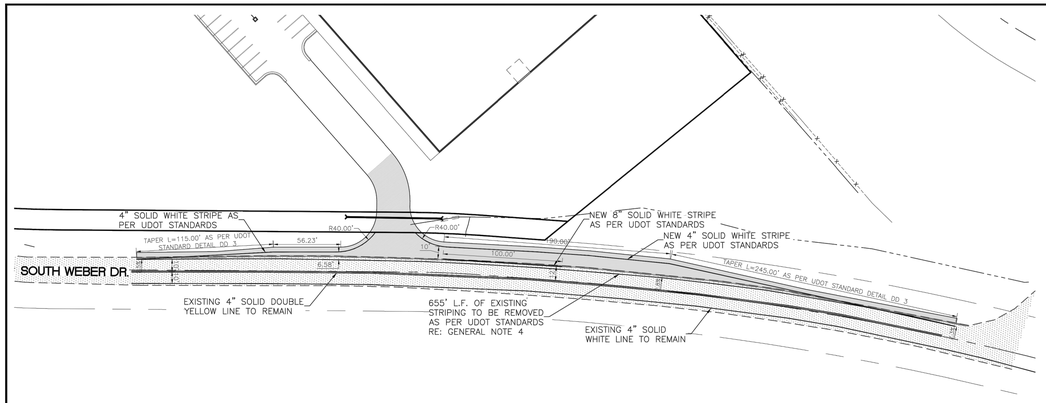
- BOUNDARY LINE
- CENTERLINE
- EXISTING CONTOUR AND ELEVATION
- DESIGN CONTOUR AND ELEVATION
- ASPHALT PAVING
- EXISTING SECONDARY WATER
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING WATER VALVE
- NEW WATER VALVE
- EXISTING STORM DRAIN
- STORM DRAIN INLET SUMP
- EXISTING SEWER
- NEW SANITARY SEWER PIPE
- NEW SANITARY SEWER MANHOLE
- EXISTING OVERHEAD POWER
- EXISTING POWER POLE

GENERAL NOTES:

1. THE POSTED SPEED LIMIT FOR SR-60 (SOUTH WEBER DRIVE) IS 35 MPH.
2. ALL CONSTRUCTION WITHIN THE UDOT RIGHT OF WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT udot.utah.gov/go/2012/standards.

0' 30' 60' 120'

Scale In Feet
1" = 60'



LEGEND

(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

- BOUNDARY LINE
- CENTERLINE
- EXISTING CONTOUR AND ELEVATION
- DESIGN CONTOUR AND ELEVATION
- ASPHALT PAVING
- EXISTING SECONDARY WATER
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING WATER VALVE
- NEW WATER VALVE
- EXISTING STORM DRAIN
- STORM DRAIN INLET SUMP
- EXISTING SEWER
- NEW SANITARY SEWER PIPE
- NEW SANITARY SEWER MANHOLE
- EXISTING OVERHEAD POWER
- EXISTING POWER POLE

GENERAL NOTES:

1. STRIPING TO CONFORM TO CURRENT UDOT STANDARDS AND SPECIFICATIONS.
2. REFER TO UDOT 2012 STANDARD STRIPING DETAILS TYPICAL PAVEMENT MARKINGS.
3. MAINTAIN 4" SPACE BETWEEN SOLID YELLOW LINES.
4. REMOVE EXISTING STRIPING BY WATER BLASTING ONLY.
5. THE POSTED SPEED LIMIT FOR SR-60 (SOUTH WEBER DRIVE) IS 35 MPH.

0' 30' 60' 120'

Scale In Feet
1" = 60'

Revisions			
Date	Description		

Date 6-8-2016
Scale 1" = 60'
Designed TMN
Drafted BSD
Checked TMN
Path:

PROFESSIONAL STRUCTURAL ENGINEER No. 4859845 TYLER M. NELSON LICENSED STATE OF UTAH

UDOT - SOUTH WEBER DRIVE
SOUTH WEBER SOCCER FACILITY
270 NORTH HIGHWAY 126
SOUTH WEBER, DAVIS, UTAH

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C1 / 3

C2 / 3

SOUTH WEBER DRIVE - STRIPING PLAN
SOUTH WEBER SOCCER FACILITY
270 NORTH HIGHWAY 126
SOUTH WEBER, DAVIS, UTAH

C3 / 3

SCALE: (AS NOTED)
DATE: 6-08-2016
DESIGN: TMN
DRAWN: BSD
CHECKED: TMN

REVISIONS

DATE	DESCRIPTION

DWG: J:\1919 - Smith & Edwards\1001 - SOUTH WEBER SOCCER DESIGN\DWG\SW SOCCER - CD.DWG

APPROVED UDOT PLAN SET
SOUTH WEBER SOCCER FACILITY
270 NORTH HIGHWAY 126
SOUTH WEBER, DAVIS, UTAH

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C4 / 9

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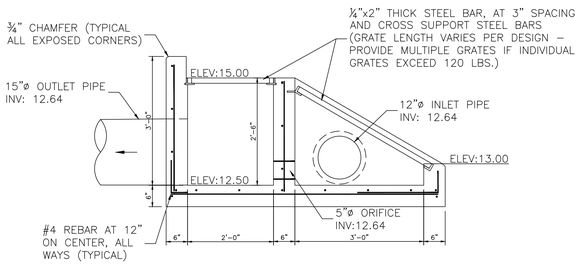
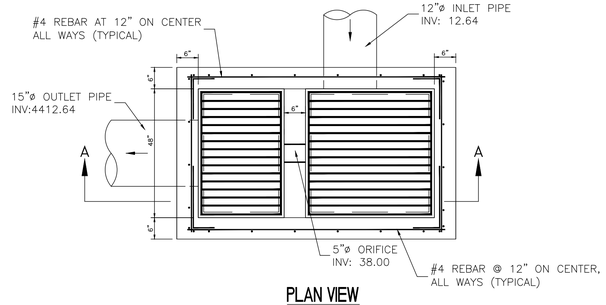


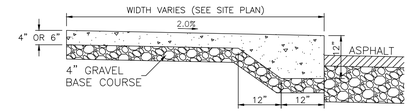
SECTION A



PLAN VIEW

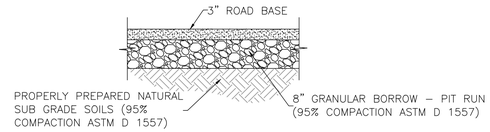
PROPOSED OUTLET STRUCTURE

NOT TO SCALE



THICKENED EDGE WALK

NOT TO SCALE



TYPICAL GRAVEL ACCESS SECTION

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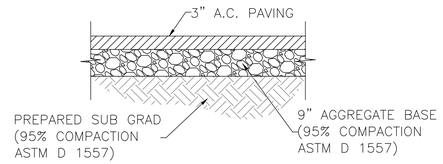
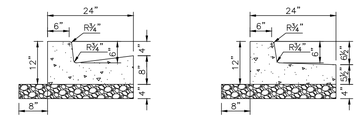


(ON SITE)

TYPICAL ASPHALT PAVING SECTION

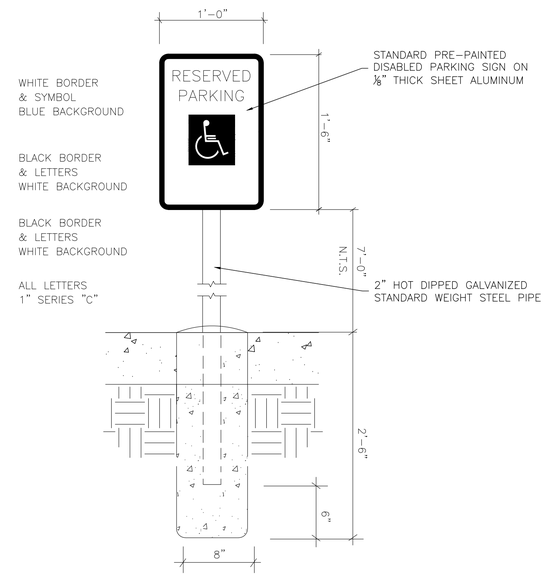


TYPICAL 24" CURB AND GUTTER

NOT TO SCALE

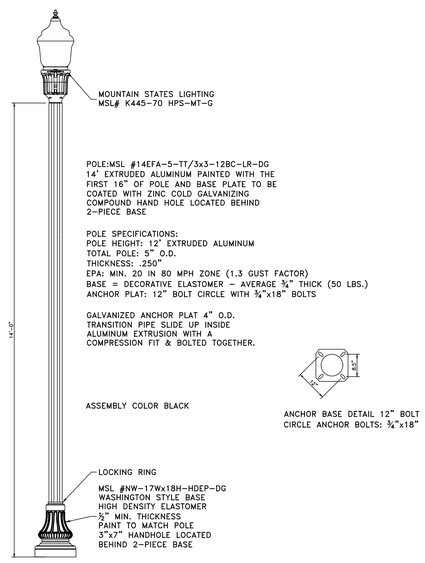
CURB AND GUTTER CONSTRUCTION NOTES:

1. OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
2. OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
3. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
4. REFER TO THE TYPICAL DETAILS FOR STANDARD (CLOSED) AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
5. TRANSITIONS BETWEEN OPEN FACE AND STANDARD (CLOSED) CURB AND GUTTER ARE TO BE SMOOTH. HAND FORM THESE AREAS IF NECESSARY.



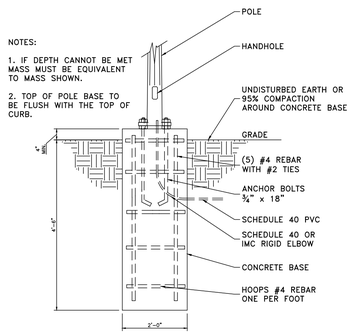
TYPICAL ADA PARKING SIGN DETAIL

NOT TO SCALE



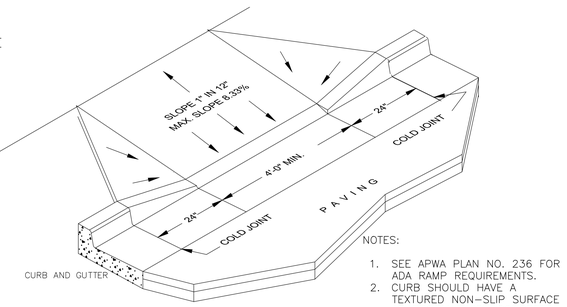
TYPICAL STREET LIGHT

NOT TO SCALE



TYPICAL STREET LIGHT BASE

NOT TO SCALE

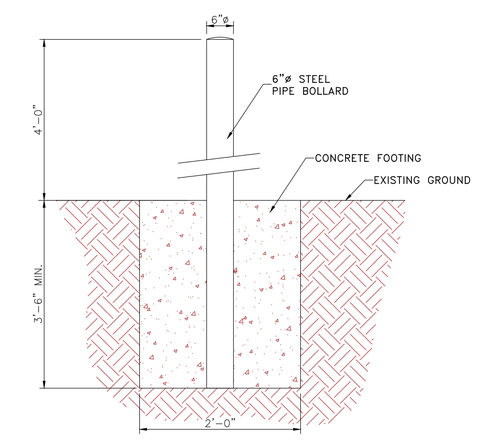


NOTES:

1. SEE APWA PLAN NO. 236 FOR ADA RAMP REQUIREMENTS.
2. CURB SHOULD HAVE A TEXTURED NON-SLIP SURFACE AS BROOM FINISH CONCRETE.

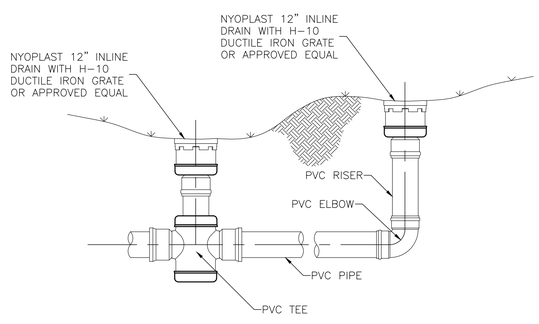
STANDARD ADA ACCESS RAMP

NOT TO SCALE



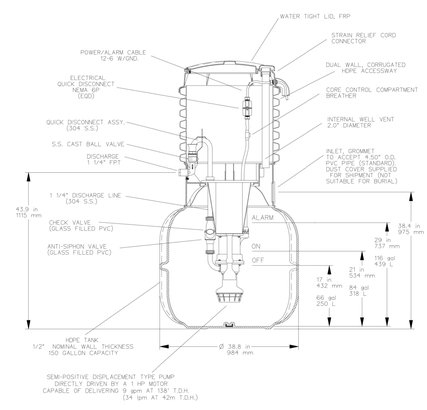
CONCRETE FILLED STEEL PIPE BOLLARD DETAIL

NOT TO SCALE



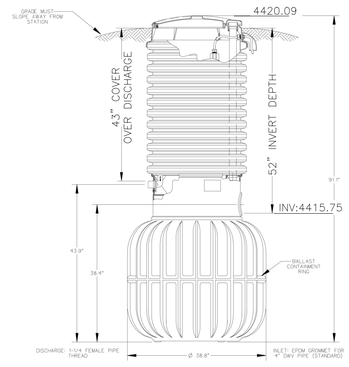
TYPICAL INLINE DRAIN DETAIL

NOT TO SCALE



7 ENVIRONMENT ONE - 2012

NOT TO SCALE



SCALE: (AS NOTED)
DATE: 8-28-2018
DESIGN: TMN
DRAWN: BBD
CHECKED: TMN

REVISIONS

DATE	DESCRIPTION

DWG: G:\1919 - Smith & Edwards\1901 - South Weber Soccer\PSD\DWG\SW Soccer - CD.DWG, 8/10/2018 9:28:57 AM, AutoCAD PDF (General Documentation).pc3

PROFESSIONAL STRUCTURAL ENGINEER No. 4859845 TYLER M. NIELSON LICENSED STATE OF UTAH

SITE DETAILS

SOUTH WEBER SOCCER FACILITY
270 NORTH HIGHWAY 126
SOUTH WEBER, DAVIS, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DT1

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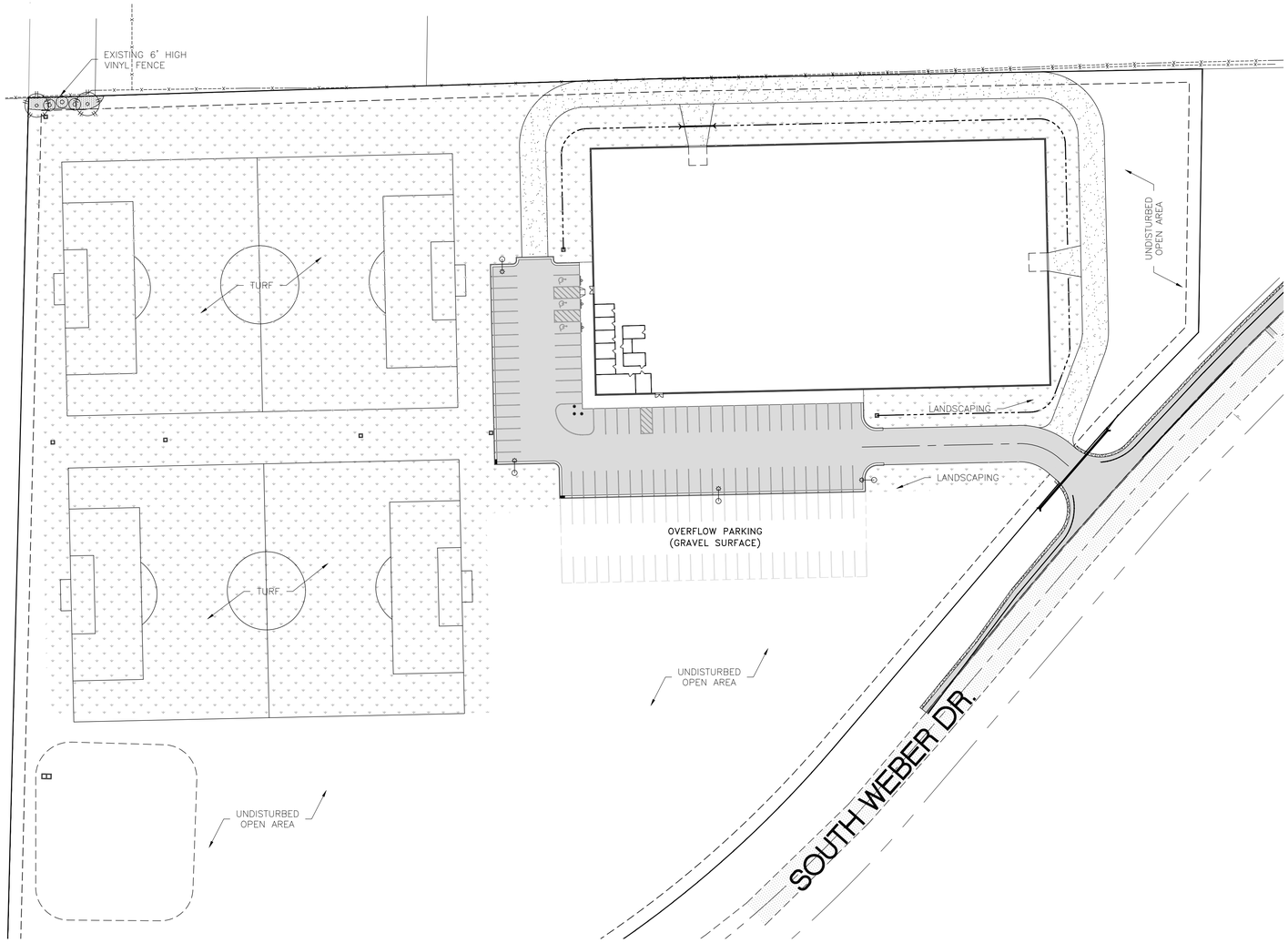

TURF SOD OR HYDROSEED

2" MINUS GRAVEL OVER WEED BARRIER

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	PYRUS CALLERYANA"CHANTICLEER"	FLOWERING PEAR	2" CAL.

SHRUBS

	BUXUS MICROPHYLLA ASIATIC	WINTER GEM BOXWOOD	5 GAL.

0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

SCALE: 1" = 50'
DATE: 9-26-2016
DESIGN: TMN
DRAWN: BBD
CHECKED: TMN

DWG: J:\1919 - Smith & Edwards\1001 - South Weber Soccer\DESIGN\DWG\Site Soccer - CD.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

LANDSCAPE PLAN
SOUTH WEBER SOCCER FACILITY
270 NORTH HIGHWAY 126
SOUTH WEBER, DAVIS, UTAH

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5150 SOUTH 375 EAST OGDEN, UT
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L1

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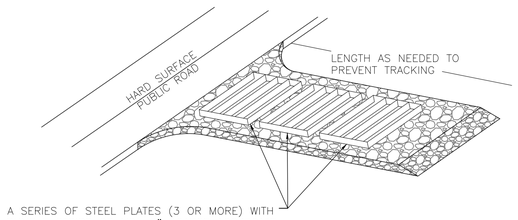
EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.

2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



ENTRANCE STABILIZATION NOTES:

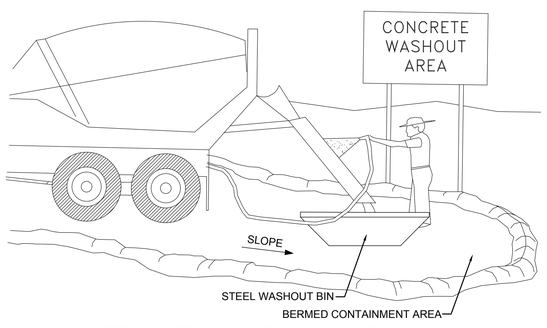
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER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

STREET MAINTENANCE NOTES:

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

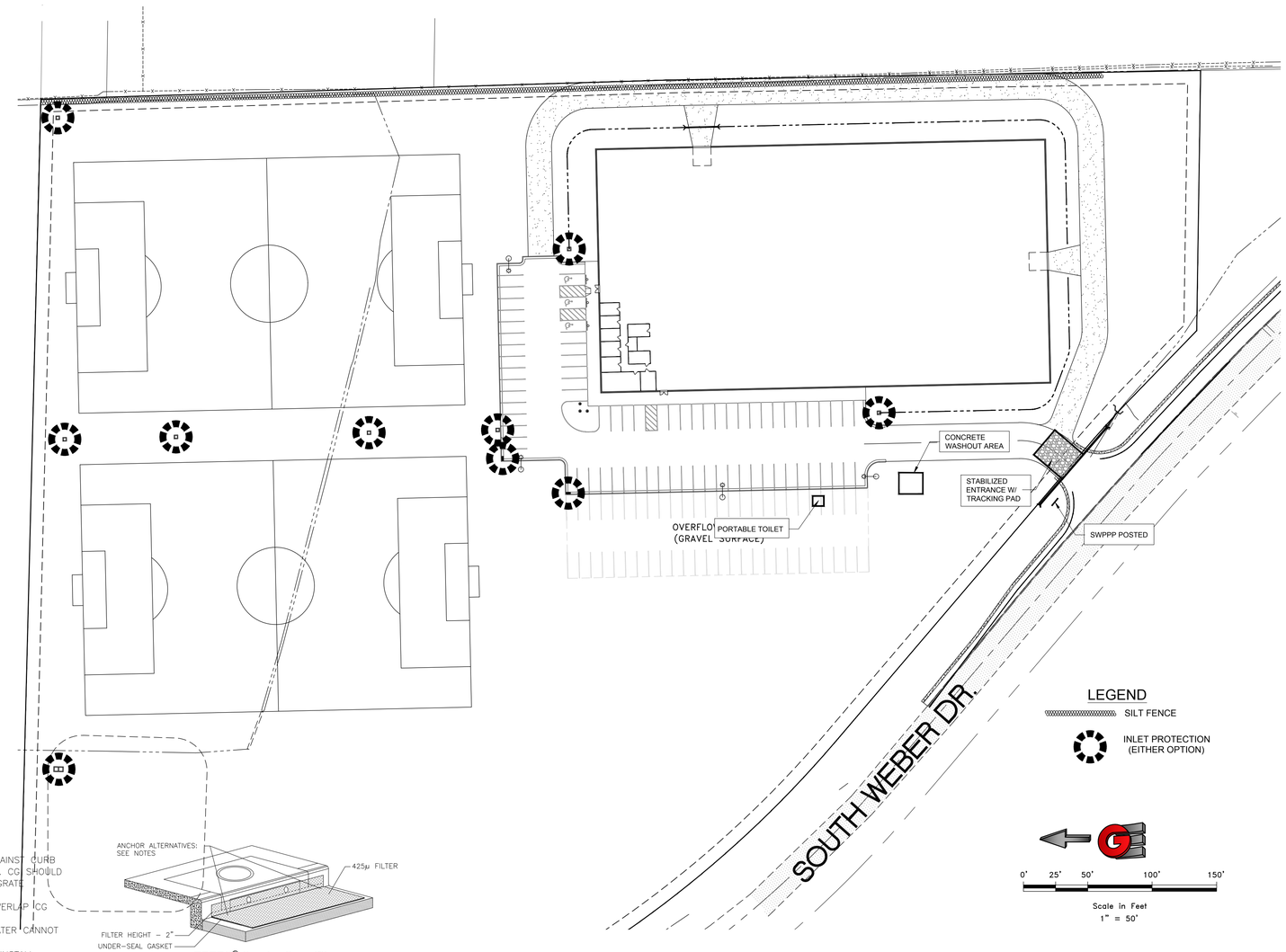
NOTE:

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



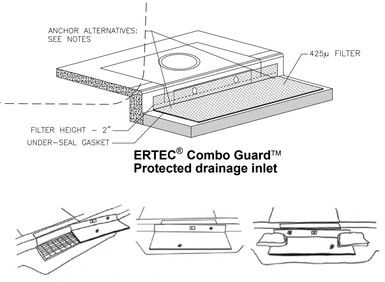
CONCRETE WASTE MANAGEMENT NOTES:

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



INSTALLATION NOTES

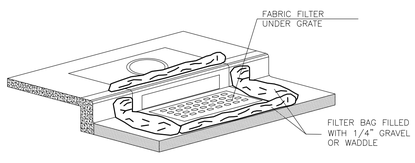
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL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



ERTEC® Combo Guard™ Protected drainage inlet

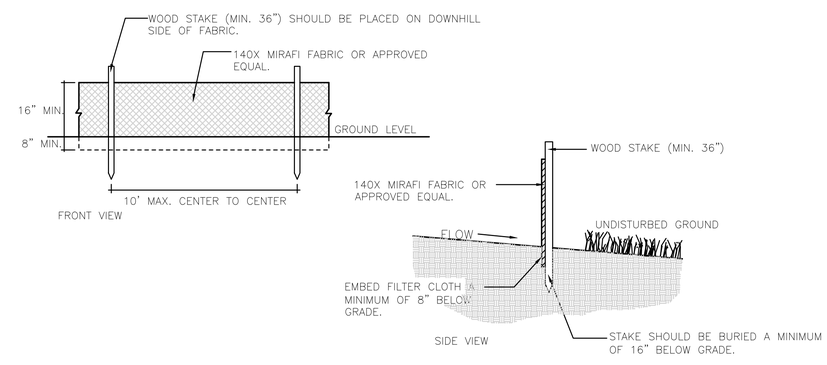
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS



2 SILT FENCE

Scale: NTS

SCALE: T - 50'
DATE: 8-26-2016
DESIGN: TMN
DRAWN: BBD
CHECKED: TMN

REVISIONS

DATE	DESCRIPTION

DWG: J:\1919 - Smith & Edwards\1901 - South Weber Soccer\DESIGN\DWG\SW SOCCER - CD.DWG

STORM WATER POLLUTION PREVENTION PLAN

SOUTH WEBER SOCCER FACILITY

270 NORTH HIGHWAY 126

SOUTH WEBER, DAVIS, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

SW1

9

R1919 - Smith & Edwards\1901 - South Weber Soccer\DESIGN\DWG\SW Soccer - CD.DWG, 8/30/2016 9:29:53 AM, AutoCAD PDF (General Documentation).pc3

PROPOSED SOUTH WEBER ZONING ORDINANCE AMENDMENT

September 1, 2016

It is proposed that Section 10.01.100 Definitions be amended to add a definition for assisted living facilities as shown below. This would be entirely new language.

ASSISTED LIVING FACILITY: An assisted living facility is a housing facility for people with disabilities or for adults who cannot or chose not to live independently, but rather live in a group living environment under the care of licensed professionals. **An assisted living facility does not house individuals under care for drug or alcohol rehabilitation, nor can one serve as transitional housing for individuals reentering society from the penal system.**

It is proposed that Section 10.5C.4 (Conditional Uses, R-H Zone) be amended to add "Assisted Living Facilities" to the list of allowed conditional uses.

It is proposed that Section 10.5H.5 (Conditional Uses, C-H Zone) be amended to add "Assisted Living Facilities" to the list of allowed conditional uses.

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

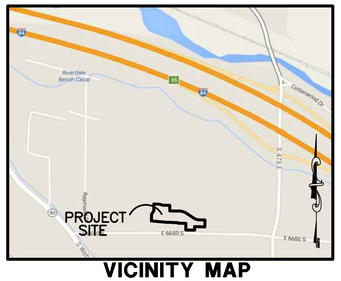
OLD MAPLE FARMS PHASE 1

PART OF SE QUARTER OF SEC. 20 & N.E. QUARTER OF SEC. 29, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY, 2016

Legend

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

60 0 60 120 180
Scale: 1" = 60'



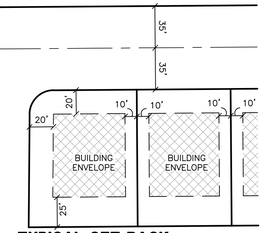
VICINITY MAP
SCALE: NONE

Boundary Description

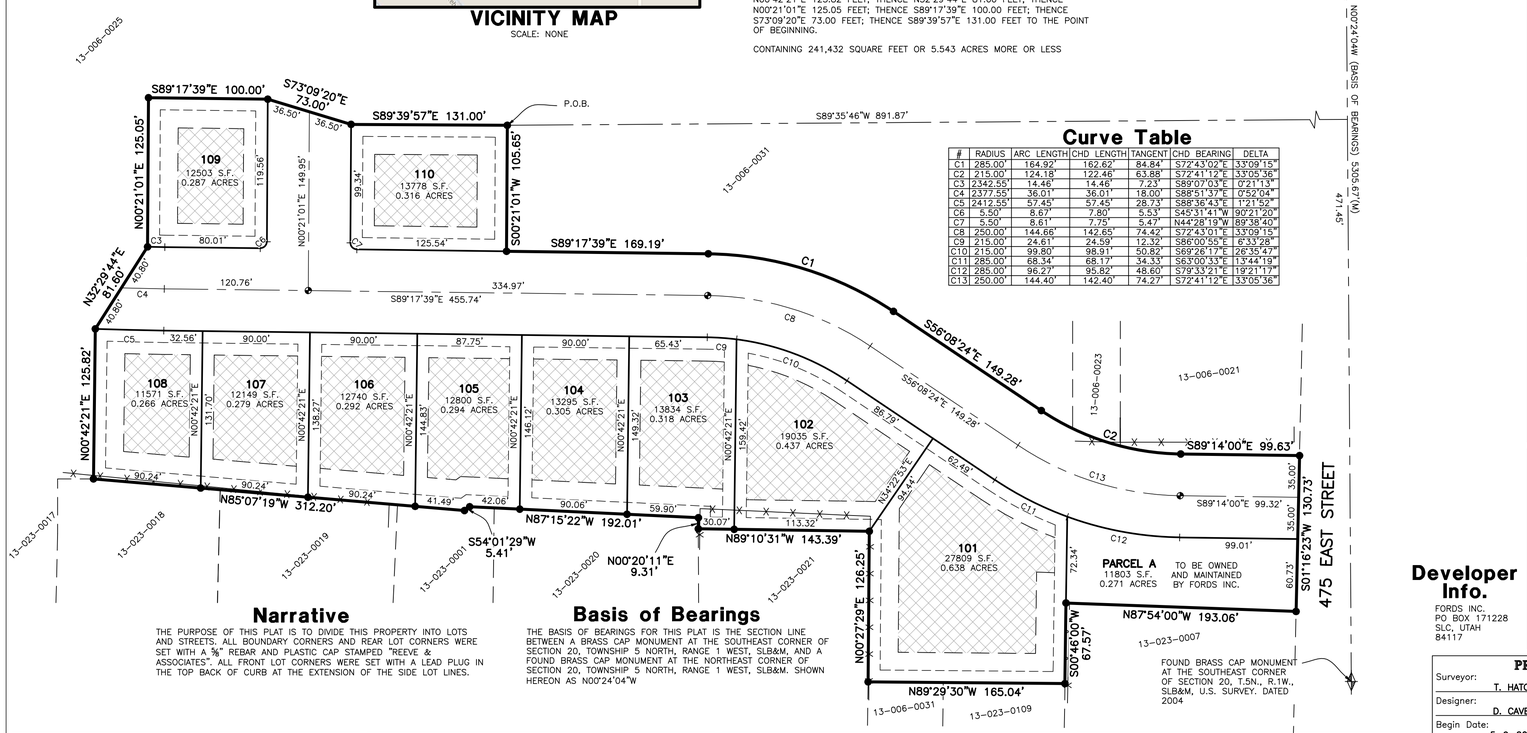
PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°24'04"W ALONG THE EAST LINE OF SAID SECTION 20 471.45 FEET, AND S89°35'46"W 891.87 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE S00°21'01"W 105.65 FEET; THENCE S89°17'39"E 169.19 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 164.92 FEET, A RADIUS OF 285.00 FEET, A CHORD BEARING OF S72°43'02"E, AND A CHORD LENGTH OF 162.62 FEET; THENCE S56°08'24"E 149.28 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 124.18 FEET, A RADIUS OF 215.00 FEET, A CHORD BEARING OF S72°41'12"E, AND A CHORD LENGTH OF 122.46 FEET; THENCE S89°14'00"E 99.63 FEET; THENCE S01°16'23"W 130.73 FEET; THENCE N87°54'00"W 193.06 FEET; THENCE S00°46'00"W 67.57 FEET; THENCE N89°29'30"W 165.04 FEET; THENCE N00°27'29"E 126.25 FEET; THENCE N89°10'31"W 143.39 FEET; THENCE N00°20'11"E 9.31 FEET; THENCE N87°15'22"W 192.01 FEET; THENCE S54°01'29"W 5.41 FEET; THENCE N85°07'19"W 312.20 FEET; THENCE N00°42'21"E 125.82 FEET; THENCE N32°29'44"E 81.60 FEET; THENCE N00°42'21"E 125.05 FEET; THENCE S89°17'39"E 100.00 FEET; THENCE S73°09'20"E 73.00 FEET; THENCE S89°39'57"E 131.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 241,432 SQUARE FEET OR 5.543 ACRES MORE OR LESS



TYPICAL SET-BACK
(TO SCALE)



Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	285.00'	164.92'	162.62'	84.84'	S72°43'02"E	33°09'15"
C2	215.00'	124.18'	122.46'	63.88'	S72°41'12"E	33°05'36"
C3	2342.55'	14.46'	14.46'	7.23'	S89°07'03"E	0°21'13"
C4	2377.55'	36.01'	36.01'	18.00'	S88°51'37"E	0°52'04"
C5	2412.55'	57.45'	57.45'	28.73'	S88°36'43"E	1°21'52"
C6	5.50'	8.67'	7.80'	5.53'	S45°31'41"W	90°21'20"
C7	5.50'	8.61'	7.75'	5.47'	N44°28'19"W	89°38'40"
C8	250.00'	144.66'	142.65'	74.42'	S72°43'01"E	33°09'15"
C9	215.00'	24.61'	24.59'	12.32'	S86°00'55"E	6°33'28"
C10	215.00'	99.80'	98.91'	50.82'	S69°26'17"E	26°35'47"
C11	285.00'	68.34'	68.17'	34.33'	S63°00'33"E	13°44'19"
C12	285.00'	96.27'	95.82'	48.60'	S79°33'21"E	19°21'17"
C13	250.00'	144.40'	142.40'	74.27'	S72°41'12"E	33°05'36"

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.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M, AND A FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M. SHOWN HEREON AS N00°24'04"W

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND 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, AND THAT THIS PLAT OF OLD MAPLE FARMS PHASE 1 IN SOUTH WEBER, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER — TREVOR J. 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 OLD MAPLE FARMS 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

Developer Info.

FORDS INC.
PO BOX 171228
SLC, UTAH
84117

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: OLD MAPLE FARMS PHASE 1
Designer: D. CAVE	Number: 6597-02
Begin Date: 5-9-2016	Scale: 1"=60'
	Revision:
	Checked:

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

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

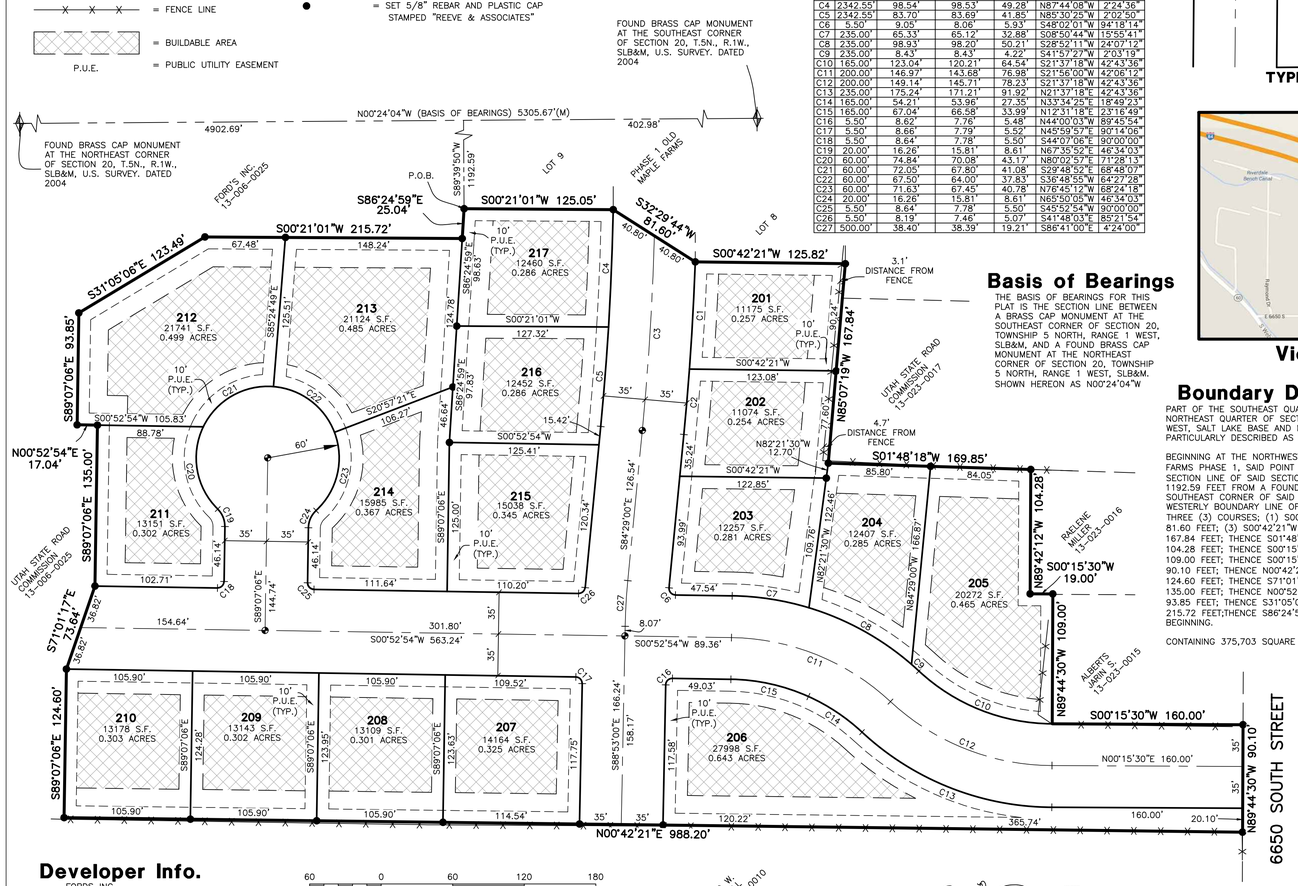
Reeve & Associates, Inc. - Solutions You Can Build On

OLD MAPLE FARMS PHASE 2

PART OF SE QUARTER OF SEC. 20 & N.E. QUARTER OF SEC. 29, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY, 2016

Legend

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

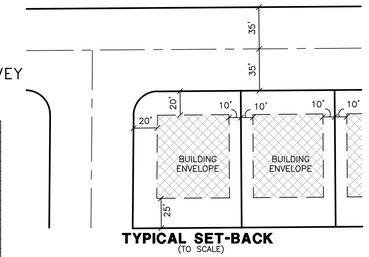


Curve Table

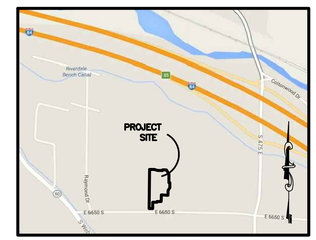
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	2412.55'	90.09'	90.08'	45.05'	N86°51'36"W	2°08'22"
C2	2412.55'	55.03'	55.03'	27.52'	N85°08'13"W	1°18'25"
C3	2377.55'	163.62'	163.59'	81.84'	N86°27'18"W	3°56'35"
C4	2342.55'	98.54'	98.53'	49.28'	N87°44'08"W	2°24'36"
C5	2342.55'	83.70'	83.69'	41.85'	N85°30'25"W	2°02'50"
C6	5.50'	9.05'	8.06'	5.93'	S48°02'01"W	94°18'14"
C7	235.00'	65.33'	65.12'	32.88'	S08°50'44"W	15°55'41"
C8	235.00'	98.93'	98.20'	50.21'	S28°52'11"W	24°07'12"
C9	235.00'	8.43'	8.43'	4.22'	S41°57'27"W	2°03'19"
C10	165.00'	123.04'	120.21'	64.54'	S21°37'18"W	42°43'36"
C11	200.00'	146.97'	143.68'	76.98'	S21°56'00"W	42°06'12"
C12	200.00'	149.14'	145.71'	78.23'	S21°37'18"W	42°43'36"
C13	235.00'	175.24'	171.21'	91.92'	N21°37'18"E	42°43'36"
C14	165.00'	54.21'	53.96'	27.35'	N33°34'25"E	18°49'23"
C15	165.00'	67.04'	66.58'	33.99'	N12°31'18"E	23°16'49"
C16	5.50'	8.62'	7.76'	5.48'	N44°00'03"W	89°45'54"
C17	5.50'	8.66'	7.79'	5.52'	N45°59'57"E	90°14'06"
C18	5.50'	8.64'	7.78'	5.50'	S44°07'06"E	90°00'00"
C19	20.00'	16.26'	15.81'	8.61	N67°35'52"E	46°34'03"
C20	60.00'	74.84'	70.08'	43.17'	N80°02'57"E	71°28'13"
C21	60.00'	72.05'	67.80'	41.08'	S29°48'52"E	68°48'07"
C22	60.00'	67.50'	64.00'	37.83'	S36°48'55"W	64°27'28"
C23	60.00'	71.63'	67.45'	40.78'	N76°45'12"W	68°24'18"
C24	20.00'	16.26'	15.81'	8.61	N65°50'05"W	46°34'03"
C25	5.50'	8.64'	7.78'	5.50'	S45°52'54"W	90°00'00"
C26	5.50'	8.19'	7.46'	5.07'	S41°48'03"E	85°21'54"
C27	500.00'	38.40'	38.39'	19.21'	S86°41'00"E	4°24'00"

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M, AND A FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M. SHOWN HEREON AS N00°24'04"W



TYPICAL SET-BACK
(TO SCALE)



Vicinity Map

SCALE: NONE

Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, OF OLD MAPLE FARMS PHASE 1, SAID POINT BEING N00°24'04"W ALONG THE EAST SECTION LINE OF SAID SECTION 20, 402.98 FEET AND S89°39'50"W 1192.59 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE WESTERLY BOUNDARY LINE OF OLD MAPLE FARMS THE FOLLOWING THREE (3) COURSES; (1) S00°21'01"W 125.05 FEET; (2) S32°29'44"W 81.60 FEET; (3) S00°42'21"W 125.82 FEET; THENCE N85°07'19"W 167.84 FEET; THENCE S01°48'18"W 169.85 FEET; THENCE N89°42'12"W 104.28 FEET; THENCE S00°15'30"W 19.00 FEET; THENCE N89°44'30"W 109.00 FEET; THENCE S00°15'30"W 160.00 FEET; THENCE N89°44'30"W 90.10 FEET; THENCE N00°42'21"E 988.20 FEET; THENCE S89°07'06"E 124.60 FEET; THENCE S71°01'17"E 73.64 FEET; THENCE S89°07'06"E 135.00 FEET; THENCE N00°52'54"E 17.04 FEET; THENCE S89°07'06"E 93.85 FEET; THENCE S31°05'06"E 123.49 FEET; THENCE S00°21'01"W 215.72 FEET;THENCE S86°24'59"E 25.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 375,703 SQUARE FEET OR 8.625 ACRES MORE OR LESS

Narrative

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS, AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED ON THE SOUTH BY DEED. THE DEEDS FOR THE SUBJECT PARCEL AND THE PARCELS SOUTH HAVE AN OVERLAP BY RECORD, THE SOUTHERLY DEEDS WERE SHIFTED TO MATCH THE DEED LOCATION OF THE SUBJECT PARCEL, WHICH CLOSELY MATCHES OCCUPATION. THE WEST LINE IS BY DEED, WHICH MATCHES CLOSELY WITH OCCUPATION. THE EASTERLY AND NORTHERLY LINES MATCH PHASE 1.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND 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, AND THAT THIS PLAT OF OLD MAPLE FARMS PHASE 2 IN SOUTH WEBER, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER — TREVOR J. 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 OLD MAPLE FARMS PHASE 2, 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

Developer Info.

FORDS INC.
PO BOX 171228
SLC, UTAH
84117

60 0 60 120 180
Scale: 1" = 60'

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: OLD MAPLE FARMS PHASE 2
Designer: D. CAVE	Number: 6597-02
	Scale: 1"=60'
Begin Date: 6-13-2016	Revision:
	Checked:

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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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.

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

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

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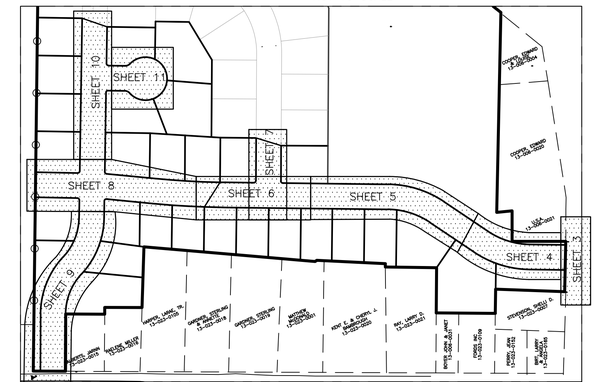
Project Narrative/Notes/Revisions

1) 6/21/16 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
1) 8/18/16 CK – UPDATED PER CITY ENGINEER COMMENTS.

Old Maple Farms Subdivision
Phases 1 & 2
Improvement Plans

WEST WEBER CITY, WEBER COUNTY, UTAH
JUNE, 2016

Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - 475 East Street 5+00.00-8+00.00
Sheet 4 - A Street 17+50.00-21+50.00
Sheet 5 - A Street 14+00.00-17+50.00
Sheet 6 - A Street 9+50.00-13+50.00
Sheet 7 - D Street 15+00.00-17+50.00
Sheet 8 - A Street 5+00.00-9+50.00
Sheet 9 - B Street 10+00.00-5+00.00
Sheet 10 - B Street 15+50.00-10+00.00
Sheet 11 - D Street 5+00.00-7+00.00
Sheet 12 - Outfall Exhibit
Sheet 13 - Sewer Outfall Exhibit
Sheet 14 - Sewer Outfall Exhibit
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Sheet 16 - Storm Drain Outfall Exhibit
Sheet 17 - Storm Drain Outfall Exhibit
Sheet 18 - Grading & Drainage Plan
Sheet 19 - Phase 1 Detention Basin
Sheet 20 - Regional Detention Basin
Sheet 21 - Overall Utility Plan
Sheet 22 - Storm Water Pollution Prevention Plan Exhibit
Sheet 23 - Storm Water Pollution Prevention Plan Details
Sheet 24 - 6650 South Street Widening Exhibit

Revised: 08-18-16

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
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
08-18-16	CK Eng. Comments

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER 5253949 GRANT L. THORSON STATE OF UTAH

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 1 / 24 Sheets

1/4/2016 | ckingsley | G:\6597 Mike & Diane Ford\02-Wynn Property, So. Weber\Improvements\Old Maple Farms Imp.dwg
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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–INCORPORATED), 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

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. ALL STREET LIGHTS SHALL BE COBRA STYLE STREET LIGHTS (400 WATT EQUIVALENT LED) AT THE INTERSECTIONS AND POST STYLE STREET LIGHTS (WASHINGTON ACORN 250 WATT EQUIVALENT LED) AT A MAXIMUM SPACING OF 300'.

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

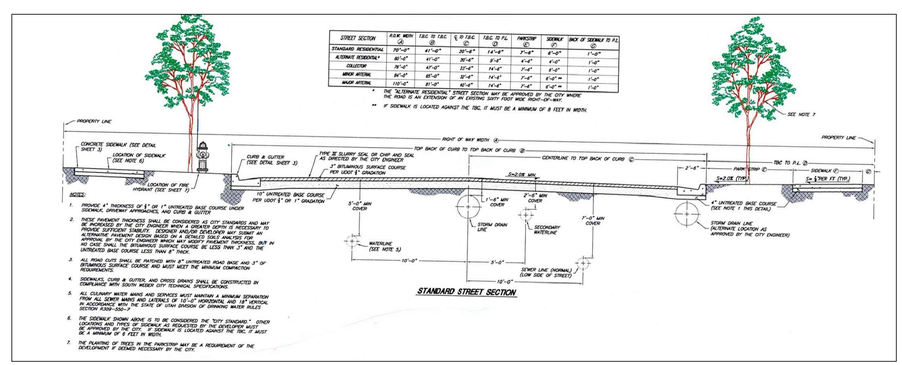
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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

Legend

——W——	= PROPOSED CULINARY WATER LINE	FC	= FENCE CORNER
— —EX.W — — —	= EXISTING CULINARY WATER LINE	FF	= FINISH FLOOR
——SS——	= PROPOSED SANITARY SEWER LINE	FFE	= FINISH FLOOR ELEVATION
— —EX.SS — —	= EXISTING SANITARY SEWER LINE	FG	= FINISHED GRADE
——SD——	= PROPOSED STORM DRAIN LINE	FH	= FIRE HYDRANT
— —EX.SD — —	= EXISTING STORM DRAIN LINE	FL	= FLOW LINE
——×——×	= FENCE LINE	GB	= GRADE BREAK
	= PROPOSED FIRE HYDRANT	INV	= INVERT
	= EXISTING FIRE HYDRANT	L.F.	= LINEAR FEET
	= PROPOSED MANHOLE	NG	= NATURAL GRADE
	= EXISTING MANHOLE	PP	= POWER/UTILITY POLE
	= PROPOSED SEWER CLEAN-OUT	P.U.E.	= PUBLIC UTILITY EASEMENT
	= PROPOSED GATE VALVE	RCP	= REINFORCED CONCRETE PIPE
	= EXISTING GATE VALVE	RIM	= RIM OF MANHOLE
	= PROPOSED WATER METER	R.O.W.	= RIGHT-OF-WAY
	= EXISTING WATER METER	SD	= STORM DRAIN
	= PROPOSED CATCH BASIN	SS	= SANITARY SEWER
	= EXISTING CATCH BASIN	TBC	= TOP BACK OF CURB
	= PLUG W/ 2" BLOW-OFF	TOA	= TOP OF ASPHALT
	= PLUG & BLOCK	TOC	= TOP OF CONCRETE
	= COBRA STYLE 400 WATT EQUIVALENT STREET LIGHT	TOFF	= TOP OF FINISHED FLOOR
		TOI	= TOP OF PUMP ISLAND
	= POST STYLE WASHINGTON ACORN 250 WATT EQUIVALENT STREET LIGHT	TSW	= TOP OF SIDEWALK
		W	= CULINARY WATER
	= SIGN	WM	= WATER METER
BLDG	= BUILDING		= EXISTING ASPHALT PAVEMENT
C&G	= CURB & GUTTER		= PROPOSED ASPHALT PAVEMENT
CB	= CATCH BASIN		
C.F.	= CUBIC FEET		= PROPOSED CONCRETE
C.F.S.	= CUBIC FEET PER SECOND		= PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING



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REVISIONS

DATE	CK	DESCRIPTION Eng. Comments
08–18–16		

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Notes/Legend/ Street Cross-Section

Revised: 08-18-16

NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER 5253940 GRANT L. THORSON STATE OF UTAH

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597–02

Sheet 2 of 24 Sheets

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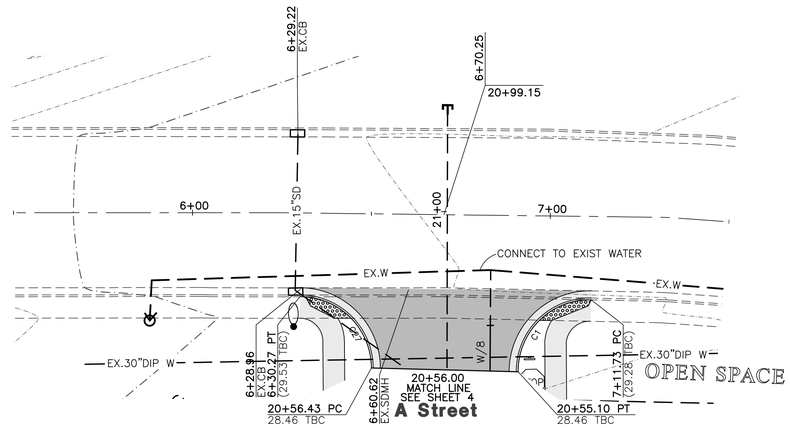

Key Map

Construction Notes:

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2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
1"W – 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06
W/8 – 8" DI AWWA C151-02 CLASS 51 W/POLY WRAP
W/10 – 10" DI AWWA C151-02 CLASS 51 W/POLY WRAP

IRRIGATION WATER
IRR/8 – 8" PVC SW C-900 DR-14

SANITARY SEWER
4"SS – 4" PVC 3034 SEWER PIPE
SS/8 – 8" PVC ASTM 3034 SEWER LINE

STORM DRAIN
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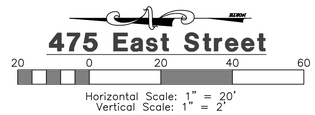
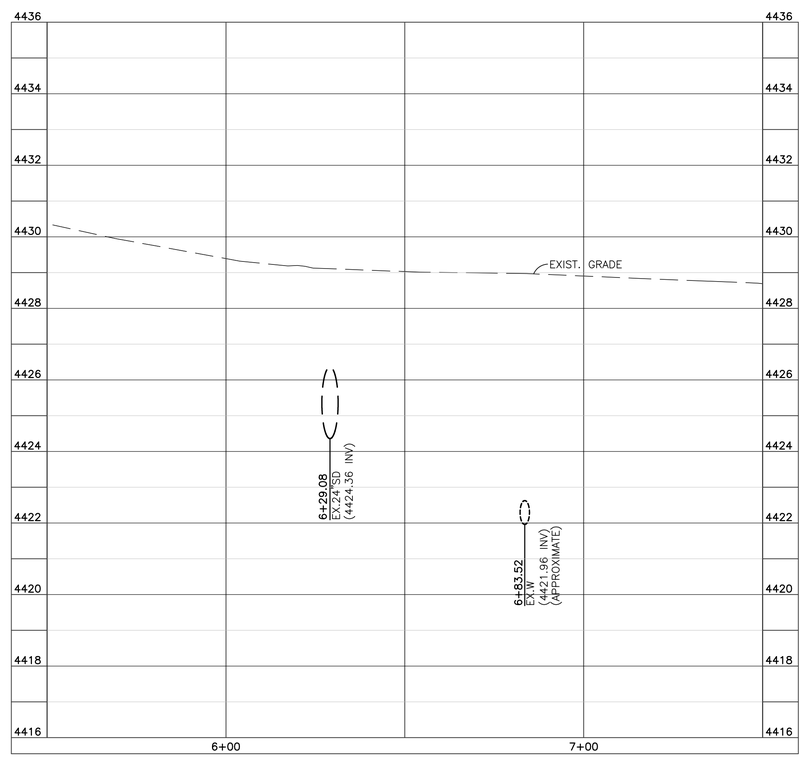
SD/36 – 36" RCP STORM DRAIN
SD/42 – 42" RCP STORM DRAIN

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	91°35'04"	20.00'	31.97'	20.56'	N43°26'28"W	28.67'
C27	89°42'12"	20.00'	31.31'	19.90'	N45°54'54"E	28.21'





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REVISIONS

DATE	CK	DESCRIPTION
08-18-16	Eng.	Comments

Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

475 East Street
5+00.00 - 8+00.00

NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
4253949
GRANT L. THORSON
STATE OF UTAH

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 3 of 24 Sheets

1/4/2016 | skingsley | G:\6597 Mike & Diane Ford\02-Wynn Property, So. Weber\Improvements\Old Maple Farms Imp.dwg
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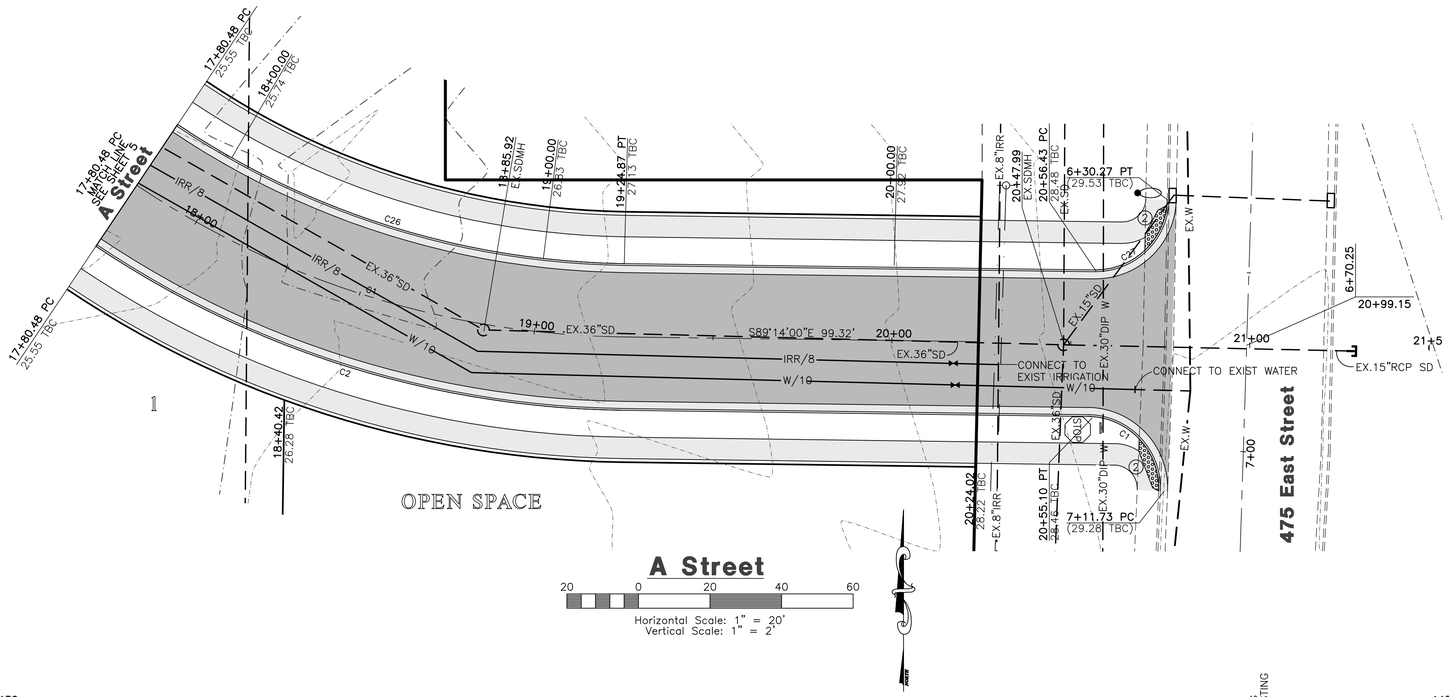

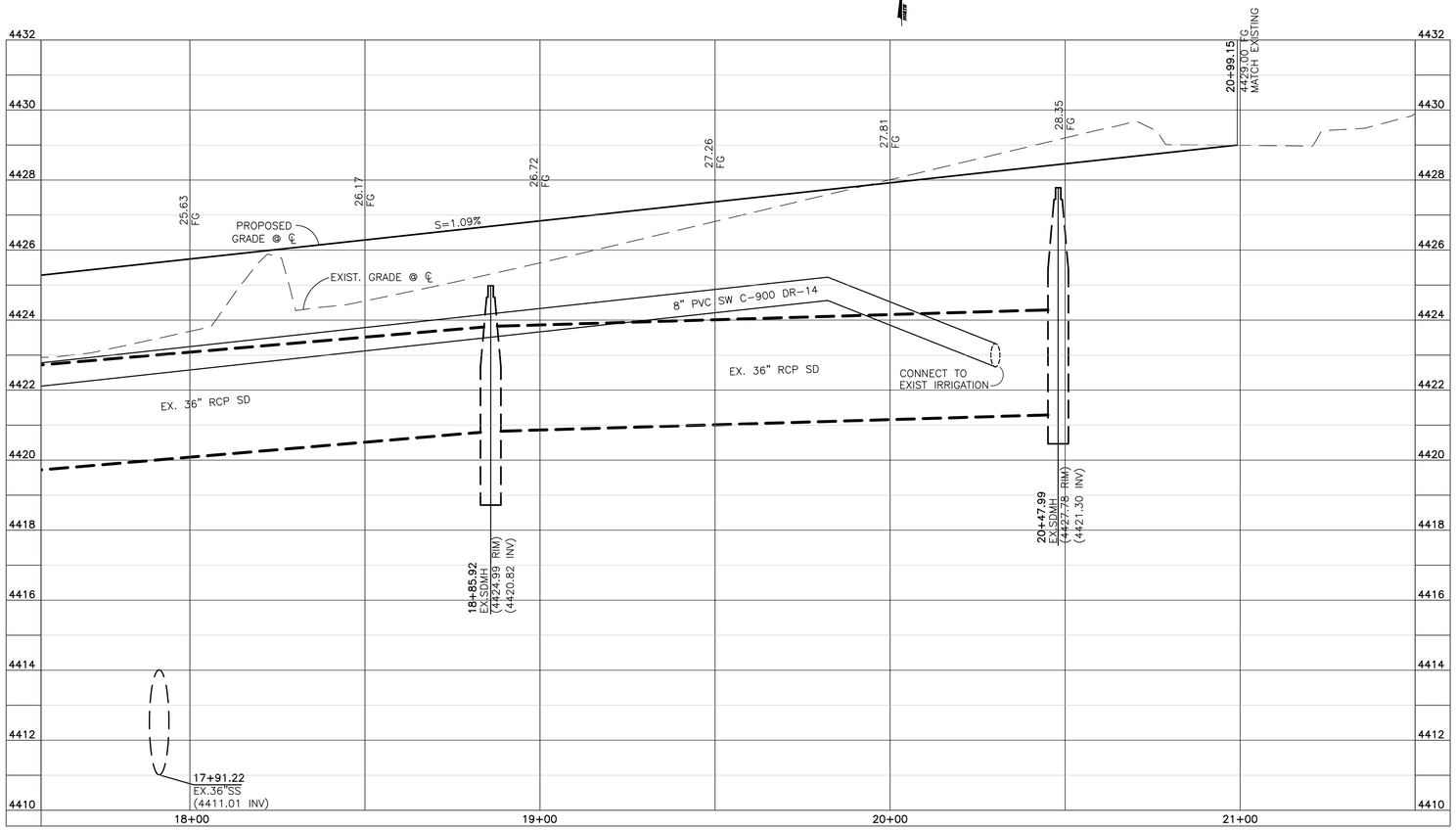

Key Map

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SD/42 – 42" RCP STORM DRAIN

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	91°35'04"	20.00'	31.97'	20.56'	N43°26'28"W	28.67'
C2	33°05'36"	270.50'	156.24'	80.37'	S72°41'12"E	154.07'
C26	33°05'36"	229.50'	132.56'	68.18'	S72°41'12"E	130.72'
C27	89°42'12"	20.00'	31.31'	19.90'	N45°54'54"E	28.21'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	33°05'36"	250.00'	144.40'	74.27'	S72°41'12"E	142.40'

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REVISIONS

DATE	CK	DESCRIPTION Eng. Comments
08-18-16		

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

A Street
17+50.00 - 21+50.00

Revised: 08-18-16

REGISTERED PROFESSIONAL ENGINEER
5253949
GRANT L. THORSON
STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 4 of 24 Sheets

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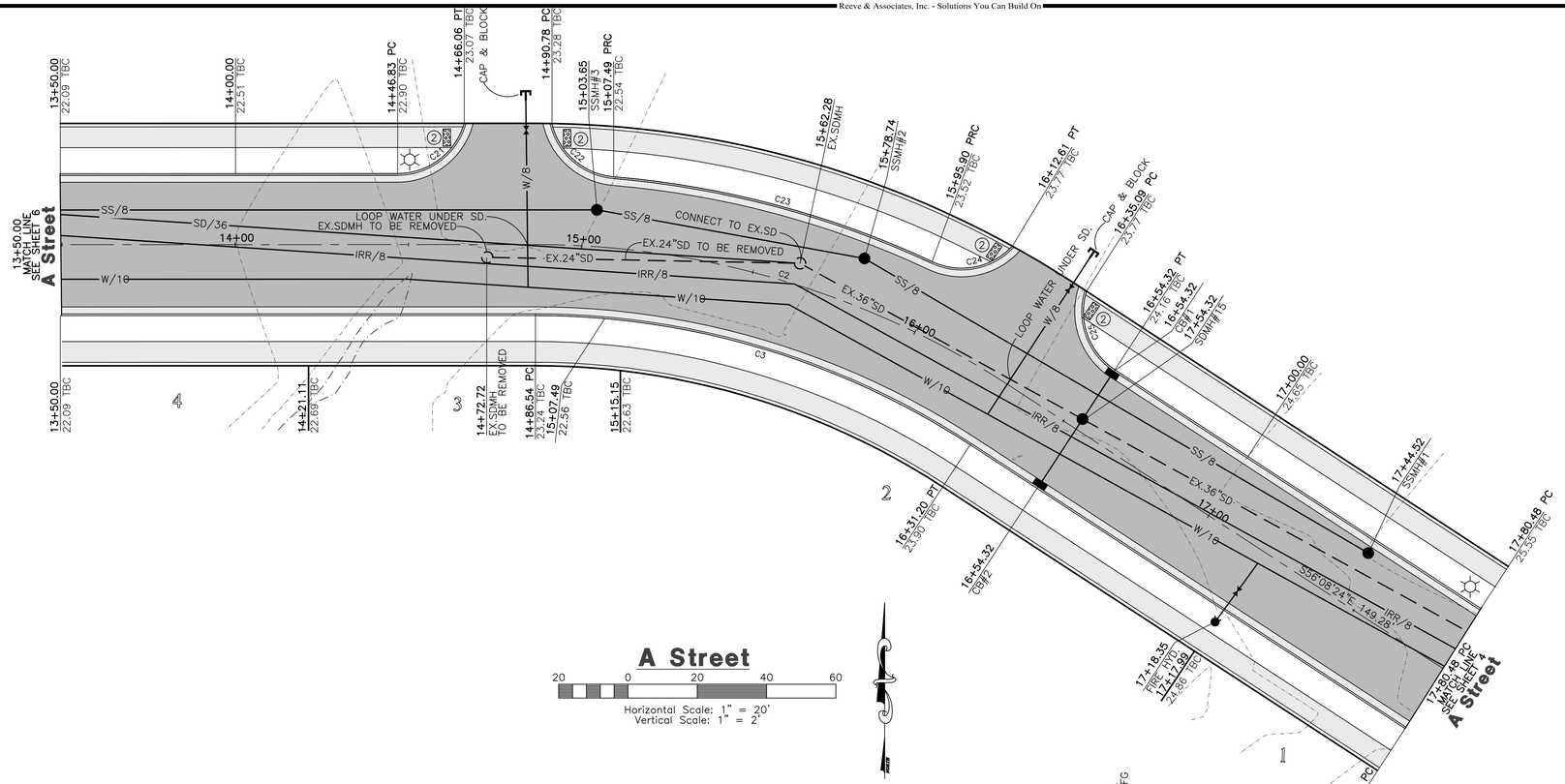
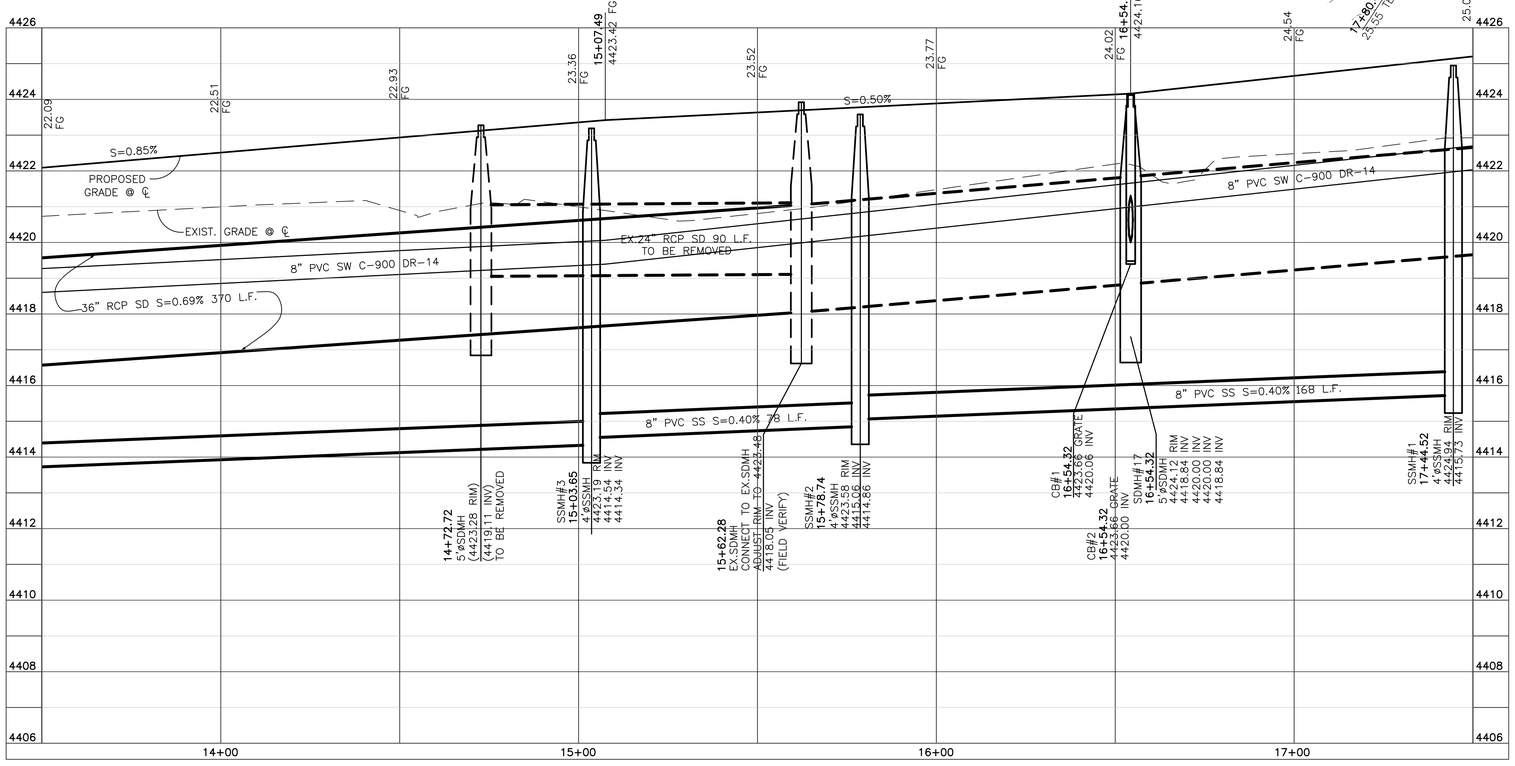


Key Map

A Street

20 0 20 40 60

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



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SD/42 – 42" RCP STORM DRAIN

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	33°09'15"	229.50'	132.80'	68.32'	N72°43'01"W	130.96'
C21	74°02'17"	20.00'	25.84'	15.08'	N53°41'13"E	24.08'
C22	72°07'56"	20.00'	25.18'	14.57'	S48°25'39"E	23.55'
C23	20°15'48"	270.50'	95.67'	48.34'	N74°21'43"W	95.17'
C24	72°07'56"	20.00'	25.18'	14.57'	N79°42'13"E	23.55'
C25	74°02'17"	20.00'	25.84'	15.08'	S19°07'16"E	24.08'

Centerline Curve Data

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DATE	CK	DESCRIPTION
08-18-16	Eng.	Comments

Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

A Street
14+00.00 - 17+50.00

REGISTERED PROFESSIONAL ENGINEER 325349 GRANT L. THORSON STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 5 of 24 Sheets

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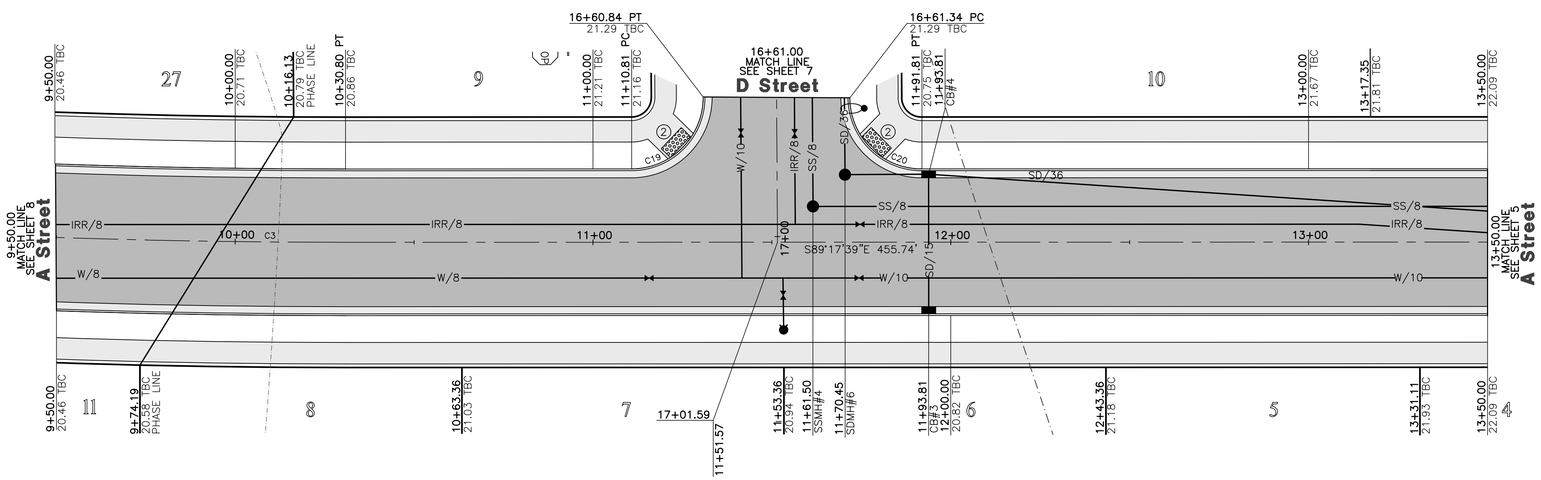

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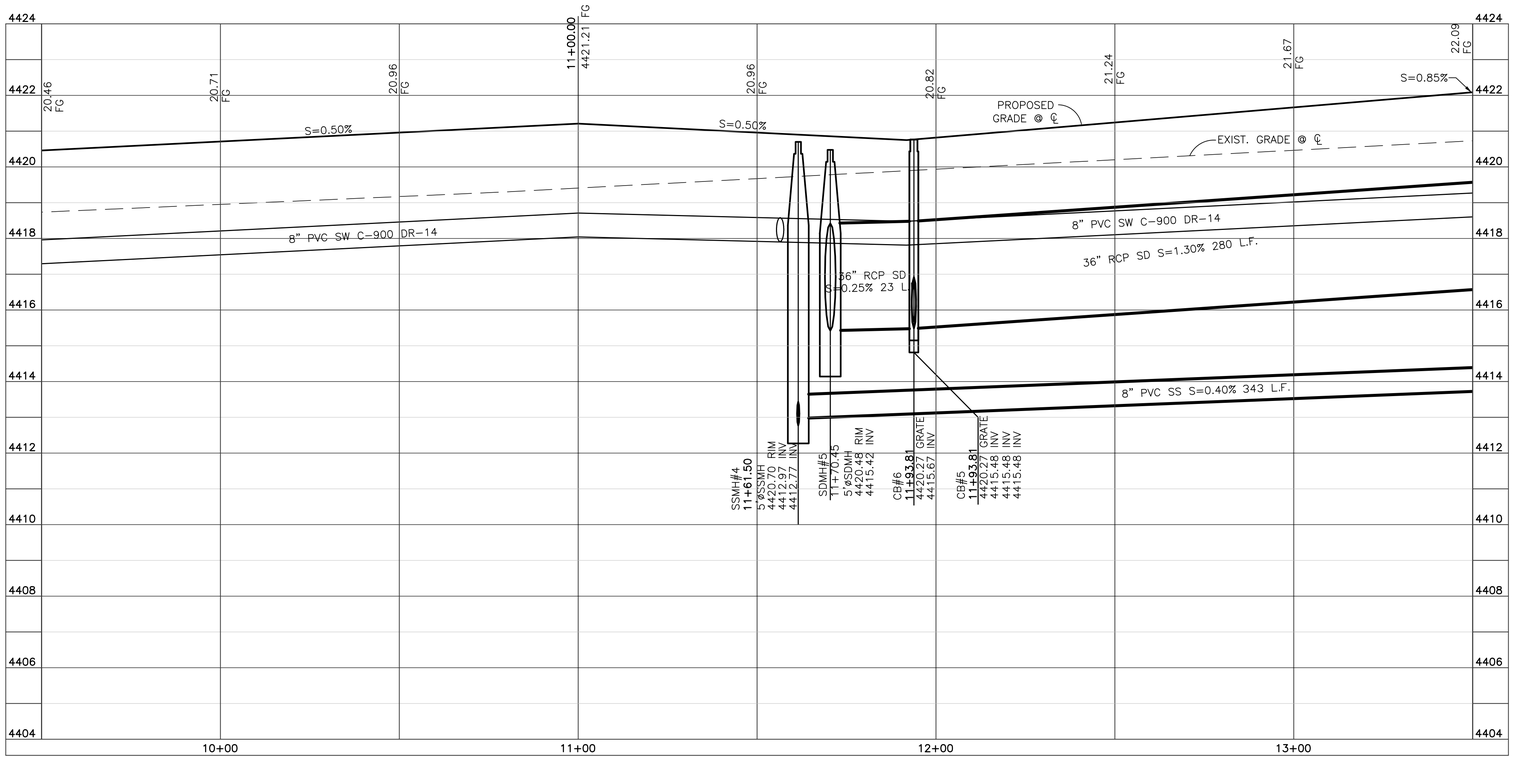
A Street

20 0 20 40 60

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



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Old Maple Farms Subdivision
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A Street
9+50.00 - 13+50.00

REGISTERED PROFESSIONAL ENGINEER 4753949 GRANT L. THORSON STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

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Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597–02

Sheet 6 of 24 Sheets

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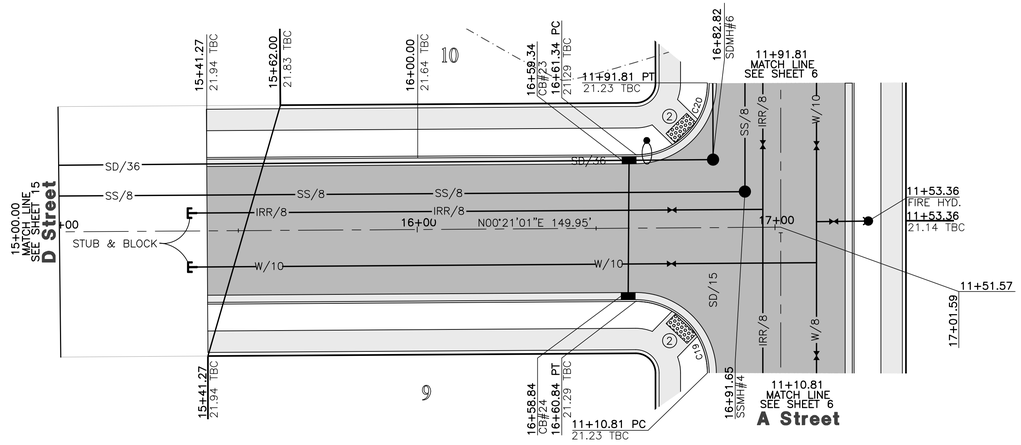

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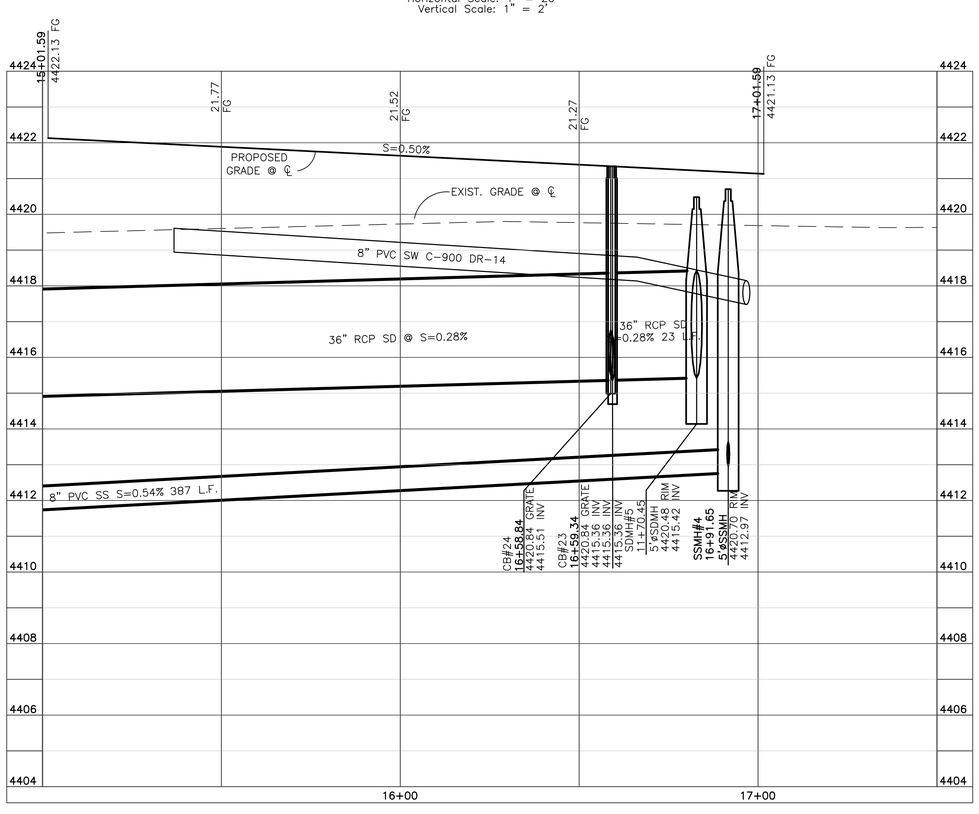

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D Street
15+00.00 - 17+50.00

Revised: 08-18-16

REGISTERED PROFESSIONAL ENGINEER 5253949 GRANT L. THORSON STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

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Engineer: GRANT L. THORSON
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Number: 6597–02

Sheet 7 of 24 Sheets

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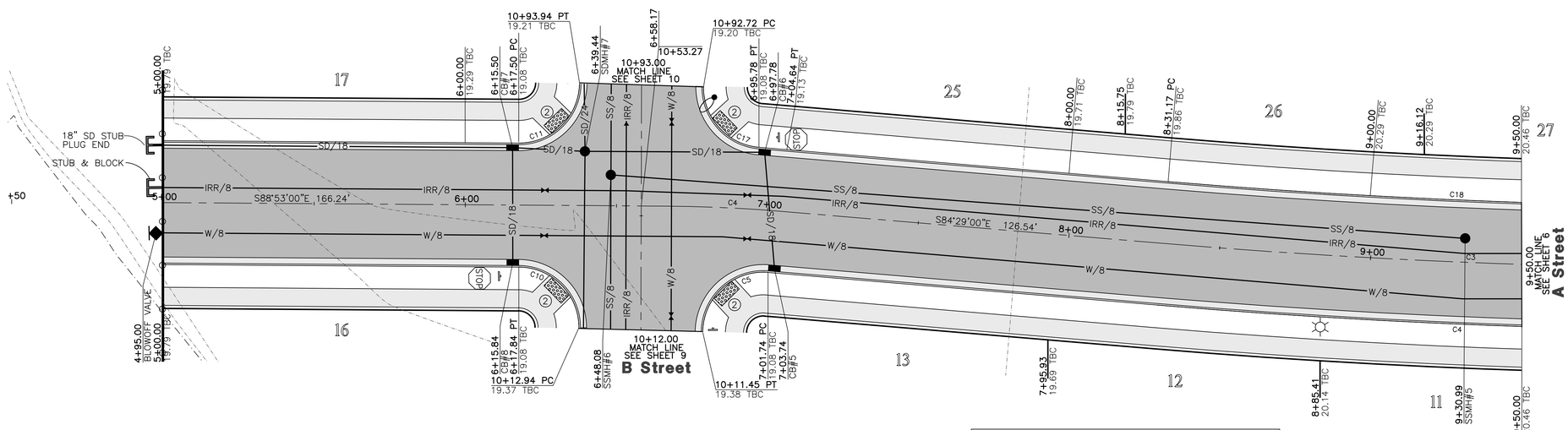

Key Map

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2 CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
1"W – 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06
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IRR/8 – 8" PVC SW C-900 DR-14

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4"SS – 4" PVC 3034 SEWER PIPE
SS/8 – 8" PVC ASTM 3034 SEWER LINE

STORM DRAIN
SD/15 – 15" RCP STORM DRAIN
SD/18 – 18" RCP STORM DRAIN
SD/36 – 36" RCP STORM DRAIN
SD/42 – 42" RCP STORM DRAIN

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	4°48'39"	2398.05'	201.35'	100.74'	S86°53'20"E	201.29'
C5	94°18'14"	20.00'	32.92'	21.56'	S48°02'01"W	29.33'
C10	89°45'54"	20.00'	31.33'	19.92'	N44°00'03"W	28.23'
C11	90°14'06"	20.00'	31.50'	20.08'	N45°59'57"E	28.34'
C17	85°21'54"	20.00'	29.80'	18.44'	S41°48'03"E	27.12'
C18	4°48'39"	2357.05'	197.91'	99.01'	S86°53'20"E	197.85'

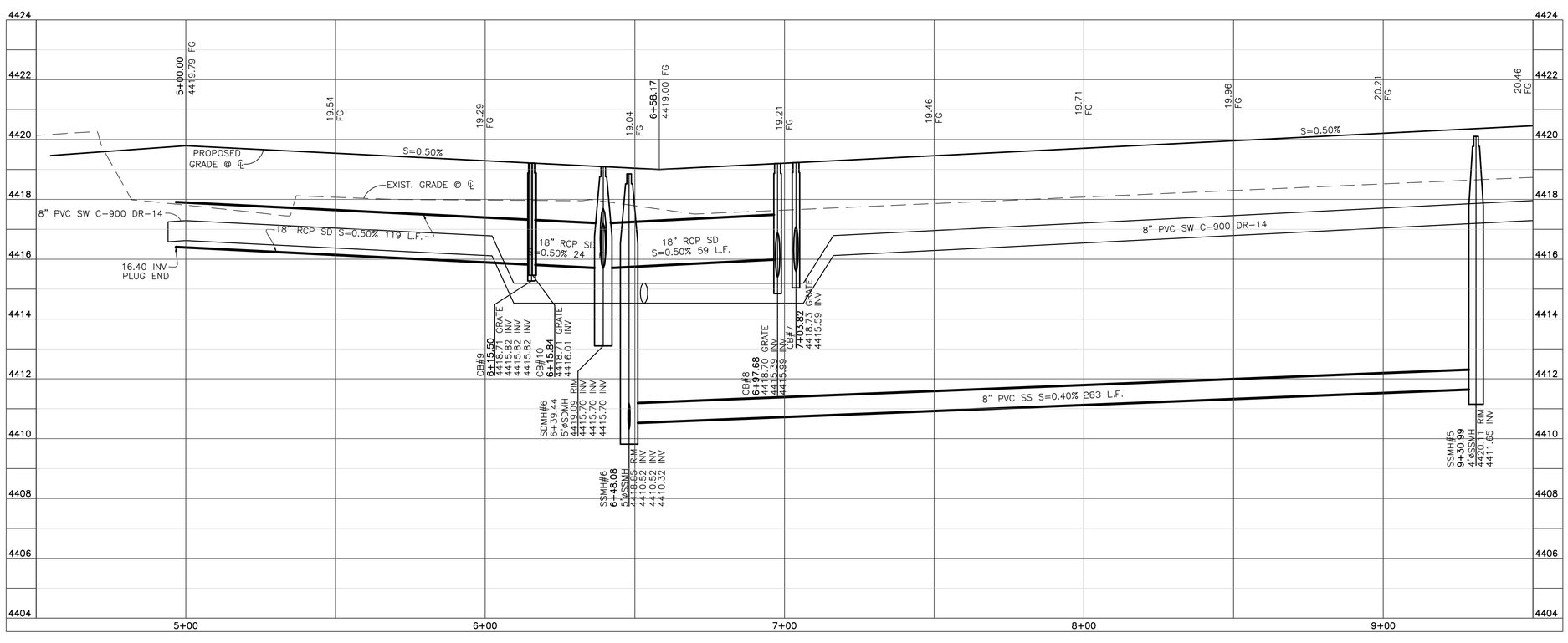
Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	4°48'39"	2377.55'	199.63'	99.87'	S86°53'20"E	199.57'
C4	4°24'00"	500.00'	38.40'	19.21'	S86°41'00"E	38.39'

A Street

20 0 20 40 60

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



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REVISIONS

DATE	CK	DESCRIPTION
08-18-16	Eng.	Comments

Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

A Street
5+00.00 - 9+50.00

REGISTERED PROFESSIONAL ENGINEER
5253949
GRANT L. THORSON
STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 8 of 24 Sheets

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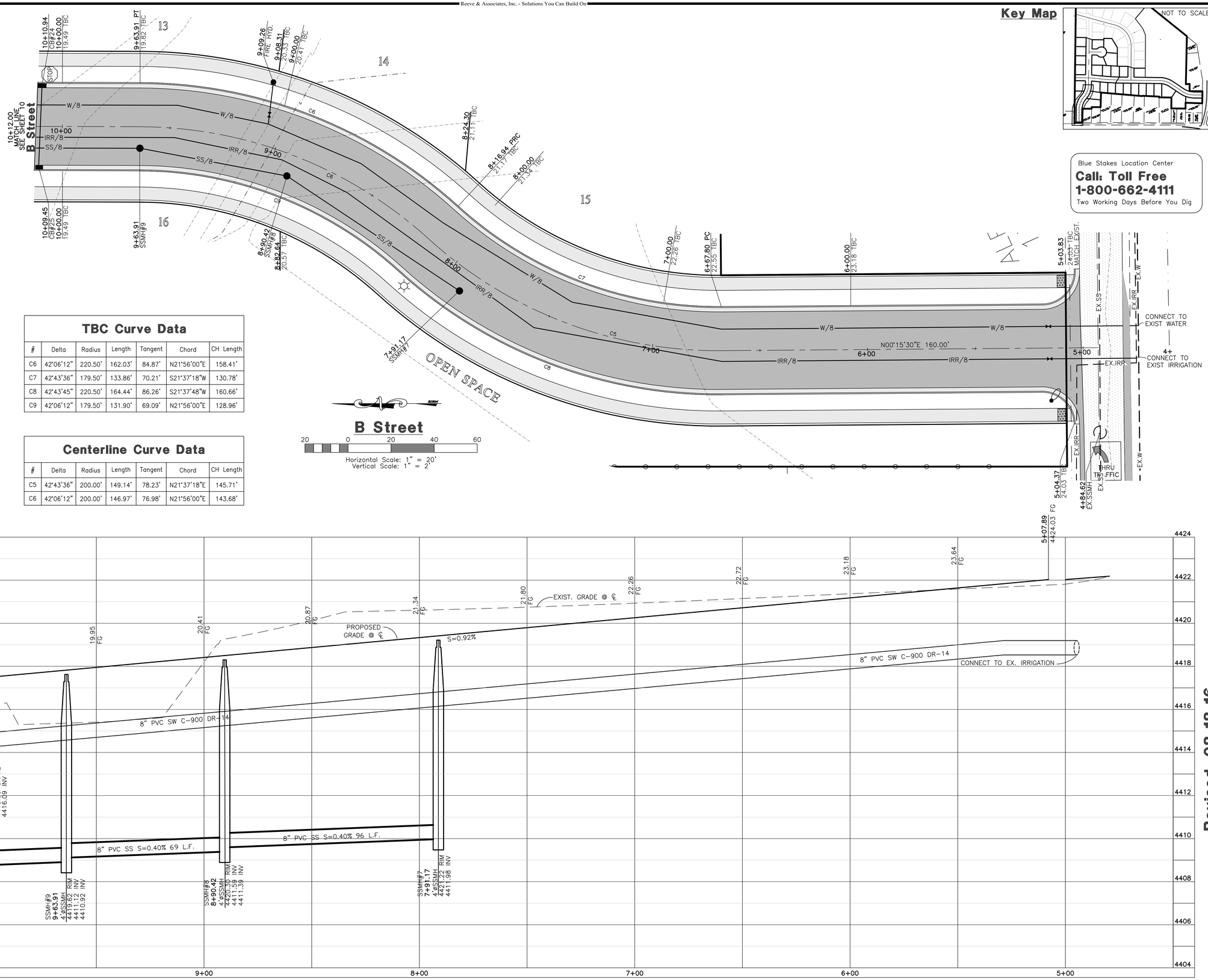

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	42°06'12"	220.50'	162.03'	84.87'	N21°56'00"E	158.41'
C7	42°43'36"	179.50'	133.86'	70.21'	S21°37'18"W	130.78'
C8	42°43'45"	220.50'	164.44'	86.26'	S21°37'48"W	160.66'
C9	42°06'12"	179.50'	131.90'	69.09'	N21°56'00"E	128.96'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	42°43'36"	200.00'	149.14'	78.23'	N21°37'18"E	145.71'
C6	42°06'12"	200.00'	146.97'	76.98'	N21°56'00"E	143.68'

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Old Maple Farms Subdivision Phases 1 & 2

SOUTH WEBER CITY, WEBER COUNTY, UTAH

B Street 10+00.00 - 5+00.00

Revised: 08-18-16

NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER 323849 GRANT L. THORSON STATE OF UTAH

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
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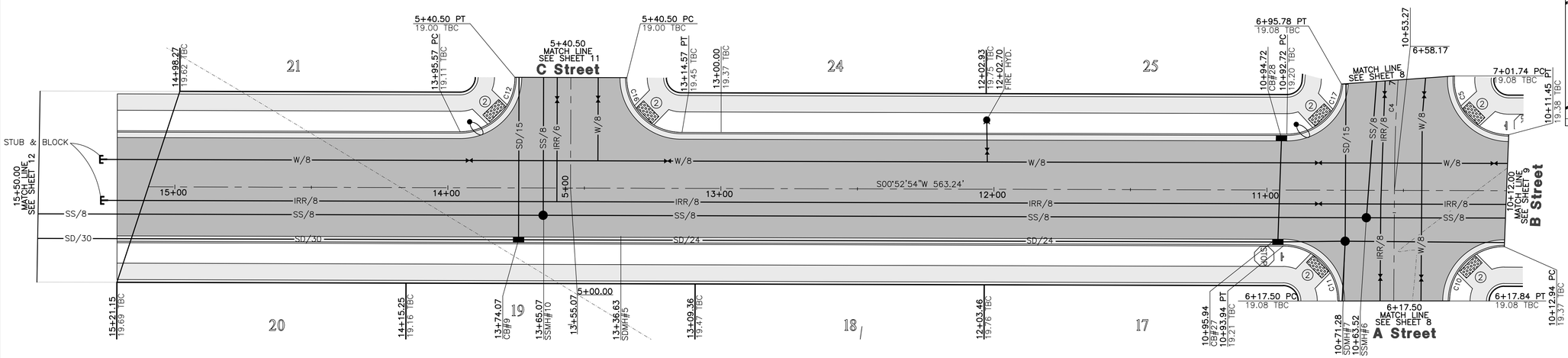

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20 0 20 40 60

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C16	90°00'00"	20.00'	31.42'	20.00'	S45°52'54"W	28.28'
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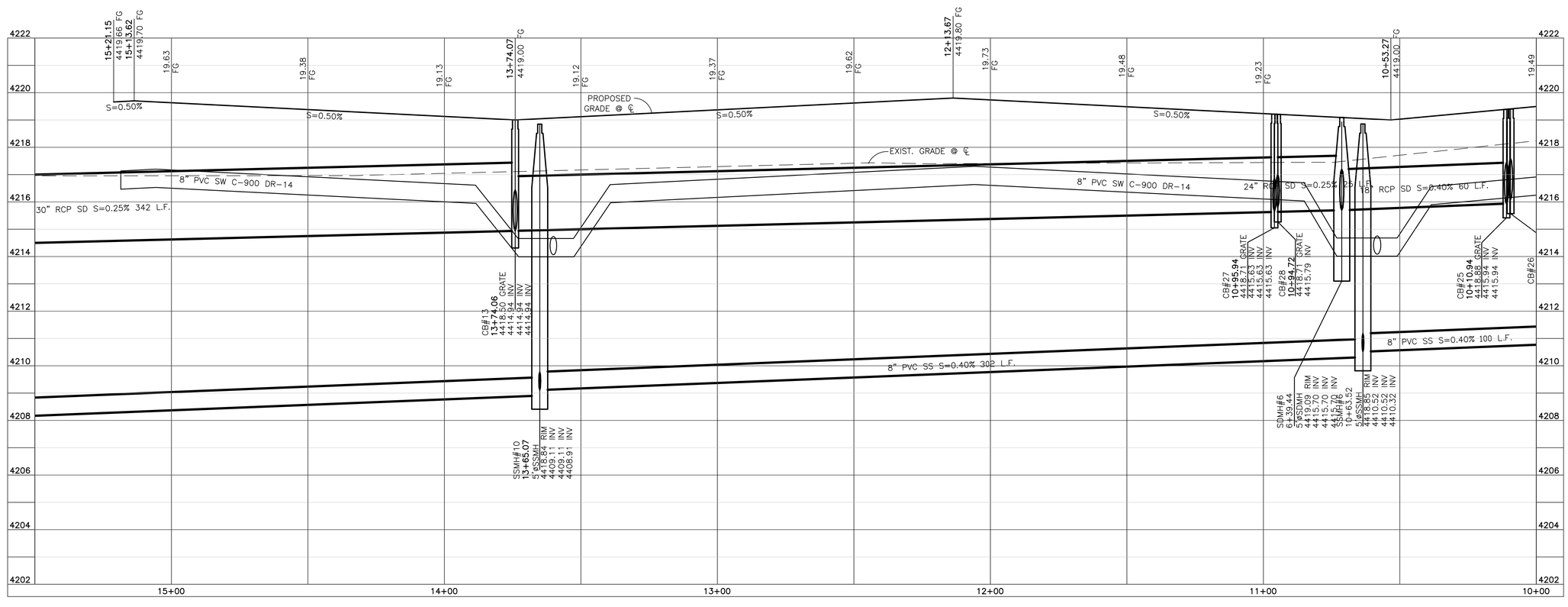

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REVISIONS

DATE	CK	Eng.	Comments
08-18-16			

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

B Street
15+50.00 - 10+00.00

Revised: 08-18-16

REGISTERED PROFESSIONAL ENGINEER 4725949 GRANT L. THORSON STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 10 of 24 Sheets

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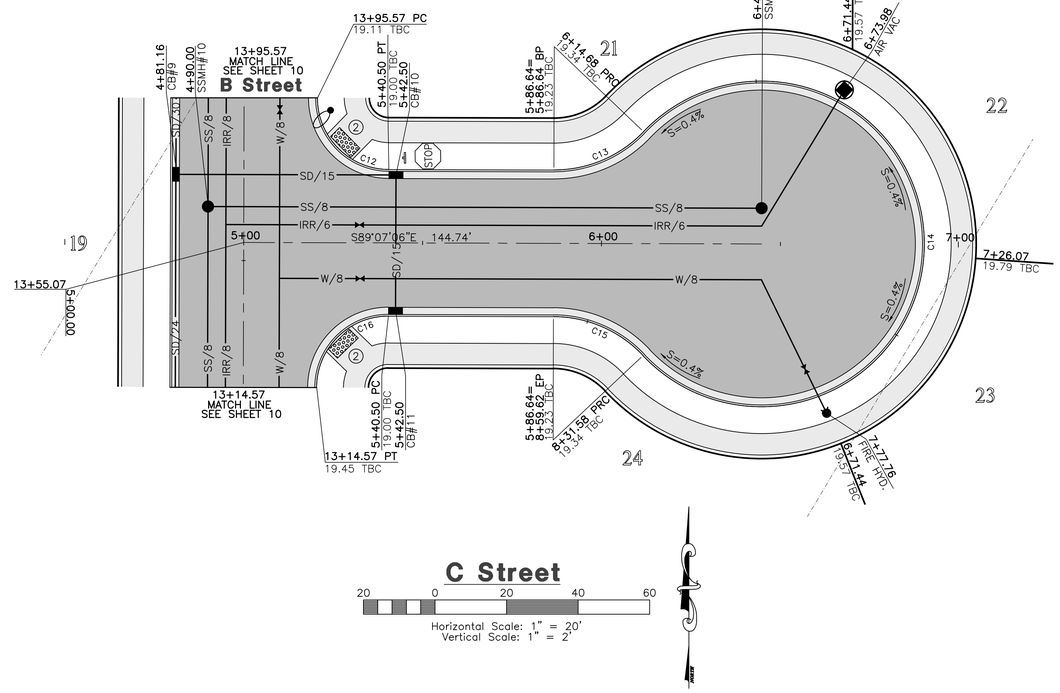

C Street

20 0 20 40 60

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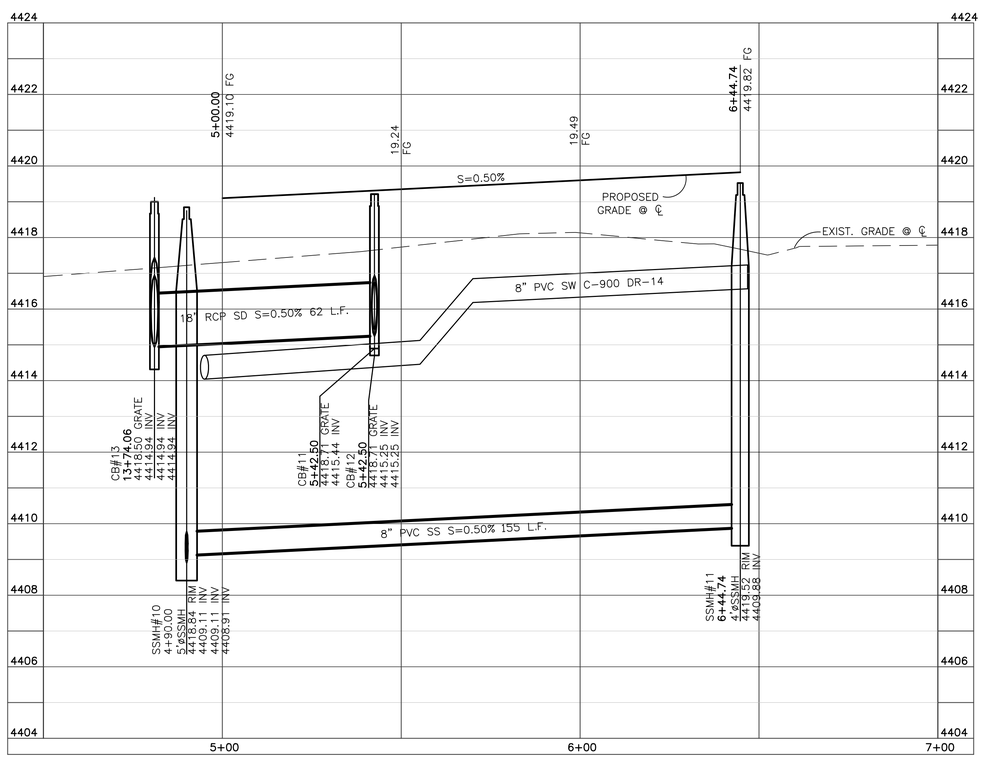

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TBC Curve Data

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C12	90°00'00"	20.00'	31.42'	20.00'	S44°07'06"E	28.28'
C13	46°34'03"	34.50'	28.04'	14.85'	N67°35'52"E	27.27'
C14	273°08'06"	45.50'	216.90'	43.08'	N0°52'54"E	62.56'
C15	46°34'03"	34.50'	28.04'	14.85'	N65°50'05"W	27.27'
C16	90°00'00"	20.00'	31.42'	20.00'	S45°52'54"W	28.28'

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Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

C Street
5+00.00 - 7+00.00

NOT APPROVED FOR CONSTRUCTION
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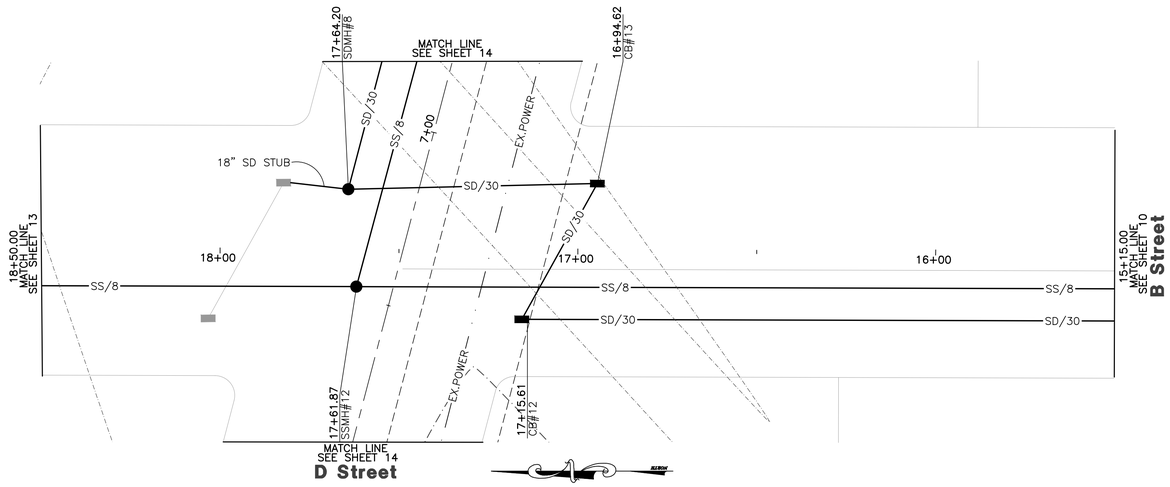

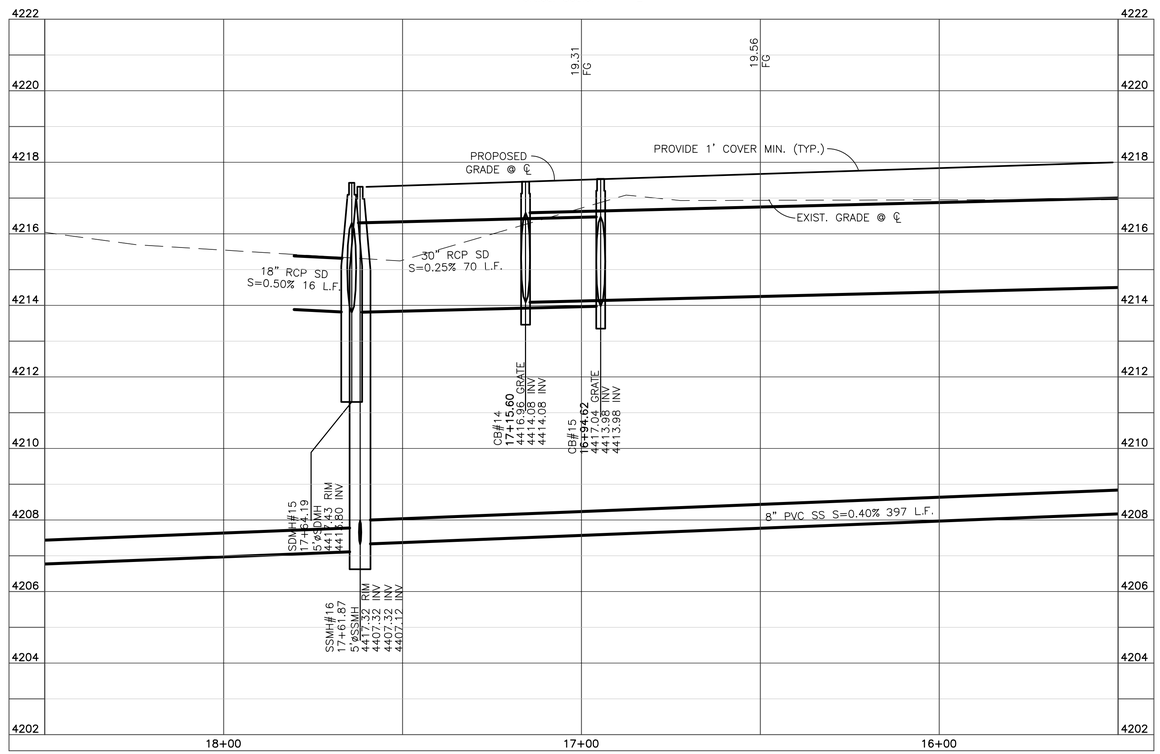

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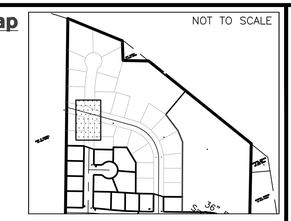

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DATE	DESCRIPTION
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Old Maple Farms Subdivision Phases 1 & 2

SOUTH WEBER CITY, WEBER COUNTY, UTAH

475 East Street 5+00.00 - 8+00.00

Revised: 08-18-16

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5253949
GRANT L. THORSON
STATE OF UTAH
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Sheet 12 | 24 Sheets

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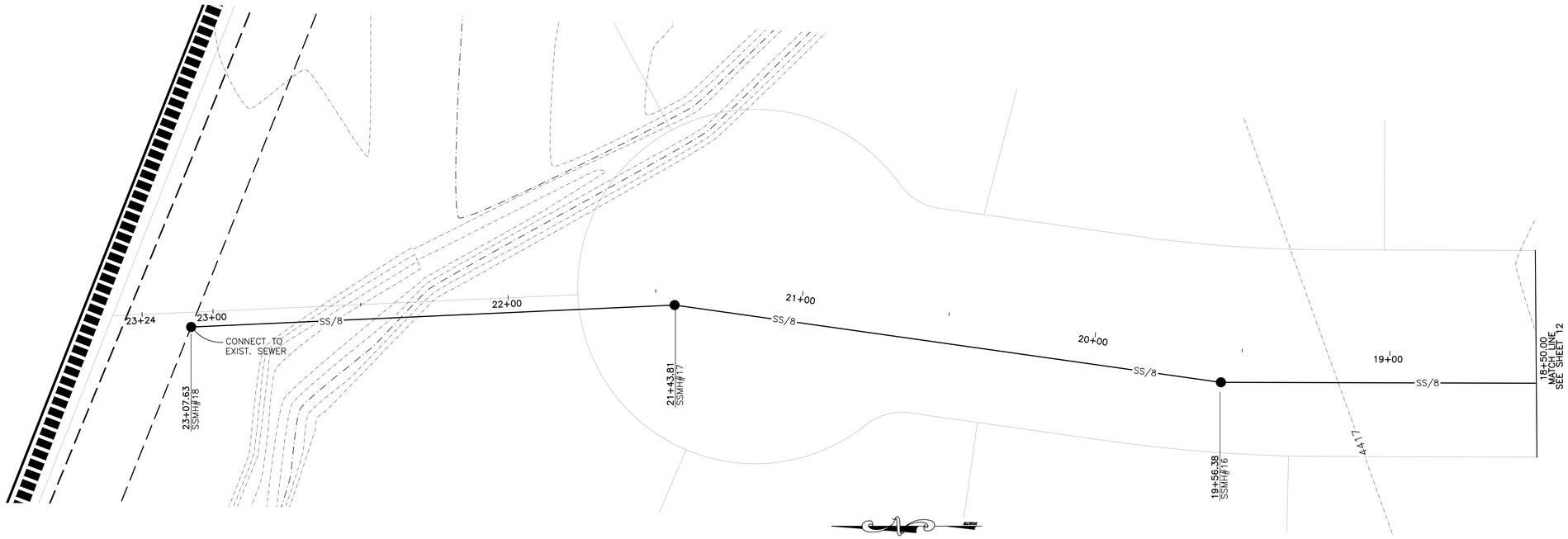

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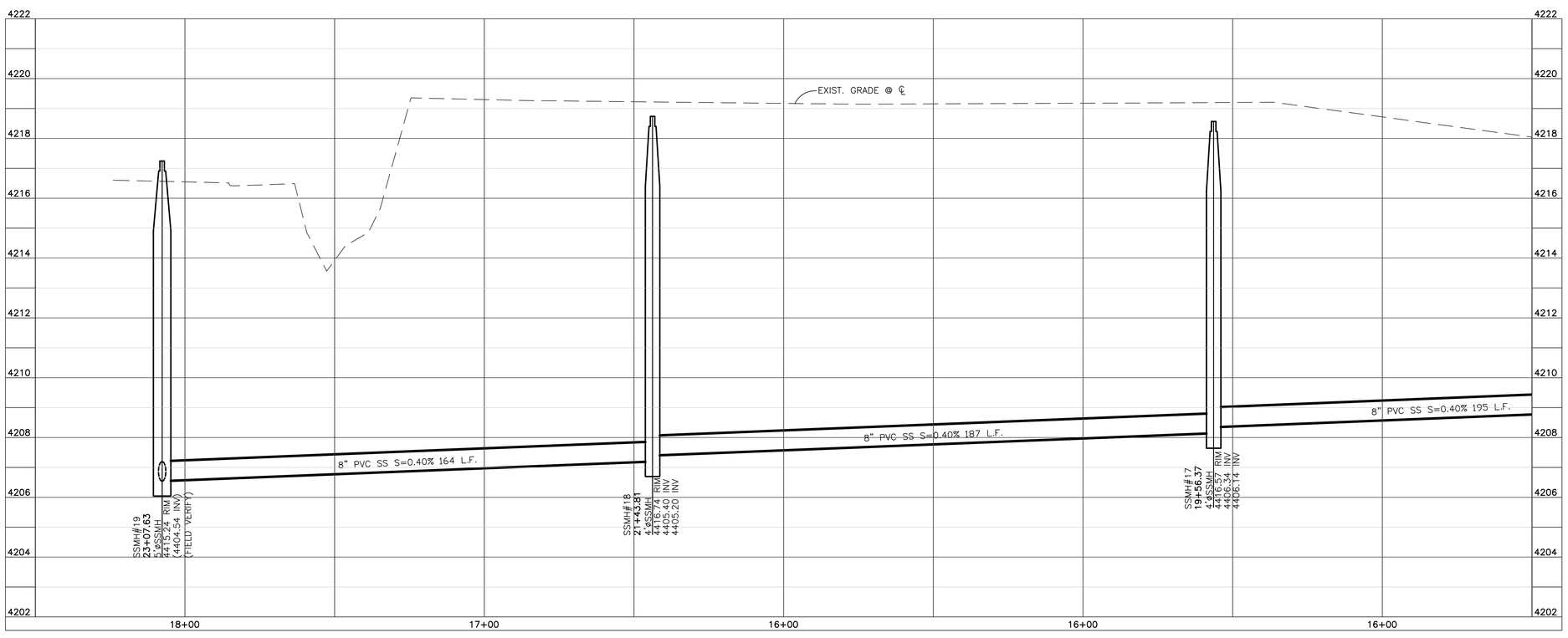

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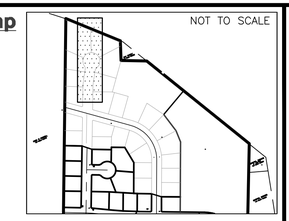

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Sewer Outfall
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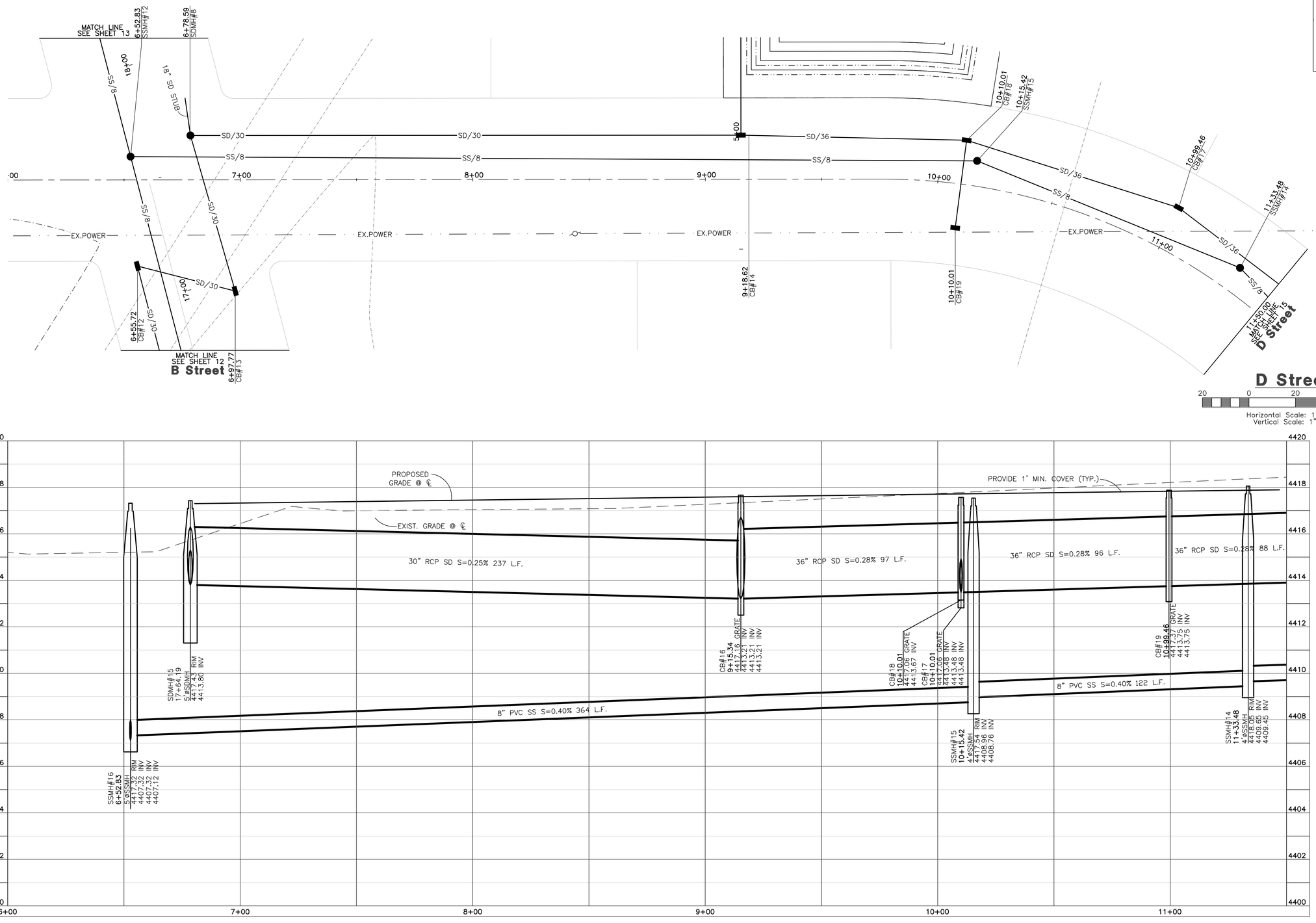

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SD/18 – 18" RCP STORM DRAIN
SD/36 – 36" RCP STORM DRAIN
SD/42 – 42" RCP STORM DRAIN

D Street

20 0 20 40 60

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

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REVISIONS

DATE	CK	DESCRIPTION
08-18-16	Eng.	Comments

Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

475 East Street
5+00.00 - 8+00.00

REGISTERED PROFESSIONAL ENGINEER
4253949
GRANT L. THORSON
STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 14 / 24 Sheets

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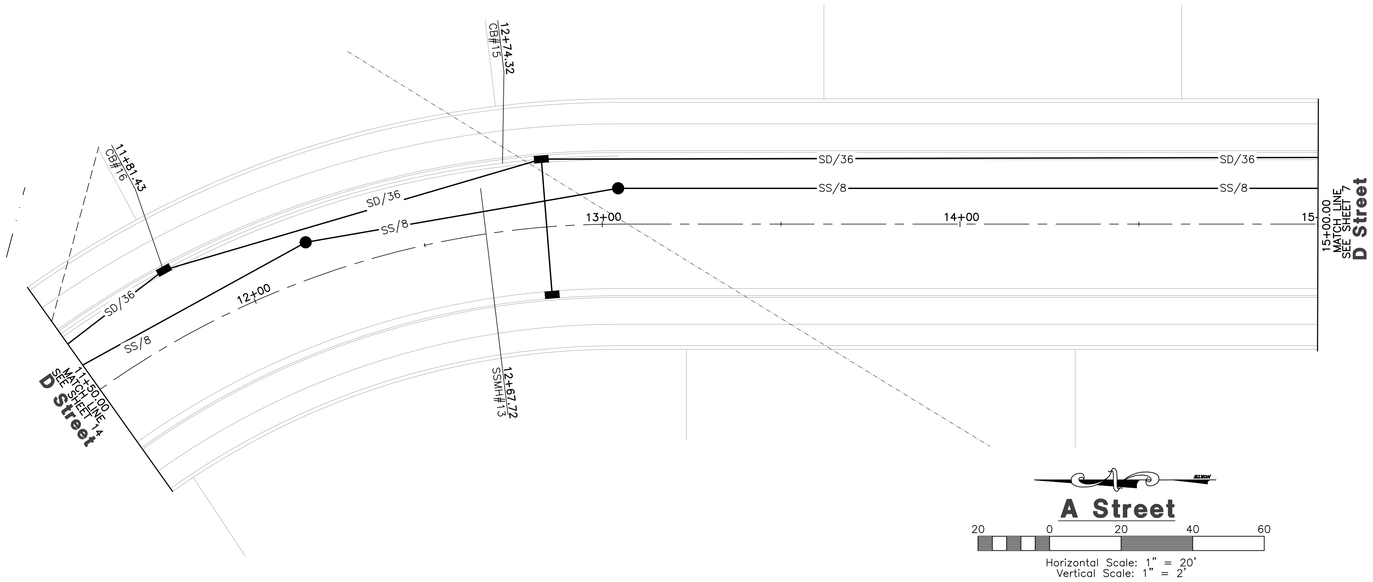

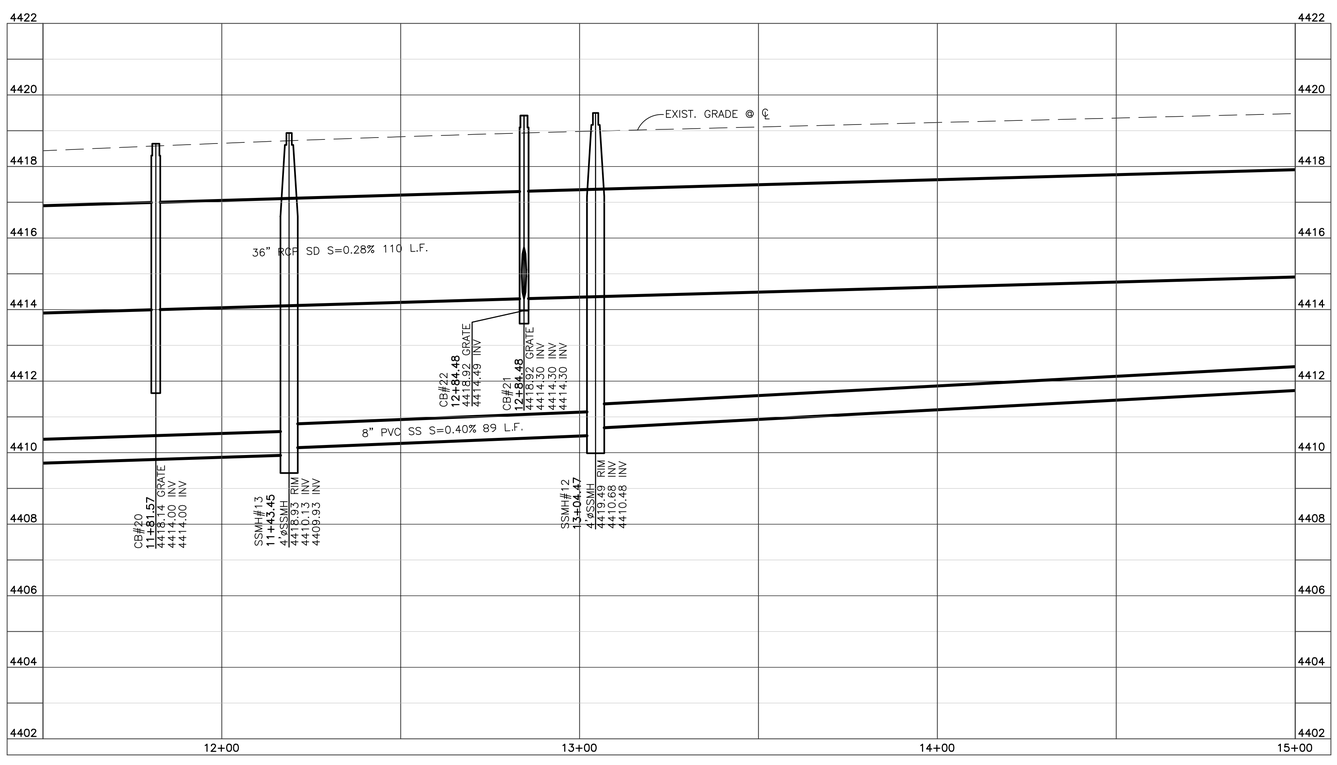

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Sheet 15 of 24 Sheets

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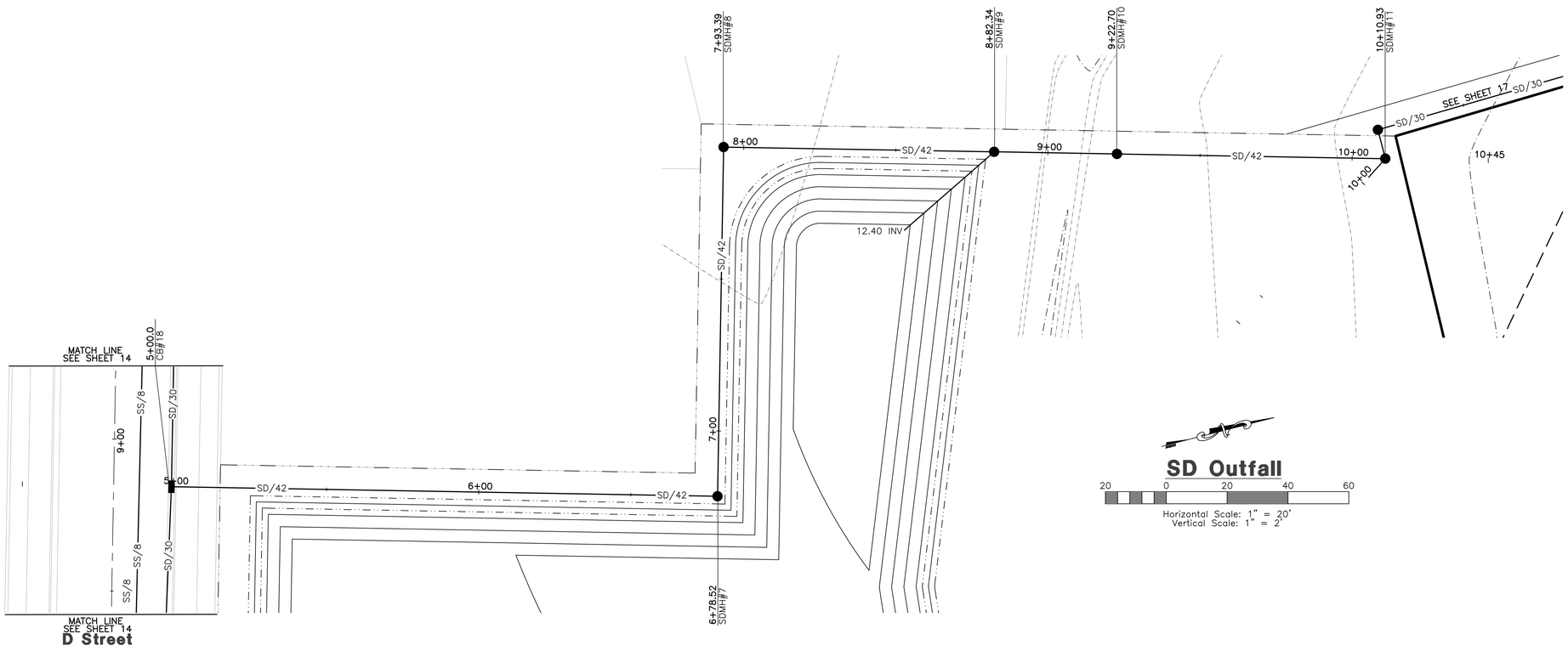

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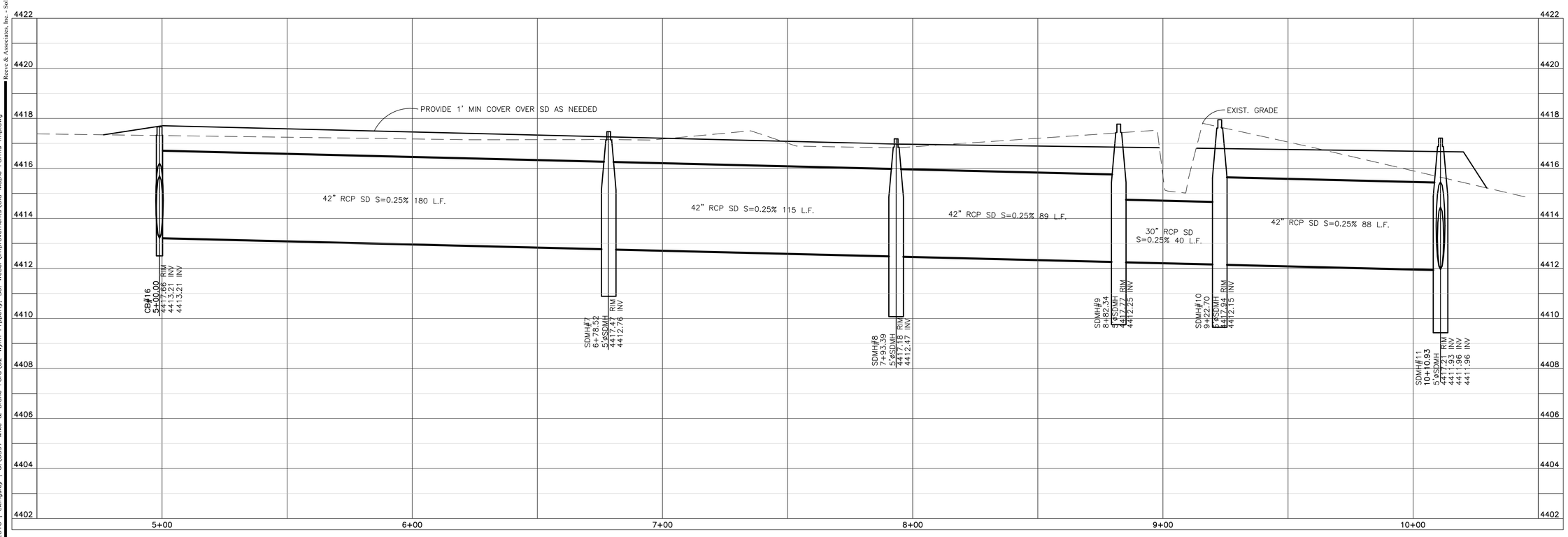

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08-18-16	Eng.	Comments

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Storm Drain Outfall

Revised: 08-18-16

NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
4253949
GRANT L. THORSON
STATE OF UTAH

Project Info.
Engineer: GRANT L. THORSON
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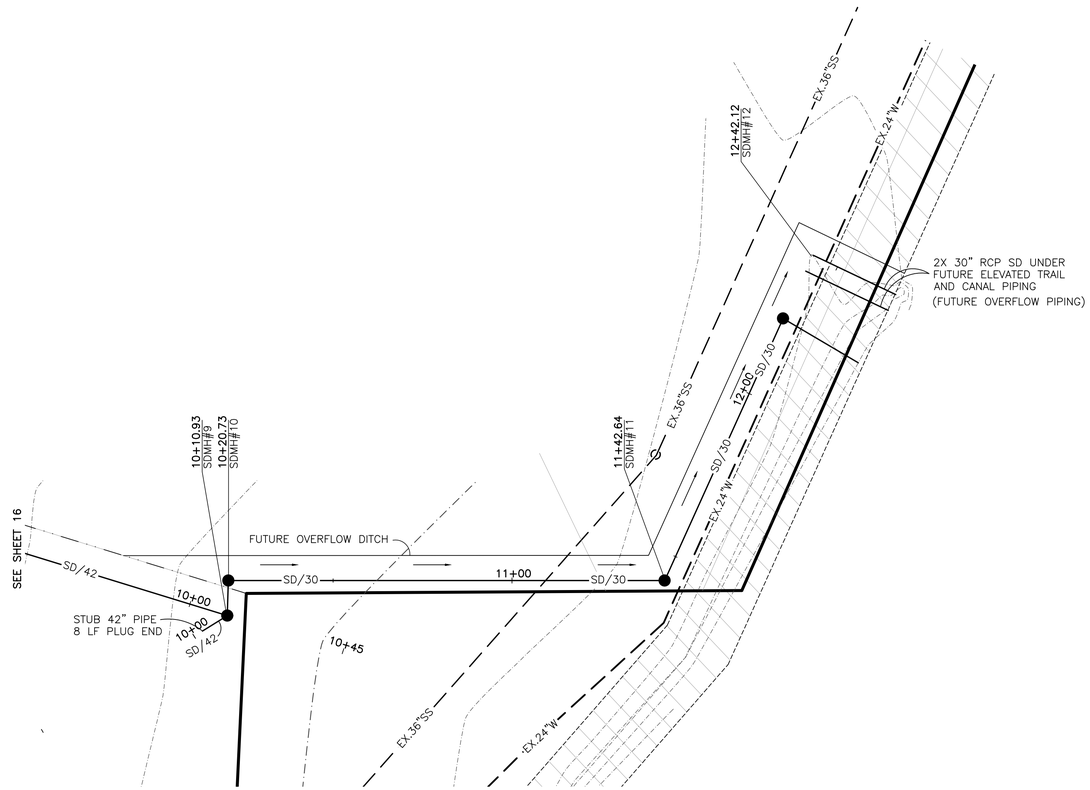
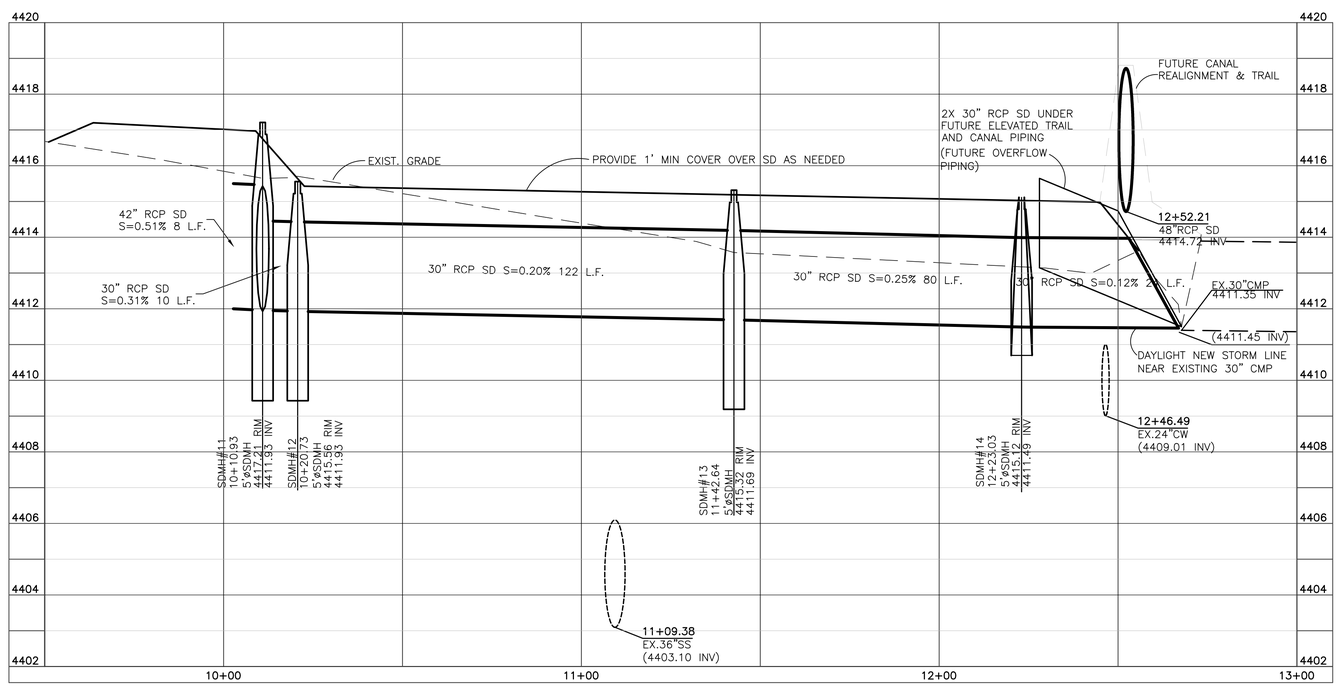


SD Outfall

20 0 20 40 60

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



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Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Storm Drain Outfall

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
#225949
GRANT L. THORSON
STATE OF UTAH

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
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Storm Runoff Calculations
Old Maple Farms

8/18/2016 GLT

The regional detention basin proposed as part of Old Maple Farms will be built in two phases. Phase 1 will be constructed as part of the Old Maple Farms Phase 1 and 2. The phased size of the pond will be limited to the available area to the south and east of the ditch/wetlands that traverse the area. The pond is intended to accomodate runoff from phases 1 and 2, the apartments, as well as provide additional capacity for the region. These calculations are shown to verify capacity for the intended interim development phases and determine additional capacity available for the region during the intermediate condition. These calculations use information provided in the drainage calculations for Old Maple Farms submitted separately.

The calculations are as follows:

1. Pond Size:

Phase 1

Contour Elevation	Area	Avg Depth	Volume ft³
4414	3050	4.6	14030
4415	15763	4	50852
4416	36080	3	60951
4417	44927	2	17694
4418	50003	1	5076
4418.5 Surface EL	52586	0.25	645.75
	149249 ft²		**3.43 acre-ft**

Final Condition

Contour Elevation	Area	Avg Depth	Volume ft³	
4413	4970	5.9	29223.6	
4414	22841	5	89355	
4415	43097	4	81024	
4416	64738	3	64923	
4417	74203	2	18930	
4418	79892	1	5689	
4418.5	82779	0.25	721.75	
	289866 ft²		**6.65 acre-ft**	

2. Drainage Area:

Phase 1 and 2 Area =	14.4	acres or	627,853	ft²
Old Maple Apartments=	8.00		348,708	

Single Family Residence C = 0.45

Multi Family Residence C = 0.65

Overall Weighted Runoff Coefficient C = 0.52

3. Allowable Discharge:

Typical allowable discharge Q = (0.2 x acres)

Allowable Discharge = Q = 4.48 ft³/s

4. Volume of Run-off for 100-year 24-Hour Storm Event:

C = 0.52
A = 978,581 ft²
Q(out) = 4.48 ft³/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.09	83.57	25,071	1,344	23,727
10	600	5.39	63.53	38,119	2,688	35,431
15	900	4.46	52.57	47,313	4,032	43,281
30	1800	3.00	35.36	63,649	8,064	55,585
60	3600	1.86	21.92	78,925	16,128	62,797
120	7200	1.05	12.38	89,109	32,256	56,853
180	10800	0.72	8.46	91,400	48,384	43,016
360	21600	0.40	4.68	101,075	96,768	4,307
720	43200	0.24	2.88	124,243	193,536	-69,293
1440	86400	0.14	1.59	137,482	387,072	-249,590

Req'd Detention for Ph 1, 2, and Apts. 62,797 ft³

4. Remaining Volume Available at Temporary Condition:

V = **86,452 ft³**
1.98 acre-ft

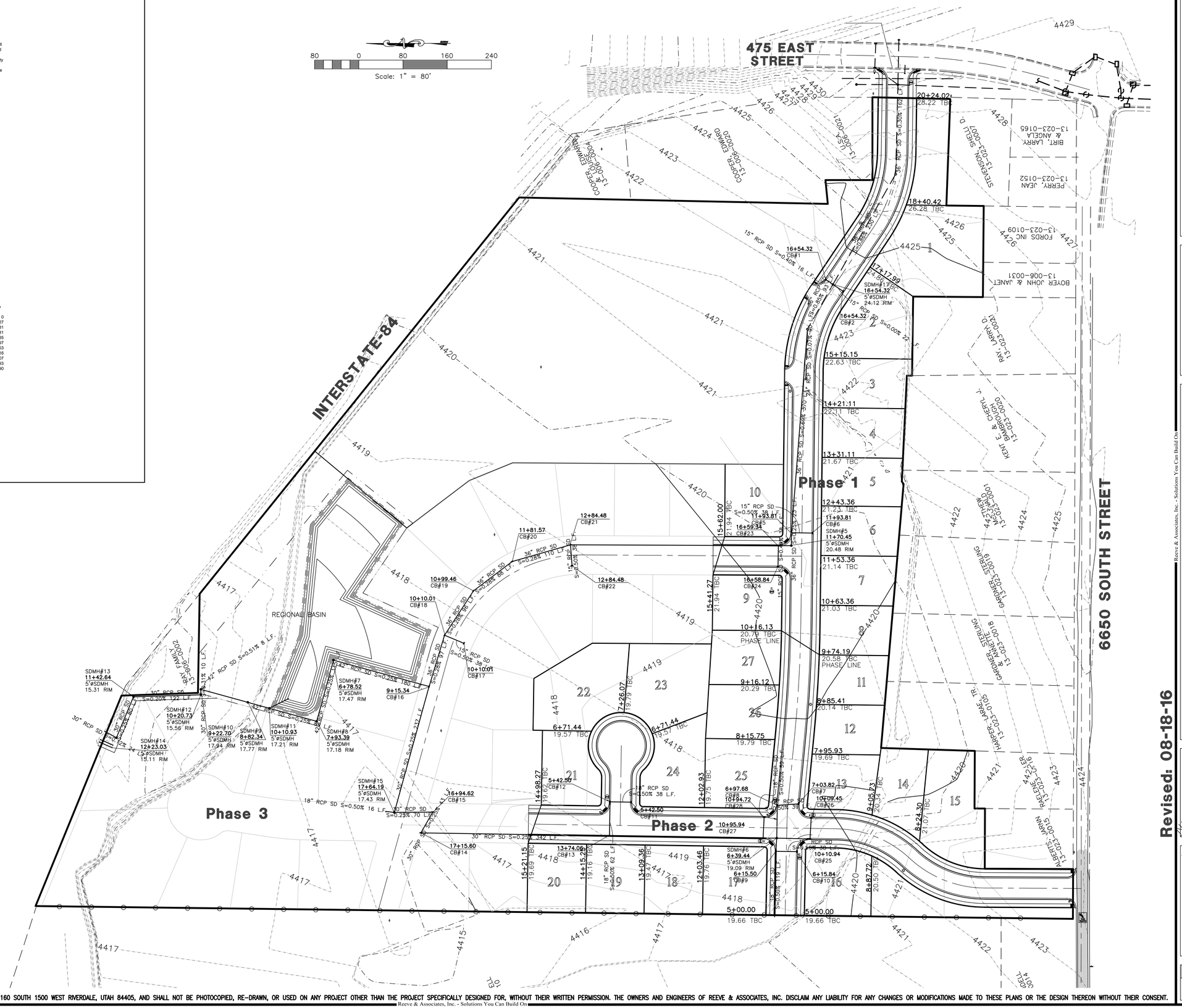
SUMMARY:

Required volume of detention for Old Maple Farms Ph. 1 and 2 and Apartments

62,797 ft³
1.44 acre-feet

The remaining volume available until full pond is constructed

86,452 ft³
1.98 acre-feet



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REVISIONS

DATE	CK	Eng.	Comments
08-18-16			

Revised: 08-18-16

Old Maple Farms Subdivision Phases 1 & 2

SOUTH WEBER CITY, WEBER COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER 5253949 GRANT L. THORSON STATE OF UTAH

NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
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Sheet 18 of 24 Sheets

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Allowable Discharge = Q = 4.48 ft^3/s

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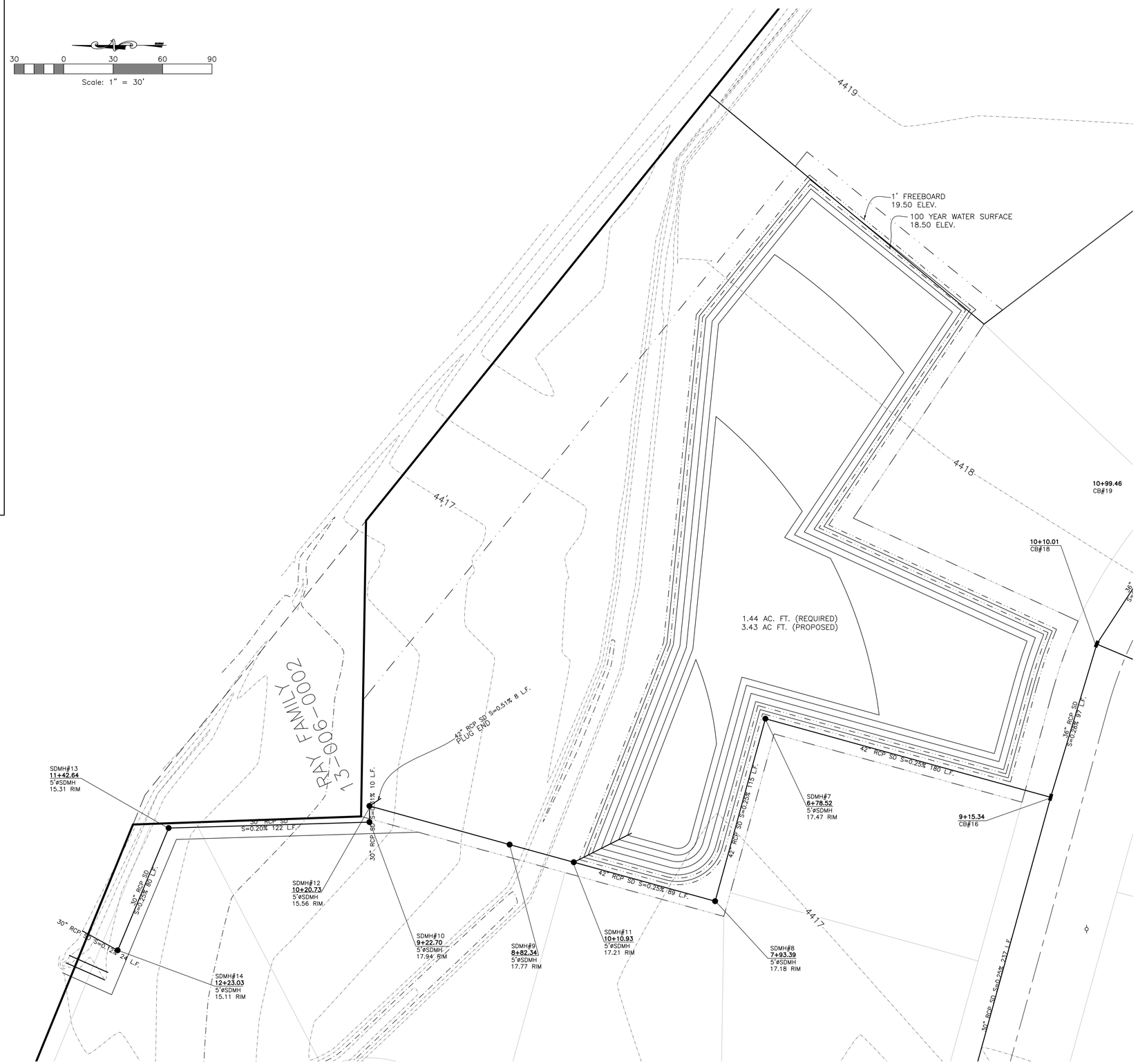

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Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Phase 1 Detention Basin

Revised: 08-18-16

REGISTERED PROFESSIONAL ENGINEER
#235949
GRANT L. THORSON
STATE OF UTAH
NOT FOR CONSTRUCTION UNTIL APPROVED

Project Info.

Engineer: GRANT L. THORSON

Drafter: C. KINGSLEY

Begin Date: JUNE, 2016

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Number: 6597-02

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Storm Runoff Calculations

Old Maple Farms

7/7/2016 GLT

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber, UT area provided by the City using a 10 year storm for collection. Storage facilities have been designed per requirements provided by the City for a regional detention pond. All water run off collected from the property will be diverted into a holding pond and released at a reduced rate as part of the regional detention pond. Design calculations here are presented for the overall property development including phases 1, 2, 3 and 4. As part of the regional storm drainage master plan additional flows to be accommodated through the development have been provided by the City.

The calculations are as follows:

1. Drainage Area:

Total Area =	37.34		1,626,423	
Single Family Residence=	29.33	acres or	1,277,715	ft^2
Multifamily Residence=	8.00		348,708	

Developed Runoff Coefficient

Runoff Coefficients

Single Family Residence	Paved Area	245,390	C = 0.9
	Landscaped Area	777,325	C = 0.2
	Roof	255,000	C = 0.9
Weighted Runoff Coefficient			C = 0.47
Multi Family Residence		348,708	C = 0.65
C = 0.65 typical of similar developments			
Overall Weighted Runoff Coefficient			C = 0.51

2. Time of Concentration:

Use: Branches: **15 min.**

Major Conveyance: **30 min.**

Estimated from storm water runoff overland flow time

3. Rainfall Intensities:

10-yr 15-min (collection)	**2.34**	**in/hr**
10-yr 30-min (conveyance)	**1.58**	**in/hr**

4. Peak Run-off:

Runoff Coefficient	C =	0.51	
Rainfall Intensity	i =	1.58	IN./HR.
Acreage	A =	37.34	ACRES
		1,626,423 ft^2	
Runoff Quantity	Q =	CiA	
Q (max at pond iternal)	**Q =**	**30.45**	**ft^3/s**

5. Allowable Discharge:

Typical allowable discharge Q = (0.2 x acres)

Allowable Discharge = Q = 7.47 ft^3/s

6. Volume of Run-off for 100-year 24-Hour Storm Event:

C = 0.39

A = 1,626,423 ft^2

Q(out) = 7.47 ft^3/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.09	104.10	31,231	2,240	28,990
10	600	5.39	79.14	47,485	4,481	43,004
15	900	4.46	65.49	58,938	6,721	52,217
30	1800	3.00	44.05	79,288	13,442	65,847
60	3600	1.86	27.31	98,317	26,883	71,434
120	7200	1.05	15.42	111,003	53,766	57,237
180	10800	0.72	10.54	113,858	80,649	33,209
360	21600	0.40	5.83	125,910	161,298	-35,389
720	43200	0.24	3.58	154,770	322,596	-167,826
1440	86400	0.14	1.98	171,262	645,193	-473,930

Total Required Detention Volume 71,434 ft^3

7. Orifice Sizing Area:

Given:	Q =	17.00	cfs	outflow provided by City
	2g =	64.4	ft/s²	
	H =	3.50	ft	
	Cd =	0.7		for circular openings
	R =	SQRT(Q/(0.7*pi*(64.4*H)^0.5))		
	R =	0.72 feet		
		8.61 inches		
	D =	**17.23 inches**		

8. Pipe Sizing

Location	RCP Pipe Size (Inches)	Slope	Manning n (concrete)	Req'd Capacity CFS 10 yr	Calculated Velocity FPS	Calculated Capacity CFS
Inflow East	36	0.25	0.013	29.00	4.22	35.97
Inflow West	18	0.40	0.013	4.00	2.33	7.17
Max from Apts	24	0.40	0.013	7.82	2.56	15.43
Control to pond	48	0.20	0.013	63.45	5.19	69.28
East Max	36	0.28	0.013	37.34	5.43	38.06
West Max	30	0.25	0.013	15.46	3.24	22.12
East/West @pond	42	0.25	0.013	52.80	5.64	54.25
West @midpnt	24	0.25	0.013	9.74	3.19	12.20
Outfall	30	0.20	0.013	17.00	3.56	20.58

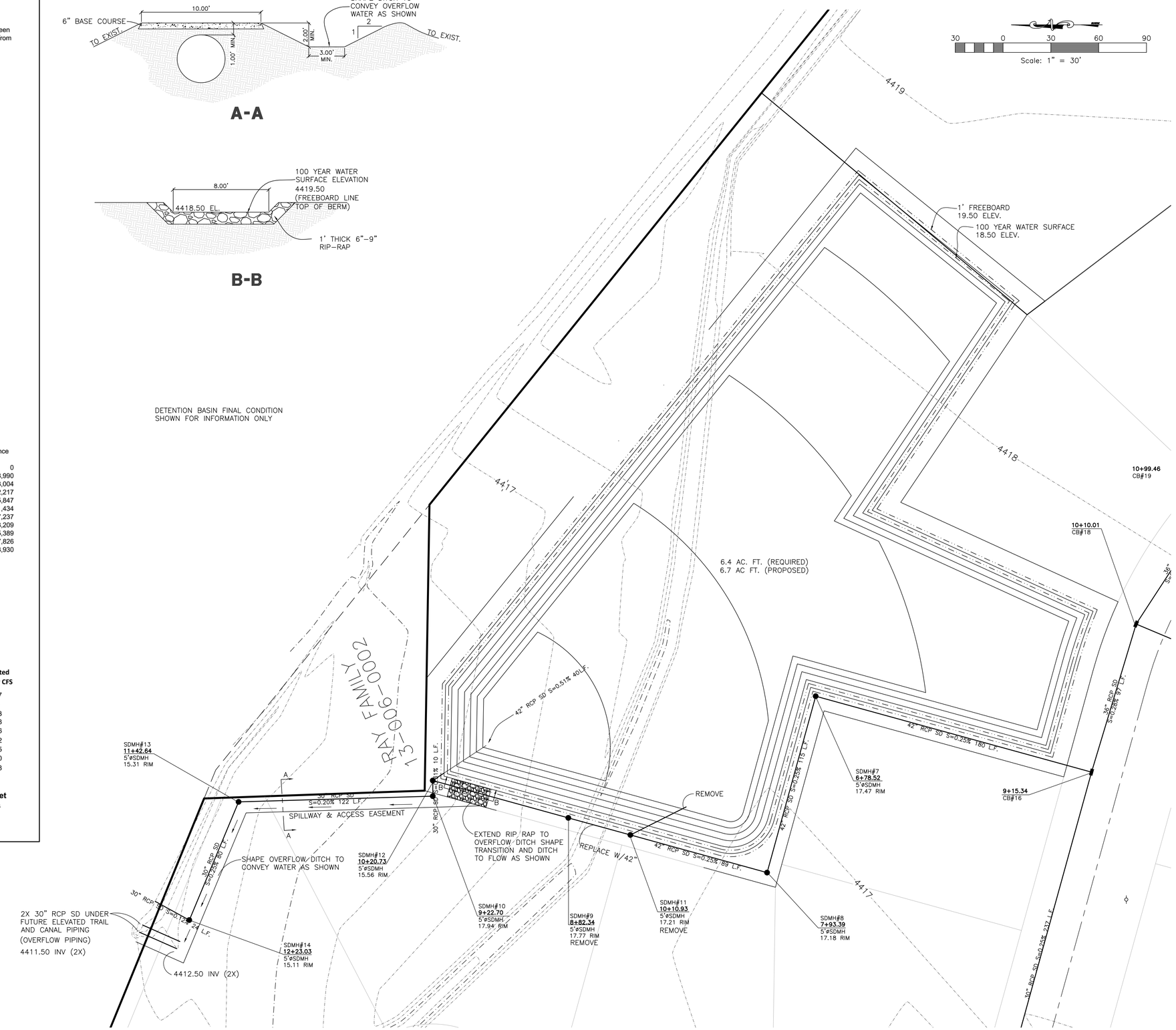
SUMMARY:

The required volume of the detention basin is 6.4 acre-feet

Orifice Diameter at Outlet is 17.23 inches

A-A

B-B



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REVISIONS

DATE	DESCRIPTION
08-18-16	CK Eng. Comments

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Regional Detention Basin

Revised: 08-18-16

REGISTERED PROFESSIONAL ENGINEER 325949 GRANT L. THORSON STATE OF UTAH
NOT VALID WITHOUT ORIGINAL SIGNATURE

Project Info.

Engineer: GRANT L. THORSON

Drafter: C. KINGSLEY

Begin Date: JUNE, 2016

Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2

Number: 6597-02

Sheet 20 of 24 Sheets

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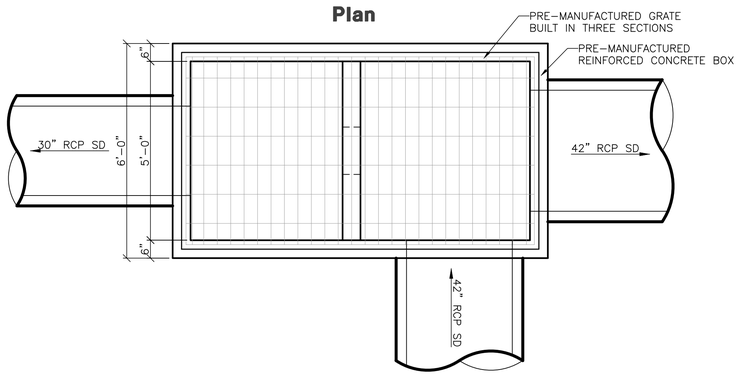
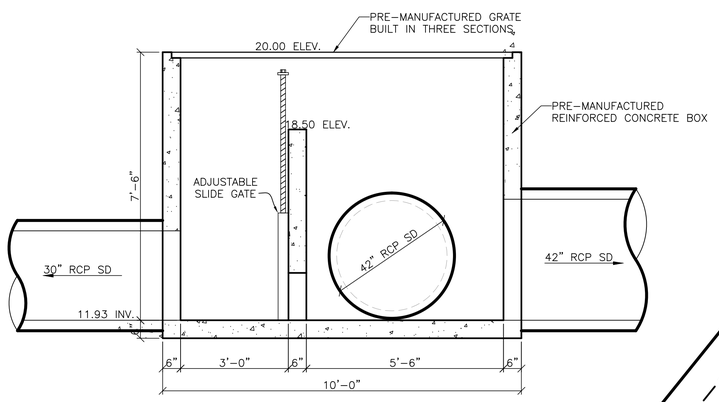
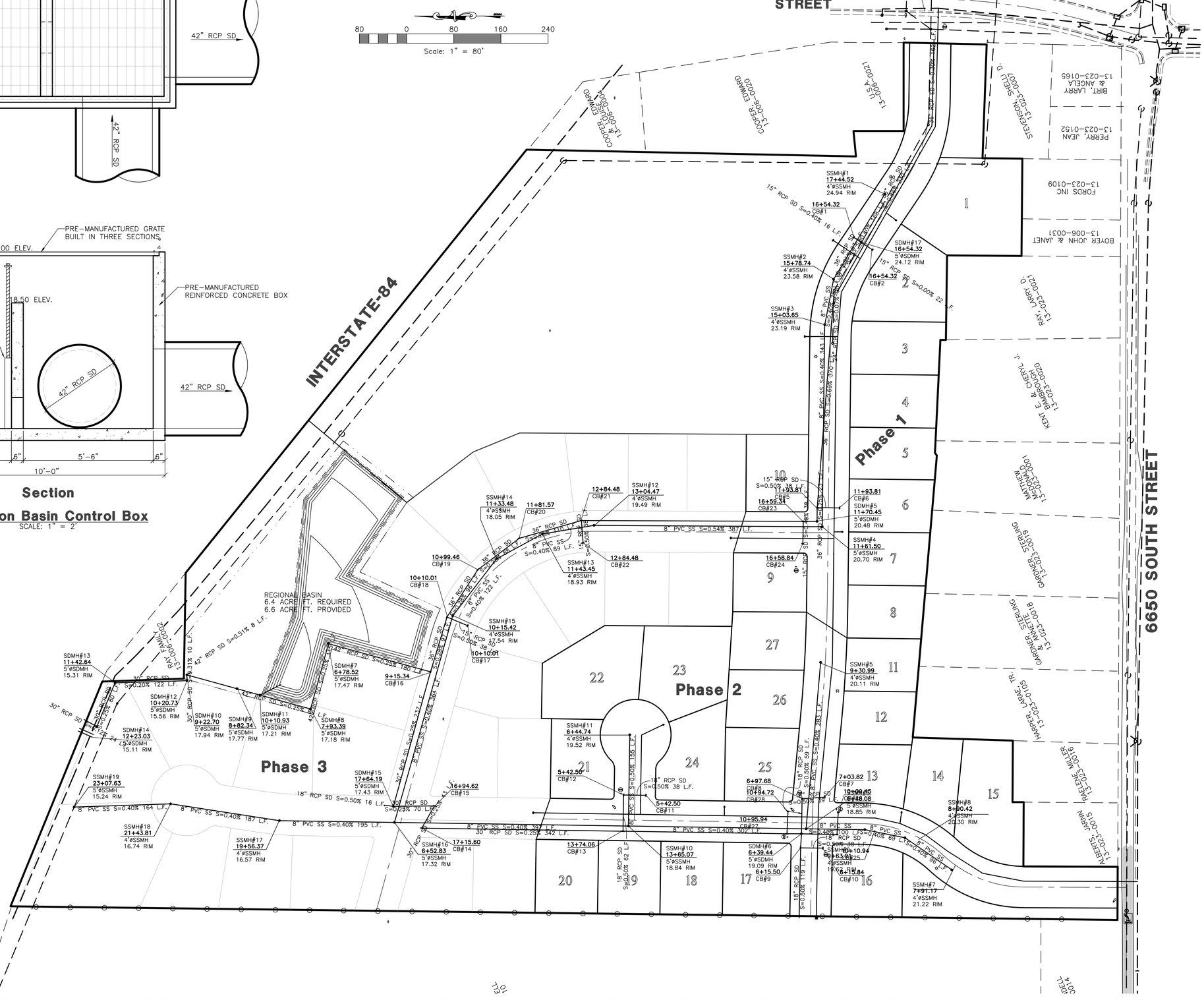




Section

Detention Basin Control Box

SCALE: 1" = 2'


80 0 80 160 240
Scale: 1" = 80'
475 EAST STREET
INTERSTATE-84
6650 SOUTH STREET
Phase 1
Phase 2
Phase 3
REGIONAL BASIN
6.4 ACRE FT. REQUIRED
6.6 ACRE FT. PROVIDED
SSMH#1 17+44.52 4'øSSMH 24.94 RIM
16+54.32 CB#1
SDMH#17 16+54.32 5'øSDMH 24.12 RIM
16+54.32 CB#2
SSMH#2 15+78.74 4'øSSMH 23.58 RIM
SSMH#3 15+03.65 4'øSSMH 23.19 RIM
SSMH#12 13+04.47 4'øSSMH 19.49 RIM
12+84.48 CB#21
11+81.57 CB#20
SSMH#14 11+33.48 4'øSSMH 18.05 RIM
12+84.48 CB#22
SSMH#13 11+43.45 4'øSSMH 18.93 RIM
10+99.46 CB#19
10+10.01 CB#18
SSMH#15 10+15.42 4'øSSMH 17.54 RIM
10+10.01 CB#17
9+15.34 CB#16
16+58.84 CB#24
11+93.81 CB#5
11+93.81 CB#6
SDMH#5 11+70.45 5'øSDMH 20.48 RIM
SSMH#4 11+61.50 5'øSSMH 20.70 RIM
SSMH#5 9+30.99 4'øSSMH 20.11 RIM
SDMH#13 11+42.64 5'øSDMH 15.31 RIM
SDMH#12 10+20.73 5'øSDMH 15.56 RIM
SDMH#10 9+22.70 5'øSDMH 17.94 RIM
SDMH#9 8+82.34 5'øSDMH 17.77 RIM
SDMH#11 10+10.93 5'øSDMH 17.21 RIM
SDMH#8 7+93.39 5'øSDMH 17.18 RIM
SDMH#7 6+78.52 5'øSDMH 17.47 RIM
SDMH#14 12+23.03 5'øSDMH 15.11 RIM
SSMH#19 23+07.63 5'øSSMH 15.24 RIM
SSMH#18 21+43.81 4'øSSMH 16.74 RIM
SSMH#17 19+56.37 4'øSSMH 16.57 RIM
SDMH#15 17+64.19 5'øSDMH 17.43 RIM
16+94.62 CB#15
SSMH#16 6+52.83 5'øSSMH 17.32 RIM
17+15.60 CB#14
SSMH#11 6+44.74 4'øSSMH 19.52 RIM
5+42.50 CB#12
5+42.50 CB#11
13+74.06 CB#13
SSMH#10 13+65.07 5'øSSMH 18.84 RIM
SDMH#6 6+39.44 5'øSDMH 19.09 RIM
6+15.50 CB#9
6+97.68 CB#26
10+94.72 CB#28
10+95.94 CB#27
7+03.82 CB#7
10+08.45 CB#48.08
5'øSSMH 18.85 RIM
SSMH#8 8+90.42 4'øSSMH 20.30 RIM
SSMH#7 7+91.17 4'øSSMH 21.22 RIM
8" PVC SS S=0.54% 387 L.F.
8" PVC SS S=0.40% 89 L.F.
8" PVC SS S=0.40% 122 L.F.
8" PVC SS S=0.40% 164 L.F.
8" PVC SS S=0.40% 187 L.F.
8" PVC SS S=0.40% 195 L.F.
8" PVC SS S=0.40% 197 L.F.
8" PVC SS S=0.40% 302 L.F.
8" PVC SS S=0.40% 100 L.F.
8" PVC SS S=0.40% 89 L.F.
8" PVC SS S=0.40% 98 L.F.
30" RCP SD S=0.25% 342 L.F.
18" RCP SD S=0.50% 16 L.F.
18" RCP SD S=0.50% 38 L.F.
18" RCP SD S=0.50% 135 L.F.
18" RCP SD S=0.50% 19 L.F.
18" RCP SD S=0.50% 62 L.F.
15" RCP SD S=0.40% 16 L.F.
15" RCP SD S=0.50% 38 L.F.
15" RCP SD S=0.50% 39 L.F.
12" RCP SD S=0.51% 8 L.F.
12" RCP SD S=0.25% 180 L.F.
30" RCP SD S=0.20% 122 L.F.
30" RCP SD S=0.25% 80 L.F.
30" RCP SD S=0.25% 237 L.F.
30" RCP SD S=0.40% 304 L.F.
36" RCP SD S=0.40% 410 L.F.
36" RCP SD S=0.50% 80 L.F.
36" RCP SD S=0.50% 20 L.F.
15" RCP SD S=0.50% 39 L.F.
15" RCP SD S=0.40% 283 L.F.
15" RCP SD S=0.40% 159 L.F.
15" RCP SD S=0.40% 159 L.F.
15" RCP SD S=0.40% 159

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Old Maple Farms Subdivision
Phases 1 & 2
Storm Water Pollution Prevention Plan Exhibit

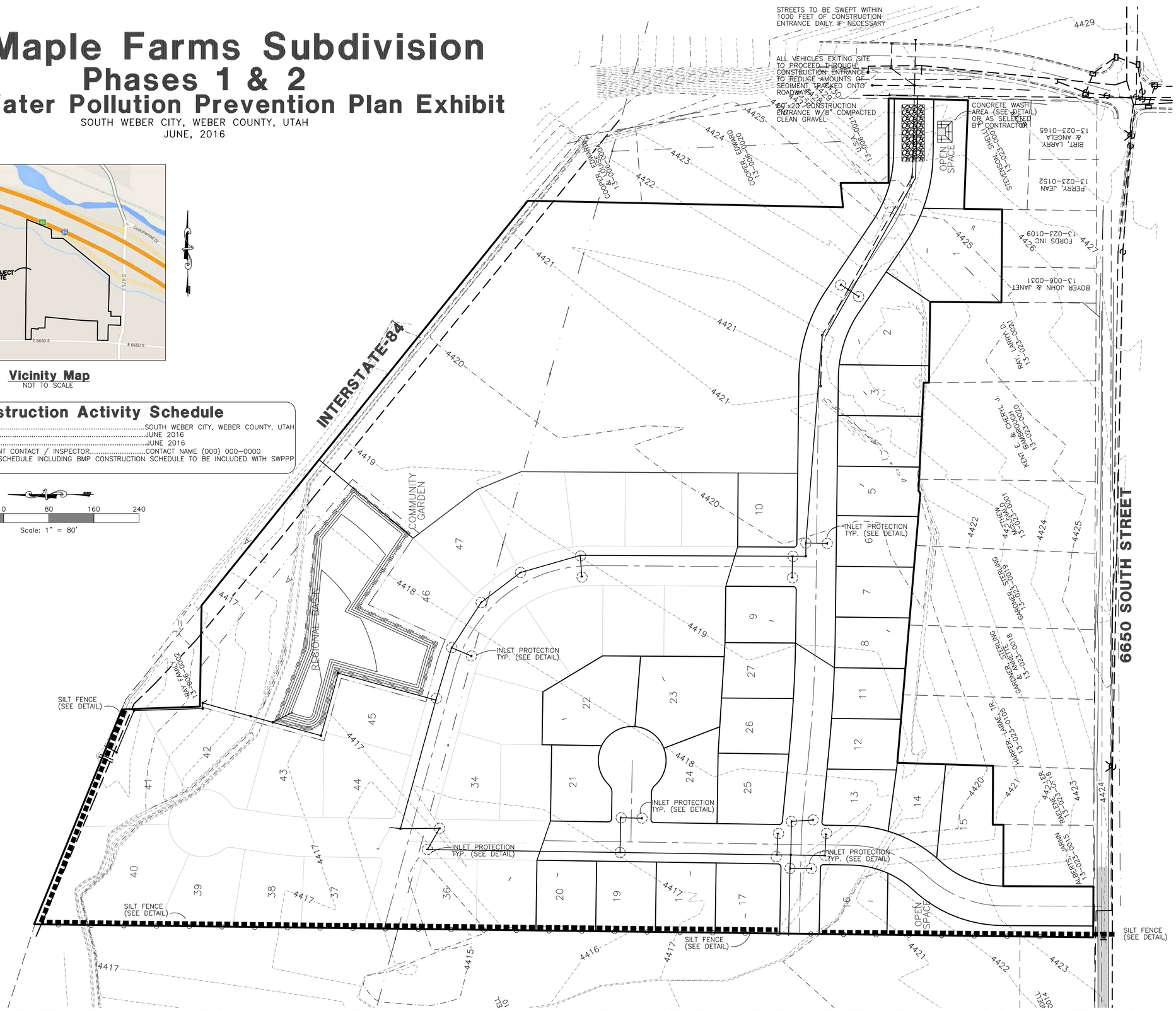
SOUTH WEBER CITY, WEBER COUNTY, UTAH
JUNE, 2016

Vicinity Map
NOT TO SCALE

Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....JUNE 2016
- BMP'S DEPLOYMENT DATE.....JUNE 2016
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

80 0 80 160 240
Scale: 1" = 80'



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REVISIONS

DATE	DESCRIPTION
08-18-16	CK Eng. Comments

Revised: 08-18-16

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
5253949
GRANT L. THORSON
STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet	24
22	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.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

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

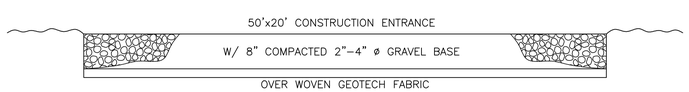
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in 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.

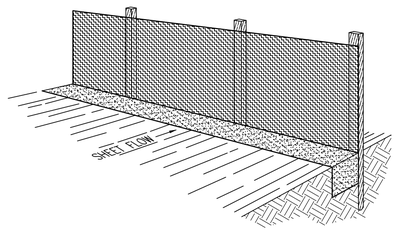
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts 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.

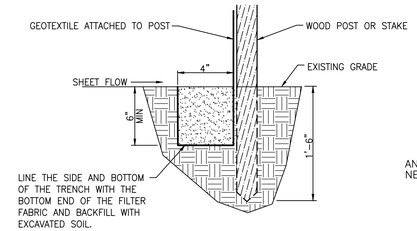
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. 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.

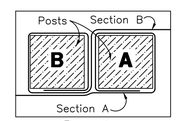
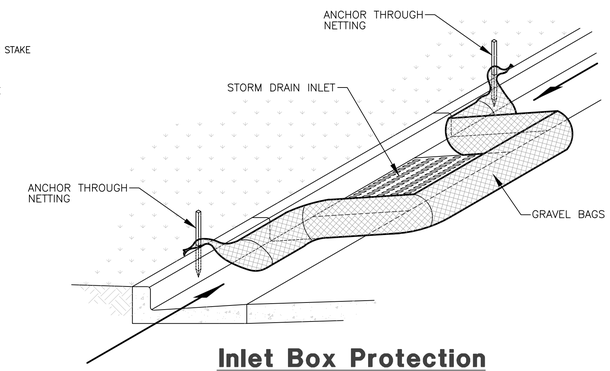


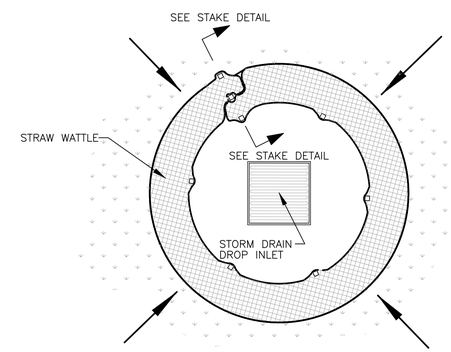
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

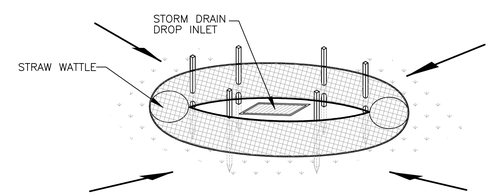
SCALE: NONE



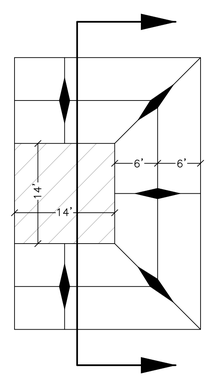
Inlet Box Protection

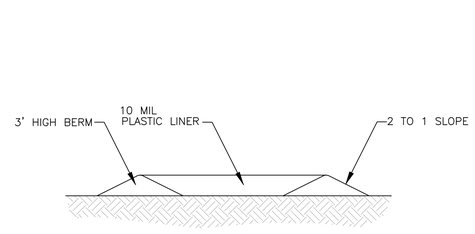


Plan View



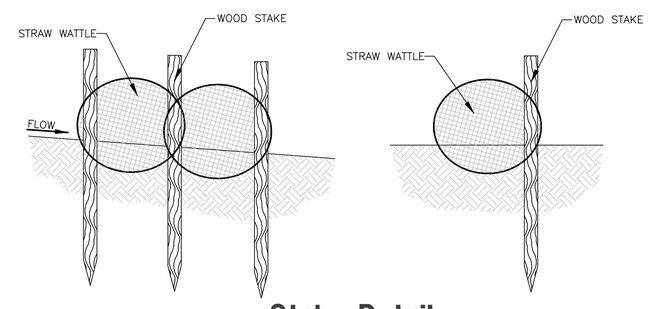
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
08–18–16	CK Eng. Comments

Old Maple Farms Subdivision
Phases 1 & 2
SOUTH WEBER CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

Revised: 08-18-16

NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
5253949
GRANT L. THORSON
STATE OF UTAH

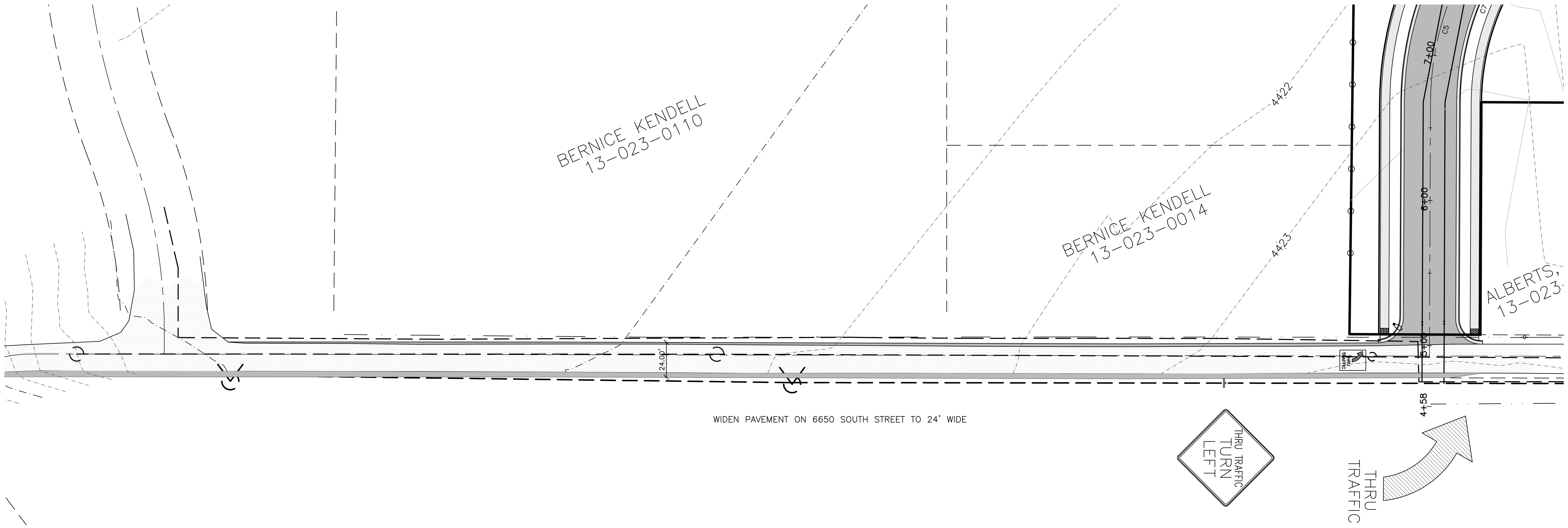
Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597–02

Sheet 23 of 24 Sheets

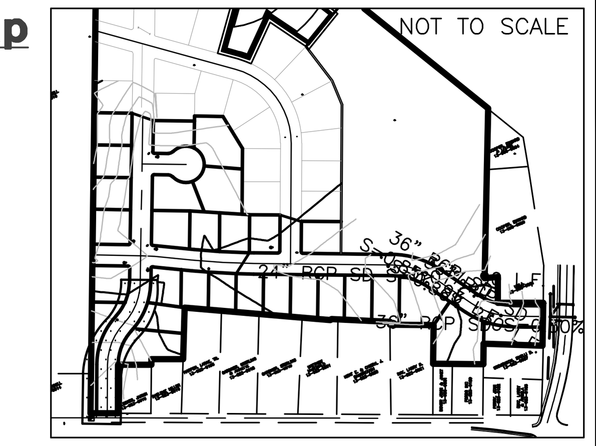
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

1/4/2016 | cskingsley | G:\6597 Mike & Diane Ford\02-Wynn Property, So. Weber\Improvements\Old Maple Farms Imp.dwg
Reeve & Associates, Inc. - Solutions You Can Build On

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



Key Map



Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
1"W – 1"ø TYPE K COPPER W/1" METER SEE CITY STANDARD DRAWING CS-06
W/8 – 8" DI AWWA C151-02 CLASS 51 W/POLY WRAP
W/10 – 10" DI AWWA C151-02 CLASS 51 W/POLY WRAP

IRRIGATION WATER
IRR/8 – 8" PVC SW C-900 DR-14

SANITARY SEWER
4"SS – 4" PVC 3034 SEWER PIPE
SS/8 – 8" PVC ASTM 3034 SEWER LINE

STORM DRAIN
SD/15 – 15" RCP STORM DRAIN
SD/18 – 18" RCP STORM DRAIN
SD/36 – 36" RCP STORM DRAIN
SD/42 – 42" RCP STORM DRAIN

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

6650 South Street

20 0 20 40 60
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
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REVISIONS

DATE	DESCRIPTION
08-18-16 CK	Eng. Comments

Old Maple Farms Subdivision Phases 1 & 2

SOUTH WEBER CITY, WEBER COUNTY, UTAH

6650 South Street Widening Exhibit 10+00.00 - 5+00.00

Revised: 08-18-16

REGISTERED PROFESSIONAL ENGINEER 5253949 GRANT L. THORSON STATE OF UTAH
NOT APPROVED FOR CONSTRUCTION

Project Info.
Engineer: GRANT L. THORSON
Drafter: C. KINGSLEY
Begin Date: JUNE, 2016
Name: OLD MAPLE FARMS SUBDIVISION PHASES 1 & 2
Number: 6597-02

Sheet 24 of 24 Sheets

1/4/2016 | ckingsley | G:\6597 Mike & Diane Ford\02-Wynn Prpperty, So. Weber\Improvements\Old Maple Farms Imp.dwg

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COST SHARE AGREEMENT

THIS **COST SHARE AGREEMENT** ("Agreement") is made and entered to be effective the _____ day of _____ 2016, by and between SOUTH WEBER CITY, a Utah Municipal Corp. ("City"); and Mike and Diane Ford ("Ford"). All parties shall hereinafter be referred to collectively as the "Parties" and sometimes individually as a "Party" or by said Party's given name or individual designation as the case may be. Ford may also be referred to as "Developer."

R E C I T A L S:

A. Developer represents that they own certain real property or are the authorized agent for certain real property located within the City. (The "Property" – see Exhibit "A")

B. The Developer wishes to develop or otherwise improve the Property pursuant to the City's subdivision, zoning and land use planning ordinances and requirements.

C. As such, the Developer would be required by ordinance to install a detention basin for each property or subdivision as the case may be.

D. Therefore, the City has determined that given the proximity of the respective properties of the Developer, it is not as cost effective to install, maintain and regulate several, separate detention basins and that one larger detention basin sufficient to service the Property is more feasible, cost effective and efficient.

E. Said proposed combined detention basin reduces the City's long-term operation and maintenance costs and creates a better value for the city at large.

F. The Developer is also required by ordinance to construct storm water pipelines of sufficient size to adequately serve the lots within his development.

G. The City also has need for larger storm water pipelines through the Property for future development than would be required by ordinance for the Developer to install.

H. Therefore, the City has determined that given the pipelines that would be required of the Development, it is not as cost effective to install, maintain and regulate several separate pipelines to meet the demand of future development and that upsizing the pipelines is more feasible, cost effective and efficient.

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NOW THEREFORE, the Parties hereto intending to be legally bound and in consideration of their respective undertakings made and described herein, and for other good and valuable consideration, do agree as follows:

1. **Recitals.** The above recitals are incorporated herein by reference and made a part hereof.
2. **Project Location and Description.** The City desires to participate in:
    a. The upsizing of the storm drain outfall line from 475 East to the regional detention basin located within the Old Maple Farms Subdivision; and
    b. The construction of a regional detention basin located within the Old Maple Farms Phase 3 Subdivision (labeled as "Regional Basin" in the Preliminary Plat; see Exhibit "B" – Preliminary Plat), South Weber City, Utah.

    The combination of the different aspects of construction listed above constitute the "Project". The Project results from the Developer's need to detain storm water runoff in connection with his development and the City's desire to consolidate detention basins to mitigate against the increasing number of smaller detention basins throughout the City, as well as the City's desire to upsize storm water pipelines to adequately serve future development. The Project shall be managed by the Developer and constructed by a hired construction contractor as designed by Reeve & Associates (Developer's engineer) and as approved by the City.

    The proportionate share analysis giving rise to the specifications of the Parties' contributions relative to the participation in constructing the Detention Basin is attached hereto as Exhibit "C." The Concept Plan for the Project and areas to be served by the Detention Basin is attached hereto as Exhibit "D."
3. **The Role of the Parties.** The Developers shall act as the Owner on the Project and the sole payer on the contract for the construction of the Project, subject to the Parties' payment obligations set forth herein. This Agreement does not create, nor is intended to create, a partnership, joint venture or any other business entity or relationship between the Parties, except for the express contractual and independent obligation of payment set forth herein. The Parties to this Agreement do not have the authority to

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bind or otherwise obligate any other Party to this Agreement individually or collectively to a third party or person in any capacity whatsoever.

4. **Consideration.** Inasmuch as the Developer would be required to construct a detention basin for his development, the Parties have agreed to participate jointly in the cost of construction of the Detention Basin, which will service both associated properties and alleviate the potential need for separate detention basins. The Parties agree to participate on a percentage basis as follows:

   1. South Weber City 64%
   2. Mike & Diane Ford ("Developer") 36%

   The estimated cost of the Project and each party's associated cost is summarized in Exhibit "E". As the City's funding source for payment of this obligation is Storm Water Impact Fees, the City will pay up to $_____ annually (due on January 31st of each year) according to the total storm water impact fee revenue received throughout the city, until the total obligation of **$242,164.99** has been paid in full, with the exception of the final payment to be withheld until the project has been considered by the parties to be substantially complete. The City has the option of paying in excess of the $_____ annually, if desired, and additional revenue is available, but in no case will the City be obligated to pay more than $_____ annually. The first payment will be due on January 31st after a minimum of one full year has expired following the approval and execution of this agreement. The Developer will be responsible to hire any and all contractors and subcontractors and shall pay for the Project, subject to the City's reimbursement obligations set forth herein.

5. **Escrow.** The Developers shall escrow funds for any remaining portion of the Project that is not complete prior to recordation of the Old Maple Farms Subdivision Plats, Phases 1, 2, 3 or 4; and shall be responsible to escrow for all improvements, including the entire amount of those improvements referenced in this agreement.

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6. **Hold Harmless.** The Developers on behalf of their respective heirs, agents, successors and assigns, all affiliated persons and entities, dba's, attorneys, owners, officers, agents, directors, employees and family members, both past and present, shall hold the City harmless, and shall defend and indemnify the City and its related and affiliated persons or entities, officers, agents, directors, employees, council members, successors and assigns, and attorneys from any and all complaints, claims, demands, damages, actions, judgments, causes of action or suits of whatever kind or nature, both known and unknown, and which have existed, which now exist or which may hereafter accrue between the Parties and third parties because of or arising out of the Parties' obligations hereunder generally, and with respect to the hiring of the contractor and the construction of the Project specifically, so long as said claims, demands, damages, suits, etc. do not flow from the City's intentional or gross misconduct. Notwithstanding anything to the contrary in this Agreement generally, and this Section 5 specifically, the City's governmental immunity against any such claims, if any, pursuant to law, is not waived and shall remain in full force and effect. The Developers shall obtain and maintain liability insurance in the amount of $1,000,000.00 during the entirety of the Project and shall provide the City a copy of the certificate of said insurance. Furthermore, the Developers warrant and guarantee that its employees and all sub-contractors employees are sufficiently covered by workers compensation insurance.
7. **Amendment.** Any amendment, modification, termination, or rescission affecting this Agreement shall be made in writing, signed by the Parties, and attached hereto.
8. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, such declaration shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as long as the effect, consideration and material intent of this Agreement as to each Party are achieved.
9. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah, and any dispute arising pursuant to this Agreement shall

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be subject to the jurisdiction of the Second Judicial District, Farmington Department, State of Utah.

10. **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. No waiver shall be binding unless executed in writing by the waiving Party.

11. **Captions.** The Captions preceding the paragraphs of this Settlement Agreement are for convenience only and shall not affect the interpretation of any provision herein.

12. **Integration.** This is a fully integrated agreement. As to all matters between the Parties, this Agreement contains the entire and integrated agreement of the Parties as of its date.

13. **Default.** Time is of the essence in strictly meeting the deadlines set forth within this Agreement, and failure to do so shall constitute a material breach hereof. Regardless of the type of default of this Settlement Agreement, which would include the filing of Bankruptcy, by any Party or Parties under the terms of this Settlement Agreement, the non-defaulting Party or Parties shall, in addition to any other legal remedy or remedies, be entitled to collect from the defaulting Party or Parties all costs and attorney's fees reasonably incurred in enforcing this Agreement, regardless of whether suit is instituted or whether such fees or costs are incurred in connection with any bankruptcy matter or proceeding.

14. **Knowledge.** The Parties have sought legal representation in this matter and for purposes of entering into this Agreement and have read this Agreement and understand all of its terms.

15. **Covenant to Run with the Land.** This Agreement shall be recorded against the Property so that it shall touch and concern any and all such Property or portions thereof and obligate any subsequent owners, successors, heirs and grantees of the Property, or any portion thereof, including owners of finished or approved building lots, to its terms, rights and obligations. Upon full, timely and complete payment of a

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Party's payment obligation, and upon the request of each Party, the Agreement shall be released from said Party's property by way of a Release of Agreement, or some such equivalent document, releasing the Agreement from title to said Party's property.

16. **No Representations or Warranties**. Except for the duties, obligations and express warranties of the Parties set forth herein, including each Party's representation and warranty that each Party has authority to sign for and bind themselves and the persons or entities for whom they sign or for whom they imply to sign, the Parties make no representations or warranties of any kind or nature whatsoever.

17. **No Warranty of Subdivision Approval.** Nothing in this Agreement expressly or impliedly guarantees or otherwise warrants the approval, final or otherwise, of the City or any of its subdivisions of any subdivision or other land use application with respect to the Property or any portion thereof, inasmuch as said approval(s) is a legislative determination to be carried out independently by and through the different and varying bodies and commissions of the City, including, but not limited to, the City Council.

18. **The Parties**.

South Weber City, 1600 East, South Weber Drive, South Weber, Utah 84405;

Mike and Diane Ford, _____.

19. **Warranty and Escrow.**

a. Developers warrant to City that all materials and equipment furnished under this Contract will be new unless otherwise specified, and that all said materials and equipment will be of good quality, free from faults and defects and in conformance with all industry standards, plans, specifications and laws. All such material and equipment not conforming to these requirements, including substitutions not properly approved and authorized, shall be considered defective.

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If required by City, the Developers shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

b. Without limiting any special warranties contained herein, Developers guarantee that the Project and all portions thereof will be free from all defects in material and workmanship for a period of one (1) year following completion of the Project. As part of the guarantee, Developers agree to commence repair or replacement of any defective material or equipment and performance of any labor necessary to correct any such defect in the Project within thirty (30) business days after receipt of notice thereof and thereafter to diligently prosecute all corrective work to completion, all at Developers' sole cost and expense.

c. City shall retain the equivalent of 10% of the Developers' share of the cost of the Project in an escrow to be kept and maintained for one year commencing upon the date of final completion of the Project in order to insure compliance with the one year warranty set forth herein and the condition of the Project after the one year period. The money held in escrow shall be returned to Developers upon request for final inspection and after final acceptance by the City Council after one year from substantial completion of the Project. Notwithstanding anything to the contrary, the money held in escrow may not be used by Developers during the one year period in order to perform warranty work as required under the warranty provisions set forth herein

20. **Indemnification.**

Except as otherwise specifically provided elsewhere in this Agreement and any exhibits hereto each party shall protect defend indemnify and hold harmless the other party and their officers agents and employees or any of them from and against any and all claims actions suits liability loss costs expenses and damages of any nature whatsoever which are caused by or result from any negligent act or omission of the party s own officers agents and employees in performing services pursuant to this Agreement In the event that any suit based upon such a claim action loss or damage is brought against a party the

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party whose negligent action or omissions gave rise to the claim shall defend the other party at the indemnifying party s sole cost and expense and if final judgment be rendered against the other party and its officers agents and employees or jointly the parties and their respective officers agents and employees the parties whose actions or omissions gave rise to the claim shall satisfy the same provided that in the event of concurrent negligence each party shall indemnify and hold the other parties harmless only to the extent of that party s negligence The indemnification to the City hereunder shall be for the benefit of the City as an entity and not for members of the general public.

EXECUTED as of the day and year first above written.

SOUTH WEBER CITY:

_____ Attest:_____

Tamara P. Long, Mayor Elyse Greiner, City Recorder

DEVELOPER:

_____

Mike and Diane Ford

In the State of Utah, County of _____, on the _____ day of _____, 2016, Mike and Diane Ford personally appeared before me, and affixed his signature hereto.

_____

Notary Public

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