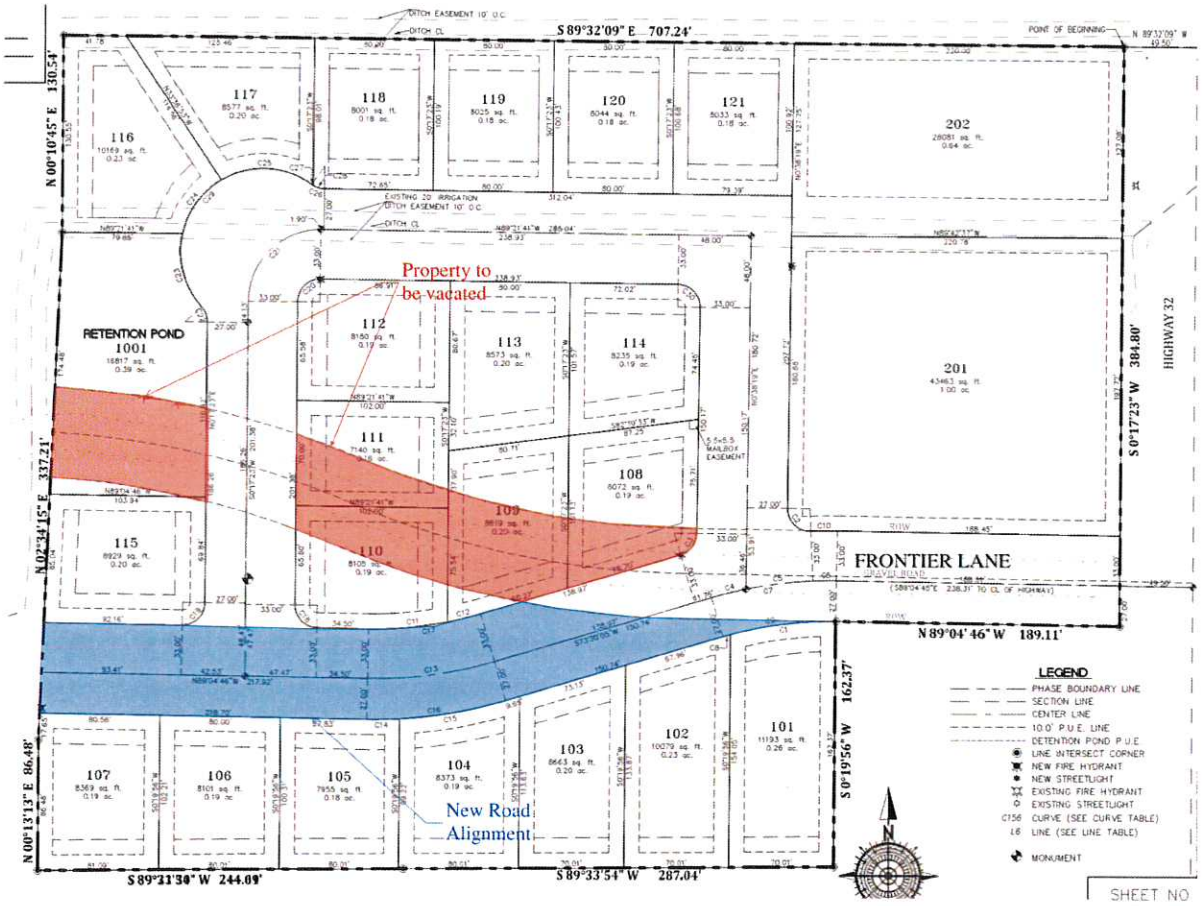
NOTICE

Pursuant to Utah State Code Section 10-9a-208, this is a notice that a public hearing will be held on March 28, 2019 with Francis City Council. The meeting will be held at 7pm at Francis City Community Building at 2317 South Spring Hollow Road. The purpose of the public hearing is to vacate a portion of Frontier Lane. Frontier Lane will be realigned as part of the proposed Frontier Cottages Subdivision.



NOTICE OF IMPENDING BOUNDARY ACTION
McNeil SUBDIVISION

March 29, 2019

To the Lieutenant Governor, State of Utah:

I am the City Recorder of Francis City. I am submitting this Notice of Impending Boundary Action regarding the McNeil Annexation. This annexation was accomplished by Ordinance 2019-01 which ordinance was passed by the Francis City Council on March 28th, 2019.

I hereby certify that all legal requirements applicable to this boundary action have been met.

Enclosed are (1) a copy of Ordinance 2019-01 and (2) a copy of the approved final local entity plat.

Please contact me at (435) 783-6236 if you have any questions.

Signed:

_____

Suzanne Gillett
Francis City Recorder
2317 So. Spring Hollow Rd.
Francis, Utah 84036

STATE OF UTAH)
ss:
COUNTY OF SUMMIT)

Subscribed and sworn to before me on this _____day of _____, 2018, by Suzanne Gillett.

_____

NOTARY PUBLIC

FRANCIS CITY

ORDINANCE NO. 2019-01

AN ORDINANCE AMMENDING THE APPROVAL DATE OF ORDINANCE 2018-04 ON THE McNeil ANNEXATION AND DESIGNATING ZONING TO APPLY TO THE ANNEXATION PROPERTY,

WHEREAS, Title 10, Chapter 2 Part 4 of the Utah Code authorizes a municipality to annex unincorporated areas into the municipality; and

WHEREAS, Ordinance 2018-04 is being amended by Ordinance 2019-01 for the purpose of the Ordinance being received by the Lt. Governor's Office within the 30-day time frame that is required.

WHEREAS, on June 14, 2017 a petition was filed with Francis City to annex approximately 5 (five) acres of land known as the McNeil Annexation into Francis City; and

WHEREAS, the City has reviewed the annexation petition and has verified that it meets all applicable legal requirements; and

WHEREAS, on January 1 1, 2017 the Francis City Council held a duly-noticed public hearing to receive public input on the proposed annexation; and

WHEREAS, the Francis City Council finds it desirable and in the public interest to approve the proposed annexation at this time, subject to the conditions of an annexation agreement that has been prepared.

NOW THEREFORE, be it hereby ordained by the Francis City Council as follows:

Section 1. The real property described in Paragraph 2 below is hereby annexed into Francis City, Utah, and the corporate limits of the City are hereby extended immediately following acceptance and approval of the McNeil Development Agreement.

Section 2. The real property subject to this Ordinance is described as follows:

> A portion of land located in the Southeast Quarter of Section 28, Township 2 South, Range 6 East Salt Lake Base and Meridian and having a Basis of Bearing taken as South between East ¼ Corner and the Southeast Corner of said Section 28 described as follows:
>
> Beginning at a point South 89 ^{0} 51'01" West 880.28 feet from the East $^{1}/4$ Corner of Section 28, Township 2 South, Range 8 East, Salt Lake Base and Meridian, which point located at

the Northwest Corner of the Jean McNeil Acres Subdivision Phase 2; and running thence 328.18 feet along the west line of said subdivision to a fence line; thence South 89 ^{0}54'37" West 654.15 feet along said fence line to a fence line being the 1/16 line; thence North 327.50 feet along said line to the east/west ¼ Section line; thence North 89 ^{0} 51'01" East 654.16 feet along said line to the point of beginning.

Containing 4.92 Acres.

Section 3. The real property described in Paragraph 2 above shall be classified as being in the Residential Half Acre Zone, pursuant to the Francis City Land Use Ordinance, and the official Zoning Map of Francis City shall be amended accordingly.

Section 4. The real property described in Paragraph 2 above, and this Annexation Ordinance, shall be subject to the Annexation Agreement adopted by the Francis City Council at the time of annexation.

Section 6. This Ordinance shall take effect as and when provided by Utah Code Title] 0, Chapter 2, and Part 4.

PASSED AND ADOPTED by the City Council of Francis City, Summit County, Utah this 28th, day of March 2019.

PASSED AND ADPOTED by the Francis City Council this 28th day of March 2018.

	Aye	Nay
Mayor Ames		
Councilmember Cox		
Councilmember Crittenden		
Councilmember Forman		
Councilmember Fryer		

APPROVED:

Mayor Byron Ames

ATTEST:

City Recorder Suzanne Gillett

City Seal

PUBLIC NOTICE

ANNEXATION PETITION

On January 24, 2019, the Francis City Council accepted for further consideration an Annexation Petition signed by Cathie Hart, Manager Hart Ranch LLC, a Utah Limited Partnership. The Annexation is for approximately 80.96 acres known as Parcels #CD-2039, #CD-2039-A, #CD-2039-B and #CD-2038.

HART ANNEXATION BOUNDARY

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER MONUMENTED BY A PK NAIL IN ASPHALT; THENCE NORTH 89°35'19" EAST 2652.52 FEET ALONG THE SECTION LINE;
THENCE SOUTH 00°05'42" EAST 1327.35 FEET ALONG THE WESTERLY BOUNDARY OF ANNEXATION
ENTRY NUMBER 627908;
THENCE TO AND ALONG THE NORTH BOUNDARY OF WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824550) THE FOLLOWING SIX (6) COURSES: ‹I) SOUTH 89°46 00" WEST 271.29 FEET; (2) SOUTH 84°00'36" WEST 52.93 FEET; (3) NORTH 89°25'21" WEST 196.71 FEET; (4) THENCE SOUTLI 89°24'56" WEST 527,03 FEET; (5) NORTH 89°04'47“ WEST 159.23 FEET; (6) SOUTH 86°54'24" WEST 127.47 FEET;
THENCE NORTH 00°07'01" EAST 1.43 FEET TO THE NORTHEAST CORNER OF THE UINTA WILLOWS PHASE 2 SUBDIVISION (ENTRY #1076145);
THENCE SOUTH 89°43'32" WEST 1321.28 FEET ALONG THE NORTH BOUNDARY OF SAID UINTA WILLOWS PHASE 2 SUBDIVISION TO A POINT ON THE SECTION LINE;
THENCE NORTH 00°01'54" EAST 1327.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 80.96 ACRES

Based on information received from petitioners, Francis City Planner, City Engineer and consultation with Francis City Attorney, I, Suzanne Gillett, Francis City Recorder, have reviewed the Annexation Petition in accordance with applicable provisions of Utah Code Ann. 10-2-405, and hereby certify that the Annexation Petition meets the requirements of Subsections 10-2-403(2), (3), and (4) of the Utah Code. The Annexation Petition is available for inspection at the Francis City Recorder's Office at Francis City Hall, 2317 So. Spring Hollow Rd., Francis, Utah, during normal working hours, 8 a.m. to 4:30 p.m., Monday through Thursday. If you have any questions regarding this matter, please free to contact me at (435) 783-6236.

Published in Summit County News on March 15th, 22nd, 29th and April 5th, 2019.

The regularly scheduled Francis City Council Meeting for March 14th, 2019 has been cancelled.

The meeting will now be held on March 28th, 2019 at 7:00 p.m..

CITY CENTER DESIGN STANDARDS

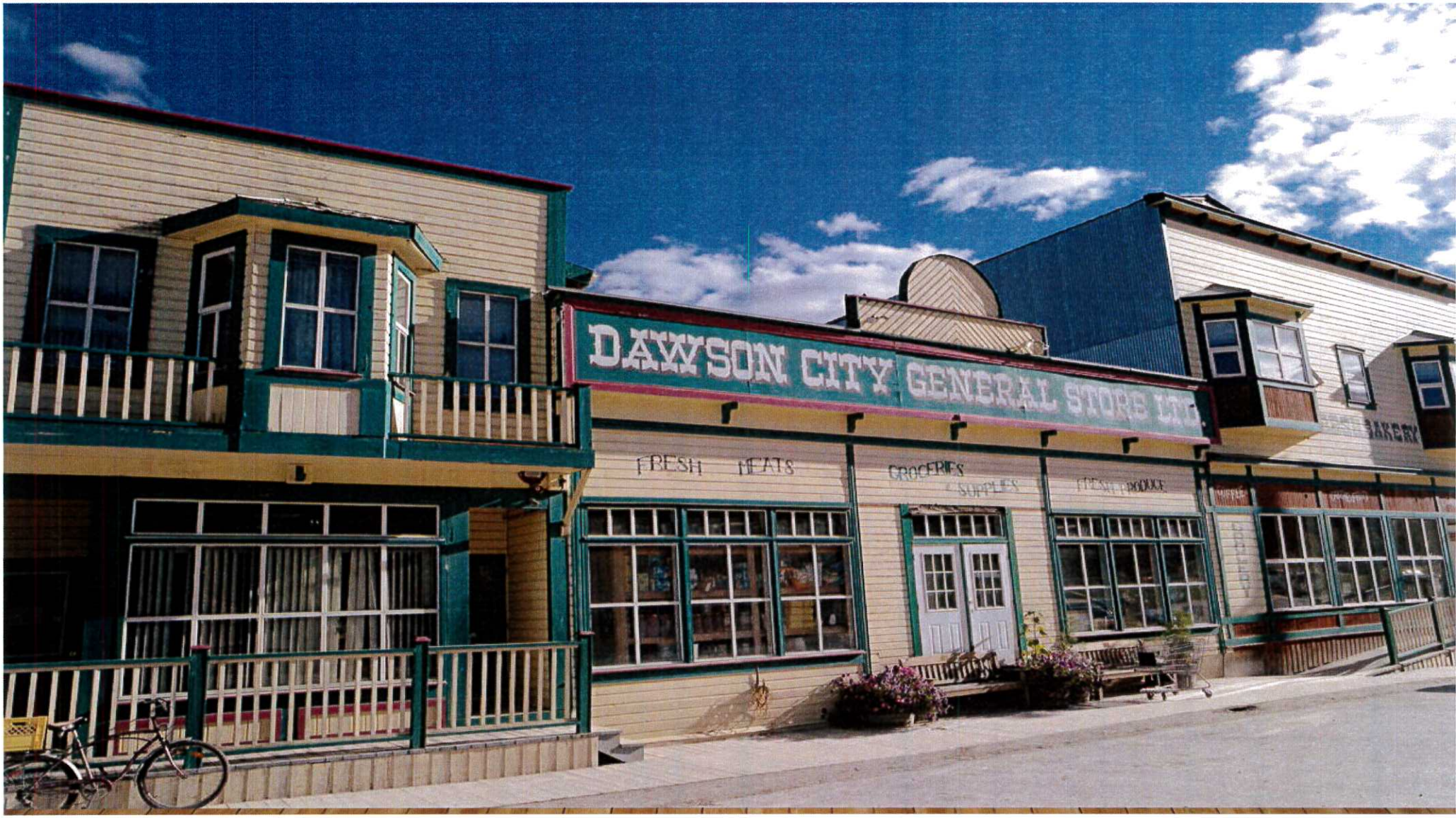


18.45.150 ARCHITECTURAL DESIGN AND MATERIALS COMMERCIAL ZONE

- *…Proposed developments shall be designed with a common theme that reflects the heritage and community of Francis City. Themes shall be reviewed and approved by the Planning Commission and City Council and may include but are not limited to agricultural or mountain tourism.*

FRONTIER THEMED




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MOUNTAIN THEMED




ENNIS CAFE
ENNIS CAFE
ENNIS CAFE
SUMMER HOURS
6am-4pm
SEVEN DAYS A WEEK
Coca-Cola
I TOLD YOU TO GET YOUR
AT THE
ENNIS CAFE!
Strawberry
PIE
BREAKFAST & LUNCH
OPEN
COU
Gifts - Cust


CAFE
KNIVES
CLOTHING
DOUBLE PLAY

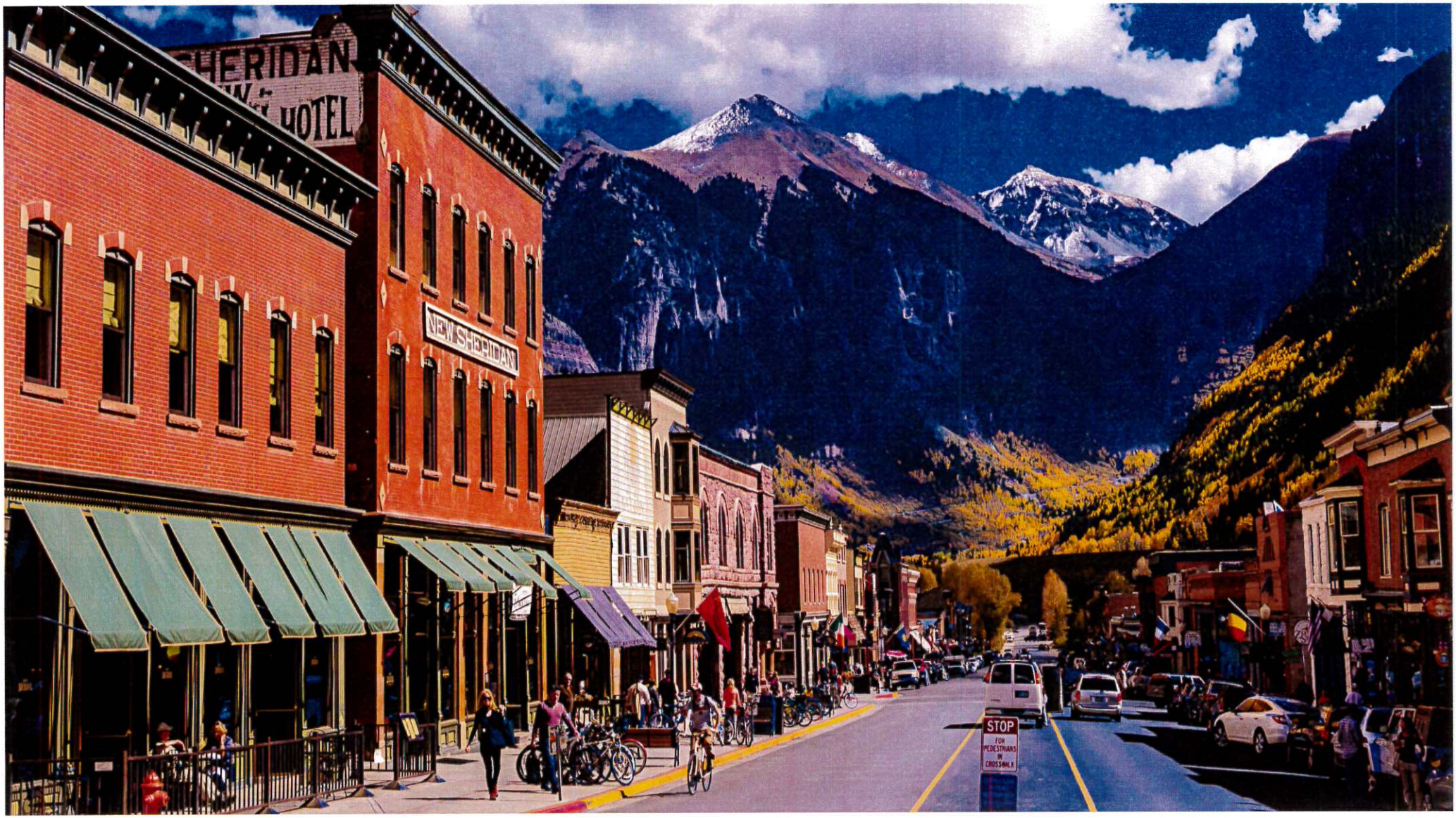


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Adirondack
Quilts & Gifts

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HOTEL
NEW SHERIDAN
STOP
FOR
PEDESTRIANS
IN
CROSSWALK




1878-1910
1878-1910
Ice Cold
BODEGA
CIGARETTES
SNACKS
GIFTS
MADE
Pottery
BODEGA
SALOON
HOTEL

Staff Notes

To: Francis City Combined work session
Type of Item: Code Text Amendment
Executive Summary:

The purpose of this zone is to create a "City Center" at the heart of Francis which includes roughly a 600'-830' ft. radius surrounding the flashing four way stop at the intersection of SR32 and SR35. (See Proposed zoning map.)
The City Center zone architectural design is not intended to look modern but have an appropriate rustic mountain/frontier aesthetic. (See examples attached.)

C-Z City Center Zone is established to:

A. Create a strong identity for Francis City.
B. Encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.
C. Promote a diverse mix of residential, business, commercial, office and institutional educational, cultural and entertainment activities for employees, visitors and residents.
D. Encourage pedestrian-oriented development within walking distance.
E. Create a place that represents a unique, attractive, and memorable destination for visitors and residents.
F. Enhance the community's character through the promotion of high-quality urban design.
G. To provide opportunities to increase the City's sales tax base, thereby helping to fund public improvements and public services.

Discussion items

- What building design standards do we want for the City Center Zone?
- Do we want the same lot standard requirements as the Commercial zone? (18.45.040-210)

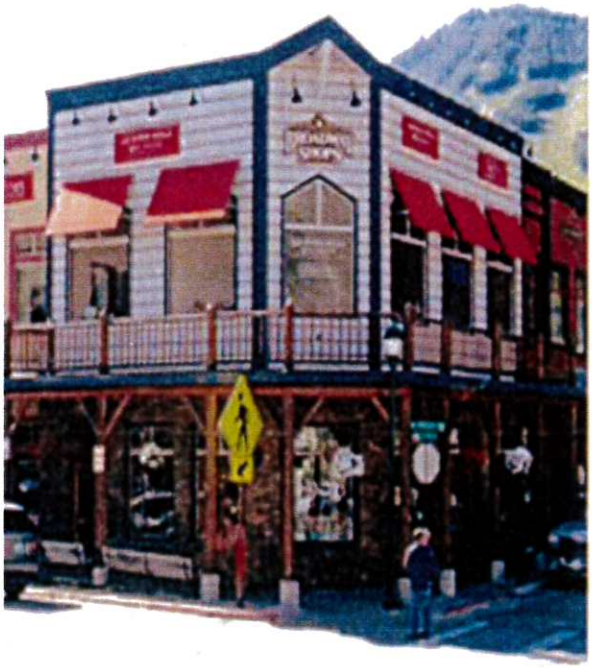

SNAKE
CREEK
GRILL



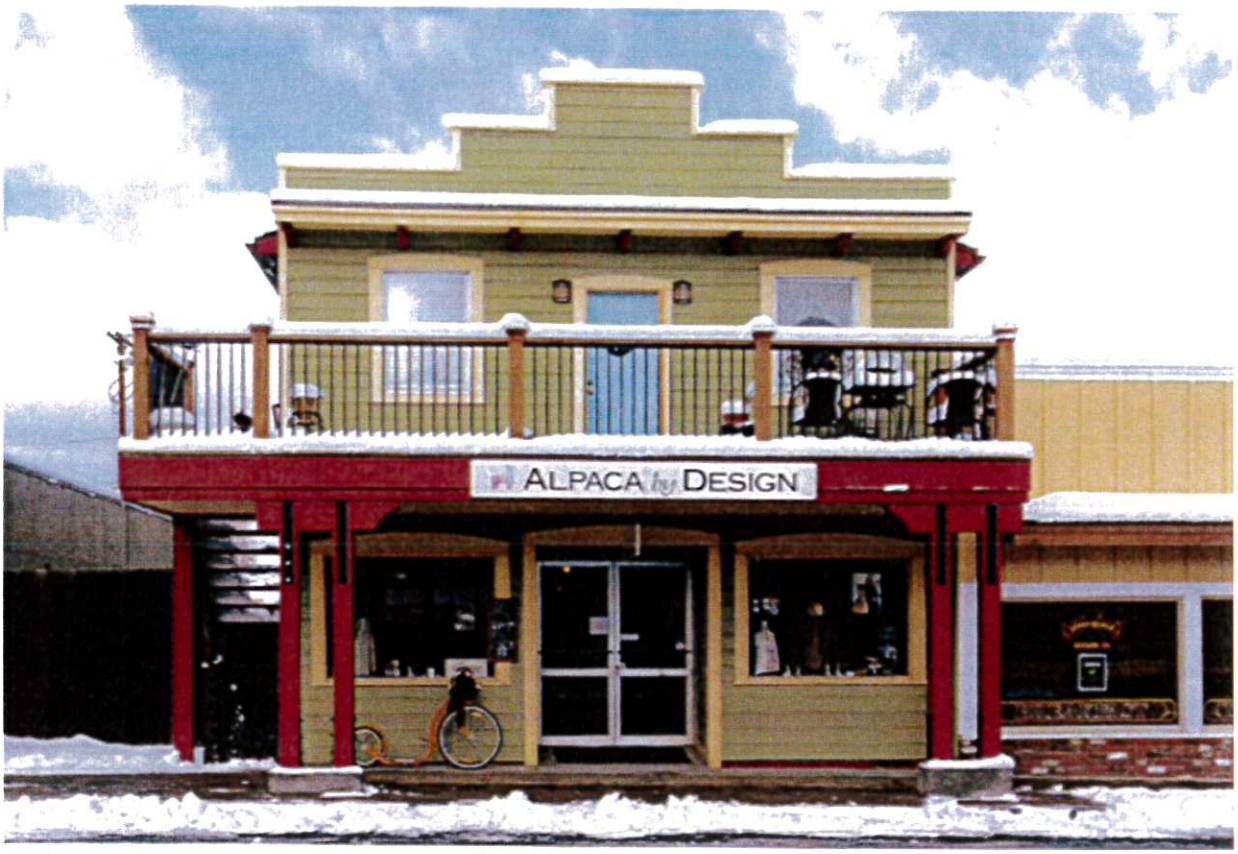

Slices & Scoops
COUNTRY STORE
BEER
LIQUOR
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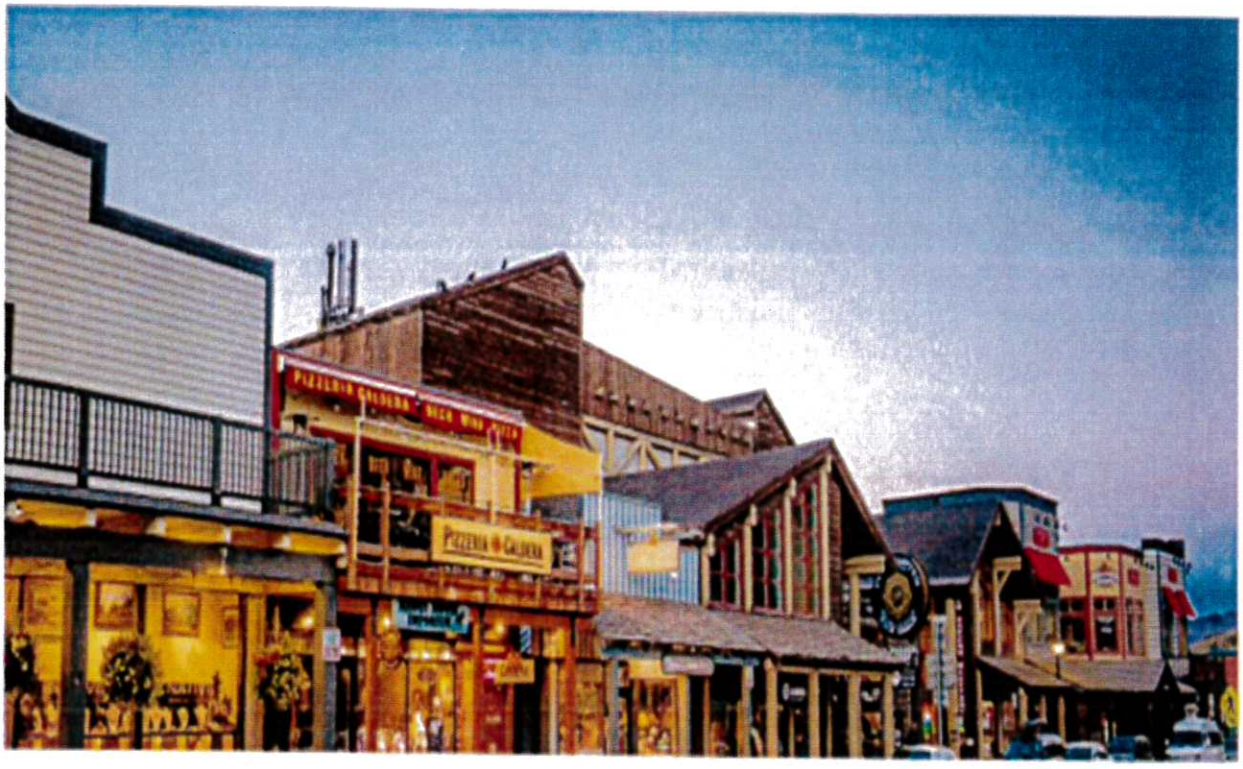



Old Style
BAR-B-Q



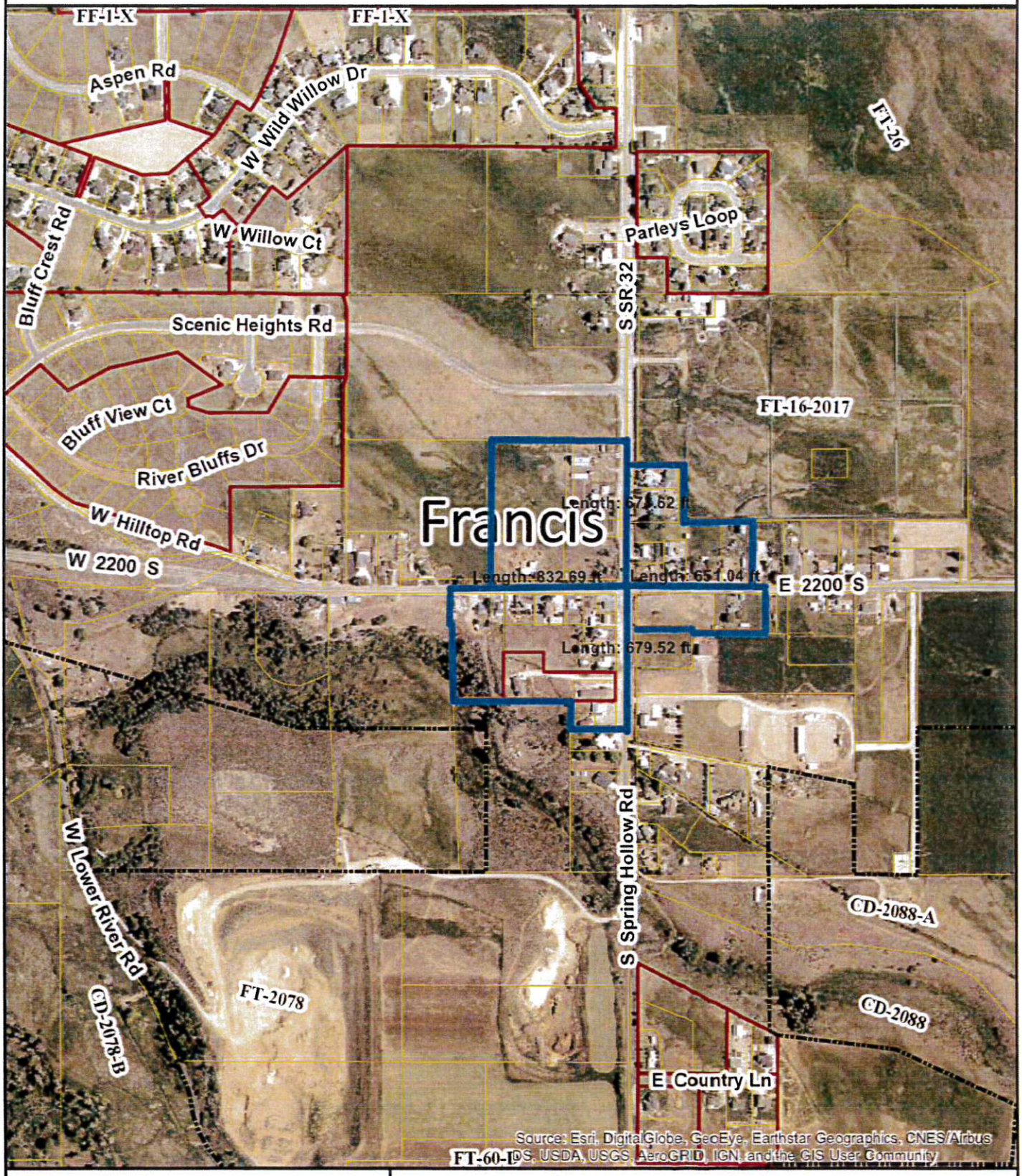

MAVERICK
GRAND OPENING


ALPACA by DESIGN



Map Title

Summit County Online Parcel Reference Map
Printed on: 9/12/2018



SUMMIT COUNTY

1 in = 814 feet

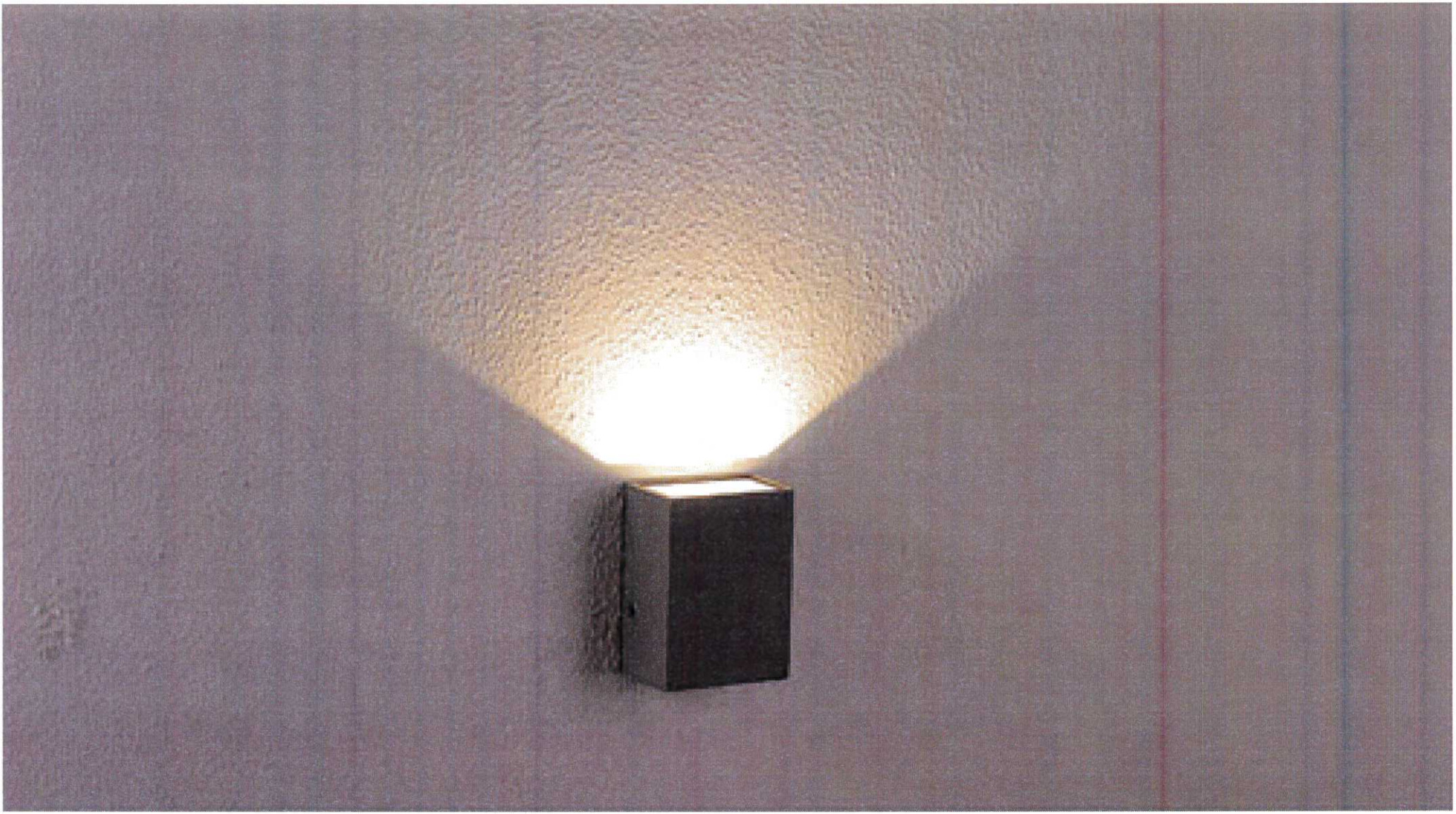
N
W E
S

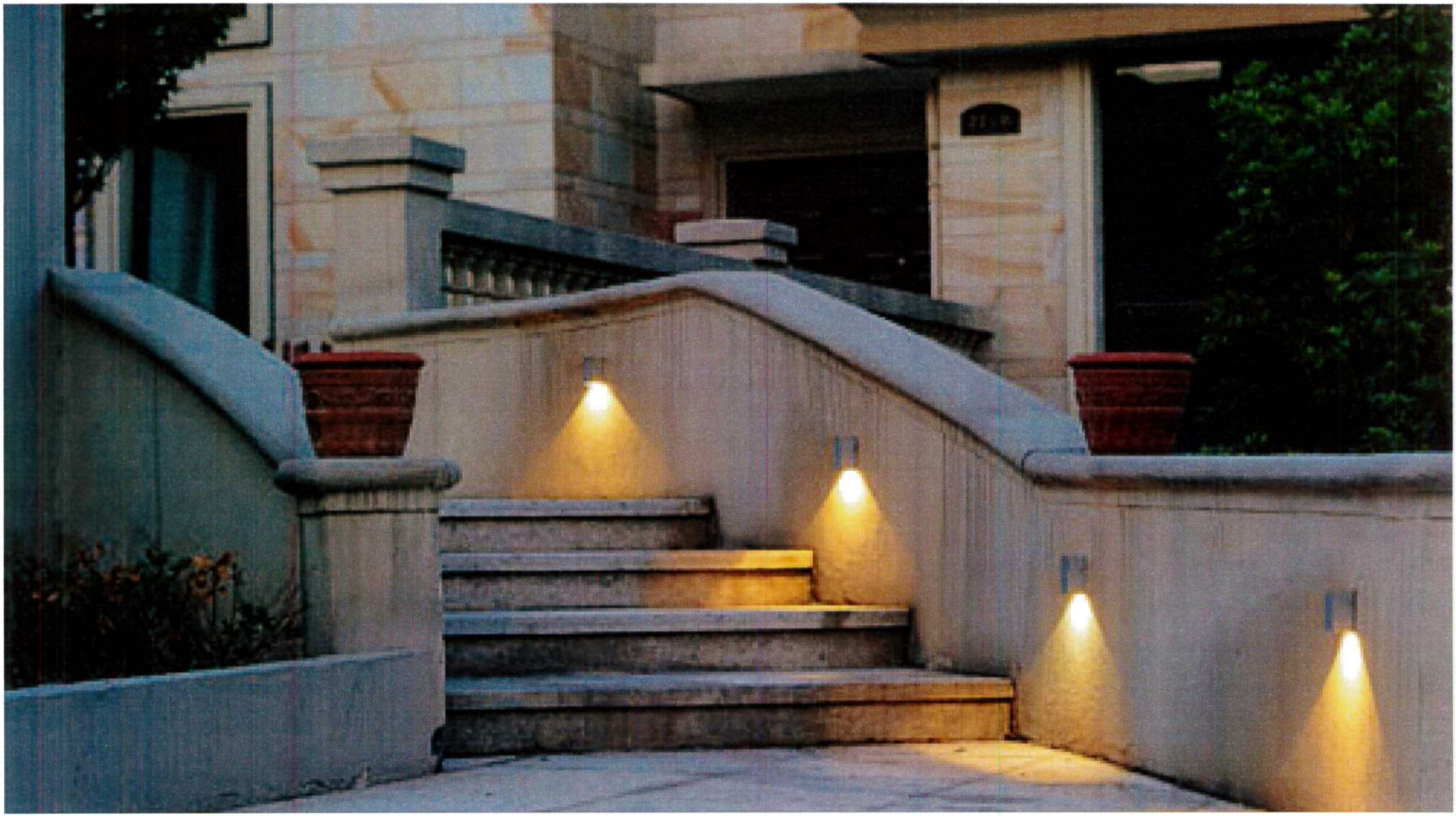
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

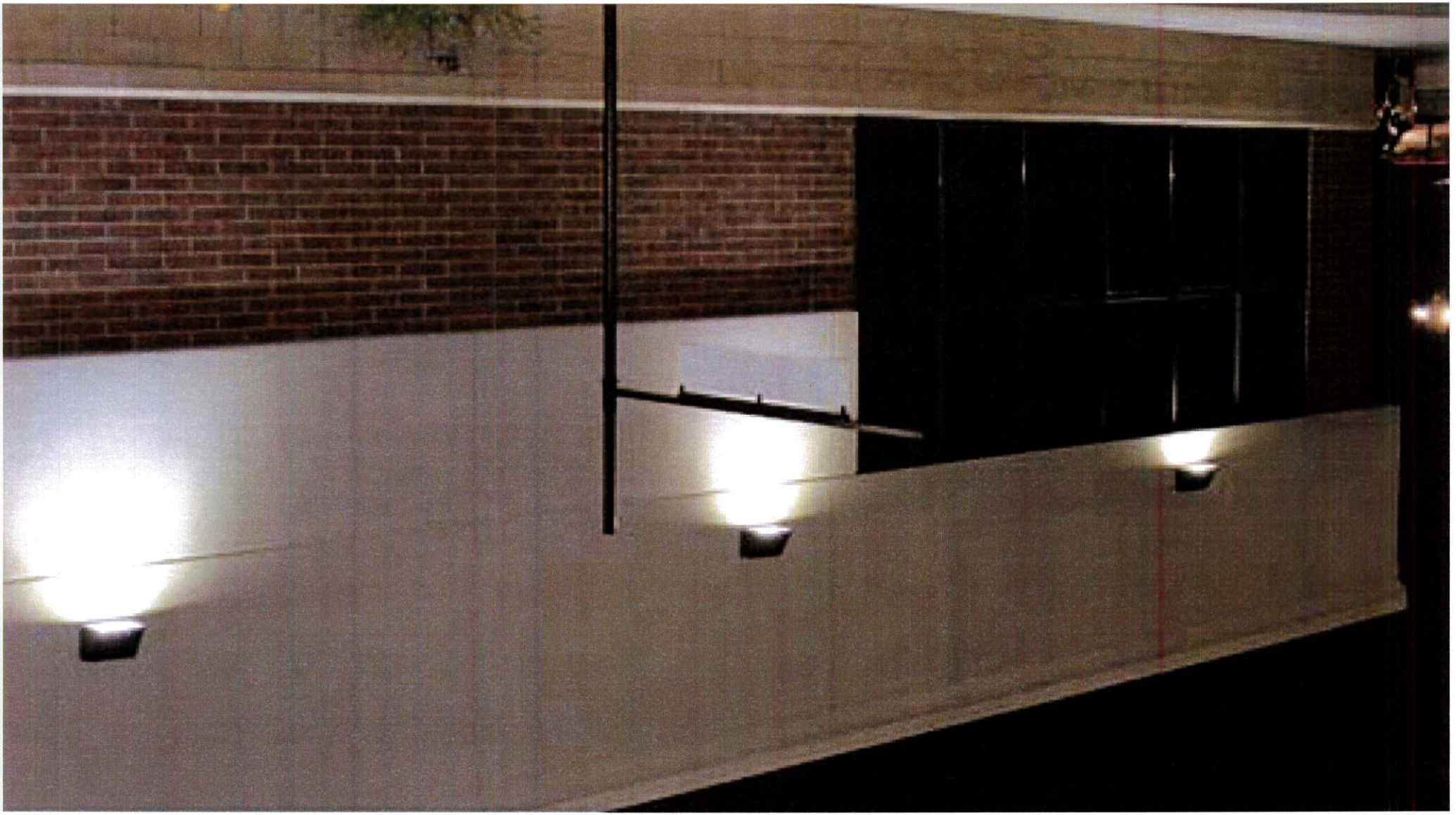
LIGHTING CODE

PICTURE EXAMPLES












THE SPOKE ON CENTER
MOAB
AREA INFORMATION
MOAB ART WALK
Best Western PLUS
NOW OPEN!

Figure D

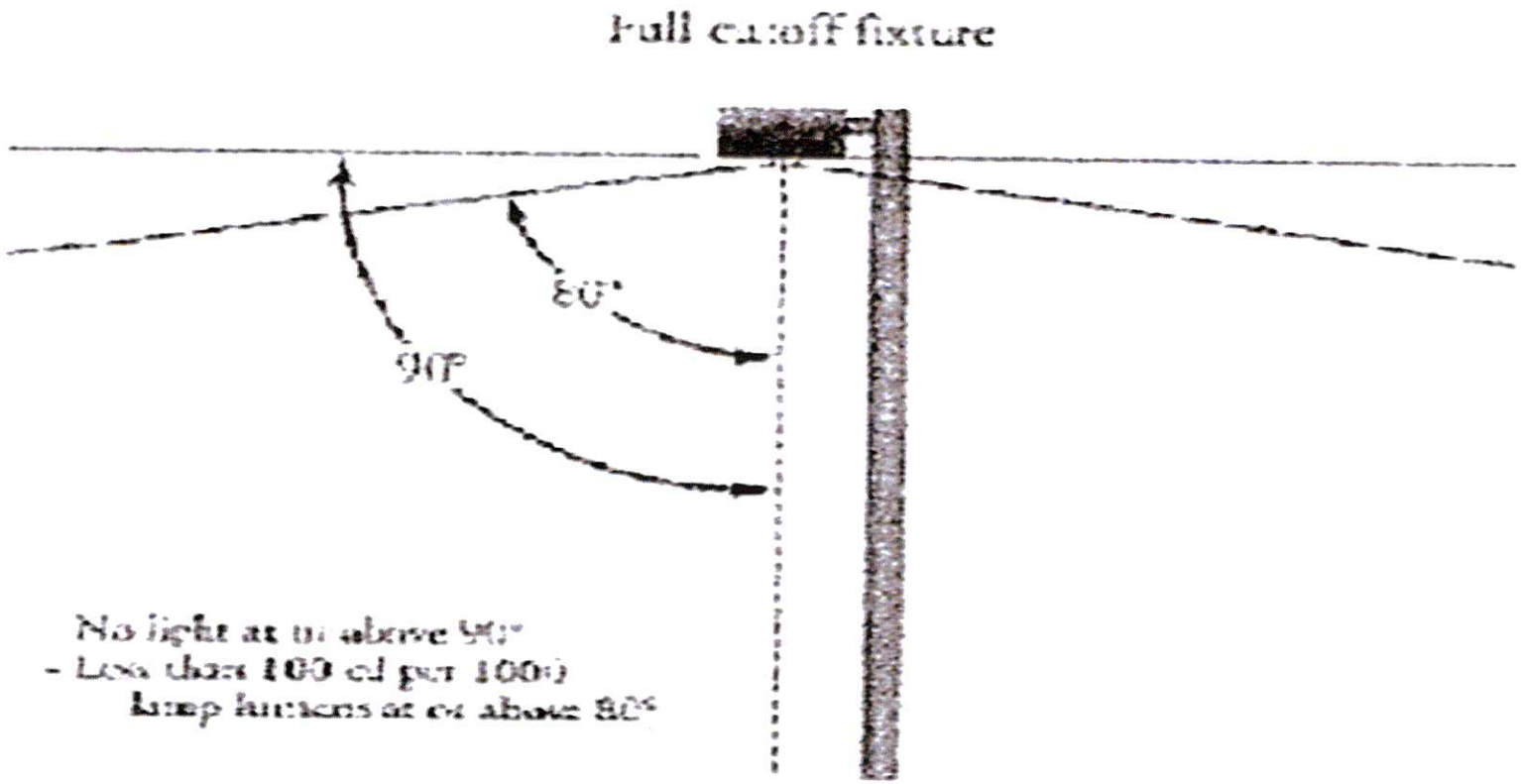
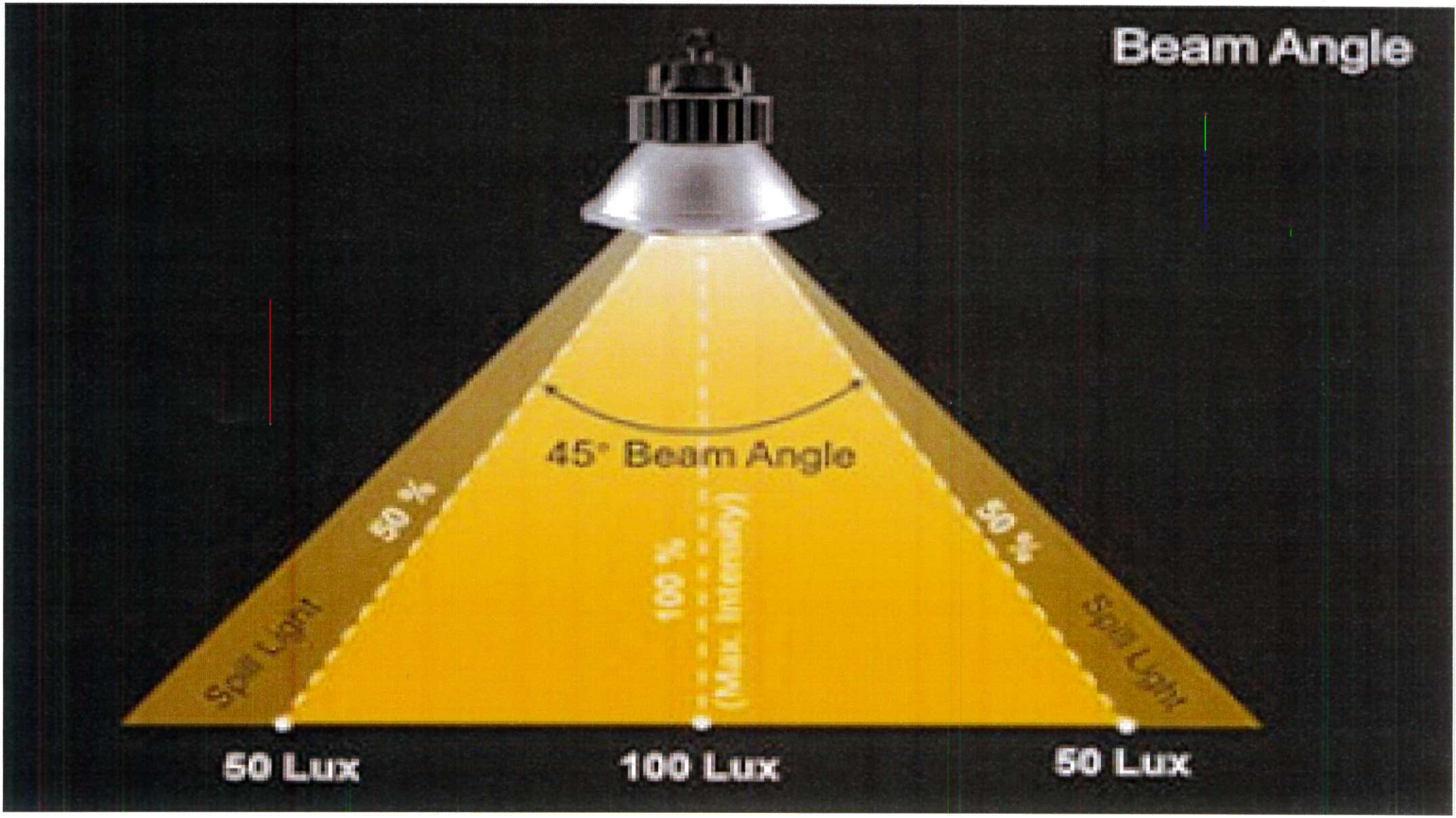


Figure D: Full cutoff fixtures do not allow any light to be emitted above the fixture. The fixture controls glare by limiting the light output at 10 degrees below the horizontal, to less than 10% of the light output in lumens.


Beam Angle
45° Beam Angle
50 %
Spill Light
100 %
(Max. Intensity)
50 %
Spill Light
50 Lux
100 Lux
50 Lux

Staff Notes

To: Francis City Combined Work Session
Title: Lighting Ordinance
Type of Item: Legislative-Code Text Amendment

Lighting Plan

- Require a lighting plan for all development that must be approved by City Council showing the following for all outdoor lighting:
- Location of fixtures
- Height of fixtures
- Fixture type

Shielding

- All outdoor lighting fixtures must be "full cutoff" (see attached) Directing the light downward with no light emitted above the horizontal plane of the fixture.
- The bulb/lamp can't be visible from the property line.
- No outdoor lighting can be directed towards any adjacent residential use or public street.

Height

- All fixtures adjacent to residential zones shall be mounted no more than 18' feet. Anything greater than 18' feet must be approved by the City Council.

Exempt

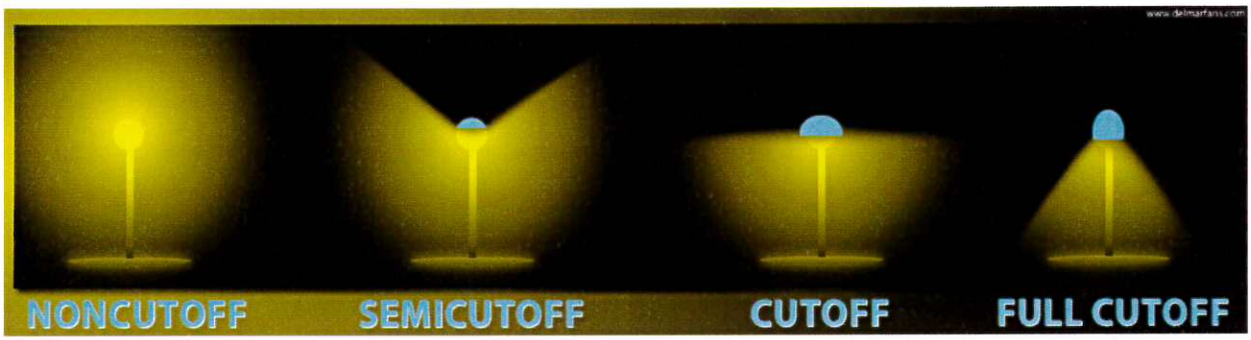
- Flags (State and National)
- Monuments
- Special Events
- Holiday lights (November 15th-January 15th)
- Agriculture uses in the Ag-1 and Ag-2 zones.

Compliance

- All zones within Francis City: Upon replacement, expansion or remodel that warrants an inspection from the City Building Inspector related to outdoor lighting will be in compliance.
- All new development within Francis City will be in compliance.

City Code:
Commercial:
18.45.160-Buffers, Fences and Walls
18.45.190-Outdoor lighting
Light Industrial:
18.55.170-Buffers, fences and walls
18.55.200- Outdoor lighting
CUP:
18.65.090: #8 Signage and lighting
General Plan:

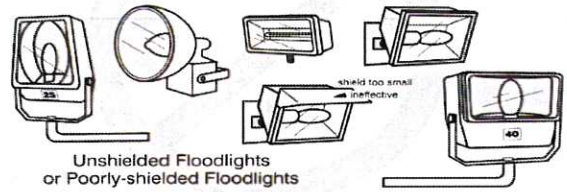
- Remain a beautiful and rural community-Pg. 11
- Environmental Goals and Guidelines-Pg. 38



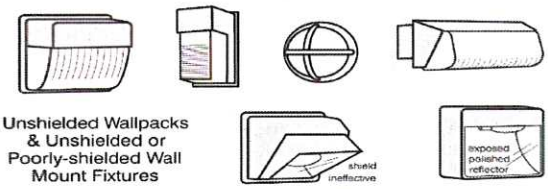
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

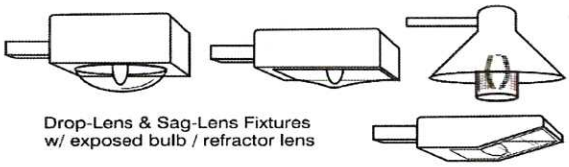
Fixtures that produce glare and light trespass



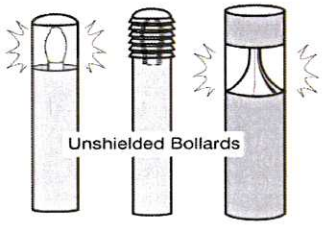
Unshielded Floodlights
or Poorly-shielded Floodlights



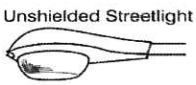
Unshielded Wallpacks
& Unshielded or
Poorly-shielded Wall
Mount Fixtures



Drop-Lens & Sag-Lens Fixtures
w/ exposed bulb / refractor lens



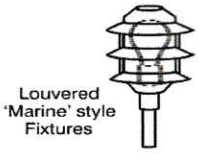
Unshielded Bollards



Unshielded Streetlight



Unshielded Barn
Light



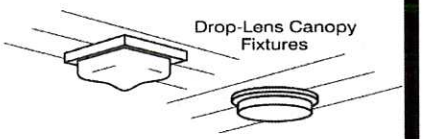
Louvered
'Marine' style
Fixtures



Unshielded
'Period' Style
Fixtures



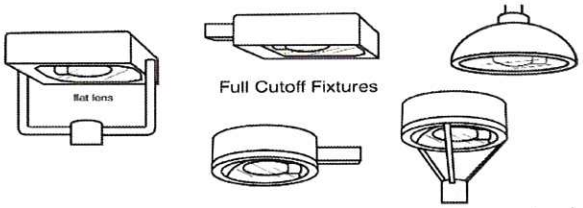
Unshielded PAR
Floodlights



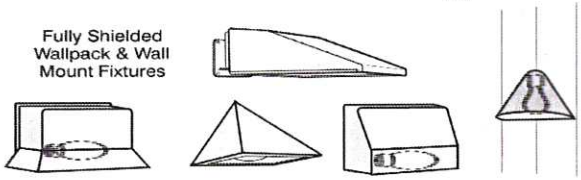
Drop-Lens Canopy
Fixtures

Acceptable

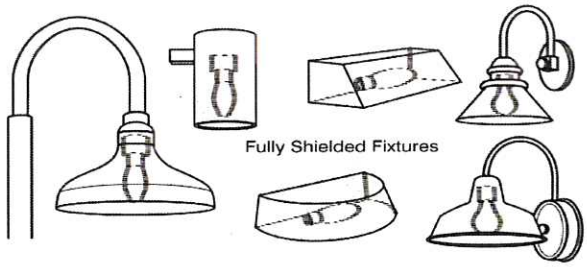
Fixtures that shield the light source to minimize glare and light trespass
and to facilitate better vision at night



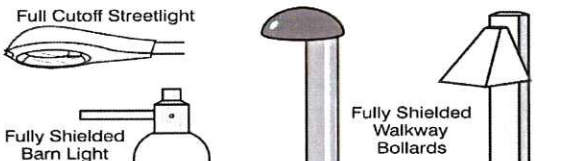
Full Cutoff Fixtures



Fully Shielded
Wallpack & Wall
Mount Fixtures



Fully Shielded Fixtures



Full Cutoff Streetlight

Fully Shielded
Barn Light

Fully Shielded
Walkway
Bollards



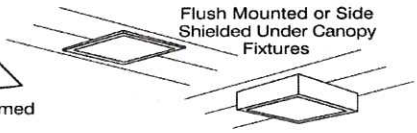
Fully Shielded
Decorative
Fixtures



Fully Shielded
'Period' Style
Fixtures

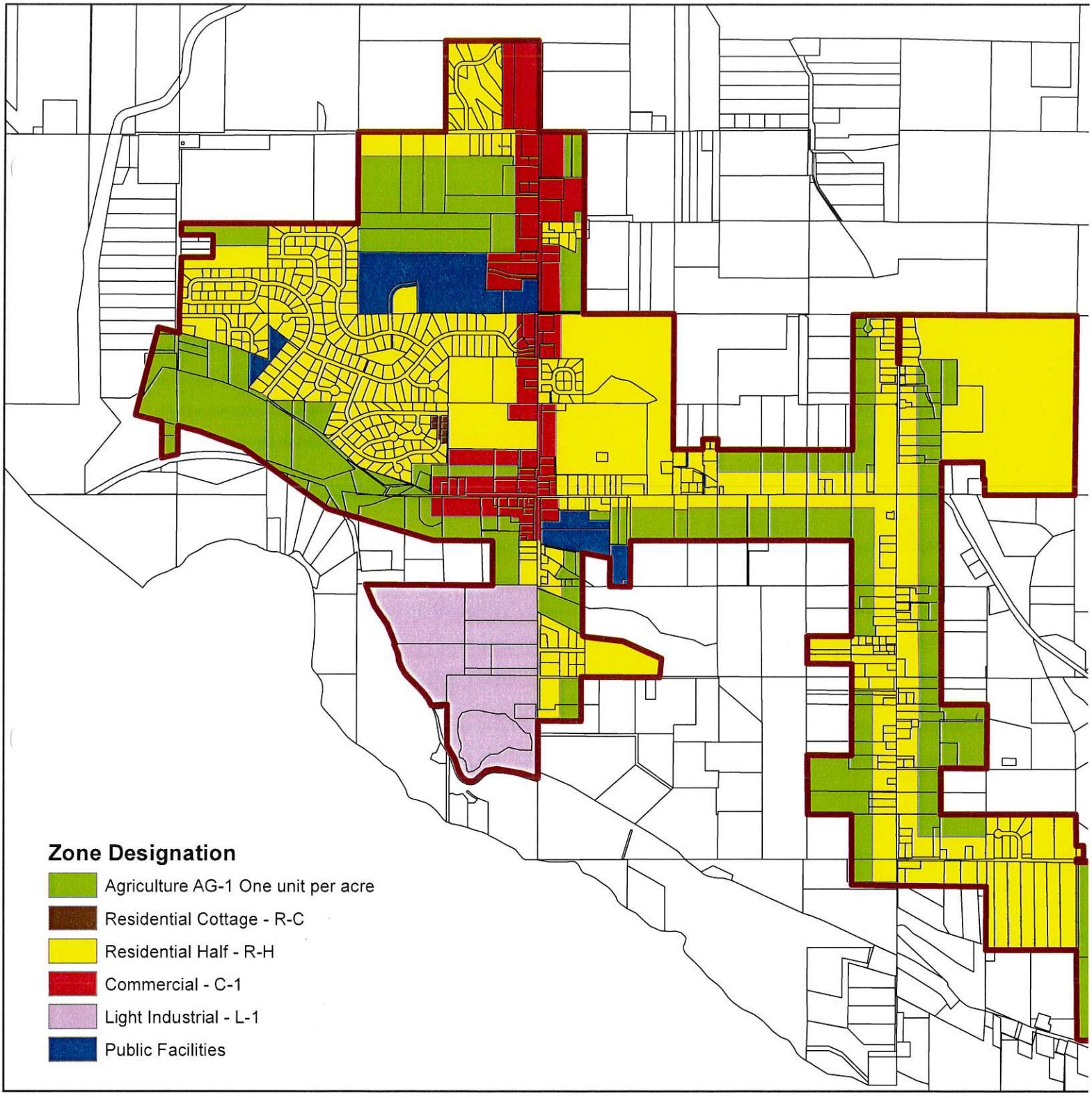


Shielded / Properly-aimed
PAR Floodlights



Flush Mounted or Side
Shielded Under Canopy
Fixtures

Illustrations by Bob Crelin© 2005. Rendered for the Town of Southampton, NY. Used with permission.


Zone Designation
Agriculture AG-1 One unit per acre
Residential Cottage - R-C
Residential Half - R-H
Commercial - C-1
Light Industrial - L-1
Public Facilities

Staff Notes

To: Francis City Combined work Session
Title: Floating Zone Multi-Family Housing Ordinance
Type of Item: Code Text Amendment

Executive Summary:
According to the American Planning Association, "*A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance. Thus, the zone "floats" until a development application is approved, when the zone is then added to the official zoning map. Floating zones can be used to plan for future land uses that are anticipated or desired in the community, but are not confirmed, such as affordable housing, shopping centers, and urban development projects. They can also be used for cluster zoning, planned-unit developments (PUDs), and urban development projects.*
Examples of conditions that need to be met before considering a zone change could include the following:

1. Have a separate kitchen and bathroom facilities for each dwelling unit.
2.. The ability to meet City Code related to adequate parking for each dwelling unit.
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Each dwelling unit will have its own address.
7. Each dwelling unit will meet emergency and fire code access standards.
8. A hard surface driveway or parking (concrete or asphalt) must be installed for dwellings
9. Certain percentage of the property must be open space.

City Code:
17.60.025- Conservation Subdivision allows for 25% of the total development to be in townhomes.
18.20.050-One dwelling per lot.

General Plan:

- The land use element of the general plan starts on pg. 14-15.
- Moderate Income housing pg. 30-32

Staff Recommendation:
The Planning Commission began the process of Multi-family housing in the February meeting. The type of zoning wanted for these types of homes was discussed and the idea of a floating zone was the type of zoning recommended for multifamily housing.

Discussion Items:

- What kind of density (lot sizes/dwelling per lot size) do we want for multi-family housing?
- Are there any other requirements you see that should be included?

AGENDA

Francis City Council Meeting
Thursday, March 28th, 2019 7:00 pm
Francis City Community Center
2319 South Spring Hollow Rd.
Francis, Utah 84036

1. Welcome, Introductions, Thought, and Pledge of Allegiance

2. Public Comment
   Comments will be taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes per speaker. The Council cannot act on items not listed on the agenda, and therefore, the Council may or may not respond to non-agenda issues brought up under Public Comment. Those wishing to comment should state their full name and address, whom they represent and the subject matter to be addressed. No person shall interrupt legislative proceedings. Total time allocated to public comments will be not more than 10 minutes.

3. Public Hearings
   A. Frontier Acres Final Subdivision Plat
   B. Vacate a Portion of Frontier Lane

4. Discussion, Updates and Approval on Potential Action Items
   A. Stewart Ranch Annexation
   B. Amend McNeil Ordinance 2018-04 with Ordinance 2019-01
   C. Board of Adjustments

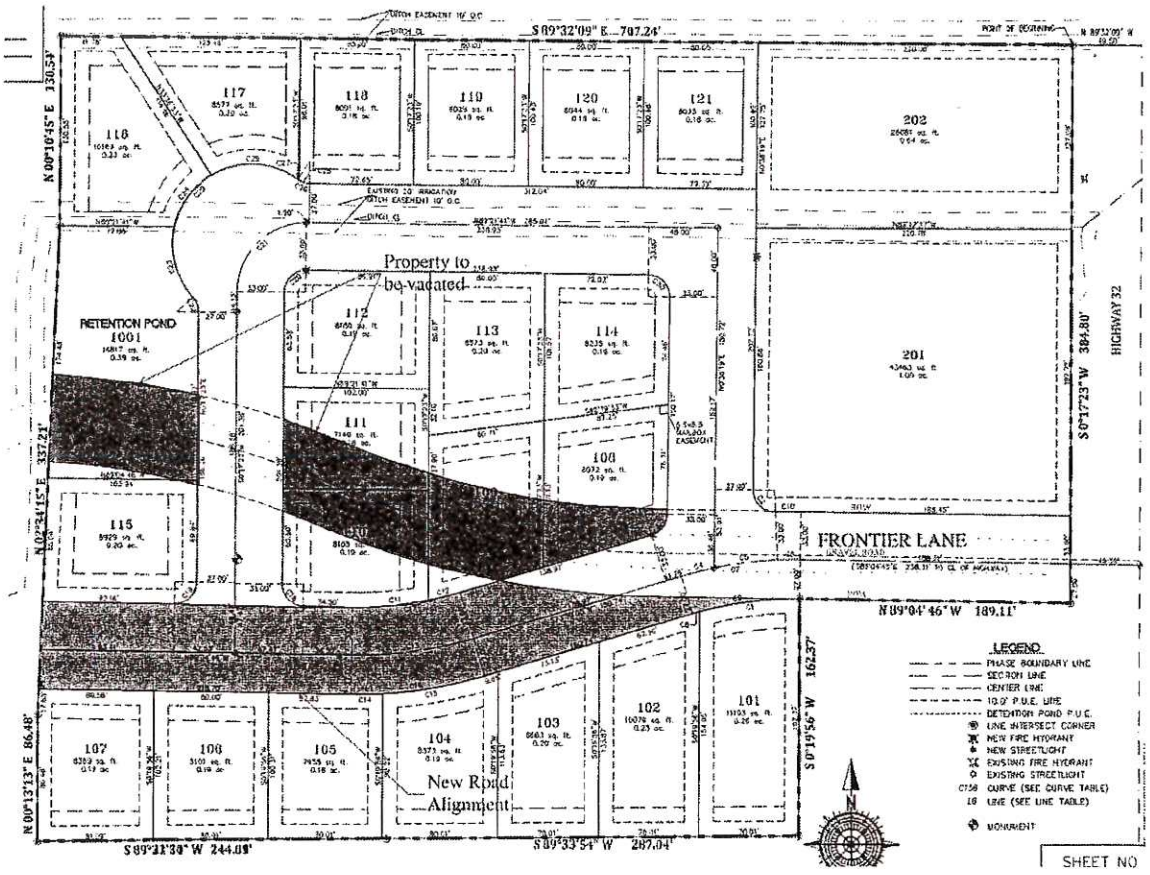
5. Council Business
   A. Council Reports
   B. Planner Reports
   C. Engineer Reports
   D. Mayor Reports
   E. Report and Approval of Bills Paid
   F. Approval of Minutes from February 14, 2019

   Meeting Adjourned

I certify that this notice has been posted in three (3) public places and on the Utah State Public Notice Website. Attested by Suzanne Gillett City Recorder. **In Compliance with the American Disabilities Act, individuals needing special accommodations during this hearing should notify Suzanne Gillett at (435) 783-6236 at least three days prior to the hearing.**

NOTICE

Pursuant to Utah State Code Section 10-9a-208, this is a notice that a public hearing will be held on March 28, 2019 with Francis City Council. The meeting will be held at 7pm at Francis City Community Building at 2317 South Spring Hollow Road. The purpose of the public hearing is to vacate a portion of Frontier Lane. Frontier Lane will be realigned as part of the proposed Frontier Cottages Subdivision.



NOTICE OF IMPENDING BOUNDARY ACTION
McNeil SUBDIVISION

March 29, 2019

To the Lieutenant Governor, State of Utah:

I am the City Recorder of Francis City. I am submitting this Notice of Impending Boundary Action regarding the McNeil Annexation. This annexation was accomplished by Ordinance 2019-01 which ordinance was passed by the Francis City Council on March 28th, 2019.

I hereby certify that all legal requirements applicable to this boundary action have been met.

Enclosed are (1) a copy of Ordinance 2019-01 and (2) a copy of the approved final local entity plat.

Please contact me at (435) 783-6236 if you have any questions.

Signed:

_____

Suzanne Gillett
Francis City Recorder
2317 So. Spring Hollow Rd.
Francis, Utah 84036

STATE OF UTAH)
ss:
COUNTY OF SUMMIT)

Subscribed and sworn to before me on this _____ day of _____, 2018, by Suzanne Gillett.

_____

NOTARY PUBLIC

FRANCIS CITY

ORDINANCE NO. 2019-01

AN ORDINANCE AMMENDING THE APPROVAL DATE OF ORDINANCE 2018-04 ON THE McNeil ANNEXATION AND DESIGNATING ZONING TO APPLY TO THE ANNEXATION PROPERTY.

WHEREAS, Title 10, Chapter 2 Part 4 of the Utah Code authorizes a municipality to annex unincorporated areas into the municipality; and

WHEREAS, Ordinance 2018-04 is being amended by Ordinance 2019-01 for the purpose of the Ordinance being received by the Lt. Governor's Office within the 30-day time frame that is required.

WHEREAS, on June 14, 2017 a petition was filed with Francis City to annex approximately 5 (five) acres of land known as the McNeil Annexation into Francis City; and

WHEREAS, the City has reviewed the annexation petition and has verified that it meets all applicable legal requirements; and

WHEREAS, on January 11, 2017 the Francis City council held a duly-noticed public hearing to receive public input on the proposed annexation; and

WHEREAS, the Francis City Council finds it desirable and in the public interest to approve the proposed annexation at this time, subject to the conditions of an annexation agreement that has been prepared.

NOW THEREFORE, be it hereby ordained by the Francis City Council as follows:

Section 1. The real property described in Paragraph 2 below is hereby annexed into Francis City, Utah, and the corporate limits of the City are hereby extended immediately following acceptance and approval of the McNeil Development Agreement.

Section 2. The real property subject to this Ordinance is described as follows:

> A portion of land located in the Southeast Quarter of Section 28, Township 2 South, Range 6 East Salt Lake Base and Meridian and having a Basis of Bearing taken as South between East ¼ Corner and the Southeast Corner of said Section 28 described as follows:

Beginning at a point South 89°51'01" West 880.28 feet from the East ¼ Corner of Section 28, Township 2 South, Range 8 East, Salt Lake Base and Meridian, which point located at the Northwest Corner of the Jean McNeil Acres Subdivision Phase 2; and running thence 328.18 feet along the west line of said subdivision to a fence line; thence South 89°54'37" West 654.15 feet along said fence line to a fence line being the 1/16 line; thence North 327.50 feet along said line to the east/west ¼ Section line; thence North 89°51'01" East 654.16 feet along said line to the point of beginning.

Containing 4.92 Acres.

Section 3. The real property described in Paragraph 2 above shall be classified as being in the Residential Half Acre Zone, pursuant to the Francis City Land Use Ordinance, and the official Zoning Map of Francis City shall be amended accordingly.

Section 4. The real property described in Paragraph 2 above, and this Annexation Ordinance, shall be subject to the Annexation Agreement adopted by the Francis City Council at the time of annexation.

Section 6. This Ordinance shall take effect as and when provided by Utah Code Title10, Chapter 2, and Part 4.

PASSED AND ADOPTED by the City Council of Francis City, Summit County, Utah this 28th, day of March 2019.

PASSED AND ADPOTED by the Francis City Council this 11th day of October 2018.

	Aye	Nay
Mayor Ames		
Councilmember Cox		
Councilmember Crittenden		
Councilmember Forman		
Councilmember Fryer		

APPROVED:

ATTEST:

Mayor Byron Ames

City Recorder Suzanne Gillett

City Seal

PUBLIC NOTICE

ANNEXATION PETITION

On January 24, 2019, the Francis City Council accepted for further consideration an Annexation Petition signed by Cathie Hart, Manager Hart Ranch LLC, a Utah Limited Partnership. The Annexation is for approximately 80.96 acres known as Parcels #CD-2039, #CD-2039-A, #CD-2039-B and #CD-2038.

HART ANNEXATION BOUNDARY

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER MONUMENTED BY A PK NAIL IN ASPHALT; THENCE NORTH 89°35'19" EAST 2652.52 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°05'42" EAST 1327.35 FEET ALONG THE WESTERLY BOUNDARY OF ANNEXATION
ENTRY NUMBER 627908;
THENCE TO AND ALONG THE NORTH BOUNDARY OF WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824550) THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°46 00" WEST 271.29 FEET; (2) SOUTH 84°00'36" WEST 52.93 FEET; (3) NORTH 89°25'21" WEST 196.71 FEET; (4) THENCE SOUTLI 89°24'56" WEST 527,03 FEET; (5) NORTH 89°04'47" WEST 159.23 FEET; (6) SOUTH 86°54'24" WEST 127.47 FEET;
THENCE NORTH 00°07'01" EAST 1.43 FEET TO THE NORTHEAST CORNER OF THE UINTA WILLOWS PHASE 2 SUBDIVISION (ENTRY #1076145);
THENCE SOUTH 89°43'32" WEST 1321.28 FEET ALONG THE NORTH BOUNDARY OF SAID UINTA WILLOWS PHASE 2 SUBDIVISION TO A POINT ON THE SECTION LINE;
THENCE NORTH 00°01'54" EAST 1327.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 80.96 ACRES

Based on information received from petitioners, Francis City Planner, City Engineer and consultation with Francis City Attorney, I, Suzanne Gillett, Francis City Recorder, have reviewed the Annexation Petition in accordance with applicable provisions of Utah Code Ann. 10-2-405, and hereby certify that the Annexation Petition meets the requirements of Subsections 10-2-403(2), (3), and (4) of the Utah Code. The Annexation Petition is available for inspection at the Francis City Recorder's Office at Francis City Hall, 2317 So. Spring Hollow Rd., Francis, Utah, during normal working hours, 8 a.m. to 4:30 p.m., Monday through Thursday. If you have any questions regarding this matter, please free to contact me at (435) 783-6236.

Published in Summit County News on March 15th, 22nd, 29th and April 5th, 2019.

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

July 30, 2018

Regulatory Division (SPK-2017-00499)

Mr. Paul Lindford
3795 Ruth Drive
Salt Lake City, Utah 84124

Dear Mr. Lindford:

We are responding to your request for an approved jurisdictional determination for the Frontier Acres site. The approximately 10.10-acre project site is located at 701 East 2200 South, Latitude 40.61135°, Longitude -111.26788°, Francis City, Summit County, Utah (enclosure 1).

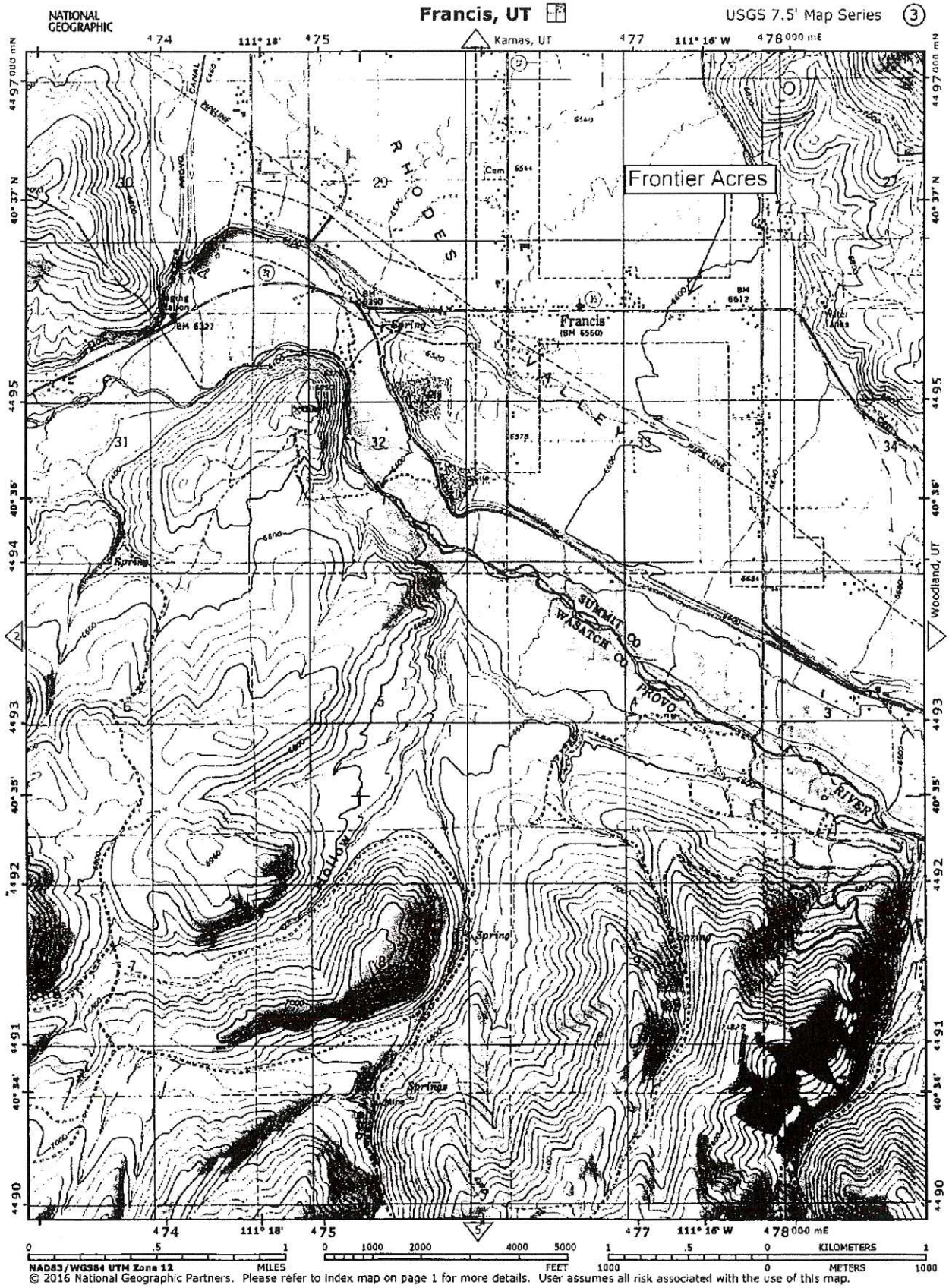
Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed "Frontier Acres Wetland Plan, Sheet 2/2" prepared by Gateway Consulting Inc. (enclosure 2). The 10.10-acre site is comprised entirely of dryland; therefore, no Department of the Army Permit would be required from the Corps for any work within the Survey Area identified on the enclosed map.

We are enclosing a copy of the *Approved Jurisdictional Determination Form* for your site (enclosure 3).

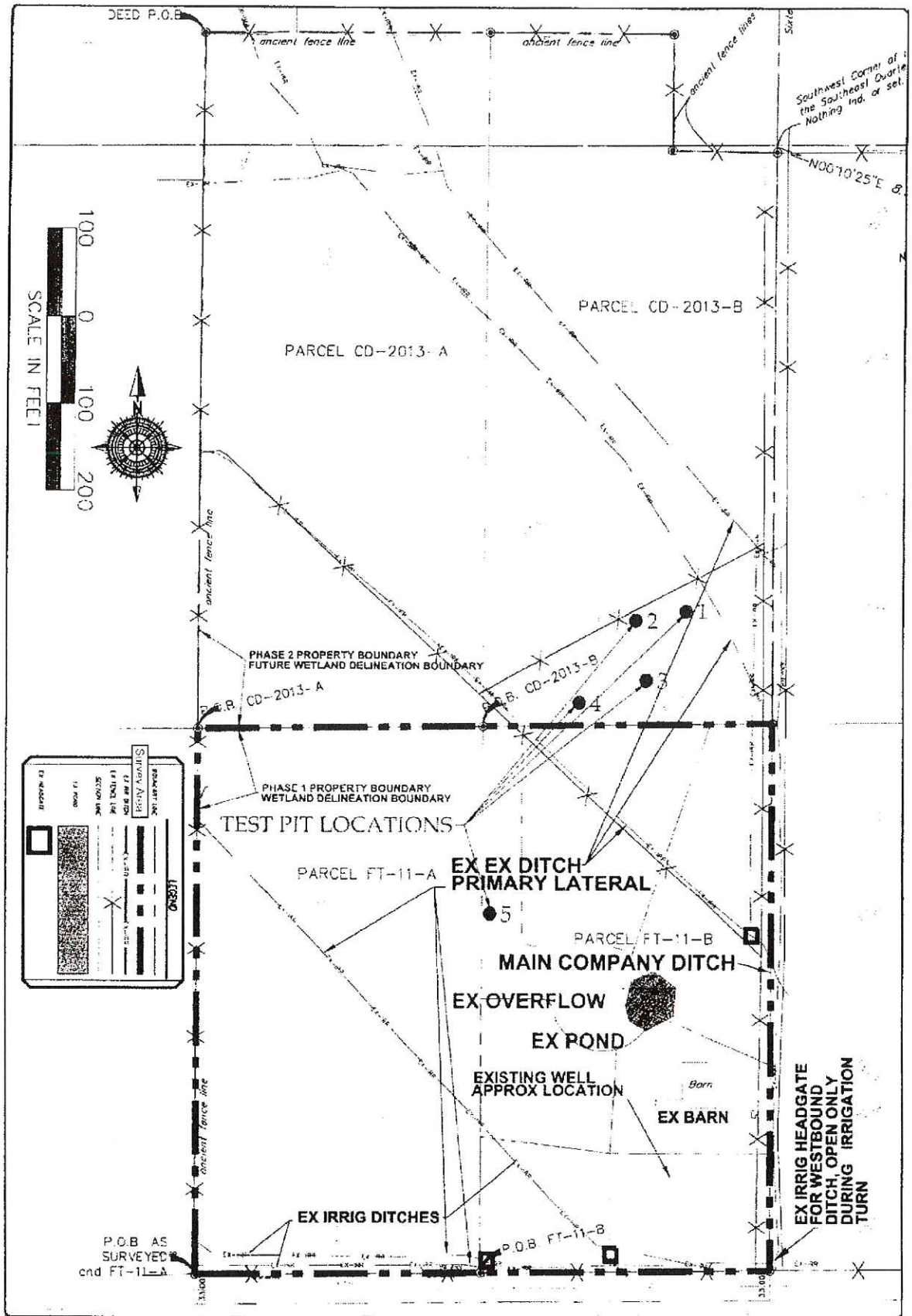
This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331.

A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is enclosed (enclosure 4). If you request to appeal this determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for a Request for Appeal to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the Notification of Appeal Process. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.



© 2016 National Geographic Partners. Please refer to Index map on page 1 for more details. User assumes all risk associated with the use of this map.



SHEET No. 2/2		FRANCIS TOWN	Frontier Acres WETLANDS PLAN COLOR OVERLAY MAP PRINT DATE 5-3-18	GATEWAY CONSULTING, Inc. CIVIL ENGINEERING · CONSULTING · LAND PLANNING CONSTRUCTION MANAGEMENT	

DRY LAND APPROVED JURISDICTIONAL DETERMINATION FORM[1]
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): July 11, 2018

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Frontier Acres, SPK-2017-00499

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Utah County/parish/borough: Summit County City: Francis
Center coordinates of site (lat/long in degree decimal format): Lat. 40.61135°, Long. -111.26788°
Universal Transverse Mercator: 12 477338.84 4495650
Name of nearest waterbody: Provo Canal
Name of watershed or Hydrologic Unit Code (HUC): Upper Weber, 16020101

☑ Check if map/diagram of review area is available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☐ Office (Desk) Determination. Date:

☑ Field Determination. Date(s): 4/20/2018, 6/21/2017

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **are no** "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **are no** "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

SECTION III: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Jack Elder
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☑ Data sheets prepared by the Corps: June 21, 2017
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☑ USGS 8 and 12 digit HUC maps.
- ☐ U.S. Geological Survey map(s):
- ☐ USDA Natural Resources Conservation Service Soil Survey. Citation:
- ☑ National wetlands inventory map(s): Wetland Mapper Website for Francis City
- ☐ State/Local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is:
- ☑ Photographs (Aerial): Google Earth 1993-2017
- ☐ Photographs (Other):
- ☐ Previous determination(s):
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

[1] This form is for use only in recording approved JDs involving dry land. It extracts the relevant elements of the longer approved JD form in use since 2007 for aquatic areas and adds no new fields.

Applicant: Paul Lindford, Frontier Acres, 10.10-acre site, 701 East 2200 South, Francis, Utah	File No.: SPK-2017-00499	Date: July 30, 2018
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
→	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at *http://www.usace.army.mil/cecw/pages/reg_materials.aspx* or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SITE DEVELOPMENT CONSTRUCTION PLANS

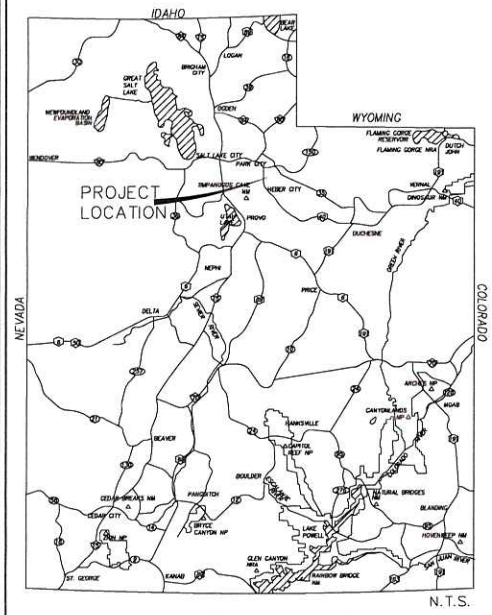
FRONTIER ACRES

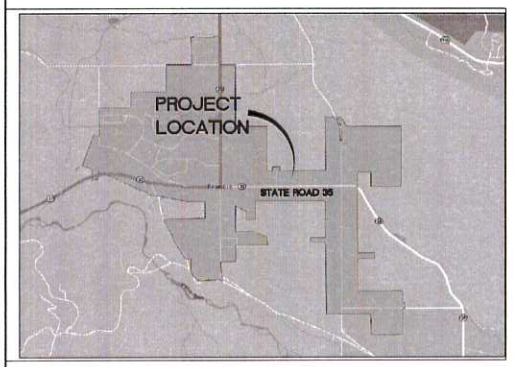
SINGLE FAMILY LOT SUBDIVISION

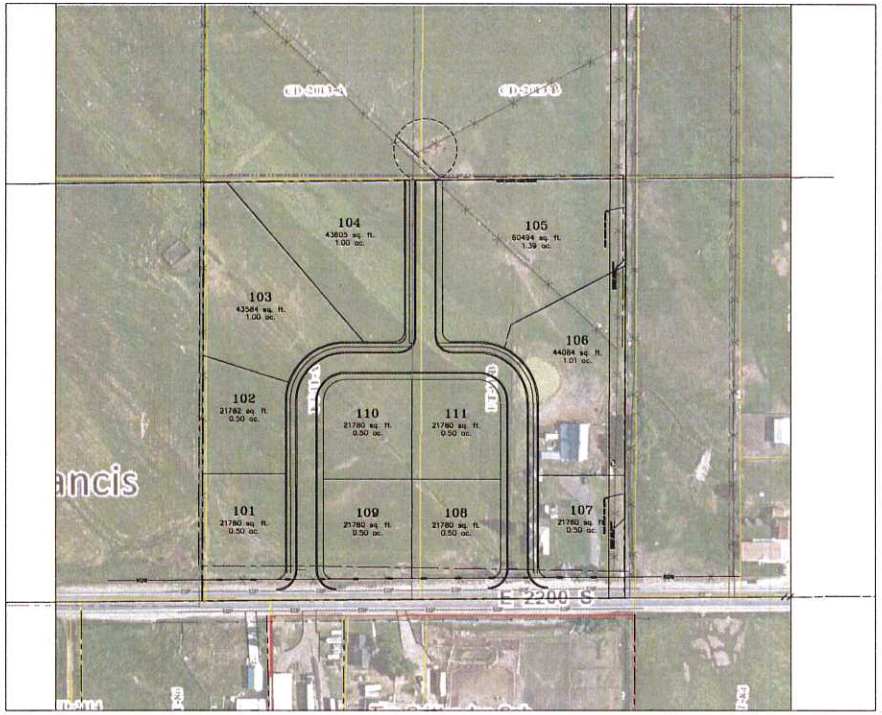
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH
RANGE 6 EAST SUMMIT COUNTY, SALT LAKE BASE AND MERIDIAN

FINAL

UDOT ACCESS # PA#86432







REVISIONS			
	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
PLAT	PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
4	UDOT SITE PLAN
5	UDOT PAINT PLAN
C	GRADING SHEET
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER AND IRRIGATION UTILITY PLAN
PP1	LOOP ROAD
PP2	LOOP ROAD
PP3	INTERIOR ROAD
PP4	STATE ROAD 35
PP5	RELOCATED DITCH
PP6	RELOCATED DITCH
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1–ER2	EROSION CONTROL DETAILS
D1	STREET AND STORM WATER DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

GATEWAY CONSULTING, inc.
P.O. BOX 95095 SOUTH JORDAN, UT 84095
PH (801) 694-3848 FAX (801) 432-7030
paula@gatewayconsultingllc.com
CIVIL ENGINEERING · CONSULTING · LAND PLANNING
CONSTRUCTION MANAGEMENT

3-11-19 DATE:	FRONTIER ACRES PROJECT:	1—TITLE FILE:	SHEET NO. 1

MARCH 11, 2018

FRONTIER ACRES

FRONTIER ACRES

PROJECT DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian. Comprising 10.10 acres of those two particular parcels of land described in that certain Warranty Deed recorded as Entry 371089, in Book 702 at Page 401 of the Summit County Records. Basis of Bearing for subject parcel being Geodetic NORTH as determined by GPS or North 89°34'34" East 2657.64 feet (measured) coincident with the south line of the Southeast Quarter of said Section 28. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 28, which is a "Mag. Spike" in the centerline of SR-35, thence North 89°34'34" East 664.41 feet coincident with the south line of said Southeast Quarter Section to the W-E 1/64th Section Corner and the True Point of Beginning;
Thence North 00°11'23" East 881.07 feet coincident with the W-E 1/64th Section Line to the SW-SE 1/64th Section Corner which is a number 5 rebar with a yellow plastic cap stamped "PLS 356548", said point also lying on the north line of the Francis Town Limits; Thence North 89°23'49" East 664.24 feet coincident with the S-S 1/64th Section Line and North Town Boundary to the C-S-SE 1/64th Section Corner which is a number 5 rebar with a yellow plastic cap stamped "PLS 356548"; Thence South 00°10'25" West 883.34 feet coincident with the East 1/16th Section Line to the E 1/16th Section Corner; Thence South 89°34'34" West 664.41 feet coincident with the South line of said Southeast Quarter Section to the point of beginning.
CONTAINS 11 LOTS.

ERU'S-11 (11 RESIDENTIAL)

TIMELINE

PHASE YEAR 2018–2019

AFFORDABLE HOUSING

NO AFFORDABLE HOUSING IS PLANNED WITHIN THIS DEVELOPMENT.

CERTIFICATIONS

THE DEVELOPER OF THE FRONTIER ACRES PROJECT HEREBY CERTIFIES THE FOLLOWING:

A. THE MAJORITY OF THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT ON THE SLOPES OVER 25% GRADE. CERTAIN ISOLATED AREAS OF THE PROPERTY INCLUDING SINGLE FAMILY LOTS WILL WILL INVOLVE CONSTRUCTION ON THE SLOPES OVER 25% BUT LESS THEN 30% GRADE, UNLESS SPECIAL GEOTECHNICAL INVESTIGATIONS AREA DONE AND APPROVE BY FRANCIS CITY. ONLY 30% AND GREATER ARE SHOWN ON THE PLAT. GEOTECHNICAL STUDIES WILL BE PROVIDED FOR ALL PROPOSED GRADING AND BUILDING CONSTRUCTION. NO DEVELOPMENT OVER 30% SLOPE WILL BE PERMITTED UNLESS APPROVED BY THE BOARD OF ADJUSTMENT.

B. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY FAULT LINE SETBACK AREAS.

C. THAT THE PROJECT WILL NOT CONSIST OF DISTURBANCE OF ANY WETLAND AREA WITH OUT APPROVAL OF THE US ARMY CORPS OF ENGINEERS.

D. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY LANDSLIDE HAZARD AREA.

E. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY FLOOD HAZARD AREA.

F. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY AREAS WHICH CONTAIN ALLUVIAL FAN, FLOOD DEBRIS FLOW OR COLLAPSIBLE SOIL HAZARD AREAS UNLESS SPECIFICALLY ADDRESSED AND RECOMMENDED BY PROJECT SOIL ENGINEER GEOLOGY CONSULTANTS.

G. THAT THE PROJECT WILL CONSIST OF ANY DEVELOPMENT WITHIN ANY SHALLOW-GROUND WATER HAZARD AREAS, STREAM OR DRAINAGE CORRIDOR SETBACKS, AREAS OF SPRINGS OF SEEPS, OR SURFACE WATER AREAS EXCEPT AS SPECIFICALLY SHOWN ON PROJECT PLANS INCLUDING PROPER ENGINEERING DESIGN FOR THE CONVEYANCE OF ANY STORM WATER FLOWS. LOTS ARE SUBJECT TO GEOTECHNICAL REQUIREMENTS FOR SHALLOW GROUND WATER.

H. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY AREAS WHICH ARE RECOMMENDED LOCATIONS FOR DETENTION/RETENTION BASINS OF ESTABLISHED ROAD AND UTILITY CORRIDORS.

ADJACENT PROPERTY OWNERS

PATTY LARSEN

STATE ROAD 35

MEIER

JONES

DESIGN TEAM

DEVELOPER/CONTRACTOR:
TBD

CLIENT:
PAUL LINFORD
3795 RUTH DRIVE
SLC, UT 84124
TELEPHONE 801-979-8844

LAND PLANNING:
GATEWAY CONSULTING, L.L.C.
PO BOX 951005,
SOUTH JORDAN, UT 84095
TELEPHONE 801-694-5848
FAX 801-908-0198

CIVIL ENGINEERING, SURVEYING:
GATEWAY CONSULTING, INC.
PO BOX 951005,
SOUTH JORDAN, UT 84095
TELEPHONE 801-694-5848
FAX 801-908-0198

SURVEYING:
PEPG CONSULTING, L.L.C.
8805 SO SANDY PARKWAY, SANDY, UT 84070
TELEPHONE 801-562-2521
FAX 801-562-2551

ENVIRONMENTAL:
JACK ELDER
263 E 7890 S MIDVALE, UTAH 84XXX
TELE: 801-232-1452

SOILS/GEOLOGY:
CMT
2796 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119
TELEPHONE 801-908-5859
(PHIL PACK)

PLAN NOTES

- REGIONAL CONTEXT MAPS BASED ON THE FOLLOWING SOURCES:
  - USGS QUAD SHEET MAPS, 2000 SCALE,
  - UDOT HIGHWAY CONSTRUCTION DRAWINGS, 100 SCALE,
  - FRANCIS CITY PROPERTY MAPS, 400 SCALE,
  - FRANCIS CITY TOPOGRAPHIC INFORMATION – GIS INFORMATION: 100' CONTOURS GENERATED AT 40' INTERVALS,
  - PEPG ENGINEERING, L.L.C.: PRIVATE ENGINEERING FILES, SCALES VARY,
  - MISCELLANEOUS OTHER MAPS, FILES, AND RECORDS.
- **SOURCE OF TOPOGRAPHY:** TOPOGRAPHY FROM ALTA SURVEY MAPPING BY DAVE HAWKS SURVEYING.
- **BASIS OF ELEVATIONS:** APPROXIMATE USGS MEAN SEA LEVEL. SE CORN 28 T2S,R6E, SLB&M ELEV: 6618.66 (FOUND NAIL)
- **SLOPE ANALYSIS:** THE FOLLOWING IS A SUMMARY OF THE SLOPE ANALYSIS PREPARED FOR THE SUBJECT PROPERTIES: SEE PLATS FOR SLOPE AREA.
- **INDIVIDUAL LOT DRAINAGE:** DUE TO MANY POSSIBILITIES OF THE INDIVIDUAL LOTS BY FUTURE BUILDERS. THE DRAINAGE AROUND THE FUTURE BUILDINGS IS SUBJECT TO A INDIVIDUAL LOT STORM WATER DRAINAGE PLAN (PREPARED BY THE FUTURE LOT DEVELOPER) PER FRANCIS CITY STANDARDS. THE LOTS WILL BE CURRENTLY GRADED TO DRAIN WITH OVERLAND FLOW ACROSS THE LOTS. REROUTING THE STORM WATER AROUND THE BUILDINGS IS REQUIRED BY THE INDIVIDUAL LOT BUILDER.
- **SOIL/GEOLOGY:** AN ENGINEERING GEOLOGY AND SOIL ENGINEERING REPORT HAS BEEN PREPARED FOR THE SUBJECT PROPERTY. "GEOTECHNICAL STUDY FRONTIER ACRES 731 W MAIN, FRANCIS UTAH" PREPARED BY CMT DATED 8-17-18 PROJECT #11722.
- **EXISTING AND PROPOSED ZONES:** PRESENTLY ZONED: RESIDENTIAL
- **RESTRICTED USE:** AREAS ARE SUBJECT TO FRANCIS CITY CONSIDERATIONS, REVIEW, AND APPROVAL.
- **PROPERTY LINE:** INFORMATION FOR FRONTIER ACRES TAKEN FORM AN ALTA SURVEY, PREVIOUS RECORDED PLATS, AND DEEDS OF RECORD .
- **DRAINAGE PLANS:** PRELIMINARY HYDROLOGY, HYDRAULICS AND WATER QUALITY PREPARED ACCORDING TO THE FOLLOWING CRITERIA: PEAK STORM WATER RUNOFF IN THE DEVELOPMENT "AFTER" CONDITION SHALL BE NO GREATER THEN PEAK STORM WATER RUNOFF IN THE "BEFORE" PROJECT CONDITION. NO BUILDINGS WILL BE ALLOWED WITHIN 100 YEAR FLOOD PLAINS.
- **PROJECT SEWER MAINS:** ARE TO BE CONNECTED TO FRANCIS CITY. SEWER FACILITIES ARE PRESENTLY BEING CONSTRUCTED TO THE PROJECT.
- **UTILITIES:**
  - POWER: OVERHEAD AND UNDERGROUND POWER – UTAH POWER AND LIGHT
  - TELEPHONE: UNDERGROUND TELEPHONE – ALLWEST.
  - NATURAL GAS: DOMINION ENERGY
  - GARBAGE COLLECTION: PRIVATE CONTRACTOR OR FRANCIS CITY SOLID WASTE DISPOSAL DISTRICT.
- **STREET PLAN AND PROFILES:**
  - ALL PUBLIC STREET AND PARKING LOTS CONSTRUCTION TO BE PER FRANCIS CITY TYPICAL ROAD SECTION:
  - STRUCTURAL PAVEMENT SECTION SHALL BE CONSTRUCTED PER ABOVE REFERENCED SOIL REPORT.
- **DRIVEWAY MAINTENANCE:**
  - SINGLE FAMILY DRIVEWAYS ARE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS INVOLVED.
- **SECONDARY EMERGENCY ACCESS:**
  - ACCESS TO STATE ROAD 35
- **SLOPE:** SLOPES AREAS AS SHOWN ON THE SITE PLANS AND THE PLATS.

OVERALL AREA=10.10 AC
OPEN SPACE=0 AC
NATURAL 30%=0.00 AC
MANMADE 30%=0 AC
EX WETLANDS=0.00 AC (SEE WETLAND ARMY CORPS LETTER)
NET DEVELOPABLE=10.10 AC
PROPOSED 11 SINGLE FAMILY RESIDENTIAL LOTS

FRANCIS CITY CONSTRUCTION NOTES

1. All work to be done in conformity to FRANCIS CITY standards and specification and as directed by the FRANCIS City engineer or his representatives.

2. All sewer and water system construction shall be in accordance with FRANCIS City standards and specifications. Contractor to obtain current standards from the FRANCIS City.

3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.

4. Contractor responsible for protection of all utilities shown or not shown.

5. Contractor shall be responsible to obtain and pay for necessary permits.

6. Contractors shall attend all pre-construction conferences.

7. Contractor shall be responsible for all public safety and OSHA standards.

8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.

9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with FRANCIS City standards.

10. All culinary water lines shall be per FRANCIS City standards.

11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 5 feet, unless otherwise noted on the plan and profile sheets.

12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 18 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 24 inches from the waterline.

13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. Al fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.

14. Sanitary sewer laterals shall extend into each lot 10' and be marked with a 6 ft 4x4 batter board buried to 3ft with the top 12" painted green.

15. Culinary water laterals shall extend into each lot 10' and be marked with a 6ft 4x4 batter board buried to 3ft with the top 12" painted blue.

17. Contractor to verify as build sewer laterals for building FF design. Existing sewer lateral to govern.

MISC CONSTRUCTION NOTES

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: FRANCIS CITY STANDARD SPECIFICATIONS, UNLESS OTHERWISE STATED. JORDANELLE SPECIAL SERVICE DISTRICT (FRANCIS CITY) STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERE TO TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.T.C.D. MANUAL FOR STRIPING AND LAND DISTURBANCE, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.

2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT FRANCIS CITY FOR A PRE-CONSTRUCTION CONFERENCE.

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) 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 FIRST QUALITY ARE TO BE USED.

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

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

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM FRANCIS CITY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH 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.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

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

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

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

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

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

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE 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.

14) THE CONTRACTOR AGREES THAT:

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

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

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

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

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

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

15) THE CONTRACTOR 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; 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.

16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

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

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

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

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 REQUIRED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

24) BENCHMARK:
ELEVATION: 6618.66
DESCRIPTION: SE 1/4 OF SECT. 28, T2S, R6E
FOUND MONUMENT (NAIL)

CLEARING AND GRADING NOTES

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH FRANCIS CITY STANDARD SPECIFICATIONS, AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.

2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.

3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY FRANCIS CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF EARTHTEC ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

DEWATERING NOTES

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

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

3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

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

UNDERGROUND UTILITIES

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 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 THE CONTRACTOR 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) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.

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

5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PIPE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
- TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS
- TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS

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

8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SOUTH VALLEY SEWER DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.

9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF FRANCIS CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

SURFACE IMPROVEMENTS

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.

2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT CONCRETE COLLAR. SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER FRANCIS CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

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

4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH FRANCIS CITY DEVELOPMENT GUIDELINES.

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

6) THE 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.

7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

NO	DESCRIPTION	DATE	APP'D

ORIG. DATE:	7-1-14
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING, CONSULTING, LAND PLANNING
CONSTRUCTION MANAGEMENT

FRONTIER ACRES
CONSTRUCTION NOTES
3-11-19

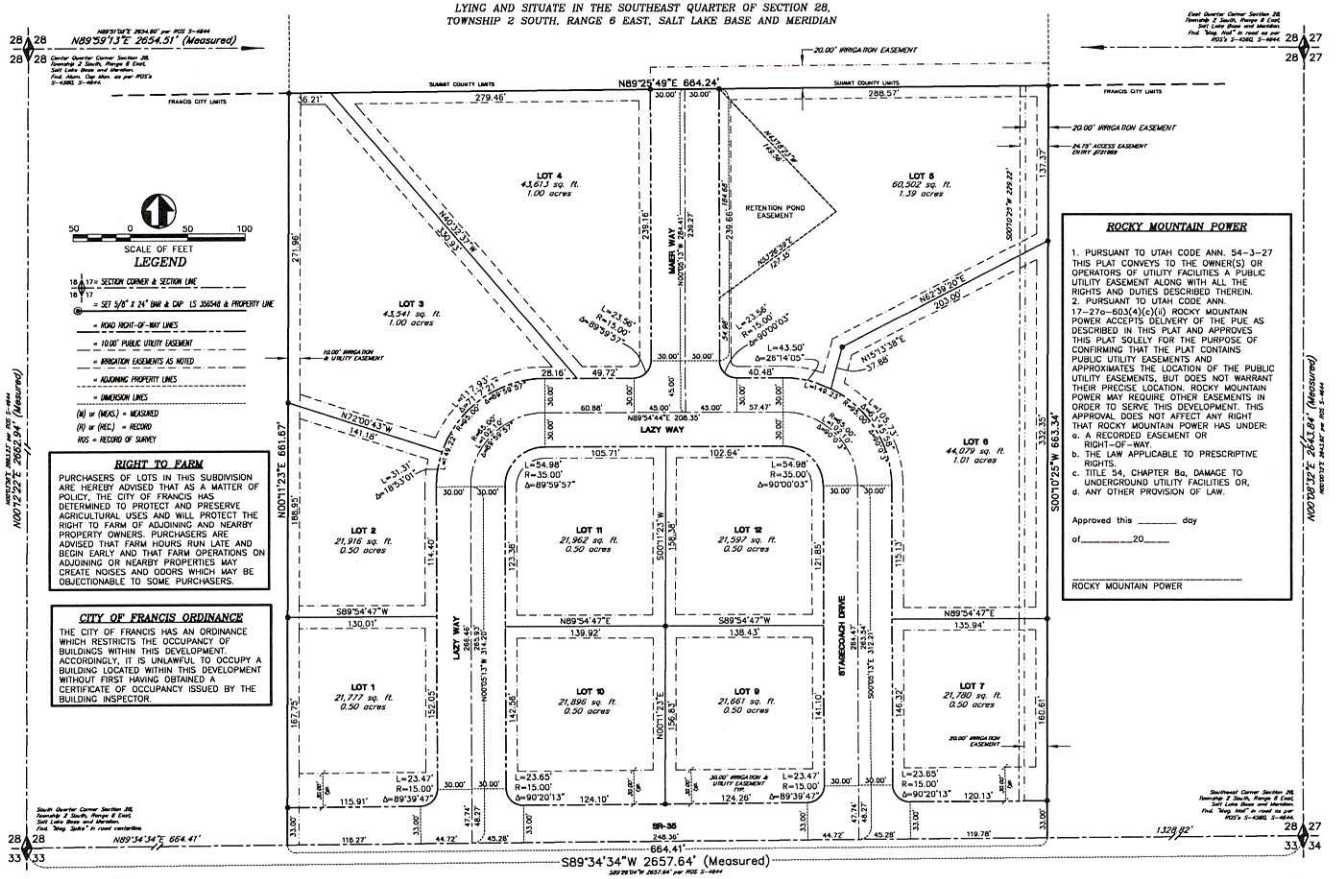
FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 1A

FRONTIER ACRES SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

- = SECTION CORNER & SECTION LINE
- = SET 5/8" X 24" RAR & CAP LS 356548 & PROPERTY LINE
- = ROAD RIGHT-OF-WAY LINES
- = 10.00' PUBLIC UTILITY EASEMENT
- = IRRIGATION EASEMENTS AS NOTED
- = ADJOINING PROPERTY LINES
- = UNDIVISION LINES
- (M) or (MEAS.) = MEASURED
- (R) or (REC.) = RECORD
- ROS = RECORD OF SURVEY

RIGHT TO FARM

PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT AS A MATTER OF POLICY, THE CITY OF FRANCIS HAS DETERMINED TO PROTECT AND PRESERVE AGRICULTURAL USES AND WILL PROTECT THE RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS ON ADJOINING OR NEARBY PROPERTIES MAY CREATE NOISES AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS.

CITY OF FRANCIS ORDINANCE

THE CITY OF FRANCIS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY.
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
   d. ANY OTHER PROVISION OF LAW.

Approved this _____ day of _____ 20____

_____
ROCKY MOUNTAIN POWER

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

NARRATIVE

See Record of Survey #XXXX filed with the Summit County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian. Comprising 10.10 acres of those two particular parcels of land described in that certain Warranty Deed recorded as Entry 371688, in Book 702 at Page 401 of the Summit County Records. Basis of Bearing for subject parcel being Geodetic NORTH as determined by GPS or North 89°34'34" East 2657.64 feet (measured) coincident with the south line of the Southeast Quarter of said Section 28. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 28, which is a "Mag. Spike" in the centerline of SR-35, thence North 89°34'34" East 664.41 feet coincident with the south line of said Southeast Quarter Section to the W-E 1/64th Section Corner and the True Point of Beginning;
Thence North 00°11'23" East 661.67 feet coincident with the W-E 1/64th Section Line to the SW-SE 1/64th Section Corner which is a number 5 rebar with a yellow plastic cap stamped "PLS 356548", said point also lying on the north line of the Francis Town Limits;
Thence North 89°25'49" East 664.24 feet coincident with the S-S 1/64th Section Line and North Town Boundary to the C-S-SE 1/64th Section Corner which is a number 5 rebar with a yellow plastic cap stamped "PLS 356548"; Thence South 00°10'25" West 663.34 feet coincident with the East 1/16th Section Line to the E 1/16th Section Corner; Thence South 89°34'34" West 664.41 feet coincident with the South line of said Southeast Quarter Section to the point of beginning.

REVIEW COPY — No. 356548 — DAVID E. HAWKES — STATE OF UTAH

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets, as shown on this plat and name said tract **FRONTIER ACRES SUBDIVISION**, and hereby dedicate, grant and convey to the public all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to the public those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Town of Francis in witness we have hereunto set our signature.

Signed this_____day of_____2019.

_____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF }

On the_____day of_____2019, personally appeared before me, the undersigned Notary, in and for said County of_____, in said State of Utah, the signer of the above Owner's Dedication, who duly acknowledged to me that he_____ is the Managing Member of_____, and that he signed it freely and voluntarily and for the use and purpose therein mentioned.

_____ _____
Notary Public My Commission Expires

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

1295 North 1700 West Farr West, Utah
801-792-1569 801-690-7158 FAX
dave@boundaryconsultants.biz

CITY ENGINEER

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

_____
CITY ENGINEER DATE

SOUTH SUMMIT FIRE DISTRICT

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.

_____
BY DATE

WASHINGTON IRRIGATION

APPROVED AND ACCEPTED BY THE WASHINGTON IRRIGATION BOARD

_____
BY DATE

SOUTH SUMMIT SCHOOL DISTRICT

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.

_____
BY DATE

ALL WEST COMMUNICATIONS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT THERE ARE SUFFICIENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILIES.

_____
BY DATE

PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY OF FRANCIS PLANNING COMMISSION.

THIS_____DAY OF_____.

_____
CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BOARD OF THE CITY OF FRANCIS COMMISSION THIS _____ DAY OF _____ 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
ATTTEST: CITY RECORDER MAYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF

_____ 2019.

_____
CITY ATTORNEY

SOUTH KAMAS IRRIGATION

APPROVED AND ACCEPTED BY THE SOUTH KAMAS IRRIGATION BOARD.

THIS_____DAY OF_____.

_____
BY DATE

QUESTAR GAS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT THERE ARE SUFFICIENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILIES.

_____
BY DATE

FRONTIER ACRES SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN

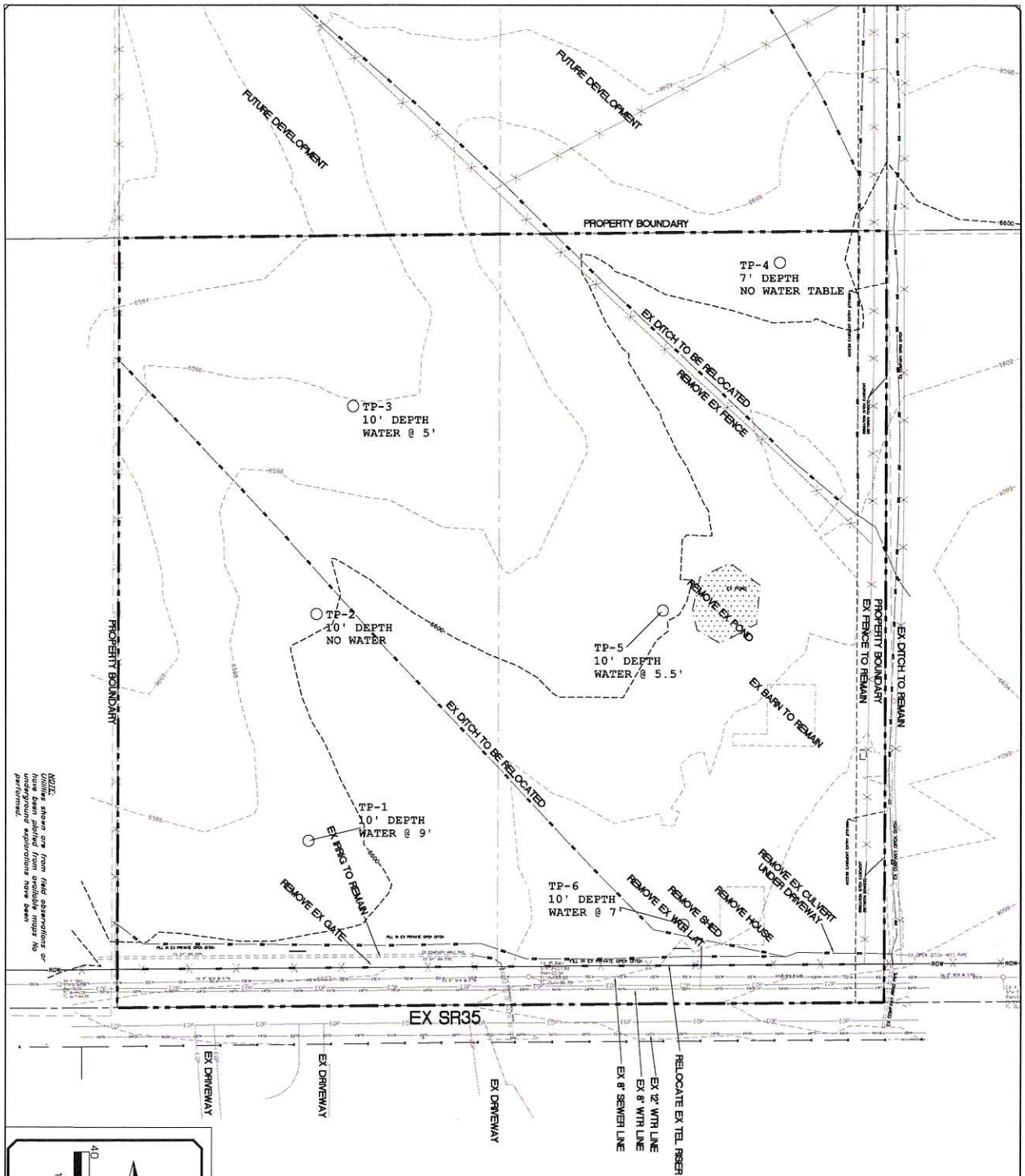
SUMMIT COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF _____ 2019, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

_____
DEPUTY COUNTY RECORDER



SHEET NO. 2

PRELIMINARY NOT FOR CONSTRUCTION

FRANCIS CITY

FRONTIER ACRES

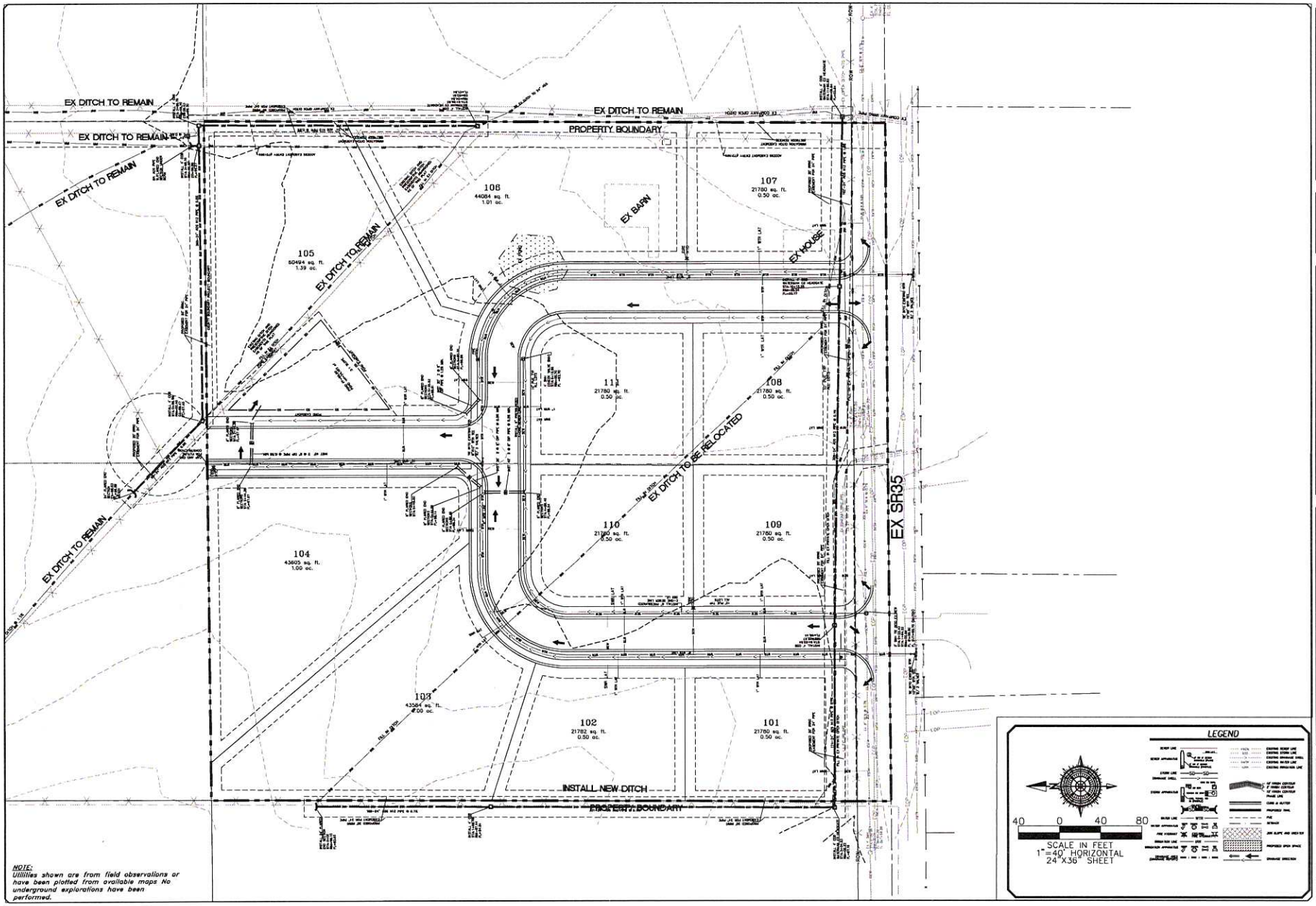
EXISTING SITE AND DEMO PLAN

3-11-19

GATEWAY CONSULTING, Inc.
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORG. DATE:	8-8-18
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=40'

NO.	DESCRIPTION	DATE	APP'D



NOTE:
Utilities shown are from field observations or have been plotted from available maps No underground explorations have been performed.

NO	DESCRIPTION	DATE	APP'D

ORG. DATE: 8-8-18
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=40'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingslc.com
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CONSTRUCTION MANAGEMENT

FRONTIER ACRES

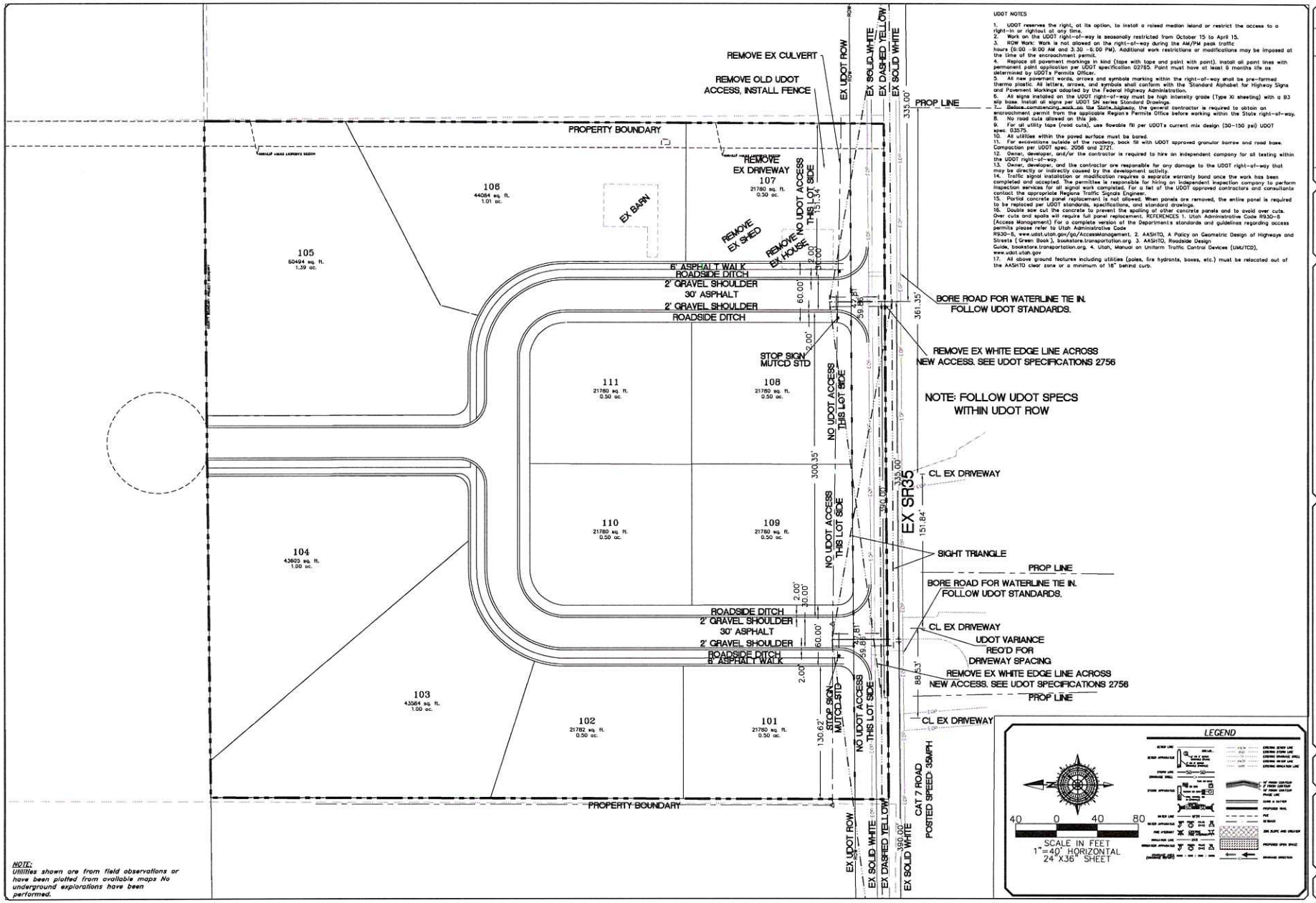
OVERALL SITE PLAN

J-11-19

FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 3



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 Permits 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 XI sheeting) with a B3 slip base. Install all signs per UDOT SN series 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. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
10. All utilities within the paved surface must be bored.
11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
13. 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.
14. 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 Regions Traffic Signals Engineer.
15. 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.
16. 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. REFERENCES 1. Utah Administrative Code R930-8 (Access Management) For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R930-8, www.udot.utah.gov/go/AccessManagement; 2. AASHTO, A Policy on Geometric Design of Highways and Streets (Green Book), bookstore.transportation.org; 3. AASHTO, Roadside Design Guide, bookstore.transportation.org; 4. Utah, Manual on Uniform Traffic Control Devices (UMUTCD), www.udot.utah.gov
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

NOTE:
Utilities shown are from field observations or have been plotted from available maps No underground explorations have been performed.

NO	DESCRIPTION	DATE	APP'D

ORIG. DATE: 8-8-18
SURVEY BY:
DRAWN BY: GPH
DESIGNED BY: GPH
CHECKED BY: GPH
SCALE: 1"=40'

GATEWAY CONSULTING, Inc.
P.O. BOX 45095 SOUTH JORDAN, UT 84095
PH: (801) 864-5548 FAX: (801) 432-0506
paul@gateway-consulting.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

FRONTIER ACRES

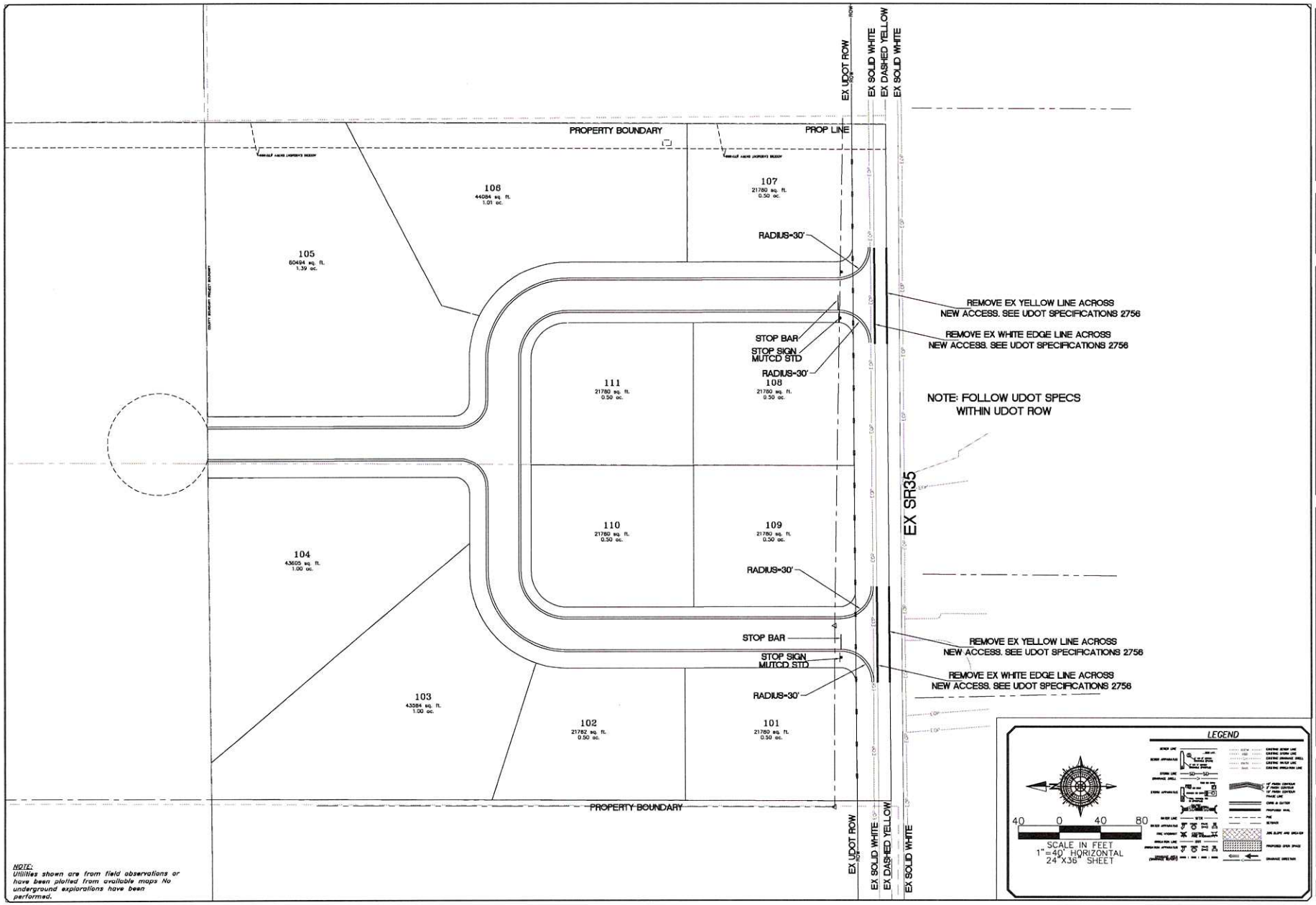
UDOT SITE PLAN

3-11-19

FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 4



NOTE:
Utilities shown are from field observations or have been plotted from available maps No underground explorations have been performed.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 8-8-18
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=40'

GATEWAY CONSULTING, Inc.
P.O. BOX 940068 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

FRONTIER ACRES

UDOT PAINT PLAN

3-11-19

FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 5

FRONTIER ACRES

GRADING @ 1"=40'

PRINT DATE: 3-11-19

FRANCIS
CITY

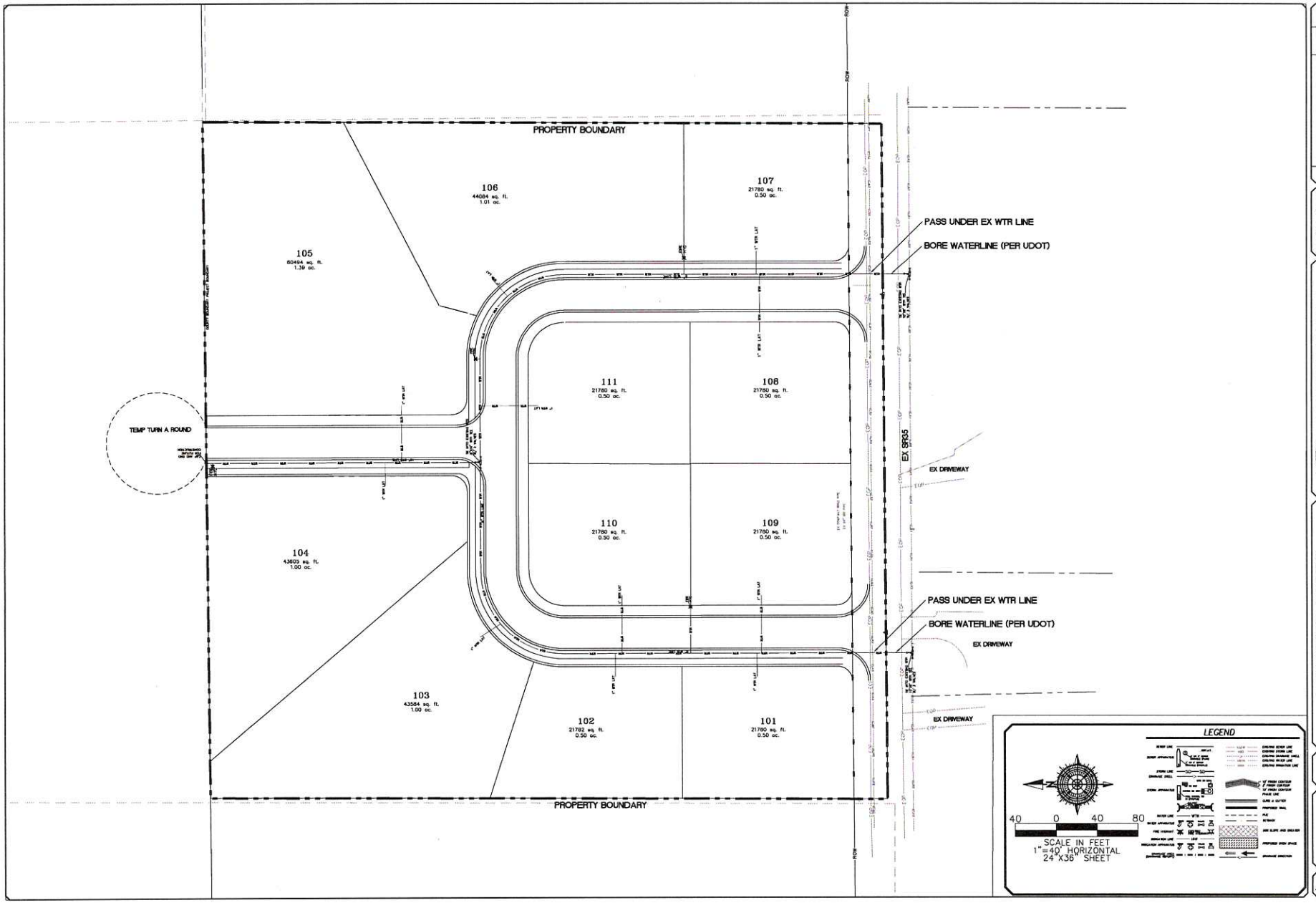
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NO. G

GATEWAY CONSULTING, Inc.
P.O. BOX 95005 SOUTH JORDAN UT 84095
PH. (801) 694-3849 FAX (801) 432-1030
people@gatewayconsultinginc.com
CIVIL ENGINEERING · CONSULTING · LAND PLANNING
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SCALE:	1"=40'
DESIGNED BY:	CPW
CHECKED BY:	CPW
DRAWN BY:	CPW
SURVEY BY:	
DWG DATE:	6-6-18

NO.	DESCRIPTION	DATE	APP'D



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 8-5-18
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=40'

GATEWAY CONSULTING, Inc.
P.O. BOX 9 SMITHFIELD, UTAH 84335
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email@gatewayconsultingllc.com
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FRONTIER ACRES

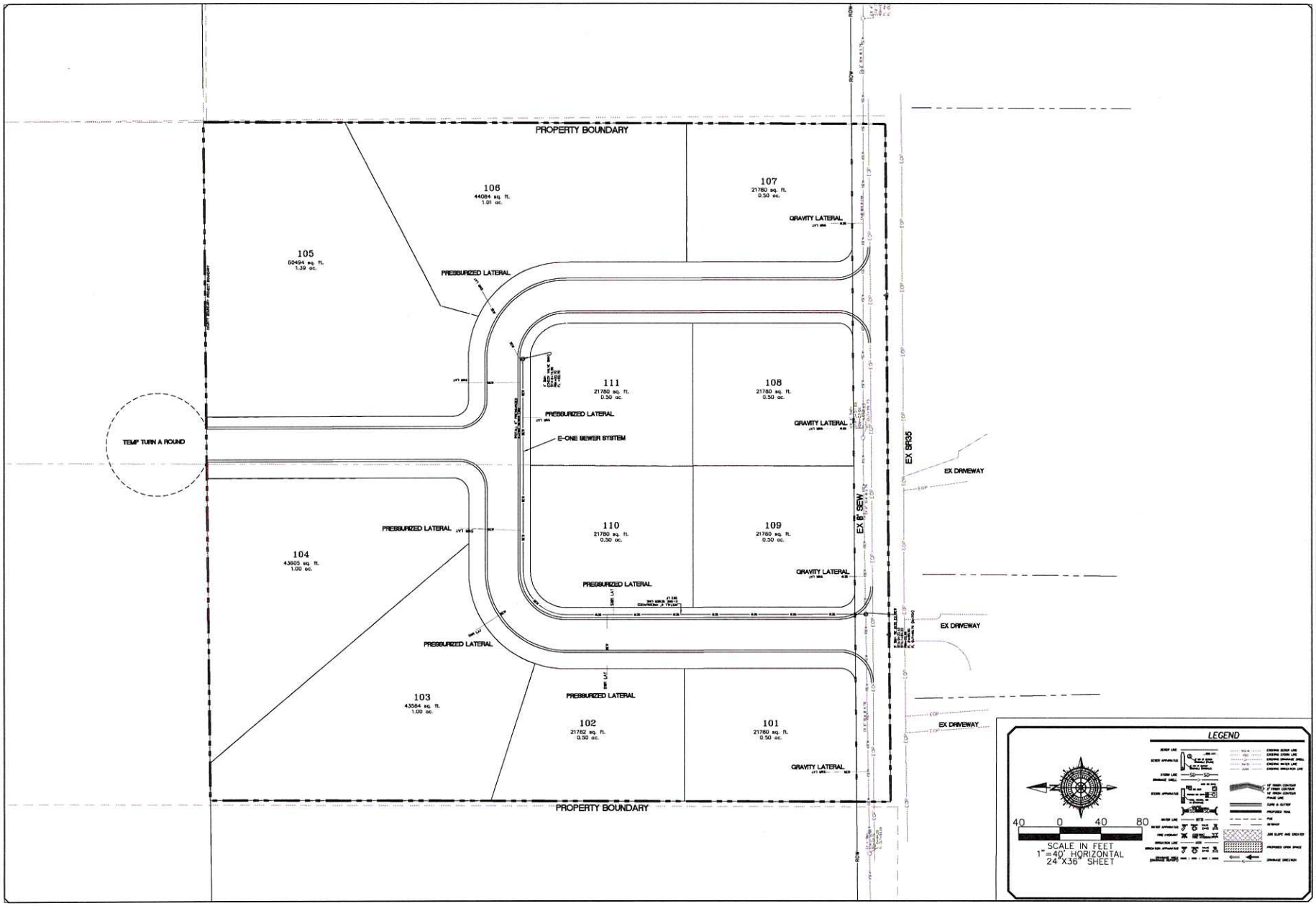
OVERALL WATER UTILITY SHEET

PRINT DATE: 3-11-19

FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. U1



NO.	DESCRIPTION	DATE	APP'D

ORIG DATE: 8-8-18
SURVEY BY:
DRAWN BY: DPW
DESIGNED BY: DPW
CHECKED BY: DPW
SCALE: 1"=40'

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paul@gatewayconsulting.com
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CONSTRUCTION MANAGEMENT

FRONTIER ACRES

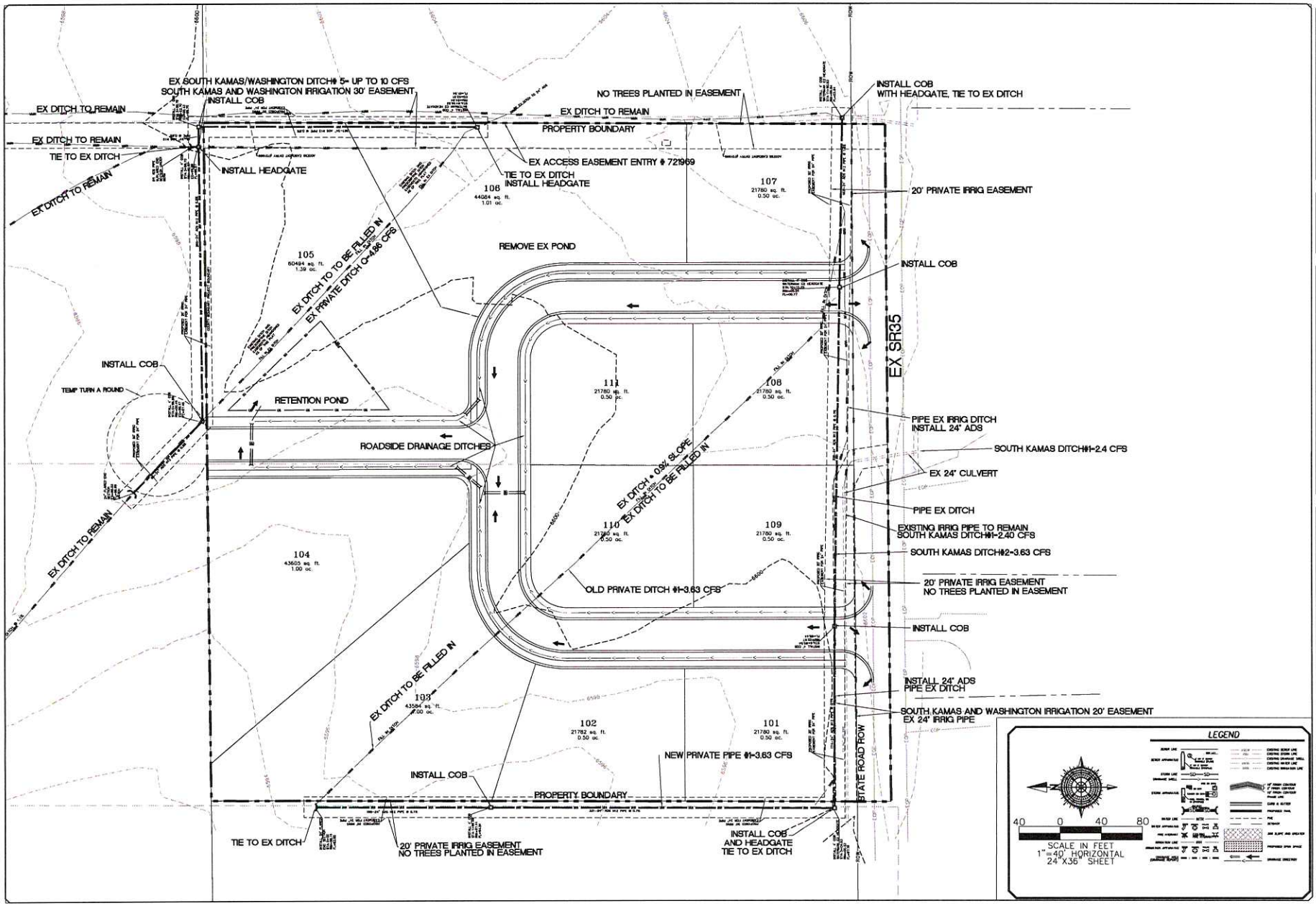
OVERALL SEWER UTILITY SHEET

PRINT DATE: 3-11-19

FRANCIS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U2



NO.	DESCRIPTION	DATE	APP'D

ORIG DATE: 8-8-18
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=40'

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FRONTIER ACRES

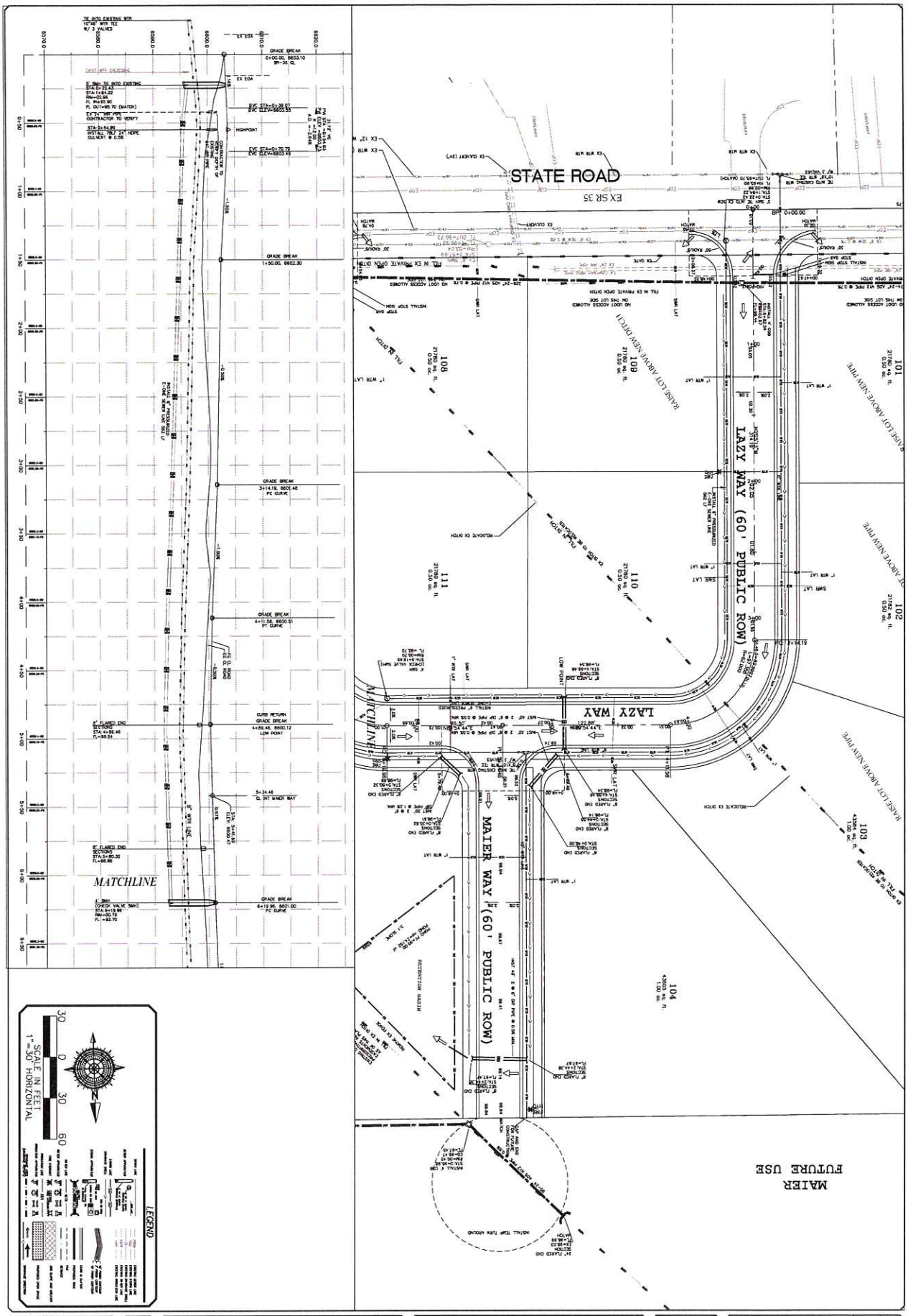
OVERALL STORM DRAINAGE AND IRRIGATION UTILITY SHEET

PRINT DATE: 3-11-19

FRANCIS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U3



SHEET NO. PP1

PRELIMINARY NOT FOR CONSTRUCTION

FRANCIS CITY

FRONTIER ACRES

LAZY WAY STA: 0+00 – 6+00

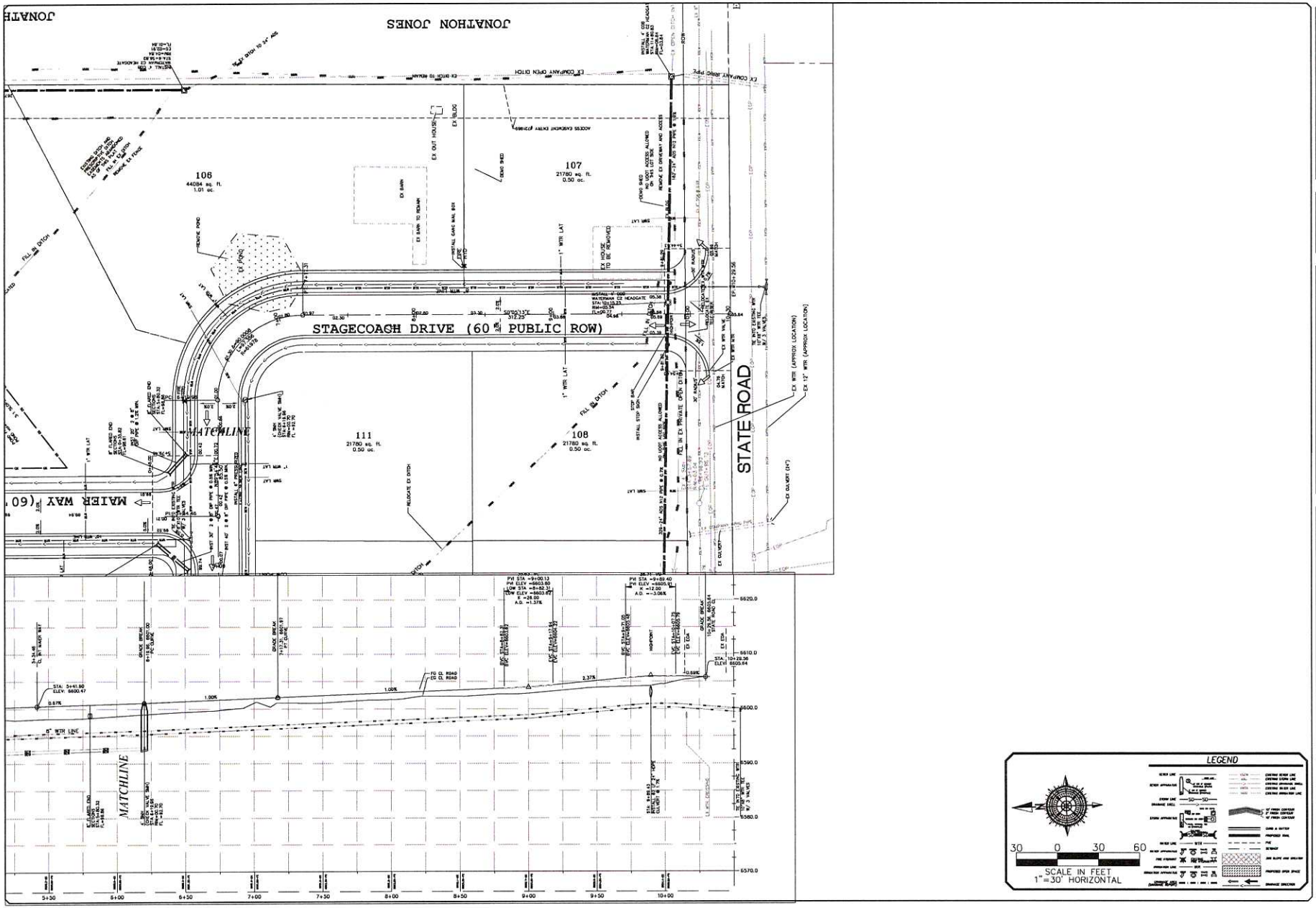
PLAN and PROFILE

PRINT DATE: 3-11-19

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ORIG. DATE:	1-1-17
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

NO.	DESCRIPTION	DATE	APP'D



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 1-1-17
SURVEY BY:
DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: CPB
SCALE: 1"=30'

GATEWAY CONSULTING, Inc.
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paul@gatewayconsultinginc.com
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FRONTIER ACRES

STAGECOACH DRIVE STA: 6+00 – END

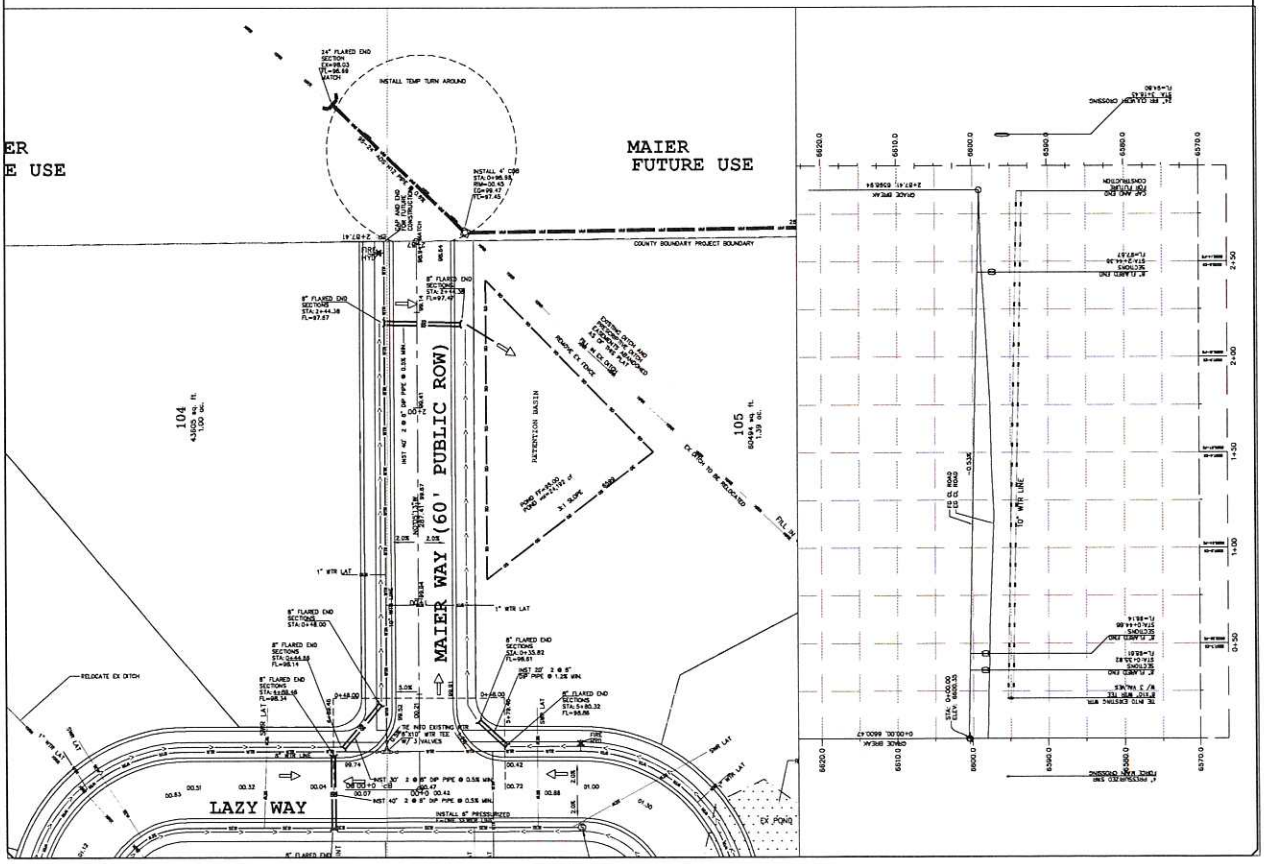
PLAN and PROFILE

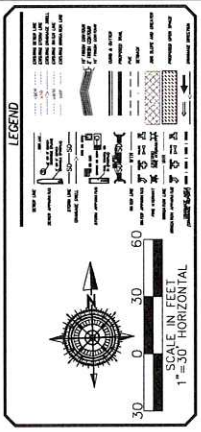
PRINT DATE: 3-11-19

FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. PP2





FRONTIER ACRES
MAIER WAY
PLAN and PROFILE
PRINT DATE: 3-11-19

FRANCIS
CITY

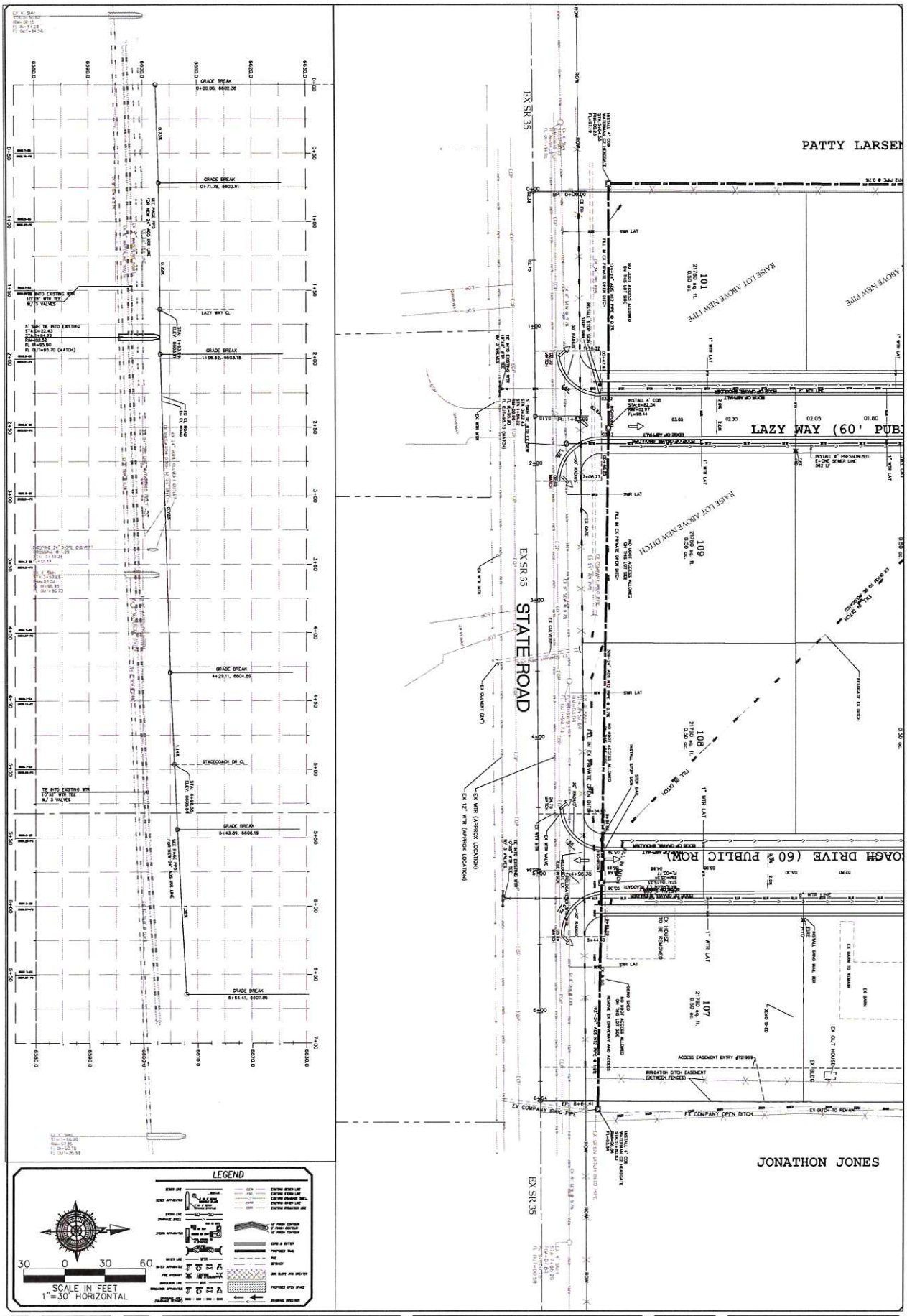
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. PP3

GATEWAY CONSULTING, Inc.
P.O. BOX 95105 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com
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CONSTRUCTION MANAGEMENT

DRG. DATE:	1-1-17
SURVEY BY:	
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	1"=30'

NO.	DESCRIPTION	DATE	APP'D



SHEET NO. PP4

PRELIMINARY NOT FOR CONSTRUCTION

FRANCIS CITY

FRONTIER ACRES

STATE ROAD 35

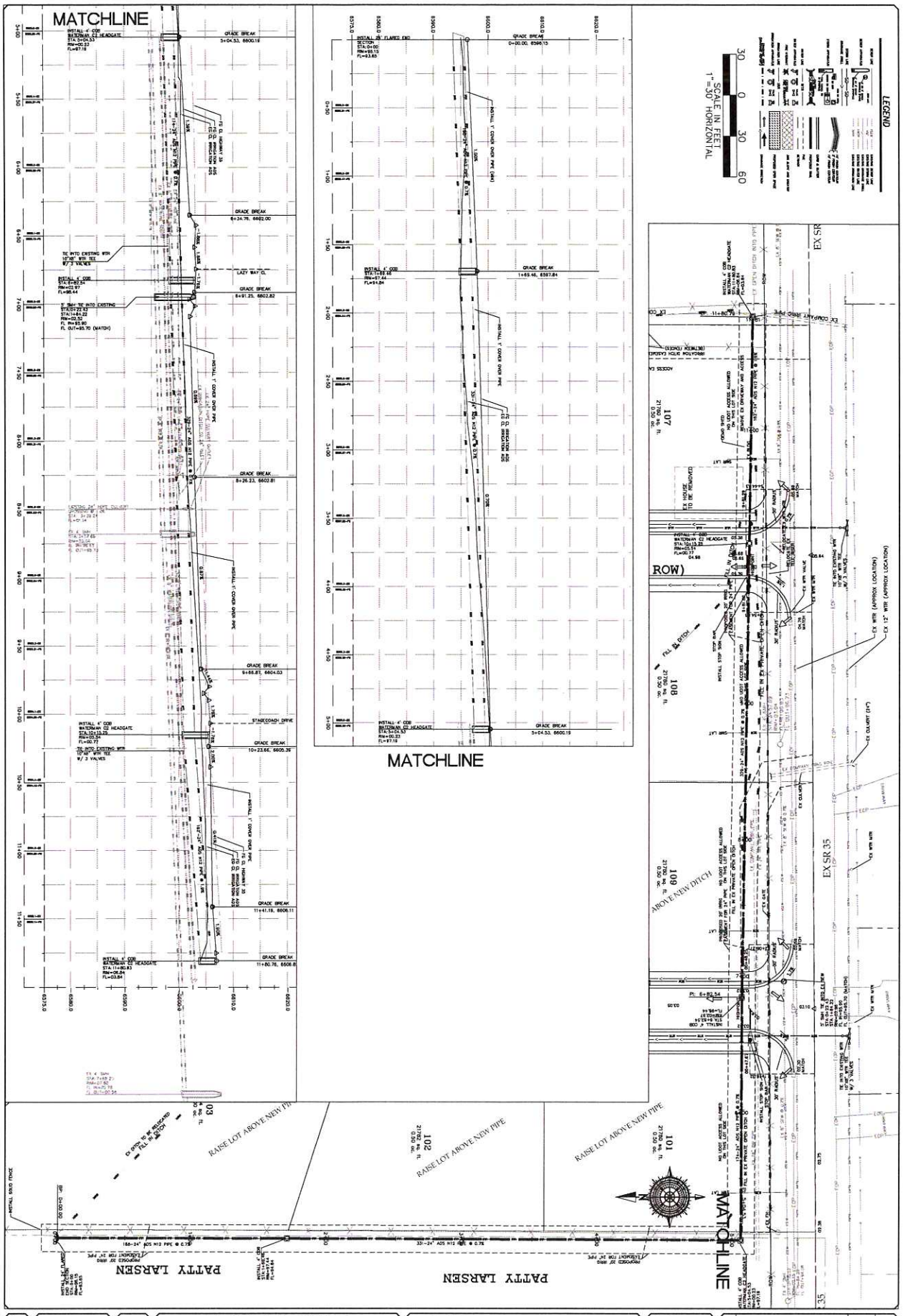
PLAN and PROFILE

PRINT DATE: 3-11-19

GATEWAY CONSULTING, Inc.
P.O. BOX 95/1095 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORG. DATE:	1-1-17
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

NO.	DESCRIPTION	DATE	APP'D



SHEET NO. PP5

PRELIMINARY NOT FOR CONSTRUCTION

FRANCIS CITY

FRONTIER ACRES

IRRIGATION DITCH PIPE BYPASS (WEST/SOUTH)

PLAN and PROFILE

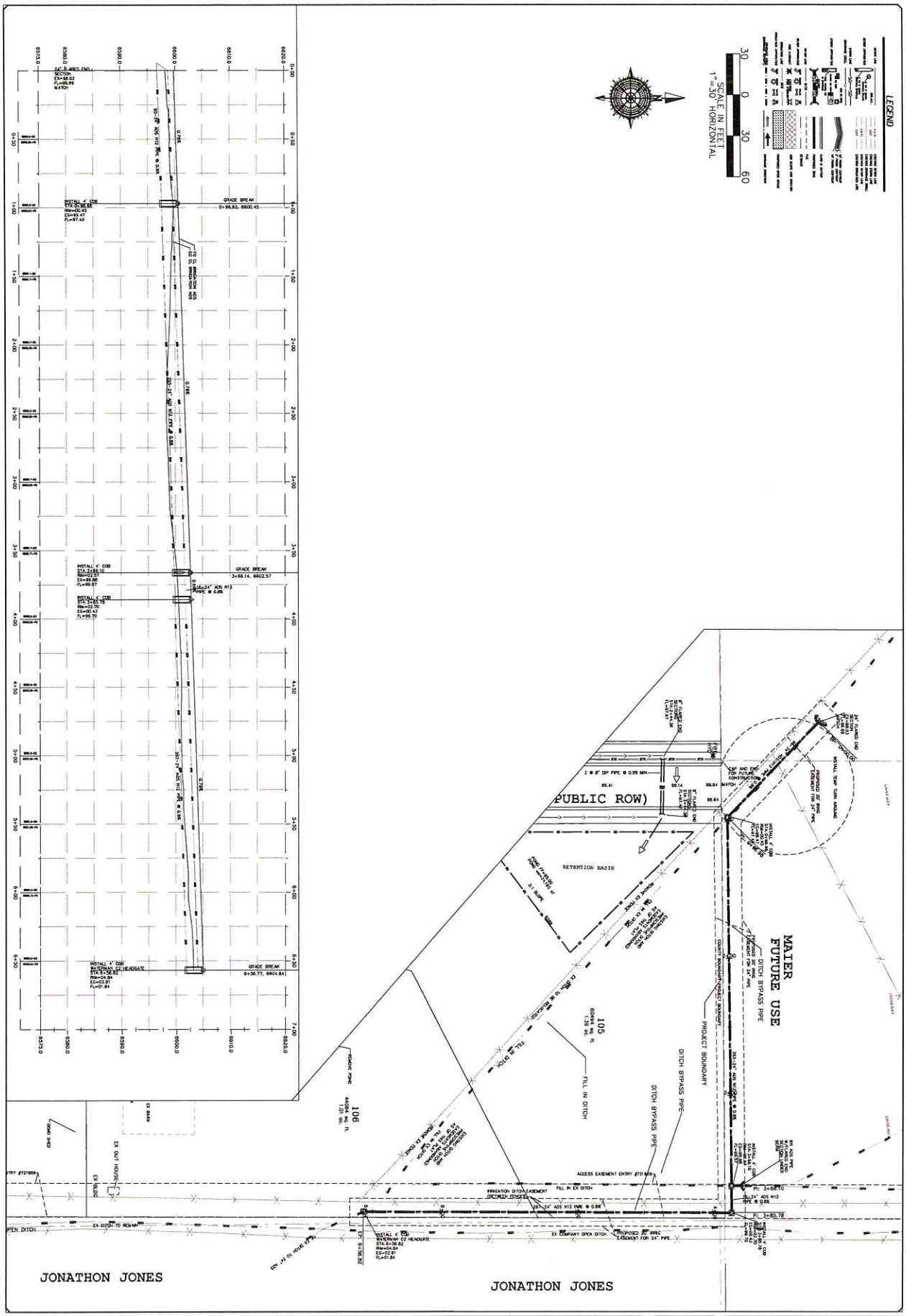
PRINT DATE: 3-11-19

GATEWAY CONSULTING, Inc.
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ORIG. DATE:	1-1-17
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DESIGNED BY:	GPW
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SCALE:	1"=30'

NO.	DESCRIPTION	DATE	APP'D



SHEET NO PP6

FRANCIS CITY

FRONTIER ACRES

IRRIGATION DITCH PIPE BYPASS (NORTH)

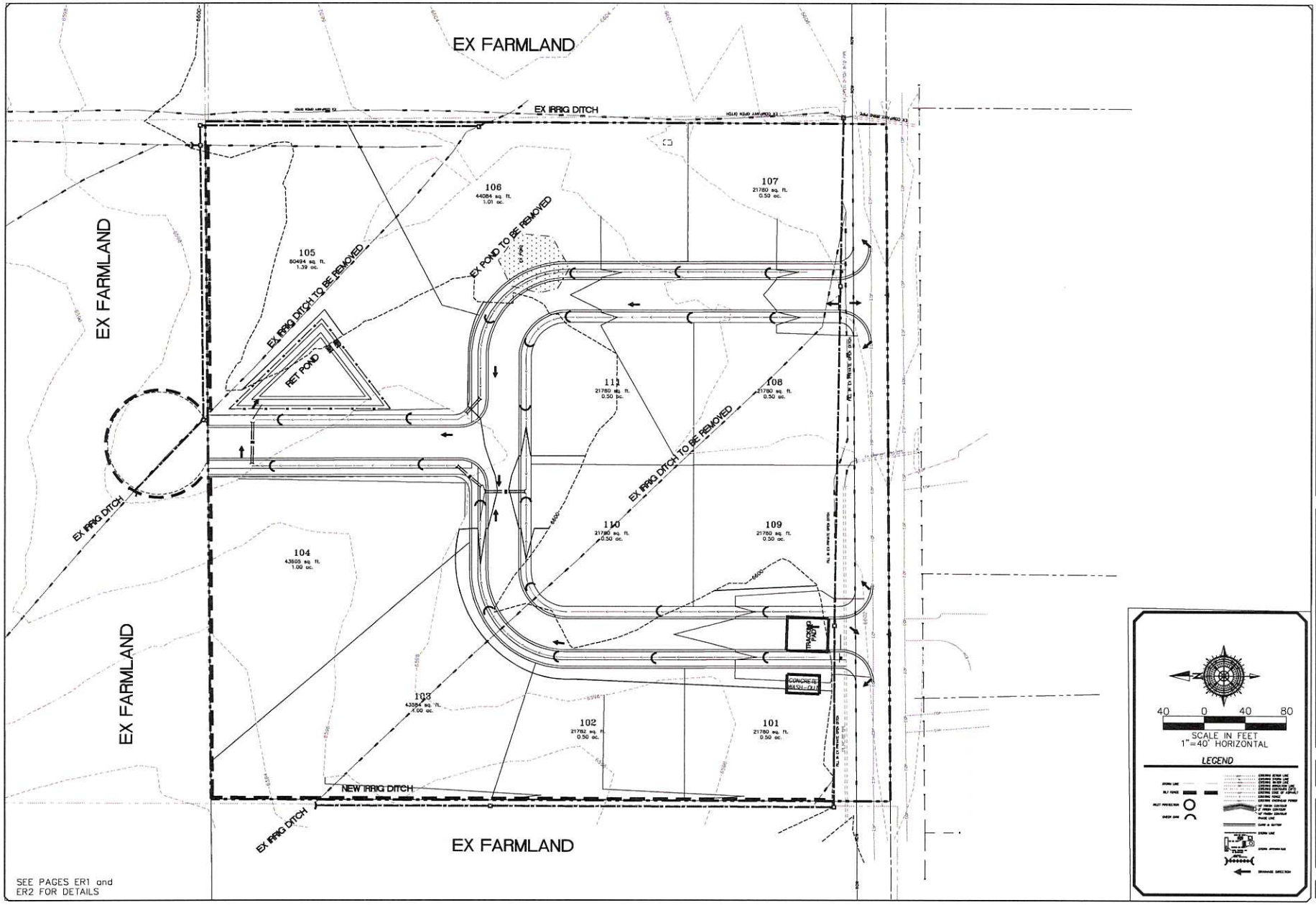
PLAN and PROFILE

PRINT DATE: 3-11-19

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SEE PAGES ER1 and ER2 FOR DETAILS

NO	DESCRIPTION	DATE	APP'D

ORIG DATE: 8-8-18
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FRONTIER ACRES

STORM WATER POLLUTION PREVENTION PLAN

PRINT DATE: 3-11-19

FRANCIS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO SWPPP

GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES:
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE Francis CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN. MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE COUNTY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO Francis CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES

% Pure	Grass Type
20.00	Hard fescue
15.00	Pubescent wheat grass
15.00	Orchard grass (sod forming)
15.00	smooth brom grass
20.00	Stream bank wheat grass (sod forming)
15.00	Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER.
REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
- UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING
- JORDANELLE SPECIAL SERVICES DISTRICT
- UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND Francis CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET – ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL – PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW – COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

ELEVATION	SEEDING WINDOW
4000 TO 6000 FT	SEPT. 15 TO DEC. 1
ABOVE 6000 FT	SEPT. 1 TO NOV 15

NO.	DESCRIPTION	DATE	APP'D

ORIG DATE: 7-1-14
SURVEY BY:
DRAWN BY: GPW
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CHECKED BY: GPW
SCALE: N/A

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FRONTIER ACRES

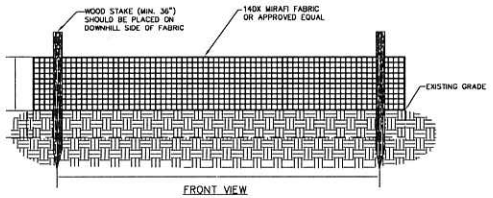
EROSION CONTROL DETAILS and NOTES

3-11-19

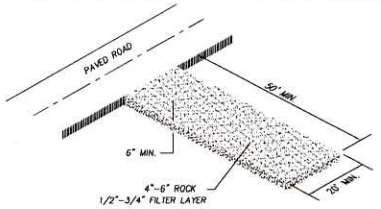
FRANCIS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. ER-1

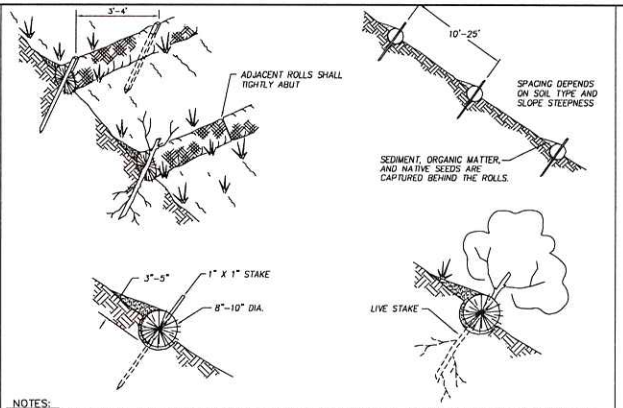


SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
3-PLACE COURSE AGGREGATE 1 TO 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL
NOT TO SCALE



NOTES:
Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

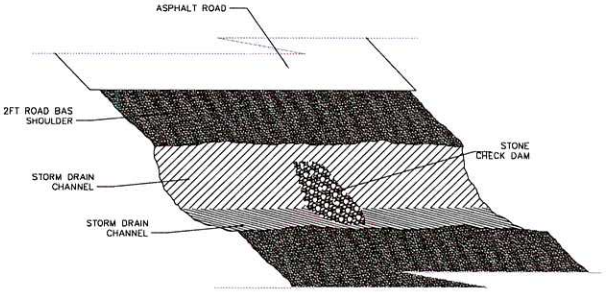
STRAW WATTLE (SILT FENCE ALTERNATIVE)
NOT TO SCALE

NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

SANDBAGS OF EITHER BURLAP OR WOVEN "GEOTEXTILE" FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



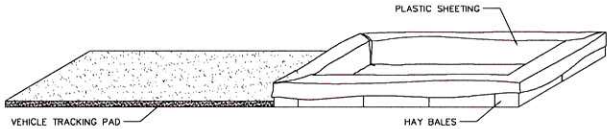
DRAINAGE CHANNEL PROTECTION
NOT TO SCALE

NOTE:
1. PLACE A CHECK DAM AT EVERY 100 LINIER FEET OF DRAIN CHANNEL
2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

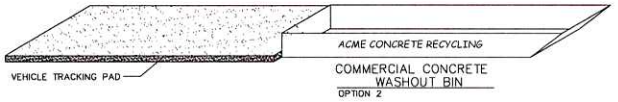
- BMP
1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT
1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF EACH WORK DAY.
4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA
NOT TO SCALE



CONCRETE WASHOUT PIT
OPTION 1



COMMERCIAL CONCRETE WASHOUT BIN
OPTION 2

See Francis CITY specifications for further information.

NO.	DESCRIPTION	DATE	APP'D

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FRONTIER ACRES

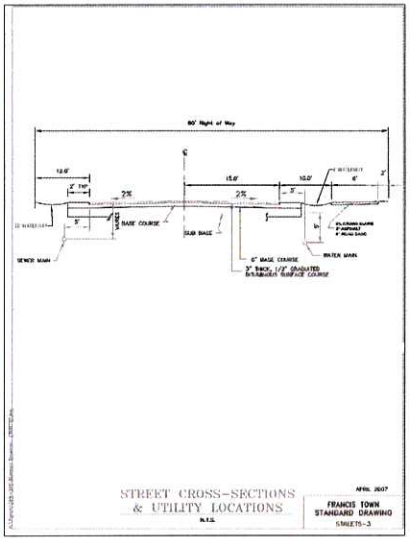
EROSION CONTROL DETAILS and NOTES

3-11-19

FRANCIS
CITY

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SHEET NO ER-2



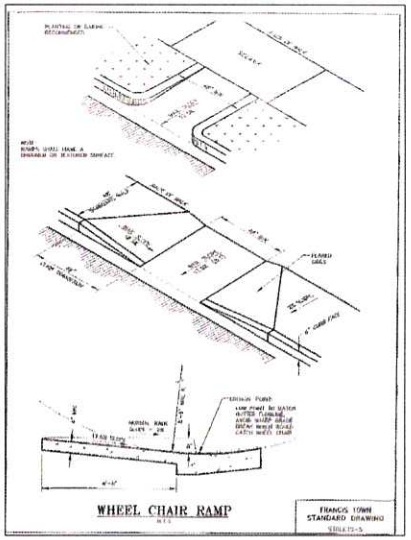
STREET CROSS-SECTIONS & UTILITY LOCATIONS

N.T.S.

APRIL 2007

FRANCIS TOWN STANDARD DRAWING

SHEETS-3

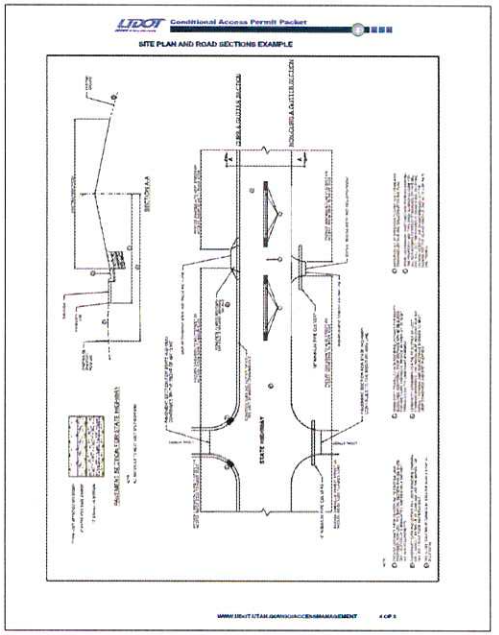


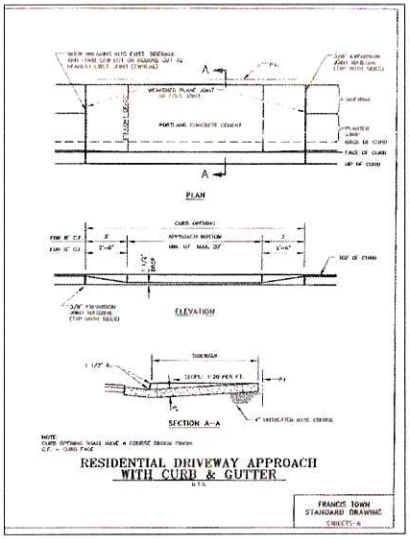
WHEEL CHAIR RAMP

N.T.S.

FRANCIS TOWN STANDARD DRAWING

SHEETS-5



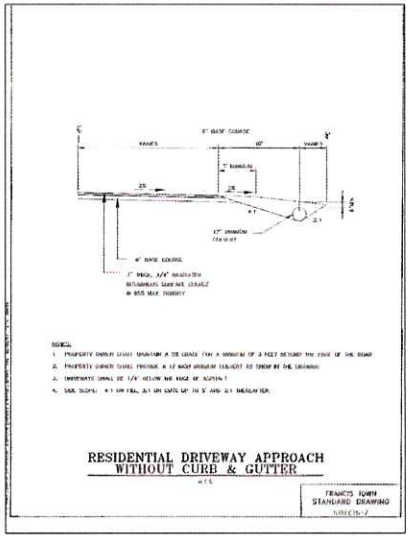


RESIDENTIAL DRIVEWAY APPROACH WITH CURB & GUTTER

N.T.S.

FRANCIS TOWN STANDARD DRAWING

SHEETS-6



RESIDENTIAL DRIVEWAY APPROACH WITHOUT CURB & GUTTER

N.T.S.

FRANCIS TOWN STANDARD DRAWING

SHEETS-7

GATEWAY CONSULTING, Inc.

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE:	1-1-17
SURVEY BY:	
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	N/A

NO	DESCRIPTION	DATE	APP'D

FRONTIER ACRES

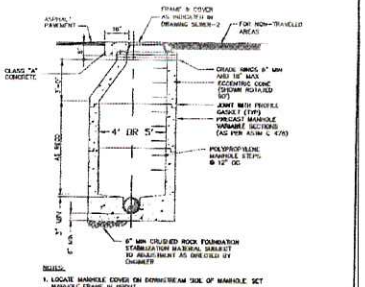
STREET DETAILS
STORM WATER DETAILS

PRINT DATE: 3-11-19

FRANCIS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. D1

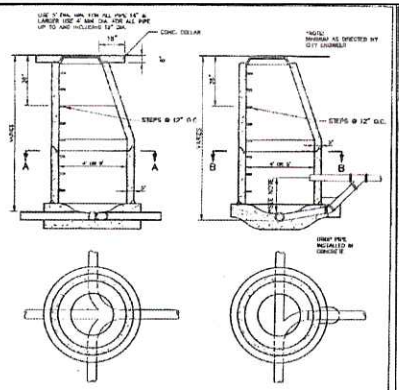


NOTES:
1. LOCATE MANHOLE COVER ON DOWNSTREAM SIDE OF MANHOLE SET MANHOLE FRAME IN GROUT.
2. ALL JOINTS TO BE WATER TIGHT
3. MANHOLE BASE AND 1st SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
4. USE 5' DIAMETER MANHOLE FOR PIPE GREATER THAN 18" DIAMETER PIPE. USE 4' DIAMETER MANHOLE FOR ALL PIPE UP TO AND INCLUDING 18" DIAMETER PIPE.

PRECAST CONCRETE SEWER MANHOLE

N.T.S.

FRANCIS TOWN STANDARD DRAWING
SEWER-5



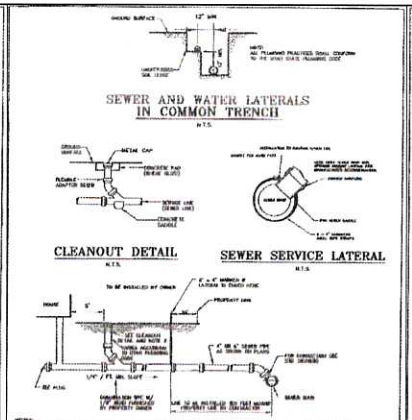
TYPICAL JUNCTION MANHOLE

N.T.S.

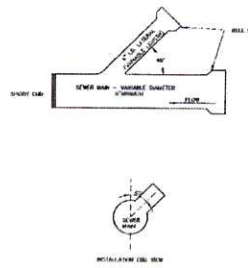
TYPICAL DROP MANHOLE

N.T.S.

FRANCIS TOWN STANDARD DRAWING
SEWER-3



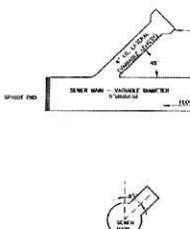
FRANCIS TOWN STANDARD DRAWING
SEWER-1



PRE-CAST SEWER SERVICE LATERAL

N.T.S.

FRANCIS TOWN STANDARD DRAWING



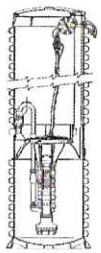
PRE-CAST SEWER SERVICE LATERAL

N.T.S.

FRANCIS TOWN STANDARD DRAWING
SEWER-4

E/ONE EXTREME

DH071/DR071



General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 104 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240VAC, 60 Hz, 1 phase

Inlet Connection
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connection
Pump discharge termination is 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 60 psig (0.49 lps at 44 m)

Accessories

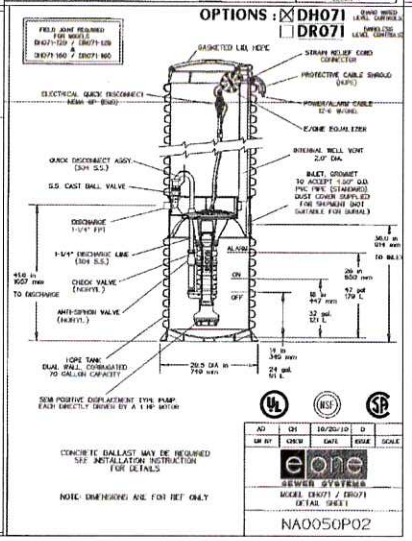
EOne requires that the Uni-Level, EOne's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

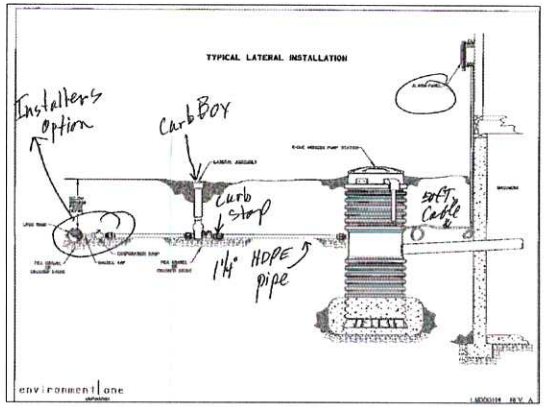
Alarm panels are available with a variety of options, from basic monitoring to advanced status and service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 6,752,315
5,562,254 5,439,180

NA0050P01 Rev G





NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 1-1-17
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 5705, SKI TYLER PARK, UT 84095
PH: 801-554-5245 FAX: 801-705-7050
civil@gatewaymountain.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

FRONTIER ACRES

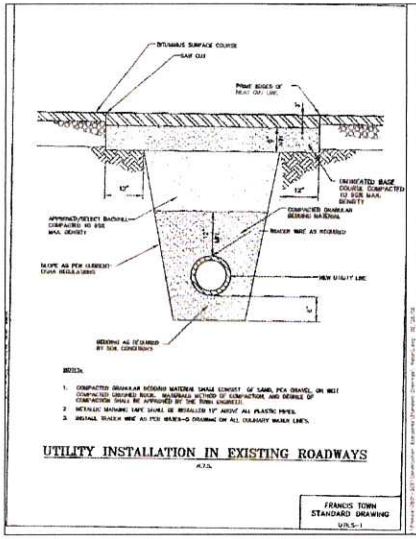
SEWER DETAILS

3-11-19

FRANCIS
CITY

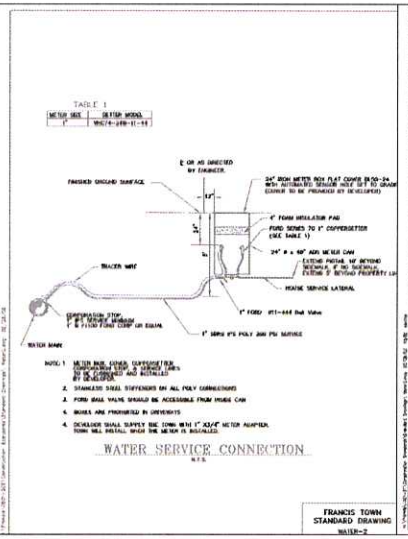
PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. D2



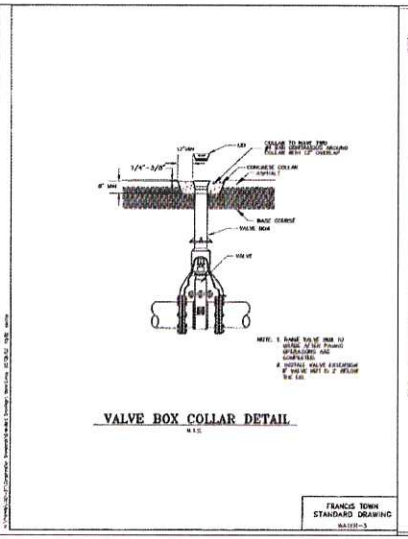
UTILITY INSTALLATION IN EXISTING ROADWAYS

FRANCIS TOWN STANDARD DRAWING



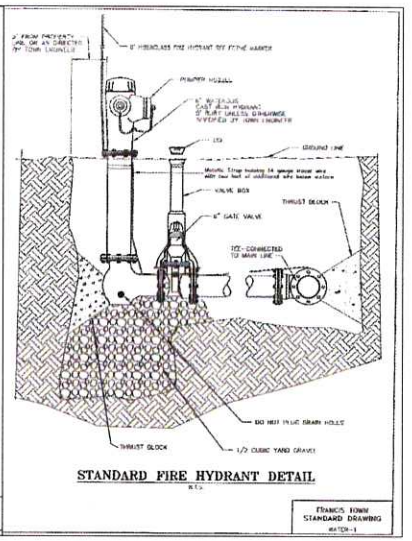
WATER SERVICE CONNECTION

FRANCIS TOWN STANDARD DRAWING



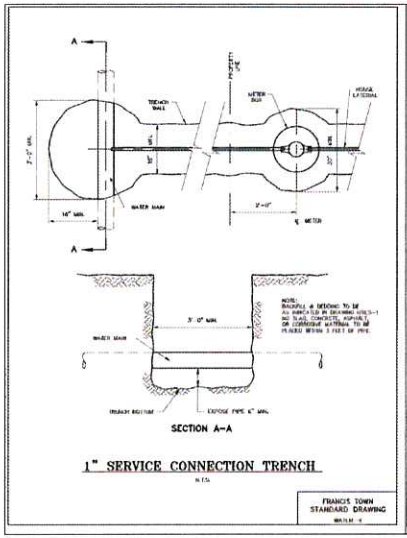
VALVE BOX COLLAR DETAIL

FRANCIS TOWN STANDARD DRAWING



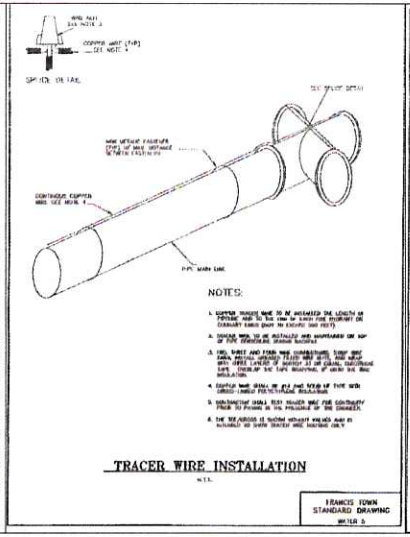
STANDARD FIRE HYDRANT DETAIL

FRANCIS TOWN STANDARD DRAWING



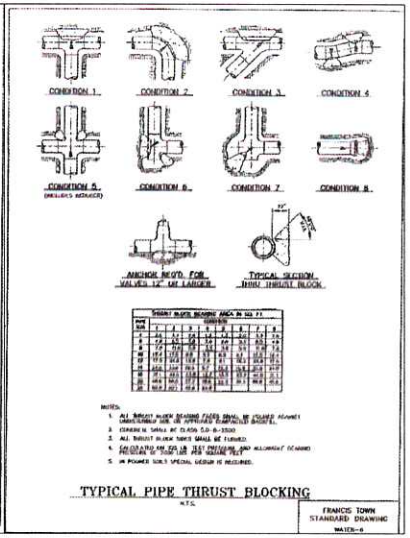
1" SERVICE CONNECTION TRENCH

FRANCIS TOWN STANDARD DRAWING



TRACER WIRE INSTALLATION

FRANCIS TOWN STANDARD DRAWING



TYPICAL PIPE THRUST BLOCKING

FRANCIS TOWN STANDARD DRAWING

NO	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-14
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: N/A

G.ATEWAY CONSULTING, Inc.
P.O. BOX 67 (385 SOUTH MAIN) LEHI, UT 84043
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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

FRONTIER ACRES

CULINARY WATER DETAIL

3-11-19

FRANCIS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. D3

Staff Report

To: Francis City Council
From: Ryan Robinson
Report Date: March 21st, 2019
Meeting Date: March 28th, 2019
Title: Frontier Acres
Type of Item: Final Subdivision
Executive Summary:
The City has received a final subdivision layout proposing 11 single family lots called Frontier Acres Subdivision located at 731 E. 2200 S. Parcels FT-11-A and FT-11-B on 10 acres.
The property is split zoned with Residential half (R-H) fronting SR 35 and Agriculture (Ag-1) on the northern half of the property. There are 7 half acre lots and 4 one acre lots that are consistent with the zoning and frontage requirements (see plat map attached).

The subdivision plan shows a "U" shape with access off SR 35 and a temporary turnaround on the northern property for an emergency turnaround. A UDOT Conditional Access Permit approval was turned into the city allowing two main access points off SR 35. There are no private driveways that access off SR 35.

A letter from the Army Corp. of Engineers has been submitted that states the following: *The 10.10-acre site is comprised entirely of dryland; therefore, no Department of the Army Permit would be required from the Corps for any work within the Survey area identified on the enclosed map."* (see attached letter)

Minutes from the September 11, 2018 Monthly Meeting of the Washington Irrigation Company where a joint Board of Directors Executive Session was called with the South Kamas Irrigation Company to discuss and reach a decision. The motion states the following: "*Both Boards agree to sign the plat/mylar for the developers of Frontier Acres as it relates to the company ditch point of diversion as it exists on September 11, 2018, with the stipulation of a grate being placed at the opening by the Developer.*" (see attached minutes)

City Code:
18.30: Agricultural One Zone Regulations
18.35: Residential Half Zone Regulations
17.35: Final Plat

General Plan:
- Land use categories, guidelines, and uses pg. 14-18
- Agriculture One Zone pg. 16
- Residential Half Zone pg. 17

Planning Commission Recommendation:
The PC Forwarded this proposal favorably to the City Council with a recommendation that issues related to the ditches be worked out with neighboring land owners before the City records the plat.

Staff Recommendation:
Review documents needed for approval from various agencies. Discuss the solution agreed upon related to the ditches and neighboring property owners. If no other concerns or questions arise approve with conditions recommended from the PC and the Horrocks Engineering letter.

Community Review:
A public hearing is required at this time.

This document represents the portion minutes of the September 11, 2018 Monthly Meeting of the Washington Irrigation Company pertaining to the Frontier Acres Subdivision. The minutes will not be approved until the monthly meeting on Tuesday, October 9, 2018.

Paul Watson and Kaycee Simpson requested that the Board of Directors of both Washington Irrigation Company and South Kamas Irrigation Company make a decision on the irrigation companies willingness to sign the mylar for Frontier Acres as it relates to irrigation water and irrigation ditches that involve shareholders Franz and Patti Larsen and the owners of Frontier Acre so that the owners of Frontier Acres can move forward with their application to the Francis City Planning Commission.

Washington Irrigation Company President David Ure called for a joint Board of Directors Executive Session so that both Boards could have a discussion and reach a decision. The members of the Boards have heard from both parties in past meetings. Both Boards agreed to his request and the joint meeting of South Kamas Irrigation and Washington Irrigation was closed and went in to an Executive Session.

The Boards meet with the Mr. Watson and Mr. Simpson, and then with Mrs. Larsen. After receiving input from them they were asked to leave and the Board Members finished their discussion. A motion was made by Tyler Page of South Kamas Irrigation and was seconded by Bob Wheaton who serves on both the South Kamas and Washington Irrigation Boards.

The motion reads as follows: Both Boards agree to sign the plat/mylar for the developers of Frontier Acres as it relates to the company ditch point of diversion as it exists on September 11, 2018, with the stipulation of a grate being placed at the opening by the Developer.

The Executive Session was closed and the open meeting resumed. The motion was read and a vote was called. All Board members present voted in favor of the motion. Members in attendance for Washington Irrigation were David Ure, Bob Wheaton, Collette Madsen, and Andrea McNeil. For South Kamas, Tyler Page, Bob Wheaton, Bill Crystal, Bill Miles.

Map Title

Summit County Online Parcel Reference Map
Printed on: 2/14/2019



SUMMIT COUNTY

1 in = 3,257 feet

N
W E
S

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

CONDITIONAL ACCESS PERMIT

Keeping Utah Moving
Access Management Program

GENERAL INFORMATION			
Issuance Date	Region	Project Name	OLP Application ID
9/19/2018	Region 2	Frontier Acres	87749
Physical Address	City	Permit Type	Access Use Type
731 E 2200 S Francis Ut	FRANCIS	New	Residential

PERMITEE INFORMATION			
Property Owner Name	Primary Contact	Primary Phone	Email
DJM REAL ESTATE HOLDINGS LLC	Paul Watson, manager	(801) 694-5848	paul@gatewayconsultingllc.com

LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0035	.7			120	7 - Community Rural

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Nate Stephens	Authorizing Name (signed)	

TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:

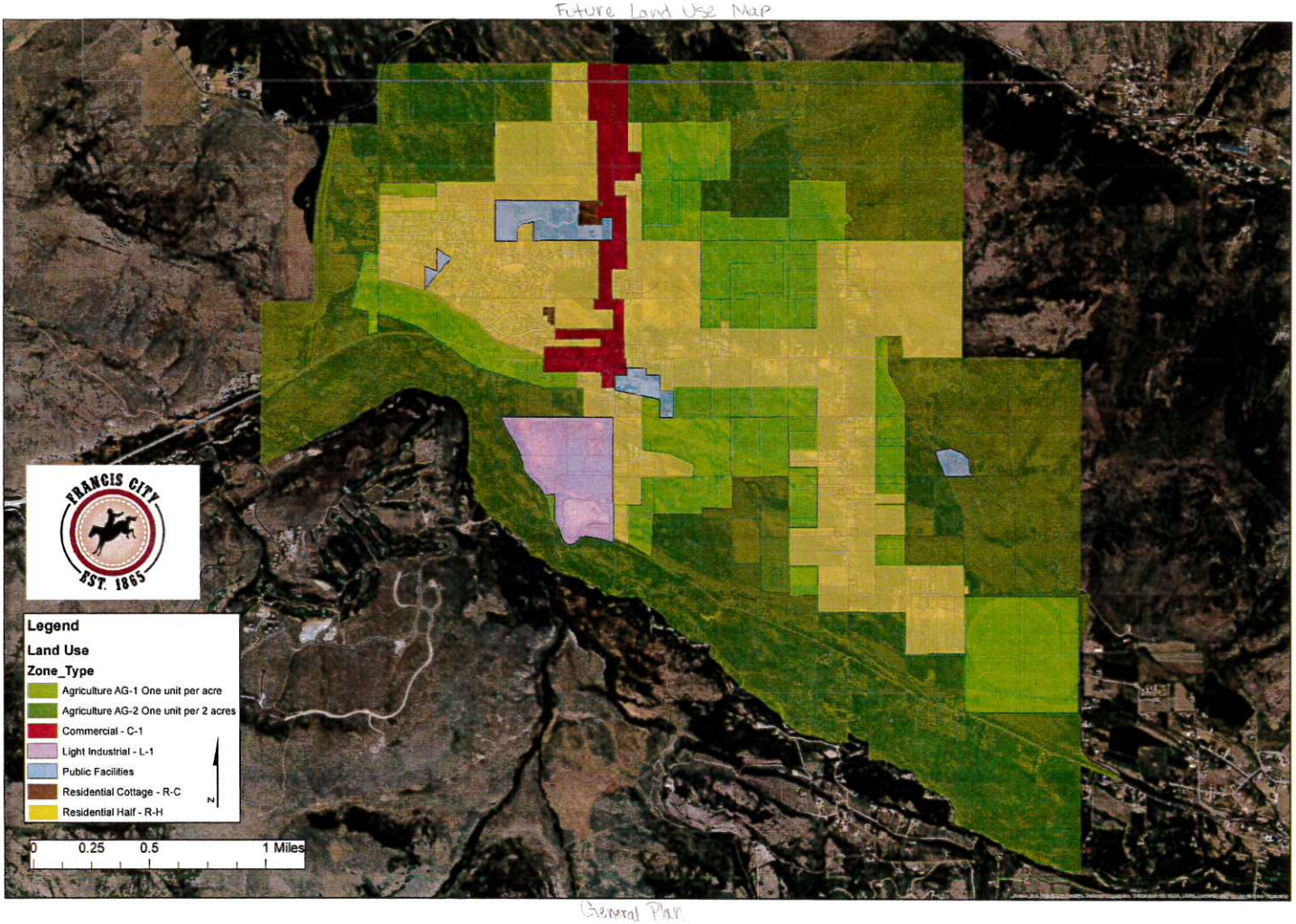
   A) Non-compliance with the permit provisions including terms, conditions, and limitations
   B) Deviating from the approved permit provisions without written authorization
   C) Misrepresentation(s) discovered on the originating application, or associated documents
   D) Adverse weather or traffic conditions

E) Concurrent transportation construction or maintenance operations in conflict with the permit
F) Any condition deemed unsafe for workers or for the traveling public
G) Any other condition that arises where work stoppage may be warranted for cause

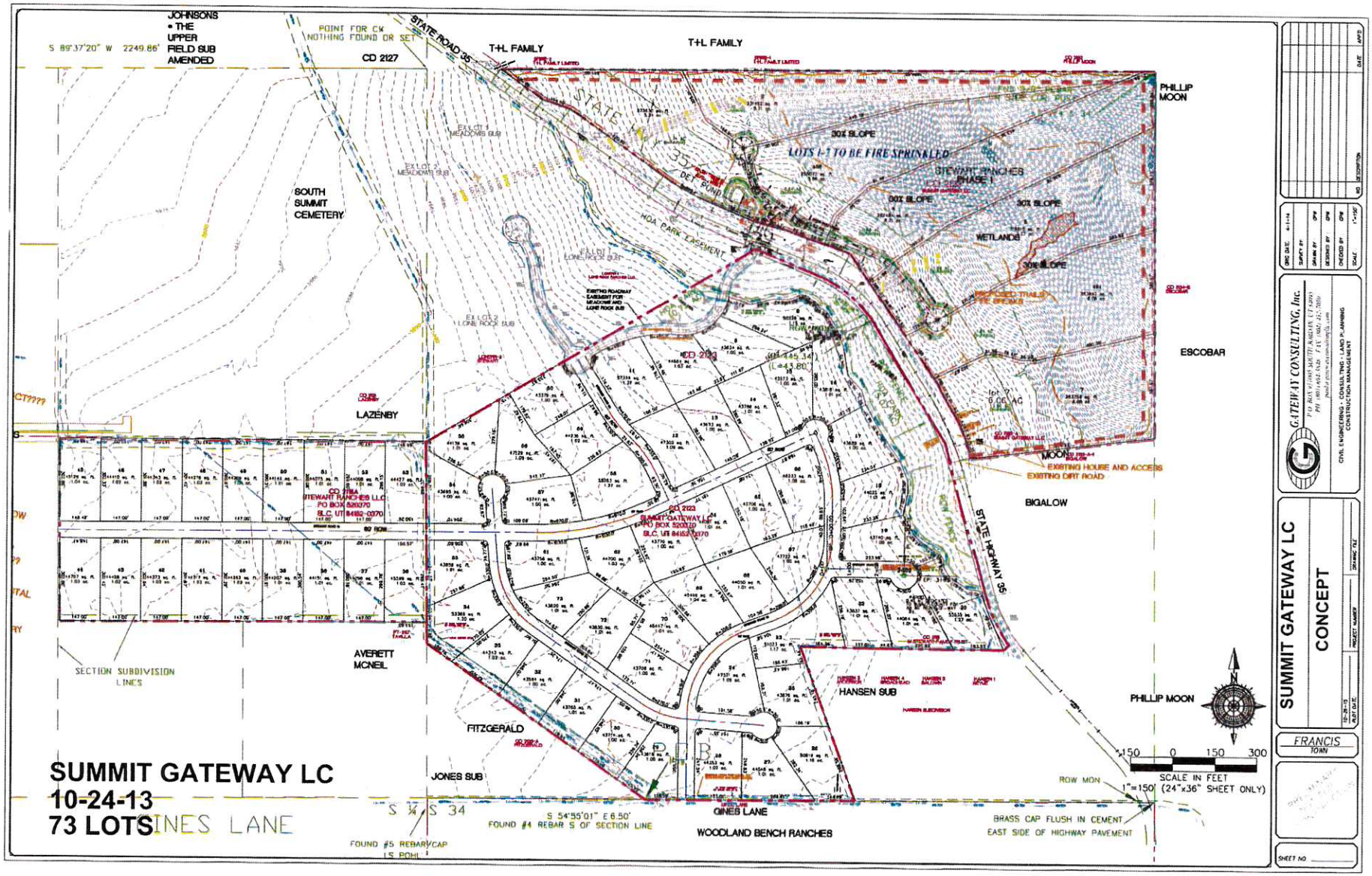
In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.

Future Land Use Map



General Plan

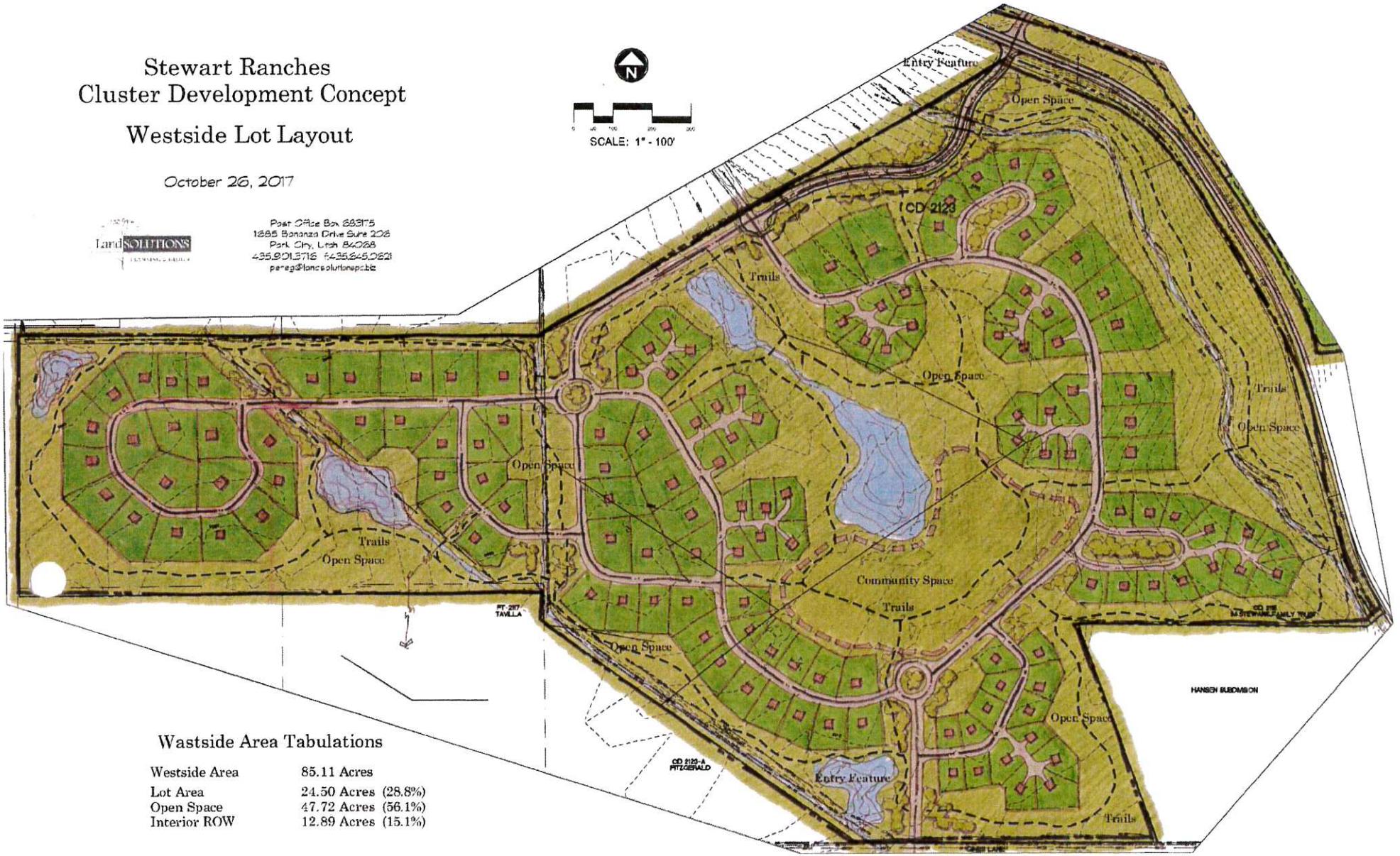


Original Concept
73 lots

Stewart Ranches
Cluster Development Concept
Westside Lot Layout

October 26, 2017

LandSOLUTIONS
Post Office Box 683175
1885 Bonanza Drive Suite 208
Park City, Utah 84068
435.901.3716 f:435.645.0621
parag@landsolutionspcbiz



Wastside Area Tabulations

Westside Area	85.11 Acres
Lot Area	24.50 Acres (28.8%)
Open Space	47.72 Acres (56.1%)
Interior ROW	12.89 Acres (15.1%)

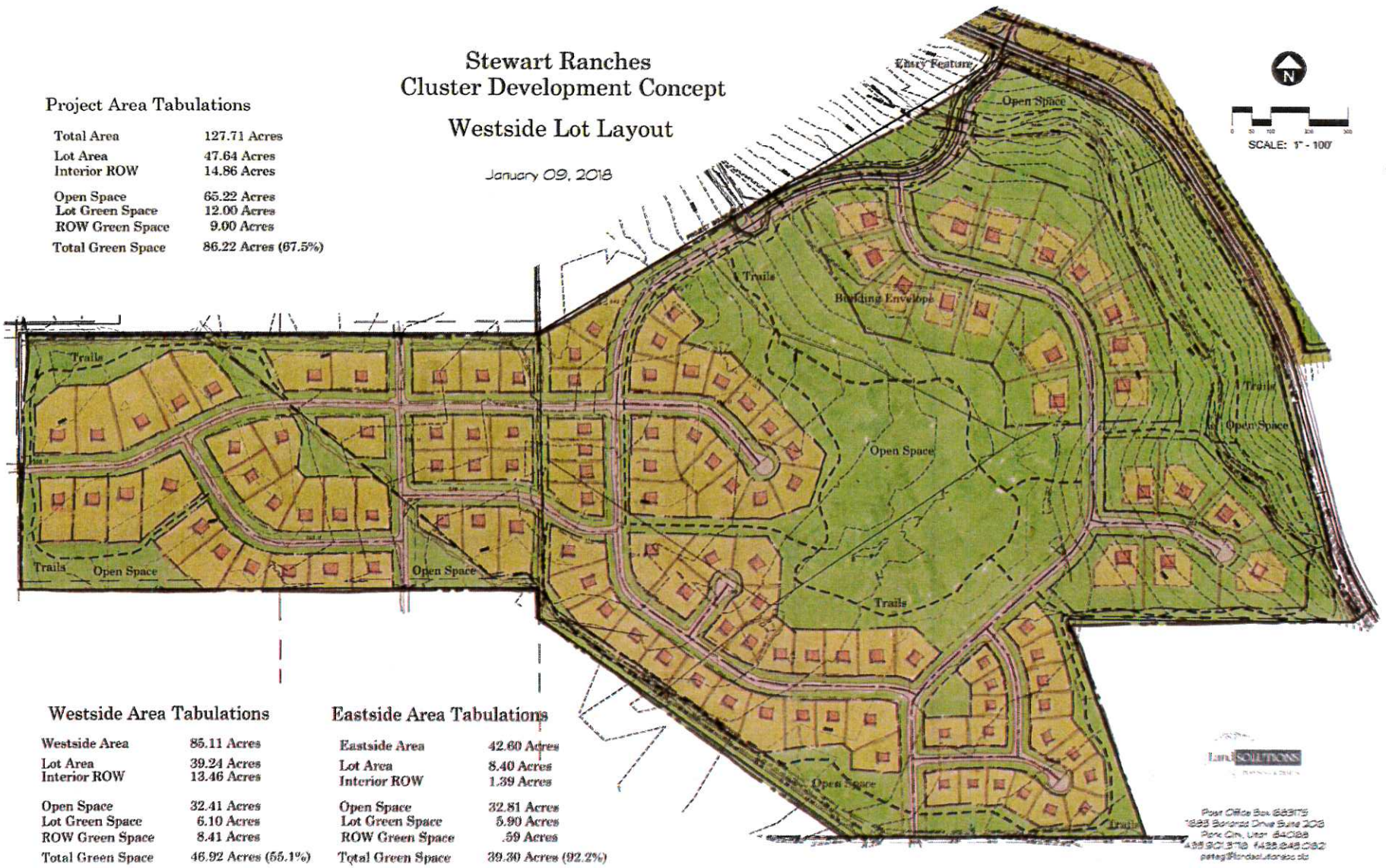
Concept A
144 lots

Stewart Ranches
Cluster Development Concept
Westside Lot Layout

January 09, 2018

Project Area Tabulations

Total Area	127.71 Acres
Lot Area	47.64 Acres
Interior ROW	14.86 Acres
Open Space	65.22 Acres
Lot Green Space	12.00 Acres
ROW Green Space	9.00 Acres
Total Green Space	86.22 Acres (67.5%)



Westside Area Tabulations

Westside Area	85.11 Acres
Lot Area	39.24 Acres
Interior ROW	13.46 Acres
Open Space	32.41 Acres
Lot Green Space	6.10 Acres
ROW Green Space	8.41 Acres
Total Green Space	46.92 Acres (55.1%)

Eastside Area Tabulations

Eastside Area	42.60 Acres
Lot Area	8.40 Acres
Interior ROW	1.39 Acres
Open Space	32.81 Acres
Lot Green Space	5.90 Acres
ROW Green Space	.59 Acres
Total Green Space	39.30 Acres (92.2%)

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peteg@landsolutionsco.biz

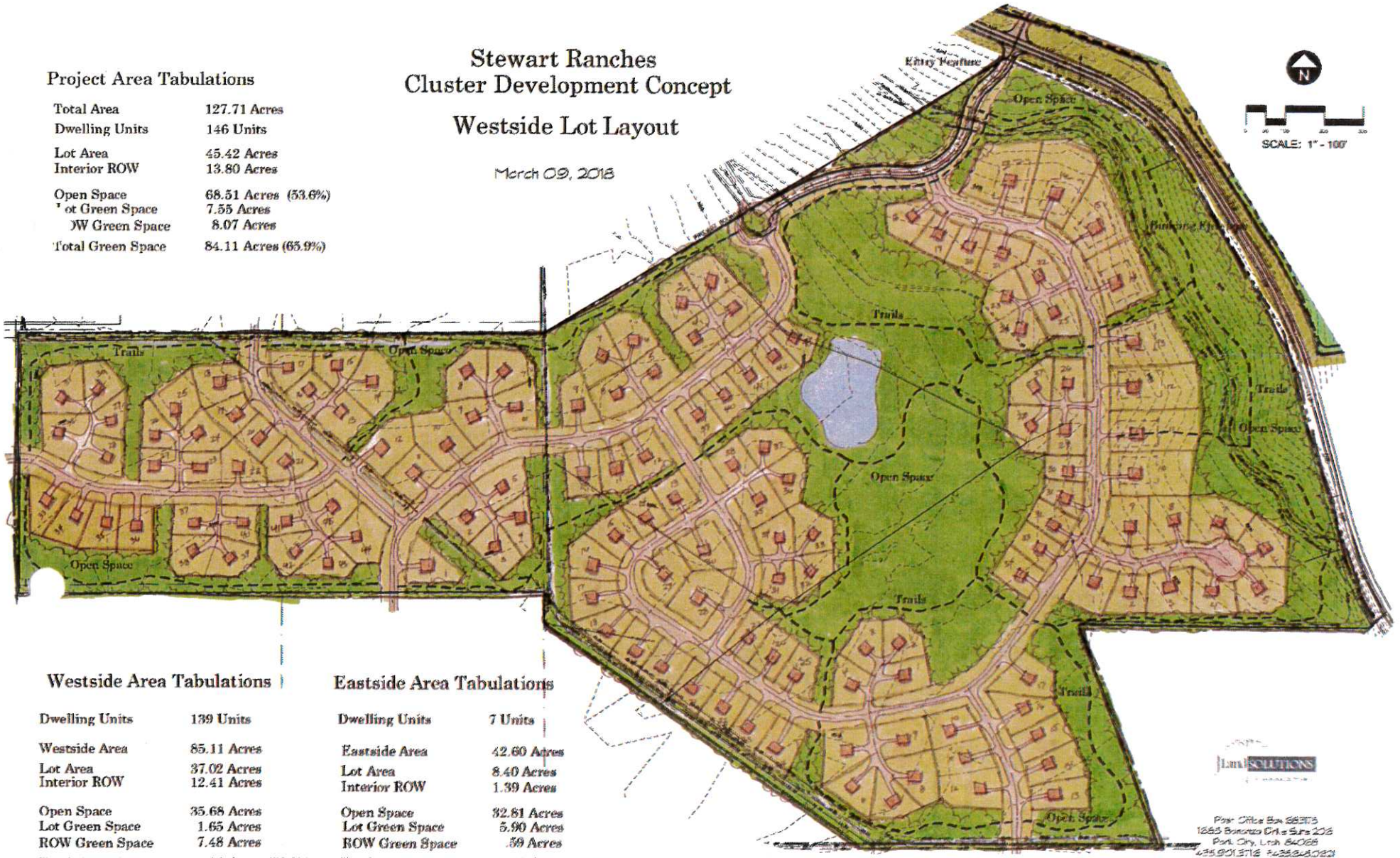
Concept B
129
Ink

Stewart Ranches
Cluster Development Concept
Westside Lot Layout

March 09, 2018

Project Area Tabulations

Total Area	127.71 Acres
Dwelling Units	146 Units
Lot Area	45.42 Acres
Interior ROW	13.80 Acres
Open Space	68.51 Acres (53.6%)
ot Green Space	7.55 Acres
DW Green Space	8.07 Acres
Total Green Space	84.11 Acres (65.9%)



Westside Area Tabulations

Dwelling Units	139 Units
Westside Area	85.11 Acres
Lot Area	37.02 Acres
Interior ROW	12.41 Acres
Open Space	35.68 Acres
Lot Green Space	1.65 Acres
ROW Green Space	7.48 Acres
Total Green Space	44.50 Acres (52.3%)

Eastside Area Tabulations

Dwelling Units	7 Units
Eastside Area	42.60 Acres
Lot Area	8.40 Acres
Interior ROW	1.39 Acres
Open Space	32.81 Acres
Lot Green Space	5.90 Acres
ROW Green Space	.59 Acres
Total Green Space	39.30 Acres (92.2%)

LandSOLUTIONS
Post Office Box 681019
1883 Bonanza Drive Suite 208
Park City, Utah 84068
435.901.3716 F:435.649.0823

Concept C
146 Lots

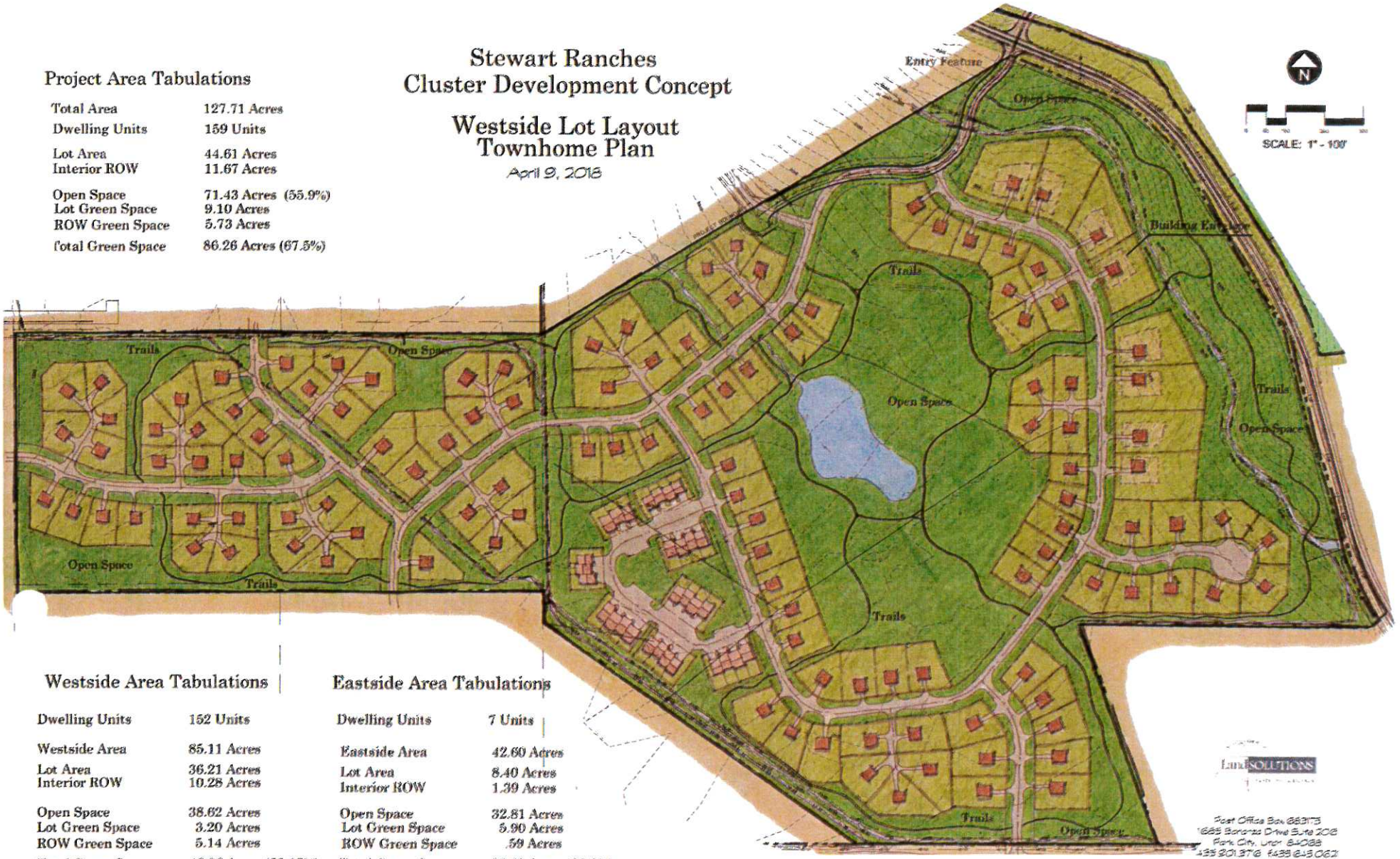
Stewart Ranches
Cluster Development Concept

Westside Lot Layout
Townhome Plan

April 9, 2018

Project Area Tabulations

Total Area	127.71 Acres
Dwelling Units	159 Units
Lot Area	44.61 Acres
Interior ROW	11.67 Acres
Open Space	71.43 Acres (55.9%)
Lot Green Space	9.10 Acres
ROW Green Space	5.73 Acres
Total Green Space	86.26 Acres (67.5%)



Westside Area Tabulations

Dwelling Units	152 Units
Westside Area	85.11 Acres
Lot Area	36.21 Acres
Interior ROW	10.28 Acres
Open Space	38.62 Acres
Lot Green Space	3.20 Acres
ROW Green Space	5.14 Acres
Total Green Space	46.96 Acres (55.17%)

Eastside Area Tabulations

Dwelling Units	7 Units
Eastside Area	42.60 Acres
Lot Area	8.40 Acres
Interior ROW	1.39 Acres
Open Space	32.81 Acres
Lot Green Space	5.90 Acres
ROW Green Space	.59 Acres
Total Green Space	39.30 Acres (92.2%)

LandSOLUTIONS
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Park City, Utah 84068
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Concept D
159 lots

Timeline: Stewart Ranch

On October 26th, 2015 Stewart Ranch petitioned the City Council to annex into Francis City. It was approved for consideration at that time. The applicant Rex Campbell came before the Planning Commission on Feb. 18th, 2016, proposing 73 lots on the valley floor, which included 7 lots on the hillside. The Planning Commission motioned to table the application with these conditions: have a wild life study, traffic study, resolve water issues and create more open space. The applicant decided to come back with a conservation subdivision to create more open space.

The developers met with the Planning Commission on Nov. 16th, 2017, having all the conditions met and presented a new Cluster Development Concept "A". It proposed 137 lots ranging from 8,000 sq. ft lots to .81 acre lots on the valley floor along with 7 lots along the hillside that range from 1-7 acres totaling 144 lots. The Planning Commission's review at that time was that the roads master plan needed to be addressed with the layout, along with coming up with a different solution for the shared driveways. The consensus was that the Planning Commission liked the open space compared to the 1 ac. grid pattern lots in the original concept but did not approve of the increase number of lots.

On Jan. 11th, 2018 the developers presented a new concept "B". They reconfigured some of the lots to range from 8,000 sq. feet to .33 or 1/3 acre lots on the valley floor but did not change the 7 lots on the hill side. They took away the shared driveways and roundabouts and inserted the master planned roads which reduced the overall number of lots to 129. The Planning Commission requested the developers compromise between the configuration layout of concept "A," while keeping the reduced number of lots of concept "B."

April 26th, 2018 the developers presented two options "C" and "D" to be considered they felt went along with the current draft at the time of the Conservation Subdivision ordinance. These concepts focused only on the layout of the valley floor with the seven lots on the hillside remaining unchanged. Option "C" had 146 lots with an increased number of shared driveways. The developers felt this would benefit the City because the shared driveways would be private and not maintained by the City. These lots range from 10,000 sq. ft to ½ acre with 53.6% of the project in open space. Option "D" had 159 lots including 30 townhomes. The open space went up to 55.69%. All roundabouts were eliminated from this concept but there is still an increased number of shared driveways. These concepts were tabled due to the Conservation Subdivision not having been approved yet, and the overall density of the two concepts.

On November 15, 2018 Stewart Ranch was forwarded from the Planning Commission with a favorable Agriculture 2 zoning recommendation due to the future land use map recommended zoning. The PC thought the number of units being presented (146) was high for that section of town and would like to see the higher density directed towards the center of town. The Ag-2 zone was recommended after viewing the future land use map and attempting to lower the overall number of lots in this layout. The developers during this process have been working with the zoning as Ag-1 and with the Conservation Subdivision incentives and number of units allowed. There was also a conversation about split zoning the property in different ways but was not recommended due to the Planning Commission wanting to keep the density lower.

Map Title

Summit County Online Parcel Reference Map

Printed on: 12/6/2018



SUMMIT COUNTY

1 in = 3,257 feet

N W E S

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

Stewart Ranches
Conservation Subdivision
Concept Plan

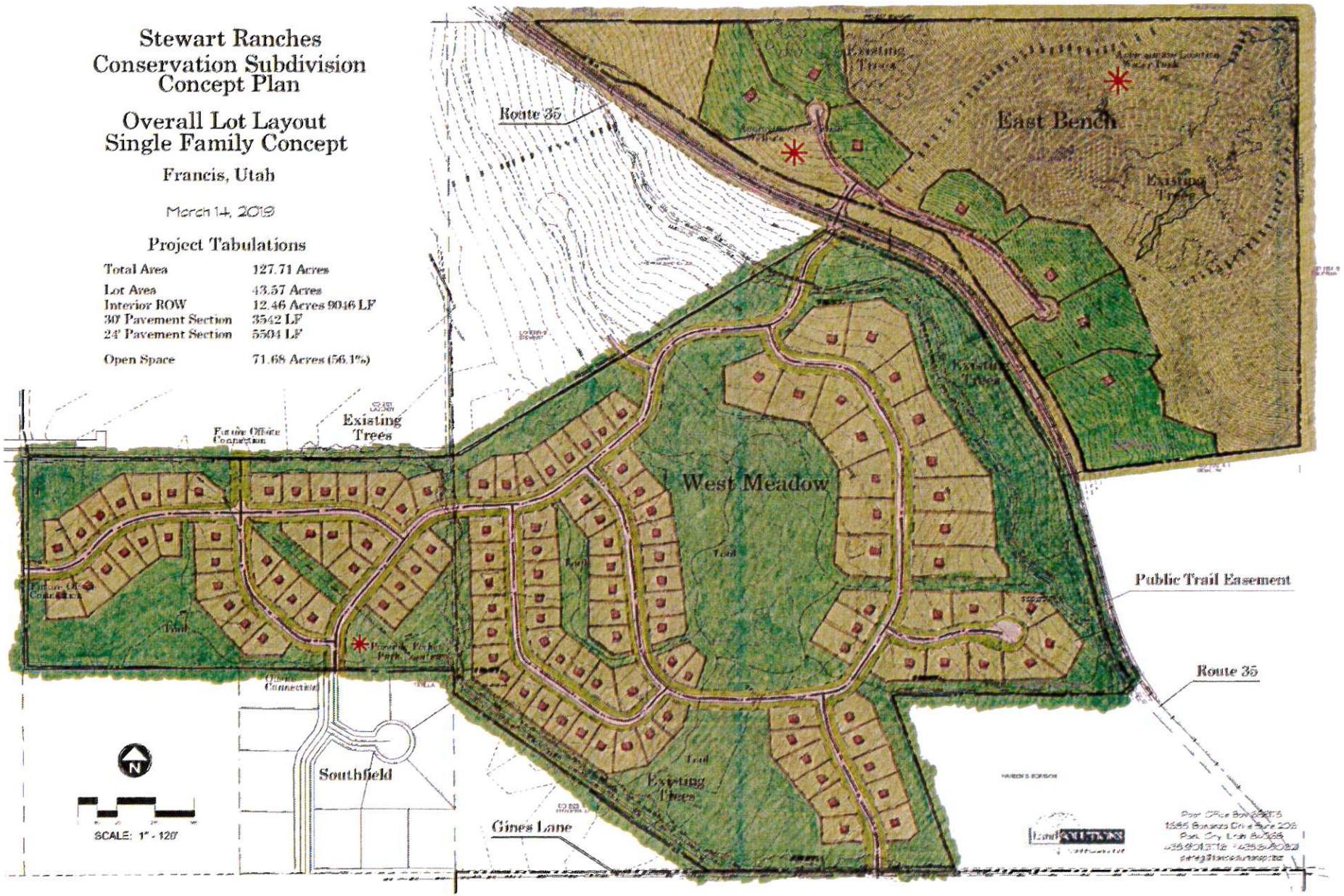
Overall Lot Layout
Single Family Concept

Francis, Utah

March 14, 2019

Project Tabulations

Total Area	127.71 Acres
Lot Area	43.57 Acres
Interior ROW	12.46 Acres 9046 LF
30' Pavement Section	3542 LF
24' Pavement Section	5504 LF
Open Space	71.68 Acres (56.1%)



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Staff Report

To: Francis City Council
From: Ryan Robinson
Report Date: March 21st, 2019
Meeting Date: March 28th, 2019
Title: Stewart Ranch
Type of Item: Legislative- Annexation Process
Executive Summary:
The developers of Stewart Ranch have submitted two concepts to be considered for annexation using the Conservation Subdivision. This subdivision is located at Parcel numbers CD-2123 and CD-2118-A. There are 85.11 acres on the West Meadow and 42.60 acres on the East Bench for a total of 127.71 acres. (see attached plans). The number of units proposed, and the open space required meet the standards for the conservation subdivision in an AG-1 zone.

- Single Family Concept: This concept is made up entirely of 131 single family homes and 71.68 acres of open space 56.1% of the property. Both plans submitted have seven lots on the hillside and all other density in the meadow. There are two roads connecting to the south, one to the Southfield subdivision and one onto Gines Lane. Two roads connected to the properties to the north, and one main connector road to SR 35. Road and trail plans can be found in the attached plans.
- Single Family & Townhome Concept: This concept proposes 123 single family lots and 23 townhome lots for a combined total of 146 single homes and townhomes. The total open space is 72.84 acres, 57% of the entire property.

The concepts submitted show potential sites for the future water tank and well on the east bench. According to the plans the water tank would on the very eastside of the bench, the wellsite would be closer to SR 35 to the west.

City Code:

- **17.10**: Annexation Policy Plan
- **17.60**: Conservation Subdivision

General Plan:

- See Future Land Use Map
- Land Use elements found on pages 14-18
- Annexation Policy found on pg. 14 & 42 states the following:
  1. Development should be encouraged to occur within the existing City boundaries as a first priority.
  2. Annexations should only be approved based upon an overwhelming benefit to the community as a whole.
- General Requirements for Annexation found on Pages 43-45.

Planning Commission Recommendation:
The Planning Commission recommended this property be zoned Ag-2 keeping with the general plan and future land use map.

City Council Recommendation:
In the City Council meeting held on January 24th, 2019 a public hearing was held for the Stewart ranch annexation proposal. Most of the concern from the public was related to the overall density, impact on Gines lane, water supply and the schools. Impact on wildlife and farm animals in the area was also discussed as a potential concern. The discussion was tabled for 30 days and the developers were asked to come back with a different smaller sized plan.

Staff Recommendation:
Using the Conservation Subdivision requirements, discuss the zoning wanted and density for Stewart Ranch. The need for an overwhelming benefit to the city needs to be discussed before approval. The following actions can take place:

1.Approve: After discussion and if an overwhelming benefit to the City is identified based off the recommendation from the General Plan, Stewart Ranch can be considered for approval.

2.Denial: If the City finds this annexation does not meet the recommendations of the General Plan and present an overwhelming benefit the application can be denied at this time.

Community Review:
A public hearing has previously been held in Planning Commission and City Council meetings and is not required at this time.

Stewart Ranches
Conservation Subdivision
Concept Plan

Francis, Utah
March 14, 2019

Interior ROW
30' Pavement Section
24' Pavement Section

Trail Legend

Private Trail

Private Trails to be combination of 4' Gravel or single track dirt trail.
Private Trails to allow for public access and are maintained by Stewart Ranch HOA.

Public Trail

Public Trail Easement Adjacent to Route 35 to be 4' Gravel Trail and Maintained by Stewart Ranch HOA.
If Public Trail is Paved in the future, Stewart Ranch HOA is no Longer Required to Maintain.

Trail Locations are Conceptual and may be adjusted



Stewart Ranches
Conservation Subdivision
Concept Plan

Overall Lot Layout
Single FamilyTownhome Concept

Francis, Utah

March 14, 2019

Project Tabulations

Total Area	127.71 Acres
Lot Area	43.37 Acres
Interior ROW	11.50 Acres 8530 LF
30' Pavement Section	3542 LF
24' Pavement Section	4943 LF
Open Space	72.84 Acres (57.0%)
Single Family Lots	123 Units
Townhome Lots	23 Units

